

TO: City of Tumwater Hearing Examiner  
FROM: Alex Baruch, Senior Planner  
DATE: December 10, 2025  
SUBJECT: TUM-25-0756 I-5 Commerce Plat and Right-of-Way Vacation

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1) Recommended Action:

Staff recommends approval of the plat and right-of-way vacation subject to the conditions outlined in the staff report.

2) Background:

The project proponent is requesting a plat vacation of the I-5 Commerce Plat and associated right-of-way that was constructed and dedicated with the plat. The plat vacation will return the property to a single parcel with a private road running through the property.

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3) Alternatives:

- Approve Case Nos. TUM-25-0756 with recommended conditions
  - Approve Case Nos. TUM-25-0756 with amended conditions
  - Deny Case Nos. TUM-25-0756
  - Remand Case Nos. TUM-25-0756 to staff for further analysis
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4) Attachments:

- Exhibit 1. Staff Report December 10, 2025
- Exhibit 2. Preliminary Plat Map 02-06-2020
- Exhibit 3. Preliminary Plat HE Decision 10-14-2020
- Exhibit 4. Plat Alteration Hearing Examiner Decision 04-26-2022
- Exhibit 5. Recorded Plat 09-27-2022
- Exhibit 6. Recorded CC&R 09-27-2022
- Exhibit 7. Recorded Stormwater Maintenance Agreement 09-27-2022
- Exhibit 8. Intergovernmental Agreement Between City of Tumwater and Confederated Tribes of the Chehalis Reservation
- Exhibit 9. Notice of Application and Notice of Public Hearing 11-28-2025
- Exhibit 10. Public Notice Certification 12-01-2025
- Exhibit 11. Application 06-19-2025
- Exhibit 12. Dissolution of Association and Termination of CC&Rs 09-27-2024
- Exhibit 13. Termination of CC&Rs 09-30-2024
- Exhibit 14. Plat Vacation Map 10-20-2025
- Exhibit 15. Draft Utility Easement Language
- Exhibit 16. Neighborhoods Map Comprehensive Plan 2016
- Exhibit 17. Squaxin Island Tribe Public Comment 12-09-2025