

TO: City of Tumwater Hearing Examiner  
FROM: Alex Baruch, Associate Planner  
DATE: May 19, 2023  
SUBJECT: LINGS Modular Building TUM-22-1544 and TUM-23-0243

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1) Recommended Action:

Staff recommends the conditional use permit and site plan review be approved, subject to conditions of approval outlined in this staff report.

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2) Background:

Applicant requests approval to construct an approximately 1,900 square foot modular building (school expansion) to serve 18-21 year-old life skills students. Includes construction of associated infrastructure.

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3) Alternatives:

- ☐ Approve Case Nos. TUM-22-1544 and TUM-23-0243
  - ☐ Approve Case Nos. TUM-22-1544 and TUM-23-0243 with additional conditions
  - ☐ Deny Case Nos. TUM-22-1544 and TUM-23-0243
  - ☐ Remand Case Nos. TUM-22-1544 and TUM-23-0243 to staff for further analysis
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4) Attachments:

Exhibit 1 Staff Report  
Exhibit 2 Preliminary Site Development Grading Plans  
Exhibit 3 Vicinity Map  
Exhibit 4 Notice of Application with Optional DNS w/attachments  
Exhibit 5 SEPA Determination of Non-significance  
Exhibit 6 Public Hearing Notice  
Exhibit 7 Applications & Narrative  
Exhibit 8 Zoning Map  
Exhibit 9 Public Notice Certification  
Exhibit 10 Notice of Application with Optional DNS Comments  
Exhibit 11 Transportation Concurrency Ruling  
Exhibit 12 Drainage Report  
Exhibit 13 Geotechnical Letter  
Exhibit 14 Traffic Impact Analysis and Traffic Queuing Report  
Exhibit 15 Water and Sewer Availability Letter  
Exhibit 16 Gopher Administrative Determination  
Exhibit 17 Formal Review Letter 03-10-2023