



Community Development 2026 Work Plan Status Update

Tumwater Planning Commission - September 22, 2026

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Comprehensive Plan Amendment Docket

Project	Status
Parks Recreation and Open Space Plan (Comprehensive Plan) & Park Impact Fee Update	• Anticipated Council Adoption: December 2027
Economic Development Plan (Comprehensive Plan)	• Anticipated City Council Adoption - December 1, 2026
Joint Plan Tumwater-Thurston County & UGA Swap	• Thurston County leading on this: Dates To Be Determined • UGA Swap application withdrawn by applicant
Urban Growth Area Study	• Working on RFP; study to be conducted in 2027



Development Regulations Amendment Docket

Project	Status
2026 Development Regulation Periodic Update (Housing Code Update)	• Anticipated Council Adoption: January 19, 2027
Transportation Impact Fee update	• Anticipated Council Adoption: January 5, 2027
2026 Housekeeping Ordinance (Ord. No. 02026-002)	• City Council Adoption: April 15, 2026
Multi-Family Tax Exemption Code Update (date changes only):	• Anticipated Council Adoption: November 2, 2026
Thurston County Title 22: Tumwater Urban Growth Area Zoning	• Thurston County leading on this: Dates To Be Determined
Urban Forestry Management Plan Amendments (Landscaping, Tree Preservation and Street Tree Codes, and Street Tree Plan)	• Anticipated City Council Adoption - February 2027



Additional Development Regulations

Project	Status
Building Demolition Code Update	• City Council Adoption: July 21, 2026
Parking Lot Lighting Code Update	• City Council Adoption: August 18, 2026
Battery Energy Storage System Code	• Anticipated Council Adoption: Spring 2027

Other Planning Projects

Project	Status
Annexation: 93 rd Avenue SW & Case Road SW Annexation	City Council Adoption: March 17, 2026
Annexation: Black Lake Belmore Annexation	- Boundary Review Board Review July 2026 - Anticipated Council Adoption: October 20, 2026
Brewery Redevelopment/Planned Action EIS and Ordinance	Subject Matter Experts to the Executive Team. Historic knowledge base.
Comprehensive Plan Monitoring Scoping	In progress. Integrated into Enterprise Permitting and Licensing Coordination (EPL) design and Key Performance Indicator development
Code Enforcement	Monthly meetings
Current Planning	.5 FTE
Food System Plan Implementation	Deferred due to staff capacity and competing priorities. Revisit in 2027 Work Plan.
Habitat Conservation Plan (HCP)	Draft HCP/Conservation Property Purchases
Hazard Mitigation Plan Implementation	Deferred due to staff capacity and competing priorities



Housing Projects

Project	Status
Regional Housing Council (RHC)	Ongoing work to improve RHC administrative functions, Tech Team, Encampment Resolution Program, Black Homes Initiative
Housing Element Implementation – Affordable Housing Study	- GGC Work Session: October 21, 2026 - Council Work Session: February 9, 2027
Housing Element Implementation – Multi Family Tax Exemption Evaluation	- Council Work Session: August 25, 2026 - Council Work Session: January 12, 2027
Manufactured Home Parks Support	Deferred due to staff capacity and competing priorities
Point in Time Count	County led: Completed February 2026
Rental Housing and Registration Program	Renting in Tumwater Guide for Landlords and Tenants updated in mid-August
Tumwater Housing Stakeholder workgroup	Deferred due to staff capacity and competing priorities



Other Planning Projects

Project	Status
Permit System Transition (0.5 to Permitting)	Ongoing
Public Engagement	Ongoing social media campaigns for Urban Forestry and Housing
Public Inquiries and General City Council and Interdepartmental Support	Ongoing

Below The Line Projects

Project	<u>Status</u>
Citywide Design Guidelines Update	Anticipated Council Adoption: January 5, 2027



Summary

- ✓ Adopted: 2026 Housekeeping Code Update, Building Demolition Code Update, Parking Lot Lighting Code Update, and 93rd Avenue Annexation
- ✓ Most major projects remain on schedule and are progressing toward Council consideration.
- ✓ Several complex initiatives require additional time to ensure analysis, public engagement, and interdepartmental coordination.
- ✓ Staff continue to manage a significant workload while balancing long-range planning, current planning, and consultant-led projects.
- ✓ The department remains focused on delivering high-quality work products and bringing the remaining projects to Council through early 2027.



Thank you!

