

TO: City of Tumwater Hearing Examiner
FROM: Alex Baruch, Senior Planner
DATE: September 24, 2025
SUBJECT: TUM-25-0244 Preliminary Plat and Site Plan Approval (TUM-23-0604)

1) Recommended Action:

Staff recommends approval of the Preliminary Plat and Site Plan Review subject to the conditions outlined in this staff report.

2) Background:

Applicant requests approval to construct 10 townhomes and 84 unit apartment complex along with associated infrastructure, open space and landscaping.

3) Alternatives:

- ☐ Approve Case Nos. TUM-25-0244 and TUM-23-0604 with recommended conditions
 - ☐ Approve Case Nos. TUM-25-0244 and TUM-23-0604 with amended conditions
 - ☐ Deny Case Nos. TUM-25-0244 and TUM-23-0604
 - ☐ Remand Case Nos. TUM-25-0244 and TUM-23-0604 to staff for further analysis
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4) Attachments:

- Exhibit 1. Staff Report September 24, 2025
- Exhibit 2. Preliminary Plat 04-22-2025
- Exhibit 3. Preliminary Civil Plans 08-22-2025
- Exhibit 4. Vicinity and Zoning Map
- Exhibit 5. Public Notice Certification 08-22-2025
- Exhibit 6. Notice of Application 03-28-2025
- Exhibit 6a-g. Notice of Application Comments
- Exhibit 7. Mitigated Determination of Non-significance with SEPA Checklist 06-13-2025
- Exhibit 7a-d. SEPA Comments
- Exhibit 8. Public Hearing Notice 08-22-2025
- Exhibit 8a-b. Public Hearing Comments
- Exhibit 9. Traffic Impact Analysis 02-06-2025
- Exhibit 10. Concurrency Ruling 05-29-2025
- Exhibit 11. Critical Area Report 02-26-2025
- Exhibit 12. Gopher Report 02-26-2025
- Exhibit 13. Forester Report 02-26-2025
- Exhibit 14. Drainage Report 02-26-2025
- Exhibit 15. Geotech Report 02-26-2025
- Exhibit 16. Project Narrative 02-26-2025
- Exhibit 17. Water and Sewer Availability Letter 02-26-2025
- Exhibit 18. Title Report 02-26-2025