

TO: Planning Commission

FROM: Erika Smith-Erickson, Housing and Land Use Planner, Brad Medrud, Community Development Director, and Sharon Lumbantobing, Deputy Community Development Director

DATE: December 9, 2025, 6 PM

SUBJECT: Ordinance No. O2025-011, 2025 Development Code Periodic Update Hearing

1) Recommended Action:

Conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. O2025-011.

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, including work on the development code.

Ordinance No. O2025-011, 2025 Development Code Periodic Update, includes amendments to the Tumwater Municipal Code, the Zoning Map for Tumwater and its Urban Growth Area, and the Tumwater Citywide Design Guidelines to support the 2025 Comprehensive Plan update and to address December 31, 2025, state requirements.

Revisions were made to the ordinance after the Planning Commission work session on November 10, 2025, to address comments from Planning Commission, staff, and the State Department of Commerce. The changes are discussed in the staff report and presentation.

3) Alternatives:

- ☐ Recommend approval of Ordinance No. O2025-011 to the City Council as amended.
 - ☐ Do not recommend approval of Ordinance No. O2025-011.
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4) Attachments:

- A. Staff Report
- B. Presentation
- C. Ordinance No. O2025-011
- D. Ordinance No. O2025-011, Exhibit "A", Zoning Map for Tumwater and its Urban Growth Area
- E. Ordinance No. O2025-011, Exhibit "B", Tumwater Citywide Design Guidelines
- F. Draft Commerce Comment Letter dated November 17, 2025