TO: City of Tumwater Hearing Examiner

FROM: Alex Baruch, Senior Planner

DATE: October 9, 2026

SUBJECT: TUM-26-0115 Preliminary Plat, 5th Ave Townhomes

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1) Recommended Action:
Staff recommends approval of the Preliminary Plat subject to the conditions outlined in this staff report.

2) Background:
Applicant requests approval to construct 11 townhomes along with associated infrastructure, open space and landscaping.

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3) Alternatives:
- Approve Case Nos. TUM-26-0115 with recommended conditions
- Approve Case Nos. TUM-26-0115 with amended conditions
- Deny Case Nos. TUM-26-0115
- Remand Case Nos. TUM-26-0115

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4) Attachments:

Exhibit 1. Staff Report - October 9, 2026
Exhibit 2. Preliminary Plat - July 31, 2026
Exhibit 3. Preliminary Civil Plans – July 31, 2026
Exhibit 4. Vicinity and Zoning Map
Exhibit 5. Public Notice Certification – October 9, 2026
Exhibit 6. Notice of Application - May 8, 2026
Exhibit 6a-bbb. Notice of Application Comments
Exhibit 7. Determination of Non-significance with SEPA Checklist – August 31, 2026
Exhibit 7a-q. SEPA Comments
Exhibit 8. Public Hearing Notice – October 9, 2026
Exhibit 8. Public Hearing Comments
Exhibit 9. Trip Generation Memo – April 7, 2026
Exhibit 10. Response to Concurrency Comments – April 7, 2026
Exhibit 11. Concurrency Ruling – April 28, 2026
Exhibit 12. Slope Evaluation – January 23, 2026
Exhibit 13. Forester Report - January 23, 2026
Exhibit 14. SWPPP Report – January 23, 2026
Exhibit 15. Preliminary Drainage Report - January 23, 2026
Exhibit 16. Soils Report – January 23, 2026
Exhibit 17. Application – February 4, 2026
Exhibit 18. Water and Sewer Availability Letter – April 24, 2026
Exhibit 19. Title Report / Subdivision Guarantee - January 23, 2026
Exhibit 20. City of Tumwater Gopher Administrative Determination