

TO: City Council
FROM: Dana Bowers, Associate Planner; Brad Medrud, Community Development Director;
and Sharon Lumbantobing, Deputy Community Development Director
DATE: December 2, 2025
SUBJECT: Ordinance No. O2025-009, 2025 Comprehensive Plan Amendments

1) Recommended Action:

Adopt Ordinance No. O2025-009, 2025 Comprehensive Plan Amendments.

The ordinance was recommended for adoption on the consideration calendar by the General Government Committee on November 12, 2025.

2) Background:

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), amendments to the City's Comprehensive Plan and corresponding rezones are only considered once per calendar year.

The City's annual 2025 Final Docket of Comprehensive Plan amendments includes one City-sponsored Comprehensive Plan amendment: the adoption of the 2026 – 2031 Six-Year Capital Facilities Plan Update.

The Capital Facilities Plan programs City expenditures for a six-year period in five broad, programmatic categories: general government, transportation, water, sanitary sewer, and storm drain projects. The Capital Facilities Plan is updated every two years, opposite the biennial budget process.

The Planning Commission had a briefing on the ordinance on September 23, 2025, a work session on October 14, 2025, and held a public hearing on October 28, 2025, and recommended approval of Ordinance No. O2025-009.

The General Government Committee reviewed the Planning Commission's recommendation on November 12, 2025, and recommended placing the ordinance on the December 2, 2025, City Council consideration calendar.

3) Policy Support:

Goal LPP-1: Provide sufficient and efficient services to Tumwater and the Urban Growth Area.

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.

4) Alternatives:

☐ Modify and adopt Ordinance No. O2025-009.

☐ Do not adopt Ordinance No. O2025-009.

5) Fiscal Notes:

The projects in the 2026 – 2031 Capital Facilities Report are internally funded and funded through outside state and federal grants.

6) Attachments:

- A. Staff Report
- B. Presentation
- C. Ordinance No. O2025-009
- D. Ordinance No. O2025-009, Exhibit "A" Capital Facilities Plan