

STAFF REPORT

Date: December 16, 2025
 To: City Council
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2025 Development Code Periodic Update – Ordinance No. O2025-011

On a ten-year cycle, Tumwater is required to conduct a 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 this update began in October 2022 and continued through this year.

The updated development codes, City Zoning Map, and City Wide Design Guidelines address State required amendments related to middle housing, parking for housing, and religious sponsored housing.

The City Council will be asked to adopt Ordinance No. O2025-011, 2025 Development Code Periodic Update, based on the Planning Commission’s recommendation after a public hearing on December 9, 2025.

Contents

1 – Summary	1
2 – Amendment Criteria	2
3 – Public Approval Process	2
4 – Public Notification	3
5 – Conclusions	3
6 – Planning Commission Recommendation	3
7 – Effect of the Development Periodic Update	3

1 – Summary

Ordinance No. O2025-011 contains state required housing related amendments to the Tumwater Municipal Code, the Zoning Map for Tumwater and its Urban Growth Area, and the Tumwater

Citywide Design Guidelines that need to be completed by December 31, 2025, to meet state requirements as part of the 2025 Comprehensive Plan and Development Code periodic update. City staff have been working with the community, Planning Commission, and City Council on the Development Code periodic update since the fall of 2022.

The Development Code serves as the regulatory basis for accommodating growth within the City and was prepared in accordance with the Growth Management Act (Chapter 36.70A RCW).

2 – Text Amendment Review Process

The periodic update to the Development Code is subject to the Plan amendment review process below from TMC 18.60.020:

A. Proposed text amendments, or comprehensive plan amendments and associated requests for rezone shall first be heard by the planning commission and the recommendation of the planning commission shall be forwarded to the city council. The city shall hold a public hearing on any such proposed amendments.

[...]

3 – Public Approval Process

An Environmental Checklist for a non-project action was prepared on October 10, 2025, under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance was issued in October 17, 2025. The comment period on the determination ended October 31, 2025, and the appeal period ended November 6, 2025.

The ordinance was sent to the State Department of Commerce on October 13, 2025, for their required 60-day Notice of Intent review before the proposed periodic update is adopted, in accordance with RCW 36.70A.106. State Department of Commerce provided their draft comments on the ordinance on November 14, 2025, and staff provided their responses on November 20, 2025, which are included as amendments in the ordinance. The 60-day Notice of Intent review period ended December 12, 2025.

The Planning Commission was briefed on the ordinance October 28, 2025, held a work session on November 10, 2025, and held a public hearing and deliberation on December 9, 2025. After the hearing, the Planning Commission made a recommendation for the City Council to adopt Ordinance No. O2025-011, 2025 Development Code Periodic Update.

At a Joint City Council and Planning Commission work session on December 9, 2025, Commissioners and Councilmembers reviewed the Planning Commission's recommendation on both the 2025 Comprehensive Plan and Development Code update ordinances. The City Council is scheduled to consider Ordinance No. O2025-011 at their December 16, 2025, meeting.

4 – Public Notification

A Notice of Public Hearing for the Planning Commission was posted on November 30, 2025. The notice was published as a press release, distributed to interested individuals and entities that have requested such notices, and published in The Olympian.

5 – Conclusions

1. The Development Code periodic update meets the review and approval criteria found in TMC 18.60.020(A).
2. The Development Code periodic update is consistent with the goals of the Washington State Growth Management Act and the updated Comprehensive Plan.

6 – Planning Commission Recommendation

The Planning Commission recommends approval of the Development Code periodic update by Ordinance No. O2025-0011 to reflect current information and requirements.

7 – Effect of the Development Periodic Update

The proposal amends the Tumwater Municipal Code, the Zoning Map for Tumwater and its Urban Growth Area, and the Tumwater Citywide Design Guidelines as shown in Ordinance No. O2025-011.