

TO: General Government Committee
FROM: Brad Medrud, Planning Manager
DATE: December 11, 2024
SUBJECT: 2025 Comprehensive Plan Periodic Update – Development Code Middle Housing

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.

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 General Government Committee work session is to discuss the City's approach to meeting the state requirements for middle housing in TMC Title 18 *Zoning*.

3) Policy Support:

Goal LU-1: Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

Policy LU-1.9: Ensure consistency between the Land Use Element and the Tumwater Zoning Code.

4) Alternatives:

☐ None.

5) Fiscal Notes:

This is primarily an internally funded work program task. The City has a Washington State Department of Commerce grant for \$75,000 to address the new state middle housing requirements.

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