

MEETING MINUTES

TUMWATER PLANNING COMMISSION

July 22, 2025



CONVENE: 7:01 p.m.

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

Excused: Commissioner Nelida Daniels

Staff: Housing and Land Use Planner Erika Smith-Erickson and Associate Planner Dana Bowers

Others: Chris Lester, Thurston County Realtors Association; Bradley Eisold

CHANGES TO THE AGENDA: The Chair moved the Manager's Report to follow the Commissioners' reports.

COMMISSIONERS' REPORT: Chair Robbins reported that closing the meeting does not require official action if it happens after the commission has finished discussing the agenda items.

Commissioner Edwards noted that she will be absent from the meeting on August 26, 2025.

MANAGER'S REPORT: Planner Bowers gave the Manager's report stating that the Management Team was provided with a final presentation from the Community Survey which provided valuable information about community priorities.

PUBLIC COMMENT: No public comment.

2025 DEVELOPMENT CODE UPDATE: Planner Bowers presented on Future Land Use Maps and shared the findings of the Buildable Lands Report from 2018.

- Chair Robbins made recommendations to increase connections between the proposed designations and their densities.
- Commissioner Kirkpatrick asked what the new density would provide for a vacancy rate for 80% AMI housing.
- Chair Robbins requested more information regarding the data that informs Buildable Lands Report and populations and employment projections.
- Commissioner Kirkpatrick asked about the flood zone areas and zoning near the new 5 story multi-family construction project on Tyee Drive SW.
- Vice Chair Staff asked about proposed future land use designations and land uses on property zoned Light Industrial.

**2025
COMPREHENSIVE
PLAN PERIODIC
UPDATE – HOUSING
DISPLACEMENT
ANALYSIS AND
COMPREHENSIVE
PLAN
RECOMMENDATIONS**

Planner Smith-Erickson presented the Housing Displacement Analysis and comprehensive plan recommendations provided by consultants Uncommon Bridges.

- Chair Robbins had some questions about how the consultants calculated the data.
- Vice Chair Staff shared that his impression is that families with young children may also consider the quality of public education when making choices about where they live.
- Commissioner Nelson noted resources available at the Education Service District for the Capitol Region.
- Chair Robbins reminded the Commission that selection of schools has at times been more related to the makeup of students than academics. Chair Robbins asked for more information on the schools and test scores for Tumwater School District.
- Chair Robbins asked about the efficacy of the policies and recommended labelling them to identify which ones are community priorities.
- Chair Robbins had a comment on the most prominent risk type for displacement and asked about the omission of homeowners.
- Commissioner Kirkpatrick had comments on the policy review and thinks the proposed language is suggesting housing is more important than trees.
- Chair Robbins asked staff to include her in the response to Commissioner Kirkpatrick and concerns with tree preservation and housing or to receive a follow up at a future meeting.

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- Commissioner Staff stated concerns about commercial and industrial designations in our prairie and undeveloped areas.
 - Planner Erickson closed the presentation stating they will follow up on the errors within the final report and how staff will address concerns moving forward and follow up with specific comments and concerns from the Commission.

**NEXT MEETING
DATE:**

The next meeting is scheduled for Thursday, August 26, 2025.

ADJOURNMENT:

With there being no further business Chair Robbins adjourned the meeting at 8:42 p.m.

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