ORDINANCE NO. O2026-012

AN ORDINANCE of the City Council of the City of Tumwater, Washington, related to planning under the Growth Management Act of the State of Washington and the 2026 City of Tumwater Comprehensive Plan, amending the Comprehensive Plan by adopting an updated Economic Development Plan.

WHEREAS, the City is required to plan under the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, this Ordinance meets the goals and requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act, Chapter 36.70A RCW, and Tumwater Municipal Code 18.60.025(A)(2) require that amendments to the City's Comprehensive Plan be considered concurrently and no more than once annually; and

WHEREAS, the City Council, Planning Commission, property owners, or City staff may propose amendments to the City's Comprehensive Plan map and text, and corresponding zone districts; and

WHEREAS, Tumwater Municipal Code 18.60.025(A) establishes a process by which the preliminary docket of proposed Comprehensive Plan amendments undergoes an initial review by the Planning Commission for recommendation to the City Council; and

WHEREAS, the City Council determined which proposed Comprehensive Plan amendments in the preliminary docket would be included in the final docket on February 17, 2026; and

WHEREAS, the Growth Management Act, Chapter 36.70A RCW, requires a process of early and continuous public participation for the proposed Comprehensive Plan amendments; and

WHEREAS, the adoption of proposed Comprehensive Plan amendments must be processed in compliance with the requirements of the State Environmental Policy Act; and

WHEREAS, the City adopted its periodic update of the Comprehensive Plan in December 2025 by Ordinance No. O2025-010, with the exception of the Economic

Development Plan, which is being updated and adopted separately through this Ordinance; and

WHEREAS, the Economic Development Plan was last updated in 2019; and

WHEREAS, the Economic Development Plan is an element of the Tumwater Comprehensive Plan and establishes goals, policies, and strategies to guide economic development in the City; and

WHEREAS, the updated Economic Development Plan reflects changes in Tumwater's economy and established updated goals, policies, and strategies to support employment diversification, business development and retention, employment growth, and a resilient local economy; and

WHEREAS, the Economic Development Plan update has been reviewed for consistency with the Growth Management Act, the other elements of the Tumwater Comprehensive Plan, and the Thurston County County-Wide Planning Policies; and

WHEREAS, the City provided opportunities for public participation in the development and review of the Economic Development Plan update consistent with the requirements of the Growth Management Act; and

WHEREAS, the City Council reviewed the record and evidence presented and has made findings and conclusions regarding the Economic Development Plan update as set forth herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings. For the purposes of effective land use planning, the Tumwater City Council adopts the following findings of fact:

1. The proposed amendment is an update to the City's Economic Development Plant to reflect new information and to be consistent with the Comprehensive Plan, which was updated in December 2025.

2. The Economic Development Plan update reflects changes in Tumwater's economy, employment base, population, development patterns, and economic opportunities since the Plan was last updated.

3. The Economic Development Plan update recognizes the significant role of public-sector employment in Tumwater's economy and establishes policies

intended to support greater economic diversification, business development and retention, employment growth, and a resilient local economy.

4. The proposed Comprehensive Plan amendment meets the intent of and is consistent with the Growth Management Act, Chapter 36.70A RCW, County-Wide Planning Policies, and internal goals and policies of the City's Comprehensive Plan.

5. The Attorney General's *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (October 2024) was reviewed and utilized by the City in objectively evaluating the proposed amendments.

6. The proposed Comprehensive Plan amendment was prepared in conformance with the Public Participation and Intergovernmental Coordination Procedures contained in the City's Comprehensive Plan, which meets the Growth Management Act, Chapter 36.70A RCW, requirements for the same.

7. The City engaged the community through public briefings, work sessions, and meetings with the Planning Commission, the General Government Committee, and the City Council.

8. An Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC on September 30, 2026, and a Determination of Non-Significance was issued on October 2, 2026.

9. The ordinance was sent to the Washington State Department of Commerce on September 17, 2026, for their required 60-day review before the proposed Comprehensive Plan amendment was adopted, in accordance with RCW 36.70A.106.

10. The Planning Commission reviewed the preliminary docket and provided comments at their briefing on January 27, 2026.

11. The General Government Committee discussed the Planning Commission's preliminary docket recommendation at their February 11, 2026, meeting.

12. The City Council approved the preliminary docket for further review by staff at their February 17, 2026, meeting.

13. City staff completed the work on the proposed Economic Development Plan.

14. The Planning Commission discussed the proposed update to the Economic Development Plan at work sessions on February 10, May 12, October 13 and October 27, 2026.

15. A Notice of Public Hearing for the Planning Commission public hearing was issued on October 30, 2026. The notice was posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

16. The Planning Commission held a public hearing for the Comprehensive Plan amendment on November 10, 2026.

17. Following a public hearing and deliberations on November 10, 2026, the Planning Commission recommended approval of the proposed Comprehensive Plan amendment to the City Council.

18. The City Council's General Government Committee reviewed the proposed Comprehensive Plan amendment in a briefing on November 18, 2026, and recommended that the City Council approve the proposed Comprehensive Plan amendment.

19. On December 15, 2026, the City Council approved the 2026 Comprehensive Plan amendment.

20. The proposed Comprehensive Plan amendment will be submitted to the Washington State Department of Commerce ten days after final adoption, pursuant to RCW 36.70A.106.

21. Any Conclusion herein, which may be deemed a Finding, is hereby adopted as such.

Section 2. Conclusions. For the purposes of comprehensive planning, the Tumwater City Council makes the following conclusions:

1. Based on its review of the requirements of the Growth Management Act, Chapter 36.70A RCW, the analysis and proposed revisions prepared by City staff, the recommendation of the Planning Commission, and the public comments received, the City Council finds, declares, and concludes that the Economic Development Plan update has been prepared in conformance with applicable law and City procedures, including the Growth Management Act, Chapter 36.70A RCW, the State Environmental Policy Act, Chapter 43.21C RCW, and the City of Tumwater Public Participation and Intergovernmental Coordination Procedures.

2. Based on its review of the Economic Development Plan update, the applicable requirements of the Growth Management Act, Chapter 36.70A RCW, the Thurston County County-Wide Planning Policies, the other elements of the Tumwater Comprehensive Plan, the analysis prepared by City staff, the recommendation of the Planning Commission, and the public comments received, the City Council accepts the Economic Development Plan update and finds, declares, and concludes that the Economic Development Plan, as adopted by this Ordinance, complies with the Growth Management Act, is consistent with the Thurston County County-Wide Planning Policies, and is internally consistent with the Tumwater Comprehensive Plan.

3. Any Finding herein, which may be deemed a Conclusion, is hereby adopted as such.

Section 3. Adoption. The City Council of the City of Tumwater Washington hereby adopts the updated Economic Development Plan, attached hereto as Exhibit "A" and incorporated herein by reference, as an element of the City of Tumwater Comprehensive Plan.

Section 4. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 5. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 6. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 7. Effective Date. This Ordinance shall become effective thirty days after passage, approval, and publication as provided by law.

ADOPTED this _____day of _____, 20_____,.

CITY OF TUMWATER

_____
Leatta Dahlhoff, Mayor

ATTEST:

_____
Melody Valiant, City Clerk

APPROVED AS TO FORM:

_____
Karen Kirkpatrick, City Attorney

Published: _____

Effective Date: _____

Exhibit "A"

Economic Development Plan