MEETING MINUTES

TUMWATER PLANNING COMMISSION
October 13, 2026

CONVENE:	7:00 p.m.
PRESENT:	Chair Elizabeth Robbins, Vice Chair Brandon Staff, and Commissioners Sandra Nelson, Terry Kirkpatrick, and Gina Kotek. Excused: Commissioner Matthew Rounsley. Staff: Deputy Community Development Director Sharon Lumbantobing, Associate Planner Dana Bowers, Assistant City Administrator Kelly Adams, Economic Development Coordinator Gene Angel, and Deputy Transportation and Engineering Department Director Jeff Cook. Other: Mayor Leatta Dahlhoff, Councilmembers Kelly Von Holtz and Brandon Weedon.
CHANGES TO THE AGENDA:	No changes.
APPROVAL OF THE MINUTES:	**Commissioner Nelson moved, seconded by Commissioner Kotek, to approve the minutes of September 22, 2026, as presented. Motion carried unanimously.**
COMMISSIONERS' REPORT:	Commissioner Kirkpatrick acknowledged that Intercity Transit now has active bus stops on Henderson Blvd.
DEPUTY DIRECTOR'S REPORT:	Deputy Director Lumbantobing listed items for the next meeting which include the Economic Development Element work session and the draft 2027 Community Development Department Work Program.
PUBLIC COMMENT:	No public comment.

PUBLIC HEARING:

ORDINANCE NO. O2026-017, MULTIFAMILY HOUSING TAX EXEMPTION EXTENSION:

Chair Robbins opened the public hearing at 7:08 p.m.

Deputy Director Lumbantobing presented Ordinance No. 02026-017, which proposes amendments to Tumwater Municipal Code (TMC) Chapter 3.30, *Multifamily Housing Tax Exemption*. The proposed update extends the program deadlines by one year to allow time for the City to complete the Multifamily Tax Exemption Program evaluation. Staff will present the evaluation findings to the City Council in January 2027 and seek direction on additional programmatic code amendments.

Deputy Director Lumbantobing requested that the Planning Commission recommend approval of the ordinance to the General Government Committee (GGC) for consideration at their July 15, 2026, meeting.

Chair Robbins opened the public comment portion of the public hearing at 7:10 p.m.

No public comment was given.

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

Chair Robbins closed the public hearing at 7:13 p.m.

MOTION:

Commissioner Kirkpatrick moved, seconded by Vice Chair Staff, to forward a recommendation to adopt Ordinance No. O2026-017, Multifamily Housing Tax Exemption Extension to the General Government Committee for consideration at its October 21, 2026, meeting. Motion carried unanimously.

ORDINANCE NO. O2026-010, TRANSPORTATION UPDATES:

Planner Bowers presented Ordinance No. O2026-010, Transportation Updates. The ordinance includes state-required updates to transportation impact fee and concurrency requirements, and staff recommended amendments to impact fee credits, model transportation code references, stop sign requirements at designated intersections, no parking zones and speed zones.

Commissioners expressed concerns about the following:

- Potential reduction of City revenues from reduced impact fees
- Increased demand on transportation infrastructure and parking due to concurrency exemptions for additional units
- Increased burden on homeless community in recovering stolen bicycles related to lack of licensing

MOTION:

Commissioner Kirkpatrick moved, seconded by Commissioner Nelson, to set a public hearing on Ordinance No. O2026-010 for November 10, 2026. Motion carried unanimously.

BRIEFING ON 2026 COMPREHENSIVE PLAN AMENDMENTS:

Assistant Administrator Adams and Coordinator Angel presented Ordinance No. O2026-012, Economic Development Element, providing an overview of the key findings and recommendations. They provided detailed information about current and projected employment growth.

Commissioners discussed the following topics and raised questions about:

- Diversifying employment opportunities
- Recognizing economic connections with neighboring jurisdictions
- Pay equity and the prevalence of low-wage jobs
- Retaining entry level employment opportunities
- Potential costs associated with implementing the proposed actions
- Involvement of the Tumwater Chamber of Commerce and other community partners
- Identifying and communicating the City's top three to five priority actions

Coordinator Angel explained that economic diversification could include expanding tourism and manufacturing, which could bring new revenue into the local economy rather than simply circulating existing dollars. He also noted that these industries represent only part of a broader diversification strategy. Assistant Administrator Adams provided updates on Brewery District redevelopment and the Mayor's listening sessions with Capitol Corridor businesses.

NEXT MEETING DATE:

The next meeting is scheduled for Tuesday, October 27, 2026.

ADJOURNMENT: **With no further business, Chair Robbins adjourned the meeting at 8:35 p.m.**

Prepared by Dana Bowers, Associate Planner