

MEETING MINUTES

TUMWATER PLANNING COMMISSION
October 28, 2025



CONVENE: 7:00 p.m.

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

Excused: Commissioners Gina Kotek and Grace Edwards

Absent: Commissioner Nelida Daniel

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

CHANGES TO THE AGENDA: No changes were made.

APPROVAL OF THE MINUTES Commissioner Nelson moved, seconded by Commissioner Kirkpatrick, to approve the minutes of September 23, 2025 and October 14, 2025 as published. Motion carried unanimously.

COMMISSIONERS' REPORT: No reports.

DEPUTY DIRECTOR'S REPORT: Deputy Director Lumbantobing Introduced herself.

PUBLIC COMMENT: No public comment was given.

PUBLIC HEARING:

**ORDINANCE NO.
O2025-009 –
COMPREHENSIVE
PLAN AMENDMENT:**

Planner Bowers provided an overview of the public approval process and the review and approval criteria and the staff conclusions for Ordinance No. O2025-009 as presented in the staff report.

Chair Robbins opened the testimony for the public hearing at 7:11 p.m.

No comments were given.

Chair Robbins closed the public hearing at 7:12 p.m.

MOTION:

Commissioner Kirkpatrick moved, seconded by Commissioner Nelson to forward Ordinance No. O2025-009 as is to the City Council for adoption. Motion carried unanimously.

**ORDINANCE NO.
O2025-010 - 2025
COMPREHENSIVE
PLAN PERIODIC
UPDATE**

Planner Bowers presented staff conclusions from Ordinance O2025-010, 2025 Comprehensive Plan Periodic Update and requested that the Planning Commission set a public hearing.

Commissioners discussed comments provided by Olympia Master Builders and responses provided to partners and interested parties.

MOTION:

Commissioner Nelson moved, seconded by Commissioner Kirkpatrick to set a public hearing for November 10, 2025. Motion carried unanimously.

**ORDINANCE NO.
O2025-011 - 2025
DEVELOPMENT CODE
UPDATE**

Planner Smith-Erickson presented an overview of Ordinance No. O2025-011 - Development Code Updates. These updates are related to the 2025 Comprehensive Plan Periodic Update which are due for adoption by December 31, 2025.

Commissioners stated that they appreciated information presented about the context and why the updates are important. Commissioners requested that staff focus on substantive changes for the work session.

Commissioners discussed the proposed development code changes and how they support middle housing. Topics included:

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- Zoning and density,
 - Middle housing and ADUs,
 - Parking requirements, and;
 - Religiously supported housing requirements.

NEXT MEETING DATE: The next meeting is scheduled for Monday, November 10, 2025.

ADJOURNMENT: **With there being no further business Chair Robbins adjourned the meeting at 8:33 p.m.**

Prepared by Dana Bowers, Associate Planner