

MEETING MINUTES

TUMWATER PLANNING COMMISSION

July 8, 2025



CONVENE: 7:00 p.m.

PRESENT: Chair Elizabeth Robbins, Vice Chair Brandon Staff, and Commissioners Terry Kirkpatrick, Sandra Nelson, and Gina Kotek

Excused: Grace Edwards, Nelida Daniels

Staff: Housing and Land Use Planner Erika Smith-Erickson, Associate Planner Dana Bowers, Community Development Department Director Brad Medrud

Others: Chris Lester, Thurston County Realtors Association

CHANGES TO THE AGENDA: The Director's Report was moved to the last item on the agenda.

COMMISSIONER'S REPORT: Commissioner Nelson learned from a Tumwater Historic Preservation Commission member that Trosper Road is on 47th parallel. Commissioner Nelson thought it would be interesting to have a sign.

Vice Chair Staff discussed bringing more visitation to the City of Tumwater with New Experience Olympia & Beyond CEO Micheal Day. Opportunities discussed included inviting FIFA to Tumwater and hosting large events. Tumwater/Olympia Region is designated as a host site. Other commissioners recognized the importance of tourism.

PUBLIC COMMENT: No public comment.

2025 DEVELOPMENT CODE UPDATE: Planner Smith-Erickson presented on State required updates to the Tumwater Municipal code due with the Comprehensive Plan at the end of 2025. House Bill 5558 requires middle

housing development code updates to be completed by December 31, 2025. The amendment topics covered were related to middle housing, accessory dwelling units, co-housing, clear design standards, permit timelines, and religious organization's role in housing.

- Commissioner Robbins inquired to why non-religious groups are not eligible for sponsored housing density bonus and encampment regulations.
- Commissioner Nelson asked for clarification on E2SHB 1110 and common interest communities and working with HOA's to adjust covenants.
- Commissioner Robbins noted concerns with emergency services, access, and parking with the proposed ADU amendments.
- Commissioner Robbins asked if the Commission could be briefed on middle housing and housing topics nationwide, including example codes from other cities.
- The Commission discussed co-living, converting existing residences into co-living, and the difference between co-living and individual room rentals.

**FOOD SYSTEMS
PLAN UPDATE:**

Consultant Potasnik provided an update including three goals and thirteen policies to guide actions and strategies to improve Tumwater's food system.

- Commissioner Kirkpatrick noted the absence of Catholic Community Services as a partner in the access section.
- Commissioner Nelson noted that the need for local services may change due to recent changes in food assistance programs at the federal level.

**MANAGER'S
REPORT:**

Director Medrud informed the Commissioners that five candidates have accepted invitations to interview on July 29, 2025 for the Deputy Community Development Director position.

**NEXT MEETING
DATE:**

The next meeting is scheduled for Thursday, July 22, 2025.

ADJOURNMENT:

With there being no further business, Vice Chair Staff moved, and Commissioner Nelson seconded a motion to adjourn the meeting and Chair Robbins adjourned the meeting at 9:00 p.m.

Prepared by Erika Smith-Erickson, Housing and Land Use Planner and Dana Bowers, Associate Planner