

TO: City of Tumwater Hearing Examiner  
FROM: Alex Baruch, Senior Planner  
DATE: September 24, 2025  
SUBJECT: TUM-25-0680 Planned Unit Development and Binding Site Plan TUM-25-0683

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1) Recommended Action:

Staff recommends approval of the Preliminary Binding Site Plan and Planned Unit Development subject to the conditions outlined in this staff report.

2) Background:

Applicant requests approval to construct 24 townhomes within a condominium development to include associated infrastructure, open space and landscaping.

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3) Alternatives:

- ☐ Approve Case Nos. TUM-25-0680 and TUM-25-0683 with recommended conditions
  - ☐ Approve Case Nos. TUM-25-0680 and TUM-25-0683 with amended conditions
  - ☐ Deny Case Nos. TUM TUM-25-0680 and TUM-25-0683
  - ☐ Remand Case Nos. TUM-25-0680 and TUM-25-0683 to staff for further analysis
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4) Attachments:

- Exhibit 1. Staff Report September 24, 2025
- Exhibit 2. Vicinity Map
- Exhibit 3. Zoning map
- Exhibit 4. Preliminary Civil Plans 06-04-2025
- Exhibit 5. Public Notice Certification 09-12-2025
- Exhibit 6. Notice of Application with Optional MDNS 06-27-2025
- Exhibit 6a-c. Notice of Application Comments
- Exhibit 7. Mitigated Determination of Non-significance with SEPA Checklist 07-25-2025
- Exhibit 8. Public Hearing Notice 09-12-2025
- Exhibit 9. Traffic Scoping Memo 06-10-2025
- Exhibit 10. Concurrency Ruling 06-11-2025
- Exhibit 11. Critical Area Report 06-04-2025
- Exhibit 12. Gopher Report 06-04-2025
- Exhibit 13. Arborist Report 06-04-2025
- Exhibit 14. Drainage Report 06-04-2025
- Exhibit 15. Regulated Prairie Absence Report 06-04-2025
- Exhibit 16. Preliminary Floor Plan and Elevations 06-04-2025
- Exhibit 17. Water and Sewer Availability Letter 06-04-2025
- Exhibit 18. Project Narrative 06-04-2025
- Exhibit 19. Title Report 06-04-2025