

TO: City Council
FROM: Brad Medrud, Deputy Community Development Director
DATE: January 21, 2025
SUBJECT: Ordinance No. O2024-008, General Commercial Residential Mixed Use Amendments

1) Recommended Action:

Adopt Ordinance No. O2024-008, amending Chapter 18.22 of the Tumwater Municipal Code, as recommended by the General Government Committee at their January 8, 2025, meeting.

2) Background:

In response to a potential development proposal, the City is clarifying its regulations TMC in Chapter 18.22 GC General Commercial about multifamily development in the General Commercial zone district.

Following a briefing on November 26, 2024, the Planning Commission conducted a hearing on the ordinance on December 10, 2024, to take public testimony and forwarded a recommendation of approval to the City Council. The General Government Committee was briefed on the Planning Commission recommendation on January 8, 2025, and recommended that the ordinance go forward to the City Council for adoption.

3) Policy Support:

Land Use Policy LU-4.6: Increase housing types and densities in corridors and centers to meet the needs of a changing population.

4) Alternatives:

None.

5) Fiscal Notes:

Internally funded.

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2024-008
- C. Presentation