

TO: Planning Commission  
FROM: Brad Medrud, Planning Manager  
DATE: November 26, 2024  
SUBJECT: 2025 Comprehensive Plan Periodic Update – Development Code Middle Housing

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1) Recommended Action:

No action requested. This is an opportunity for a discussion about the draft amendment language to meet the state requirements for middle housing in its development regulations and next steps.

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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.

The intent of this Planning Commission work session is to discuss the City's approach to meeting the state requirements for middle housing in TMC Title 18 *Zoning*.

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3) Alternatives:

None.

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4) Attachments:

- A. Staff Report
- B. SCJ Summary of Housing-Related Legislative Changes for Tier 2 Cities Memorandum
- C. SCJ Update Status - Tumwater Middle Housing Matrix
- D. Presentation
- E. SCJ Middle Housing Boards
- F. Tumwater Zoning Map