TO: City of Tumwater Hearing Examiner

FROM: Sam Hunter, Associate Planner

DATE: October 5, 2026

SUBJECT: Deschutes Valley Trail Segment C – Wetland Infrastructure Exemption

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1) Recommended Action:
Staff recommends approval of the Wetland Infrastructure Exemption subject to the conditions outlined in this staff report.

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2) Background:
The applicant requests approval of a Wetland Infrastructure Exemption to construct a paved non-motorized trail with gravel shoulders linking Tumwater Valley Drive to Deschutes Valley Park located at 4611 Tumwater Valley Dr SE, Tumwater, WA 98501; Tax Parcel Numbers 09470051000 and 12835430000.

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3) Alternatives:
- Approve Case No. TUM-26-1184 with recommended conditions
- Approve Case No. TUM-26-1184 with amended conditions
- Deny Case No. TUM-26-1184
- Remand Case No. TUM-26-1184 to staff for further analysis

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4) Attachments:
Exhibit 1. Staff Report, dated September 18, 2026
Exhibit 2. Wetland Permit Application, dated September 8, 2026
Exhibit 3. Civil Plans, dated September 8, 2026
Exhibit 4. Wetland Mitigation Plan, dated September 2, 2026
Exhibit 5. Mitigation Map, dated September 2, 2026
Exhibit 6. Vicinity and Zoning Map
Exhibit 7. SEPA Determination, dated July 24, 2026
Exhibit 7a. SEPA Comment OORCA, dated August 4, 2026
Exhibit 7b. SEPA Comment Thomas, dated August 3, 2026
Exhibit 7c. SEPA Comment ECY, dated August 6, 2026
Exhibit 7d. SEPA Comment Oberlander, August 4, 2026
Exhibit 8. Notice of Application and Public Hearing, dated September 18, 2026
Exhibit 9. Arborist Report, dated September 4, 2026
Exhibit 10. Drainage Report, dated June 1, 2026
Exhibit 11. Gopher Report, dated October 20, 2025
Exhibit 12. Public Notice Certification, dated September 18, 2026