

2026 Long Range Planning Work Program



Planning Commission – November 25, 2025

Intent

Discuss the following:

1. 2025 Accomplishments
2. Proposed 2026 Long Range Planning Work Program
3. Suggested Joint City Council – Planning Commission Work Session Discussion Topics





2025 Accomplishments and Ongoing Work in 2026

2025 Accomplishments – Adoptions

- **General Commercial Mixed Use Residential Amendments** (Ord. No. 02024-008) – January 2025
- **Food System Plan** (Res. No. R2025-015) – November 2025
- **2025 Comprehensive Plan Amendments (Capital Facilities Plan)** (Ord. No. 02025-009) – December 2025
- **2025 Comprehensive Plan Periodic Update** (Ord. No. 02025-010) – December 2025
- **2025 Development Code Periodic Update** (Ord. No. 02025-011) – December 2025



Ongoing Work from 2025 Work Program

- Parks, Recreation, and Open Space Plan Update
- Economic Development Plan Update
- Thurston County Joint Plan Update and County Urban Growth Area Swap Amendment
- 2026 Development Code Periodic Update
- Thurston County Code Title 22 – Tumwater Urban Growth Area Zoning



Ongoing Work from 2025 Work Program

- Urban Forestry Management Plan – Tree and Vegetation Preservation Regulation Update
- Annexations
- Brewery Redevelopment/Planned Action EIS and Ordinance
- Bush Prairie Habitat Conservation Plan
- Managing Multifamily Tax Exemption Program
- Regional Housing Council





Proposed 2026 Long Range Work Program

What is the Long Range Work Program?

- The City Council approves an annual long range planning work program at the beginning of every year
- The annual work program will guide all Tumwater long range planning projects during 2026
- City Council, Planning Commission, community members, and City staff may propose projects for the annual work program
- The draft 2026 work program consists of projects budgeted for 3.30 FTEs



Structure of the Work Program

1. Comprehensive Plan Amendment Docket
2. Development Regulation Amendment Docket
3. Other Planning Projects
4. General Management and Coordination
5. Below the Line Projects

Projects are not listed in order of priority and numbering is to allow for ease of reference



1. Comprehensive Plan Amendment Docket

Approximately 15% of all budgeted staff time

- A. 2025 Comprehensive Plan Periodic Update – Post-Adoption Tasks (Continued from 2025)**
- B. Parks, Recreation and Open Space Plan Update (Continued from 2025)**
- C. Economic Development Plan Update (Continued from 2025)**
- D. Thurston County Joint Plan Update and County Urban Growth Area Swap Amendment (Continued from 2025)**



2. Development Regulation Amendment Docket

Approximately 22% of all budgeted staff time

A. 2026 Development Code Periodic Update (Continued from 2025, 2026 Development Code Amendments related to the 2025 Update that are due June 30, 2025)

B. Other Amendments

- **General Development Code Housekeeping Amendments**
(New in 2026)
- **Multifamily Tax Exemption Evaluation and Update** (Below the line in 2025)
- **Thurston County Code Title 22 – Tumwater Urban Growth Area Zoning** (Continued from 2025)



2. Development Regulation Amendment Docket

C. Urban Forestry Management Plan Amendments

(Restarted from 2022-2023)

- **Landscaping and Buffering Requirements** (Below the line in 2025)
- **Street Tree Standards Update** (Below the line in 2025)
- **Tree and Vegetation Preservation Update** (Continued from 2025)



3. Other Planning Projects

Approximately 47% of all budgeted staff time. The Habitat Conservation Plan is approximately 10% of all budgeted staff time. Regional Housing Council is approximately 9% of all budgeted staff time.

- A. Annexations** (Continued from 2025)
- B. Brewery Redevelopment/Planned Action EIS and Ordinance** (Continued from 2025)
- C. Code Enforcement Process** (Continued from 2025)
- D. Current Planning Projects** (Continued from 2025)



3. Other Planning Projects

E. Food System Plan Implementation (New in 2026)

- **Community Garden and Neighborhood Matching Grants and Local Grants**
- **Internal Collaboration**
- **Code Amendments**
- **GIS Map**
- **Partnership Building**



3. Other Planning Projects

F. **Housing Element Implementation** (New in 2026)

- **Regional Housing Council** (minimum 0.25 FTE per Memorandum of Understanding) (Continued from 2025)
- **Affordable Housing Project Coordinator** (New in 2026)
- **Black Home Initiative Partnership** (Continued from 2025)
- **Homeless Shelter, Emergency, and Transitional Housing Assessment and Feasibility Study** (Below the line in 2025)



3. Other Planning Projects

F. Housing Element Implementation (New in 2026)

- **Managing Multifamily Tax Exemption Program** (Continued from 2025)
- **Manufactured Home Parks Support** (New in 2026)
- **Point in Time Count Support** (Continued from 2025)
- **Rental Housing and Registration Program** (Continued from 2025)
- **Tumwater Housing Stakeholder Workgroup** (New in 2026)



3. Other Planning Projects

- G. Grant Funding** (Continued from 2025)
- H. Habitat Conservation Plan** (Continued from 2016)
- I. Hazard Mitigation Plan Implementation** (Continued from 2025)
- J. Long Range Planning Website Updates** (Continued from 2025)
- K. Permit System Transition** (New in 2026)
- L. Public Engagement** (Continued from 2025)
- M. Public Inquiries and General City Council and Interdepartmental Support** (Continued from 2025)



4. General Management and Coordination

Approximately 16% of all budgeted staff time

- A. General Coordination with Other Departments – Traffic Team, Green Team, Stormwater Team, GIS Team, and other items (Continued from 2025)**
- B. General Coordination with Other Jurisdictions (Continued from 2025)**
- C. Department Management includes Planning Commission support (Continued from 2025)**
- D. Training (Continued from 2025)**





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Joint City Council – Planning Commission Work Session

Suggested Subjects for the Joint Work Session

The December 9 joint work session is an opportunity for the City Council and Planning Commission to discuss:

1. Draft 2026 work program
2. General topics related to their roles on a range of community development issues

Suggested Joint Work Session Discussion Topics

1. How has coordination between the City Council and Planning Commission gone in 2025 and what can be improved in 2026?
2. Does the City Council and Planning Commission communicate well and what can be improved?
3. What went well with the 2025 Long Range Work Program and what could be improved?
4. What additional opportunities for collaboration between the City Council and the Planning Commission should be considered?



Suggested Joint Work Session Discussion Topics

5. What are the City Council's main priorities for long range planning in 2026?
6. Is the City Council aware of additional projects in 2026 that should be considered? If so, what projects currently proposed can be delayed?
7. If adjustments to the 2026 Long Range Work Program are needed, what projects have less priority?





Next Steps

Work Program Review & Adoption

- Joint Planning Commission & City Council Work Session – December 9, 2025
- General Government Committee briefing – January 14, 2026, if needed
- City Council consent – January 20, 2026

