

Plan Introduction

City of Tumwater 2025 Comprehensive Plan

Balancing Nature and Community: Tumwater's Path to Sustainable Growth

DRAFT VERSION NOVEMBER 26, 2025

December 2025

Ordinance No. O2025-010



Table of Contents

1. Foundation of the Plan	3
A. Background	3
B. Purpose and Scope of the Comprehensive Plan	3
C. Vision, Mission, and Values	3
D. Growth Management Act Goals	4
E. County-Wide Planning Policies	5
F. Amendments and Updates	6
G. Ongoing Plan Review Program	6
H. Public Participation	7
I. Intergovernmental Coordination	8
2. Overall Plan Goals	9
A. Engagement	9
B. Coordination	9
C. Community Vibrancy	9
D. Equity	10
E. Climate Resilience	10
F. Fiscal Stewardship	10
G. Environmental Protection and Enhancement	11
Appendix A Thurston County County-Wide Planning Policies	12
Appendix B Ordinance No. O2025-010	13
Appendix C Public Engagement Summary	14

Abbreviations Used in Document

CDD – Community Development Department

RCW – Revised Code of Washington

1. Foundation of the Plan

A. Background

The Plan Introduction is part of Tumwater's Comprehensive Plan, which was prepared in response to the state Growth Management Act

(Chapter 36.70A RCW). It is intended to provide the foundation for the Comprehensive Plan and its overarching goals.

B. Purpose and Scope of the Comprehensive Plan

The Plan serves as Tumwater's road map for accommodating growth in the City and its urban growth area from 2026 to 2045. The Tumwater Comprehensive Plan was prepared in

accordance with the requirements of the Growth Management Act (Chapter 36.70A RCW) and adopted Thurston County County-Wide Planning Policies.

C. Vision, Mission, and Values

The following vision, mission, and values provide the overarching direction for the future of Tumwater and were developed by the City Council through Tumwater's Strategic Planning Process in 2025.

1) Vision – The Why

Tumwater is a thriving, inclusive and people-centered city where a resilient economy, vibrant neighborhoods, and a healthy natural environment foster deep community connection, civic pride, and a shared commitment to honoring our history while shaping a dynamic tomorrow.

2) Mission – The What

We work in partnership with our community to provide essential services, protect our environment, grow our economy, and to support a connected, inclusive social fabric where everyone belongs

3) Values

a) People

We embrace the diversity of people in our community and strive to ensure everyone feels valued and included. We recognize the vital contributions of our staff and foster a supportive environment that promotes growth, celebrates achievements, and retains talent to serve our community with excellence.

b) Environment

We strive to safeguard and enhance our community's natural environment and social fabric through sustainable practices and long-term stewardship.

c) Opportunity

We pursue opportunities to enhance social, environmental, and economic well-being, and remain committed to achieving positive outcomes—even in challenging times

d) *Partnership*

We work in partnership with residents, businesses, community organizations, and governments to address challenges and advance shared goals

e) *Learning*

We learn from experience, embrace innovation, and seek new ways to enhance City services and strengthen our community.

f) *Excellence*

With excellence, integrity, and efficiency, we deliver timely and responsive City services — empowering staff, stewarding public resources, and fostering civic trust.

D. Growth Management Act Goals

The State of Washington requires Tumwater to plan under the Growth Management Act (RCW 36.70A.040).

The following fifteen Growth Management Act goals guide the development and adoption of Tumwater's Comprehensive Plan and development regulations and are not listed in order of priority. Each Element of the Comprehensive Plan describes how it meets the goals applicable to its topic area.

1. **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*
2. **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*
3. **Transportation.** *Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.*
4. **Housing.** *Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*
5. **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*
6. **Property rights.** *Private property shall not be taken for public use without just compensation having been made. The*

property rights of landowners shall be protected from arbitrary and discriminatory actions.

7. **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*
8. **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*
9. **Open space and recreation.** *Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*
10. **Environment.** *Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*
11. **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between*

communities and jurisdictions to reconcile conflicts.

12. **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*
13. **Historic preservation.** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*
14. **Climate change and resiliency.** *Ensure that the City's Comprehensive Plans and development regulations adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.*
15. **Shorelines of the state.** *For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the City's Comprehensive Plan.*

E. County-Wide Planning Policies

The Growth Management Act requires that Tumwater's Comprehensive Plan be consistent

with the Thurston County County-Wide Planning Policies, as amended in 2025.

The adopted County-Wide Planning Policies are included in this document in their entirety in

Appendix A. Relevant policies are also included in the introduction section of each Element.

F. Amendments and Updates

The Comprehensive Plan is subject to amendment to ensure internal and interjurisdictional consistency of the Comprehensive Plan and with the development regulations implementing the Comprehensive Plan. An evaluation of new conditions will be an integral part of the amendment process.

State law allows amendment of the Comprehensive Plan once annually, except in cases of emergency as determined by the City Council. The process Tumwater uses to amend the plan and development regulations implementing the plan is set forth in Chapter 18.60 Tumwater Municipal Code.

The Planning Commission and City Council will individually consider concurrently all proposed changes to the document accumulated over time since the last amendment, to ascertain the cumulative impact of the proposed changes.

The Comprehensive Plan may be amended outside of the normal annual amendment cycle if findings are adopted by the City Council demonstrating that the emergency meets all the following criteria:

1. The circumstances of the emergency request, if processed within the normal amendment cycle, will result in delays that contribute to significant imminent impact on the community in general, or a specific neighborhood; and
2. The emergency request relates to an issue or issues of a community or neighborhood-wide significance beyond the interests of a particular property owner, provided that an issue pertaining to an individual property may be considered if findings reveal that impacts to the community or specific neighborhood would result from the individual property.

The nature of the emergency and the proposed amendment shall be presented to the City Council, which shall decide if the proposal qualifies as an emergency. Any proposal deemed an emergency should proceed ahead of the normal amendment schedule.

G. Ongoing Plan Review Program

The Comprehensive Plan is meant to be a flexible and easily used document. As Tumwater grows and changes, the Comprehensive Plan will need to be revised and amended to reflect new circumstances.

Tumwater will undertake a program of ongoing review to monitor the performance of its Comprehensive Plan goals, policies, and implementation actions. This will be done principally through the annual Comprehensive Plan amendment process.

H. Public Participation

Public participation in comprehensive planning is required both as a matter of law and policy. The public participation program affirms Tumwater's commitment to public involvement in the planning process.

The intent of the public participation program is to ensure that citywide and neighborhood planning is done with the contribution of all interested parties, including residents, property owners, business owners, neighborhood associations, and other community members. Tumwater will make every effort to involve the community in the processes to develop and update the Comprehensive Plan, subarea plans, zoning, and other development regulations.

Public participation and intergovernmental coordination procedures are set forth below to ensure conformance with the Growth Management Act. Specifically, these procedures are set forth to establish policy providing for early and continuous public participation in Tumwater's development and amendment of the Comprehensive Plan and development regulations implementing the plan.

Errors in exact compliance with the established procedures do not invalidate the Comprehensive Plan or development regulations.

1. Before the due date for submitting requests for Comprehensive Plan amendments, Tumwater will publish an article on Tumwater's media platforms and distribute it to local news media inviting amendment requests and informing the public of the deadline.
2. Proposed amendments to the Comprehensive Plan and development regulations that affect the unincorporated urban growth area will be subject to public hearings by the Tumwater and Thurston County Planning Commissions, the Tumwater City Council, and the Thurston County Board of Commissioners.
3. Tumwater publications, mail, email, broadcast and print media, and the City's website and social media should be utilized by Tumwater to inform affected parties about current or proposed plans or regulations, as well as opportunities for participation in City decision processes.
4. Procedures for providing notice of public hearings are set forth in Chapter 18.60 Tumwater Municipal Code. The City should have proposed amendments to the Comprehensive Plan and development regulations available to the public for inspection at City Hall during regular business hours beginning on the first business day following the date the public hearing notice is published.
5. In addition to hearings and other formal opportunities for oral and written public comment, Tumwater should use various outreach techniques such as opinion surveys, speakers' programs, forums, workshops, open houses, hands-on events, and task forces.

I. Intergovernmental Coordination

Adjacent local jurisdictions, fire districts, school districts, public transit agencies, appropriate state agencies, Port of Olympia, The Confederated Tribes of the Chehalis Reservation, the Nisqually Indian Tribe, and the Squaxin Island Tribe will be mailed notices of draft Comprehensive Plan and development regulation amendment proposals prior to final adoption by the City Council.

The notice will contain a description of the amendments and methods for obtaining the draft proposal. Methods for providing input will also be included. Whenever possible, this notification process will be accomplished prior to Planning Commission consideration and in conjunction with the state agency notification requirements set forth in RCW 36.70A.106.

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2. Overall Plan Goals

A. Engagement

Goal PI-1 Continuously engage with the community and the region.

Community engagement and participation in the comprehensive planning process are both a Tumwater policy and a state requirement, ensuring that all members of the community have a voice in Tumwater's growth and development. Tumwater will engage all

members of the public in planning for Tumwater, so decisions made regarding the growth and development of Tumwater engage all parts of the community, reflect general community goals, and are sensitive to special interests of effected parties.

B. Coordination

Goal PI-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.

The Elements, Plans, and Subarea Plans that make up Tumwater's Comprehensive Plan are interconnected, so changes in one component could affect many other parts of the Plan.

As the Comprehensive Plan is updated and amended, Tumwater will make certain that all Elements, Plans, and Subarea Plans are reviewed and amended as needed when the Comprehensive Plan is updated and amended

C. Community Vibrancy

Goal PI-3 Foster livability by evoking a sense of identity through arts, culture, and history and attracting and sustaining desired economic activity that supports the community by making investments that emphasize Tumwater as a welcoming place and enhance community building.

Building community through the Comprehensive Plan is more than buildings and infrastructure. It is important to recognize the role played the arts, culture, history, and economic development in the creation and

maintenance of Tumwater's history and what makes the City unique.

The Comprehensive Plan's Economic Development Plan, Parks, Recreation, and Open Space Plan , and Land Use Element all play important roles in supporting this goal.

D. Equity

Goal PI-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an inclusive process which results in equitable outcomes.

The Comprehensive Plan is intended serve to all members of the Tumwater community. It is important that the Plan strive to create opportunities for members of the community regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance,

disability, veteran status, protected classes, or other arbitrary factors.

The Comprehensive Plan's Climate Element, Economic Development Plan and Housing Element play important roles in supporting this goal.

E. Climate Resilience

Goal PI-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.

The Comprehensive Plan provides the goal and policy basis for how Tumwater will develop work programs over the next 20 years to address greenhouse gas reduction and climate resilience. While the goals and policies of each

of the Element of the Plan support this goal, the Climate, Conservation, and Land Use Elements will be the primary guides for how Tumwater will meet this goal.

F. Fiscal Stewardship

Goal PI-6 Make wise investments of public and private funds in community infrastructure and projects.

The Comprehensive Plan provides the goal and policy basis for how Tumwater will address development and redevelopment of the community over the next 20 years. The Plans goals and policies are used in turn to guide

Tumwater's investments during this period through the City's budget, Capital Facilities Plan, Transportation Improvement Plan, and project identified in system plans.

Public resources are finite and wise investment of such resources is essential for the financial

health and the City's ability to serve its community.

G. Environmental Protection and Enhancement

Goal PI-7 Protect and enhance the environment.

Protecting and enhancing the environment and improving Tumwater's high quality of life, including air and water quality, and the availability of water, while accommodating state required growth and development is a

fundamental component of the Comprehensive Plan.

The Comprehensive Plan's Climate, Conservation, and Land Use Elements play important roles in supporting this goal.

Appendix A Thurston County County-Wide Planning Policies

The Thurston County County-Wide Planning Policies as amended March 18, 2025, are attached as a separate document.

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Appendix B Ordinance No. O2025-010

Ordinance No. O2025-010, approved by the City Council on _____, 2026, is attached as a separate document.

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Appendix C Public Engagement Summary

The following table provides a summary of the activities that were completed to ensure the public had opportunities to engage with staff to better understand, offer feedback, and guide the development of the 2025 Comprehensive Plan Update.

Copies of all the materials that were parts of the update, draft Elements, staff reports,

presentations, and other materials were continually added to and updated on the project website.

A separate City email, CompPlan@ci.tumwater.wa.us, was set up to receive public comments and questions.

Date	Group Name	Type	Notes
October 25, 2022	Planning Commission	Work Session	Reviewed the work program.
February 28, 2023	Planning Commission	Work Session	Reviewed the Public Participation Plan.
June 27, 2023	Planning Commission	Work Session	Reviewed the Public Participation Plan.
July 12, 2023	General Government Committee	Work Session	Provided an update on the process.
July 25, 2023	Planning Commission	Work Session	Reviewed the project schedule and work program.
August 8, 2023	Planning Commission	Work Session	Discussed the Land Use Element.
August 9, 2023	General Government Committee	Work Session	Reviewed the project schedule and work program.
August 22, 2023	Planning Commission	Work Session	Discussed the Housing Element.
September 12, 2023	Planning Commission	Work Session	Discussed the Land Use Element.
September 13, 2023	General Government	Work Session	Discussed the Land Use and Housing Elements.
September 26, 2023	Planning Commission	Work Session	Discussed the Housing Element.
October 24, 2023	City Council	Work Session	Provided a general update.
October 24, 2023	Planning Commission	Work Session	Discussed Climate and Conservation Elements.
November 1, 2023	Public Outreach	Community Survey	Conducted a community survey to help identify Community

Plan Introduction



Date	Group Name	Type	Notes
			priorities. Over 900 responses were received.
November 8, 2023	General Government Committee	Work Session	Discussed Growth Management Act housing allocation, Conservation and Climate Elements.
November 14, 2023	Planning Commission	Work Session	Discussed the Economic Development Plan.
November 28, 2023	Planning Commission	Work Session	Discussed Lands for Public Purposes and Utilities Elements.
December 12, 2023	Planning Commission and City Council	Joint Work Session	Provided a general update on the process.
December 13, 2023	General Government Committee	Work Session	Discussed Economic Development Plan, and Lands for Public Purposes and Utilities Elements.
January 9, 2024	Planning Commission	Work Session	Discussed Transportation Plan.
January 10, 2024	General Government Committee	Work Session	Discussed Transportation Plan.
January 31, 2024	Public Outreach	Comprehensive Plan Update Open House	Presented information and gathered feedback through polls and discussion about the City's 20-year Comprehensive Plan Update at an in person open house at the Fire Training Room that included a remote attendance option.
February 13, 2024	Planning Commission	Work Session	Discussed approaches to joint meetings with City Council.
February 14, 2024	General Government Committee	Work Session	Discussed public outreach with the community survey and Comprehensive Plan Open House.
February 27, 2024	Planning Commission	Work Session	Provided a summary of the Comprehensive Plan Open House.
March 26, 2024	Planning Commission	Work Session	Provided a summary of the community survey and

Plan Introduction



Date	Group Name	Type	Notes
			discussed the document format.
April 2, 2024	Thurston Climate Mitigation Collaborative Community Advisory Workgroup	Discussion	Discussed Climate Element.
April 3, 2024	Housing Stakeholder Engagement	Affordable Housing Conversations	An email invitation sent to interested parties to become a housing stakeholder and join in conversations for the Housing Element.
April 2024-May 2024	Meetings	Affordable Housing Conversations	Meetings with interested individuals and groups of housing stakeholders.
April 9, 2024	Planning Commission and City Council	Middle Housing Joint Tour	Visited examples of middle housing throughout the City and in Olympia.
April 10, 2024	General Government Committee	Work Session	Discussed middle housing tour and received comments and provided a summary of the community survey.
April 23, 2024	Planning Commission	Work Session	Discussed Housing Element.
May 14, 2024	Planning Commission	Work Session	Discussed Conservation Element.
May 17, 2024	Public Outreach	Tabling Event at the Tumwater Regional Library	Staff tabled at the local library to get community input on housing and survey responses.
May 28, 2024	Planning Commission	Work Session	Discussed Land Use Element.
May 29, 2024	Public Outreach	Housing Open House	Housing Element Open House in-person and virtual.
June 11, 2024	Planning Commission	Work Session	Discussed Conservation, Lands for Public Purposes and Utilities Elements.
June 11, 2024	Climate Policy Advisory Team	Meeting	Discussed Climate Element.
June 12, 2024	General Government Committee	Work Session	Discussed Conservation, Lands for Public Purposes, and Utilities Element.

Plan Introduction



Date	Group Name	Type	Notes
June 15, 2024	Public Outreach	Tabling Event	Tabling Event at the Juneteenth Event, Lacey, WA; Juneteenth is hosted by the Fred U Harris Masonic Lodge in collaboration with the cities of Tumwater and Lacey.
July 9, 2024	Planning Commission and City Council	Joint Work Session	Discussed Climate Element.
July 17, 2024	General Government Committee	Work Session	Discussed Lands for Public Purposes, Utilities, and Climate Elements.
August 13, 2024	Planning Commission	Work Session	Discussed document format and Housing Element.
August 14, 2024	In Person Open House	Open House	Discussed Climate Element.
August 15, 2024 – October 31, 2024	Online Open House	Open House	Discussed Climate Element.
September 9, 2024	Climate Policy Advisory Team	Meeting	Discussed Climate Element.
September 10, 2024	Planning Commission	Work Session	Discussed Transportation Plan.
September 11, 2024	General Government Committee	Work Session	Discussed document format and Transportation Plan.
September 24, 2024	Planning Commission	Work Session	Reviewed Housing Allocation and Land Capacity Analysis.
October 9, 2024	General Government Committee	Work Session	Reviewed Housing Allocation and Land Capacity Analysis.
October 21, 2024	South Sound Asian Pacific Islander Coalition	Presentation and Discussion	Discussed Climate Element.
November-December 2024	Public Outreach	Public Engagement	Displacement Analysis Community Outreach in person meetings as part of the Housing Element.
November 6, 2024	Stakeholder Engagement	Affordable Housing Conversations	An in-person meeting with housing stakeholders on the draft housing goals and policies.
November 12, 2024	Planning Commission	Work Session	Discussed Climate Element.

Plan Introduction



Date	Group Name	Type	Notes
December 2024-January 2025	Public Outreach	Online survey	Online Survey for the Displacement Analysis as part of the Housing Element.
December 4, 2024	Climate Policy Advisory Team	Meeting	Discussed Climate Element.
December 10, 2024	Planning Commission	Work Session	Discussed Housing and Land Use Elements.
January 2, 2025 – January 31, 2025	Public Comment Period	Public Comment Period	Received Public Comments on the Climate Element.
January 7, 2025	Tumwater Library Patrons	Tabling	Discussed Climate Element.
January 8, 2025	General Government Committee	Work Session	Reviewed Climate Chapter.
January 14, 2025	Planning Commission	Work Session	Reviewed Climate Element.
January 22, 2025	South Sound Asian Pacific Islander Coalition	Presentation and Discussion	Discussed Climate Element.
January 23, 2025	Food Bank Clients	Tabling	Discussed Climate Element.
February 7, 2025	People First, Family Support Center of South Sound	Listening Session	Discussed needs of community members with disabilities and families with low incomes.
February 11, 2025	Planning Commission	Work Session	Reviewed Climate Element.
February 18, 2025	General Government Committee	Work Session	Reviewed Climate Element.
February 19, 2025	Climate Policy Advisory Team	Meeting	Reviewed Climate Element.
February 20, 2025	Climate Policy Advisory Team	Meeting	Reviewed Climate Element.
February 25, 2025	Planning Commission and City Council	Joint Tour	Visited transportation points of interest throughout the City.
March 18, 2025	General Government Committee	Work Session	Discussed Climate and Housing Elements.
March 19, 2025	Public Outreach	Open House	Provided information about level of traffic stress and prioritization and gathered feedback about user experience.

Plan Introduction



Date	Group Name	Type	Notes
March 25, 2025	Planning Commission	Work Session	Review Housing Element updates.
March 27, 2025	Food Bank Clients	Tabling	Provided information about how to participate in the online open house and gathered feedback about user experience.
April 8, 2025	Planning Commission	Work Session	Review Land Use Element goals and policies (Part 1).
May 13, 2025	Planning Commission	Work Session	Review Lands for Public Purposes and Utilities Elements updates.
May 14, 2025	General Government Committee	Work Session	Reviewed Lands for Public Purposes and Utilities Elements.
May 27, 2025	Planning Commission	Work Session	Review Housing and Conservation Elements.
June 4, 2025- July 11, 2025	Draft Housing Element published	Public Comment Period	Public Comment Period on Draft Housing Element Part 1 Goals, Policies, and Actions Items and Part 2 Technical Information
June 10, 2025	Planning Commission	Work Session	Review Housing Element.
June 10, 2025	City Council	Work Session	Reviewed Housing Element.
June 11, 2025	General Government Committee	Work Session	Reviewed Conservation Element.
June 24, 2025	City Council	Work Session	Reviewed Housing Element.
June 24, 2025	Planning Commission	Work Session	Review Land Use Element Part 2 and discuss the User Guide.
July 3, 2025	Tumwater Library Patrons	Tabling	Discussing Climate Element.
July 3, 2025	Climate Policy Advisory Team	Meeting	Discussed Climate Element.
July 7, 2025	Climate Policy Advisory Team	Meeting	Discussed Climate Element.
July 9, 2025	Climate Policy Advisory Team	Meeting	Discussed Climate Element.

Plan Introduction



Date	Group Name	Type	Notes
July 9, 2022	General Government Committee	Work Session	Reviewed Conservation Element.
July 22, 2025	Planning Commission	Work Session	Review Land Use Maps and Housing Displacement Study.
July 22, 2025	City Council	Work Session	Reviewed Climate Element.
July 24, 2025	Thurston Conservation District	Meeting	Discussed Climate Element.
August 21, 2025	Public Works Committee	Work Session	Reviewed Transportation Plan.
August 26, 2025	City Council	Work Session	Reviewed Housing and Land Use Elements.
August 26, 2025	Planning Commission	Work Session	Reviewed Transportation Plan and Climate Element public outreach.
September 9, 2025	Planning Commission	Work Session	Reviewed Plan Introduction and discussed adoption process.
September 10, 2025	General Government Committee	Work Session	Reviewed Plan Introduction and discussed adoption process.
October 8, 2025	General Government Committee	Work Session	Reviewed User Guide.
October 14, 2025	Planning Commission	Briefing	Presented Ordinance No. O2025-010.
November 10, 2025	Planning Commission	Work Session	Reviewed Ordinance No. O2025-010.
November 25, 2025	Planning Commission and City Council	Joint Work Session	Reviewed Ordinance No. O2025-010.
December 9, 2025	Planning Commission	Public Hearing	Public hearing on Ordinance No. O2025-010.
January 13, 2026	Planning Commission and City Council	Joint Work Session	Reviewed Ordinance No. O2025-010.
January 27, 2026	City Council	Work Session	Reviewed Ordinance No. O2025-010.
February 17, 2026	City Council	Consideration	Adopted Ordinance No, O2025-010.