

TO: City Council and Planning Commission  
FROM: Erika Smith-Erickson, Housing and Land Use Planner  
DATE: December 9, 2025, 6:30 PM  
SUBJECT: Ordinance No. O2025-011, 2025 Development Code Periodic Update

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1) Recommended Action:

Conduct a joint work session to discuss the Planning Commission's recommendation on Ordinance No. O2025-011, 2025 Development Code Periodic Update and then place the ordinance on the December 16, 2025, City Council consideration calendar with a recommendation to adopt.

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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.

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

Ordinance No. O2025-011, 2025 Development Code Periodic Update, includes amendments to the Tumwater Municipal Code, the Zoning Map for Tumwater and its Urban Growth Area, and the Tumwater Citywide Design Guidelines to support the 2025 Comprehensive Plan update and to address December 31, 2025, state requirements.

The Planning Commission, General Government Committee, and City Council were briefed on various components of the proposed text and map amendments over the course of 2023, 2024, and 2025.

The Planning Commission held a briefing on the ordinance on October 28, 2025, a work session on November 10, 2025, and a public hearing on December 9, 2025, at 6 PM. Following the public hearing and deliberations on December 9, 2025, the Planning Commission recommended approval of the Comprehensive Plan periodic update ordinance to the City Council.

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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:

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5) Fiscal Notes:

This is primarily an internally funded work program task. The City used a Washington State Department of Commerce grant for \$75,000 to have consultant help staff to address the new state middle housing requirements.

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6) Attachments:

- A. Staff Report
- B. Presentation
- C. Ordinance No. O2025-011
- D. Ordinance No. O2025-011, Exhibit "A", Zoning Map for Tumwater and its Urban Growth Area
- E. Ordinance No. O2025-011, Exhibit "B", Tumwater Citywide Design Guidelines