

TO: City Council and Planning Commission  
FROM: Brad Medrud, Planning Manager  
DATE: June 25, 2024  
SUBJECT: 2025 Comprehensive Plan Periodic Update – Joint Work Session Development Code

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1) Recommended Action:

No action requested. This is an opportunity for a discussion about the City's approach to the State required 2025 Development Code update.

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2) Background:

On a ten-year cycle, the City must conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025. Work on the periodic update started last fall.

[2025 Comprehensive Plan Update | City of Tumwater, WA](#) has links to guidance material and information about the update.

The intent of this joint City Council and Planning Commission work session is to discuss the City's approach to meeting the state requirements for development code update component of the 2025 periodic update process. The development code update will involve amendments to multiple titles in the Tumwater Municipal Code, including Title 3 Revenue and Finance, Title 14 Development Code Administration, Title 16 Environment, Title 17 Land Division, and Title 18 Zoning.

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3) Policy Support:

Goal LU-1: Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

Policy LU-1.9: Ensure consistency between the Land Use Element and the Tumwater Zoning Code.

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4) Alternatives:

☐ None.

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5) Fiscal Notes:

This is primarily an internally funded work program task. The City has a Washington State Department of Commerce grant for \$75,000 to address the new state middle housing requirements portion of the development code amendments and SCJ is the consultant under contract to complete that work.

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6) Attachments:

- A. Staff Report
- B. Presentation
- C. Middle Housing Boards
- D. Commerce Periodic Update Checklist November 2023
- E. Commerce Critical Areas Checklist March 2024
- F. Tumwater Zoning Map
- G. Update Schedule