

2026 Housekeeping Amendments Ordinance No. O2026-002



Planning Commission Public Hearing, April 14, 2026

Request

Conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. 02025-011



Background

- During 2025 and 2026, staff gathered information on proposed minor development code housekeeping amendments to the Tumwater Municipal Code to be considered collectively in 2026
- The proposed amendments are intended make minor corrections to the City's development regulations



Amendments

1. Housing – State Department of Commerce
2. Child Care Centers
3. Signage
4. Essential Public Facilities



Housing – State Department of Commerce

Amendments to Title 18 *Zoning* to address State Department of Commerce comments dated January 12, 2026, concerning accessory dwelling units

- Ensuring that ADUs are defined consistent with a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome or other housing unit
- Allowing two ADUs with the principal structure consistent with state law
- Clarifying that zoning and design review requirements for ADUs are not more restrictive than those for the principal units



Child Care Centers

- Amendments to Title 18 *Zoning* to address ESSB 5509 (2025), which stated that cities:

“...must allow child care centers, and the conversion of existing buildings for use as child care centers, as an outright permitted use in all zones except industrial zones, light industrial zones, and open space zones.”

- Child care centers are defined in TMC 18.04.030 as:

“...a person or agency that provides care for thirteen or more children during part of the twenty-four-hour day.



Child Care Centers

- Currently, child care centers are a conditional use in all residential zone districts, a permitted use in commercial zone districts, and a conditional use in the LI Light Industrial and ARI Airport Related Industry zone districts
- Amendments would allow child care center as permitted uses in all zone districts, except for LI Light Industrial and ARI Airport Related Industry zone districts, where they would remain conditional uses



Child Care Centers

- The amendments also change the name of the uses from “child day care center” to “child care center” and from “child mini day care center” to “mini child care center” for consistency throughout Title 18 *Zoning*



Signage

- Amendments to TMC 18.44.075 narrow the type of conditional exemptions to the sign code
- Amendments to TMC 18.44.155 clarify when an increase in the allowable square footage for wall and monument signs for multiple building complexes or multiple tenant buildings that have frontage on Interstate 5 may be approved
- Currently, the number of wall signs and the square footage of allowed wall and monument signage is not related to the size of a building or location relative to Interstate 5



Essential Public Facilities

Amendments to TMC 18.56 are intended to bring the City's essential public facilities regulations into compliance with state law:

- 2E2SSB 5536 (2023) added “opioid treatment facilities” to the list of essential public facilities that City is required to allow to be sited in the community
- ESSB 5801 (2025) added “Improvements to high capacity transportation systems” to the list of essential public facilities
- Other amendments to the state's list of essential public facilities have occurred in recent years



Next Steps

State Environmental Protection Act

- Checklist completed February 13, 2026
- Determination of Non-significance issued March 6, 2026
- Determination Appeal Period ended March 26, 2026

Notice of Intent

- Submitted February 25, 2026
- Comment Period ends April 27, 2026

Planning Commission

- Hearing April 14, 2026

City Council

- Work session April 28, 2026
- Consideration May 5, 2026

