
STAFF REPORT

Date: June 9, 2026
To: Planning Commission
From: Brad Medrud, Community Development Director



Ordinance No. O2026-008 – 2026 Building Demolition

1. Recommended Action

This is a work session to review Ordinance No. O2026-008. The Planning Commission will be asked to set a June 23, 2026, hearing date for the ordinance after discussion.

2. Background

The intent of the ordinance is to amend Chapter TMC 15.50 of the Tumwater Municipal Code to address the building demolition requirements for removal of foundations.

There was one change to the version of ordinance that was presented at the briefing. At the request of the Commission, a definition of “foundation” was added to TMC 15.50.030 *Definitions*.

3. Public Approval Process

An Environmental Checklist for a non-project action was prepared on May 12, 2026, under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance was issued on May 22, 2026. The appeal period on the Determination of Non-Significance will

The ordinance was sent to the Washington State Department of Commerce on May 12, 2026, for their required 60-day review before the proposed text amendments are adopted, in accordance with RCW 36.70A.106.

The Planning Commission had a briefing on the ordinance on May 26, 2026.

A Notice of Public Hearing for the Planning Commission is expected to be issued on June 12, 2026, prior to a public hearing. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in The Olympian.

The Planning Commission is expected to hold a public hearing on the proposed amendments on June 23, 2026. Following the public hearing and deliberations, the Planning Commission is expected to recommend that Council consider the proposed amendments.

The General Government Committee is scheduled to review the Planning Commission’s recommendation on the proposed amendments on July 15, 2026. The City Council is scheduled to consider the proposed amendments on July 21, 2026.

4. Staff Conclusions

1. The proposed text amendments will need to be consistent with the goals of the Washington State Growth Management Act.

- a. The ordinance will need to be consistent with Goal 4 of the Growth Management Act which states:

Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

The ordinance will address the following goal and policy of the Land Use Element:

Goal LU-2 Ensure development occurs in an orderly, effective, and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.

Policy LU-2.1 Review and update Tumwater’s development review and permitting system on a regular basis for consistency with state law and adopted plans to ensure predictability and to process development permits in a timely and fair manner.

- b. This ordinance will need to be consistent with Goal 11 of the Growth Management Act which states:

***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.*

Consideration of the ordinance will involve the community in the planning process through Planning Commission and City Council meetings to address the following goal of the Comprehensive Plan:

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

2. Based on the above review and analysis, staff will need to conclude that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan.

Staff conclude that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan

5. Effects of the Proposed Amendments

The proposed text amendments would necessitate changes to the Tumwater Municipal Code.

6. Staff Contacts

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