



CITY OF  
**TUMWATER**

**PLANNING COMMISSION  
MEETING AGENDA**

**Online via Zoom and In Person at  
Tumwater Fire Department  
Headquarters, Training Room, 311 Israel  
Rd. SW, Tumwater, WA 98501**

**Tuesday, June 09, 2026  
7:00 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes
  - a. May 26, 2026 Meeting Minutes
5. Commissioner's Reports
6. Deputy Director's Report
7. Public Comment
8. Ordinance No. O2026-008, Building Demolition
9. Next Meeting Date - 06/23/2026
10. Adjourn

**Meeting Information**

The public are welcome to attend in person, by telephone or online via Zoom.

**Watch Online**

Go to <http://www.zoom.us/join> and enter the Webinar ID 869 8213 3356 and Passcode 403743.

**Listen by Telephone**

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 869 8213 3356 and Passcode 403743.

**Public Comment**

The public is invited to attend the hearing and offer comment. The public may register in advance for this webinar to provide comment: [https://us02web.zoom.us/webinar/register/WN\\_PySVyo3xQC6mRh-WR9smkw](https://us02web.zoom.us/webinar/register/WN_PySVyo3xQC6mRh-WR9smkw)

After registering, you will receive a confirmation email containing information about joining the webinar.

The public may also submit comments prior to the meeting by sending an email to:

[cdd@ci.tumwater.wa.us](mailto:cdd@ci.tumwater.wa.us). Please send the comments by 1:00 p.m. on the date of the meeting.

Comments are submitted directly to the Commission/Board Members and will not be read individually into the record of the meeting.

If you have any questions, please contact Deputy Community Development Director, Sharon Lumbantobing at (360) 754-4180 or [slumbantobing@ci.tumwater.wa.us](mailto:slumbantobing@ci.tumwater.wa.us).

### **Post Meeting**

Video of this meeting will be recorded and posted on our City Meeting page: <https://tumwater-wa.municodemeetings.com>.

### **Accommodations**

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City's ADA Coordinator directly, call (360) 754-4129 or email [ADACoordinator@ci.tumwater.wa.us](mailto:ADACoordinator@ci.tumwater.wa.us). For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

### **What is the Planning Commission?**

*The Tumwater Planning Commission is a citizen advisory commission that is appointed by and advisory to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Actions by the Planning Commission are not final decisions; they are Commission recommendations to the City Council who must ultimately make the final decision. If you have any questions or suggestions on ways the Commission can serve you better, please contact the Community Development Department at (360) 754-4180.*

### **Decorum Statement**

Welcome to the Planning Commission meeting. We thank you for attending.

The City Council encourages community engagement in local government and provides a variety of ways to participate.

The Chair of the Planning Commission will be responsible for conducting orderly and efficient meetings within the scheduled time. To accomplish that, the Chair will maintain order and decorum and can regulate inappropriate debate, repetitious discussion, and disruptive behavior when needed.

The Chair will recognize those that wish to speak and may limit the time allowed for individual comments. City staff will record questions and comments during the meeting. If an issue or question cannot be addressed during the meeting, City staff will address the issue or respond to the question by following up with the individual.

We respectfully request that attendees refrain from disruptions during the meeting and comply with decorum rules.

Thank you for participating.

# MEETING MINUTES

TUMWATER PLANNING COMMISSION  
May 26, 2026



**CONVENE:** 8:00 p.m.

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

Excused: Commissioners Matthew Rounsley and Gina Kotek.

Staff: Associate Planner Dana Bowers, Deputy Community Development Director Sharon Lumbantobing, Community Development Director Brad Medrud, and Sustainability Program Manager Alyssa Jones Wood.

**CHANGES TO THE AGENDA:** No changes.

**APPROVAL OF THE MINUTES:** Vice Chair Staff moved, seconded by Commissioner Kirkpatrick, to approve the minutes of May 12, 2026, as published. Motion carried unanimously.

**COMMISSIONERS' REPORT:** No reports.

**DEPUTY DIRECTOR'S REPORT:** No report.

**PUBLIC COMMENT:** Public Comment was provided by resident and community member Rompa.

**ORDINANCE NO. O2026-008, 2026 BUILDING** Director Medrud presented Ordinance No. O2026-008, 2026 Building Demolition Code Updates, proposing code amendments to Tumwater Municipal Code (TMC) 15.50 Demolition.

**DEMOLITION CODE  
UPDATES:**

Commissioners made the following recommendations:

- Adding a definition of “foundation” and clarifying whether pilings are included
- Clarifying applicability to partial reuse and partial demolition projects
- Updating application requirements to require foundations be shown on site plans
- Adding erosion control standards

**BATTERY ENERGY  
STORAGE SYSTEMS:**

Planner Bowers and Manager Jones Wood presented background information and policy concepts intended to guide potential code amendments related to battery energy storage systems, including:

- Energy Storage Capacity and Use
- Physical Scale of the Facility
- Zone Districts
- Screening and Setbacks
- Fire/Thermal Runway
- Noise
- Decommissioning

Commissioners requested that additional information be provided to the City Council regarding the risks associated with battery energy storage systems. Commissioners also requested additional clarification that the “No Action” alternative would not prohibit battery energy storage systems. Instead, such systems would continue to have a permitting pathway through existing Washington State Department of Labor and Industries process, but without additional standards or regulations that could otherwise be addressed through Tumwater Municipal Code.

**Commissioner Kirkpatrick moved, seconded by Vice Chair Staff to forward a recommendation to City Council to direct staff to prepare code amendments for battery energy storage systems. Motion carried unanimously.**

**NEXT MEETING DATE:**

The next meeting is scheduled for Tuesday, June 9, 2026.

**ADJOURNMENT:**

**With no further business, Chair Robbins adjourned the meeting at 9:24 p.m.**

Prepared by Dana Bowers, Associate Planner

TO: Planning Commission  
FROM: Brad Medrud, Planning Manager  
DATE: June 9, 2026  
SUBJECT: Ordinance No. O2026-008, Building Demolition

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1) Recommended Action:

This is a work session to review Ordinance No. O2026-008. The Planning Commission will be asked to set a hearing date of June 23, 2026, for the ordinance after discussion.

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2) Background:

The intent of the ordinance is to amend TMC Chapter 15.50 of the Tumwater Municipal Code to address the building demolition requirements for removal of foundations.

There was one change to the version of ordinance that was presented at the briefing. At the request of the Commission, a definition of “foundation” was added to TMC 15.50.030 *Definitions*.

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3) Alternatives:

None.

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4) Attachments:

- A. Staff Report
- B. Ordinance No. O2026-008
- C. Presentation

# STAFF REPORT



Date: June 9, 2026  
To: Planning Commission  
From: Brad Medrud, Community Development Director

## Ordinance No. O2026-008 – 2026 Building Demolition

### 1. Recommended Action

This is a work session to review Ordinance No. O2026-008. The Planning Commission will be asked to set a June 23, 2026, hearing date for the ordinance after discussion.

### 2. Background

The intent of the ordinance is to amend Chapter TMC 15.50 of the Tumwater Municipal Code to address the building demolition requirements for removal of foundations.

There was one change to the version of ordinance that was presented at the briefing. At the request of the Commission, a definition of “foundation” was added to TMC 15.50.030 *Definitions*.

### 3. Public Approval Process

An Environmental Checklist for a non-project action was prepared on May 12, 2026, under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance was issued on May 22, 2026. The appeal period on the Determination of Non-Significance will

The ordinance was sent to the Washington State Department of Commerce on May 12, 2026, for their required 60-day review before the proposed text amendments are adopted, in accordance with RCW 36.70A.106.

The Planning Commission had a briefing on the ordinance on May 26, 2026.

A Notice of Public Hearing for the Planning Commission is expected to be issued on June 12, 2026, prior to a public hearing. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in The Olympian.

The Planning Commission is expected to hold a public hearing on the proposed amendments on June 23, 2026. Following the public hearing and deliberations, the Planning Commission is expected to recommend that Council consider the proposed amendments.

The General Government Committee is scheduled to review the Planning Commission’s recommendation on the proposed amendments on July 15, 2026. The City Council is scheduled to consider the proposed amendments on July 21, 2026.

#### 4. Staff Conclusions

1. The proposed text amendments will need to be consistent with the goals of the Washington State Growth Management Act.

- a. The ordinance will need to be consistent with Goal 4 of the Growth Management Act which states:

*Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

The ordinance will address the following goal and policy of the Land Use Element:

*Goal LU-2 Ensure development occurs in an orderly, effective, and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.*

*Policy LU-2.1 Review and update Tumwater’s development review and permitting system on a regular basis for consistency with state law and adopted plans to ensure predictability and to process development permits in a timely and fair manner.*

- b. This ordinance will need to be consistent with Goal 11 of the Growth Management Act which states:

***Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Consideration of the ordinance will involve the community in the planning process through Planning Commission and City Council meetings to address the following goal of the Comprehensive Plan:

*Goal PI-1 Continuously engage with the community and the region.*

2. Based on the above review and analysis, staff will need to conclude that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan.

Staff conclude that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan

## **5. Effects of the Proposed Amendments**

The proposed text amendments would necessitate changes to the Tumwater Municipal Code.

## **6. Staff Contacts**

Brad Medrud, Community Development Director  
City of Tumwater Community Development Department  
360-754-4180  
bmedrud@ci.tumwater.wa.us

**ORDINANCE NO. O2026-008**

**AN ORDINANCE** of the City Council of the City of Tumwater, Washington, amending Chapter 15.50 of the Tumwater Municipal Code to address building demolition requirements.

**WHEREAS**, TMC Chapter 15.50 *Building Demolition* needs to be amended to address the removal of building foundations as part of the building demolition process; and

**WHEREAS**, the City is required to plan under Chapter 36.70A RCW, the Growth Management Act; and

**WHEREAS**, this Ordinance meets the goals and requirements of the Growth Management Act; and

**WHEREAS**, this Ordinance is consistent with the City’s Comprehensive Plan; and

**WHEREAS**, this Ordinance was sent to the Washington State Department of Commerce on May 12, 2026, at least sixty days before the proposed code amendments were adopted, in accordance with RCW 36.70A.106; and

**WHEREAS**, an Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC on May 12, 2026, and a Determination of Non-Significance (DNS) was issued on May 22, 2026; and

**WHEREAS**, the Attorney General *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (October 2024) was reviewed and utilized by the City in objectively evaluating the proposed amendments; and

**WHEREAS**, the Planning Commission received a briefing on the proposed code amendments on May 26, 2026, conducted a work session on June 9, 2026, and held a public hearing on June 23, 2026; and

**WHEREAS**, following the public hearing and deliberations, the Planning Commission recommended approval of the proposed code amendments by the City Council; and

**WHEREAS**, the General Government Committee discussed the Planning Commission's recommendation on the proposed code amendments at a briefing on July 15, 2026; and

**WHEREAS**, the City Council considered the proposed code amendments on July 21, 2026; and

**WHEREAS**, the City Council finds that the provisions of this Ordinance are in the best interest of and protect the health, safety, and welfare of the citizens of the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1.** TMC 15.50.010, Building demolition, of the Tumwater Municipal Code is hereby amended to read as follows:

**15.50.010 Building demolition.**

The provisions of this chapter shall apply to all buildings and structures being demolished, razed, or otherwise destroyed and removed from the property on which they are constructed, with the exception of those structures exempt from permits in the current edition of the building code adopted by the city of Tumwater. Any item for which use or type of structure is unclear shall be reviewed by the building official and assigned a type or use for the purpose of this chapter. When determined by the building official, the requirements contained within the building code for protection of pedestrians shall also apply.

(Ord. O2010-017, Amended, 12/21/2010; Ord. O95-001, Added, 10/03/1995)

**Section 2.** TMC 15.50.020, Definitions, of the Tumwater Municipal Code is hereby amended to read as follows:

**15.50.020 Definitions.**

For the purpose of this chapter, the following definitions shall apply:

- A. "Demolition" means the tearing down, razing or removal of a building or structure or portion thereof, including foundations, for the purpose of complete or partial removal of buildings or structures, or to prepare for reconstruction or remodeling of a building or structure.
- B. "Building" is any structure used or intended for supporting or sheltering any use or occupancy.
- C. "Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

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D. “Demolition permit” means any building permit issued by the city for the express purpose of allowing a demolition to take place.

E. “Bond” means a cash deposit or equivalent fiscal guarantee approved by the building official equal to one hundred percent of the valuation of the demolition work to be performed, as defined in subsection F of this section, but in no case less than \$250.00. The building official may reduce or waive the cash amount of the required bond.

F. “Valuation” for the purpose of providing a bond and calculating a permit fee for building demolition shall be the estimated cost to complete all scheduled demolition work; including, but not limited to: (1) removal of buildings, structures and foundations; (2) removal and termination of public and private site utilities; (3) abatement and/or removal of asbestos or other hazardous materials; (4) restoration of street frontage improvements; (5) protection of the property from erosion; and (6) restoration of the site to eliminate trash, debris, attractive nuisances, or hazards to life or property. When permit applications for replacement structures have been submitted to the city, valuation does not include the removal of foundations.

G. “Foundation,” as defined in the International Building Code, means the structural element that transfers the weight of a building to the underlying earth.

(Ord. O2010-017, Amended, 12/21/2010; Ord. O95-001, Added, 10/03/1995)

**Section 3.** A new Section TMC 15.50.033, Foundation removal, is hereby added to the Tumwater Municipal Code to read as follows:

**15.50.033 Foundation removal.**

A. When a structure is completely demolished all foundations and slabs must be removed unless otherwise approved by the building official.

B. If approved by the building official, foundations may remain when permit applications for replacement structures have been submitted to the city.

**Section 4.** TMC 15.50.035, Application requirements, of the Tumwater Municipal Code is hereby amended to read as follows:

**15.50.035 Application requirements.**

Application shall be made for demolition permits on forms provided by the city. An application shall also include:

A. Site plan of property where work is going to take place. This plan shall include structure(s) being demolished, including foundations, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.

B. Copy of asbestos survey required by the Olympic Region Clean Air Agency.

C. Results of a pest inspection and, if necessary, a pest management plan.

D. Plans for restoring frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.

E. A certificate of appropriateness waiver from the Tumwater historic preservation commission is required if buildings or structures are registered on the Tumwater register of historic places or districts.

F. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, how the site will be addressed after demolition, including, removing foundations, final grading, and erosion control, or other items as required by the building official.

G. Permit Fee. Permit fees are to be determined according to applicable fee schedules of the building code and adopted by local amendment by the city of Tumwater. The building official shall verify valuations submitted for permit purposes. The building official may require additional documentation from the applicant to verify valuations.

(Ord. O2018-007, Amended, 10/16/2018; Ord. O2010-017, Amended, 12/21/2010; Ord. O95-001, Added, 10/03/1995)

**Section 5.** TMC 15.50.060, Final inspection by the city, of the Tumwater Municipal Code is hereby amended to read as follows:

**15.50.060 Final inspection by the city.**

A final inspection shall be made when all demolition-related debris, contaminated soil, paving, concrete, foundations, and utilities have been removed from the property and disposed of properly.

(Ord. O2010-017, Amended, 12/21/2010; Ord. O95-001, Added, 10/03/1995)

**Section 6. Corrections.** The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**Section 7. Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 8. Severability.** The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application

thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

**Section 9. Effective Date.** This ordinance shall become effective thirty (30) days after passage, approval and publication as provided by law.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF TUMWATER

\_\_\_\_\_  
Leatta Dahlhoff, Mayor

ATTEST:

\_\_\_\_\_  
Melody Valiant, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Karen Kirkpatrick, City Attorney

Published:\_\_\_\_\_

Effective Date:\_\_\_\_\_

# Building Demolition Ordinance No. O2026-008



Planning Commission Work Session, June 9, 2026

# Background and Request

The intent of the ordinance is to amend Chapter 15.50 of the Tumwater Municipal Code to address the building demolition requirements for removal of foundations

The Planning Commission will be asked to set a hearing date of June 23, 2026, for the ordinance after discussion



# Amendments

In response to Planning Commission comments at the briefing, staff amended TMC 15.50.020 *Definitions* to add the following:

*G. “Foundation,” as defined in the International Building Code, means the structural element that transfers the weight of a building to the underlying earth.*

No other changes were made to the ordinance



# Next Steps

