



CITY OF
TUMWATER

**GENERAL GOVERNMENT COMMITTEE
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Council Conference
Room, 555 Israel Rd. SW, Tumwater, WA
98501**

**Wednesday, March 11, 2026
11:00 AM**

1. Call to Order
2. Roll Call
3. Approval of Minutes: General Government Committee, February 11, 2026
4. Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation (TUM-25-0128) (Community Development Department)
5. Committee Meeting Schedule (Executive Department)
6. Additional and Future Items
7. Adjourn

Meeting Information

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

<https://us02web.zoom.us/j/86038151071?pwd=KD2TzeSLBthEh05JGU1gUfxaGQO4gR.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 860 3815 1071 and Passcode 786308.

Public Comment

The public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 5:00 p.m. the day before the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

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. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

MEETING MINUTES

TUMWATER GENERAL GOVERNMENT COMMITTEE
February 11, 2026



CONVENE: 8:00 a.m.

PRESENT: Chair Eileen Swarthout, Councilmembers Joan Cathey and Brandon Weedon

Staff: City Administrator Paul Simmons, Assistant City Administrator Kelly Adams, Community Development Department Director Brad Medrud, Deputy Community Development Director Sharon Lumbantobing, Housing, Land Use Planner Erika Smith-Erickson and Administrative Assistant Jessica Lee

APPROVAL OF MINUTES: Councilmember Cathey moved, seconded by Councilmember Weedon, to approve the minutes of January 14, 2026, as presented. A voice vote approved the motion.

SELECTION OF COMMITTEE CHAIR: Councilmember Cathey nominated Eileen Swarthout to serve as Chair of the General Government Committee. Councilmember Weedon seconded the nomination. There were no other nominations.

VOTE OF AFFIRMATION: Through a unanimous vote, Councilmember Swarthout was elected to serve as Chair of the Tumwater General Government Committee during 2026 and 2027.

COMMITTEE MEETING TIME CHANGE: The Committee discussed changing the regular meeting time from 8:00 a.m. to 11:00 a.m. on the second Wednesday of each month. Members and staff confirmed the later time would be workable and consistent with other committee schedules.

MOTION: Councilmember Cathey moved, seconded by Councilmember Weedon, to change the General Government Committee meeting time from 8:00 a.m. to 11:00 a.m. on the

second Wednesday of each month. A voice vote approved the motion unanimously.

2026 PRELIMINARY DOCKET – COMPREHENSIVE PLAN TEXT AMENDMENTS:

Director Medrud presented the 2026 Preliminary Docket for Comprehensive Plan text amendments. Under the Growth Management Act, the City may amend its Comprehensive Plan once per year. The proposed 2026 amendments are City-sponsored and include updates to the Economic Development Element, the Parks, Recreation and Open Space (PROS) Element, and the Joint Plan with Thurston County.

Staff explained that the Economic Development Element was last amended in 2019 and will be largely staff-driven, while the PROS Element, last updated in 2008 with a minor amendment in 2016, requires revision to maintain compliance and grant eligibility. The amendments are included in the adopted Long-Range Planning Work Program. Following Council approval of the preliminary docket, staff will proceed with updates and return later in the year for formal adoption.

MOTION:

Councilmember Cathey moved, seconded by Councilmember Weedon, to place the 2026 Preliminary Docket of Comprehensive Plan Text Amendments on the February 17, 2026, Consent Calendar for approval. A voice vote approved the motion unanimously.

EMERGENCY, TRANSITIONAL, AND PERMANENT SUPPORTIVE HOUSING FEASIBILITY STUDY – COUNCIL DIRECTION ON RFP SCOPE:

Director Medrud outlined a consultant-led feasibility study focused on emergency, transitional, and permanent supportive housing. The Comprehensive Plan includes a 20-year goal of 184 emergency housing beds and 723 permanent supportive housing units.

The Committee discussed priorities to guide development of the Request for Proposals (RFP), including understanding Tumwater’s needs, reviewing county services, evaluating funding options and financial risk, and considering phased approaches. Members also expressed interest in exploring transitional housing and identifying decision points for future action.

The Committee supported moving forward with development of the RFP as discussed. No formal motion was required.

ADJOURNMENT:

With there being no further business, Chair Swarthout adjourned the meeting at 8:51 a.m.

Prepared by Jessica Lee Administrative Assistant

TO: General Government Committee
 FROM: Dana Bowers, Associate Planner
 DATE: March 11, 2026
 SUBJECT: Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation (TUM-25-0128)

1) Recommended Action:

Place Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation on the March 17, 2026, City Council consideration calendar with a recommendation to adopt.

2) Background:

The owners of two properties located in Tumwater’s urban growth area at the northwest corner of 93rd Avenue SW and Case Road SW in unincorporated Thurston County filed petition applications under Chapter 35A.14 RCW for annexation to the City on February 5, 2025, that were deemed complete on March 18, 2025, after payment of the necessary review fees.

The General Government Committee was briefed on the proposed annexation petitions at their April 15, 2025, meeting. On May 6, 2025, the City Council met with the petitioners, agreed to accept the proposed annexation for further processing, and determined that the owners of parcels proposing to be annexed will be required to assume a proportionate share of existing City indebtedness.

The Thurston County Assessor certified that the sixty percent petitions as legally sufficient (i.e., containing valid signatures representing at least 60 percent of the assessed property value) on June 3, 2025.

After the General Government Committee was briefed on Resolution No. R2025-011, Intent to Annex 93rd Ave and Case Rd. SW, on June 9, 2025, the City Council held a duly noticed public hearing on the resolution on August 19, 2025, and adopted the resolution.

Staff forwarded the petition and Notice of Intent to the Boundary Review Board for their review. The Boundary Review Board approved the annexation on January 3, 2026.

3) Policy Support:

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-2.5 Ensure new annexations adhere to the goals and policies agreed to by Tumwater and Thurston County

4) Alternatives:

None.

5) Fiscal Notes:

An initial review of the fiscal impact of the proposed annexations was completed in advance of the May 6, 2025, City Council meeting.

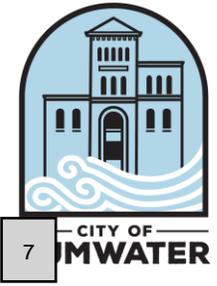
6) Attachments:

- A. Presentation - 93rd Avenue SW and Case Road SW Annexation
- B. Ordinance No. O2026-001 - 93rd Avenue SW and Case Road SW Annexation



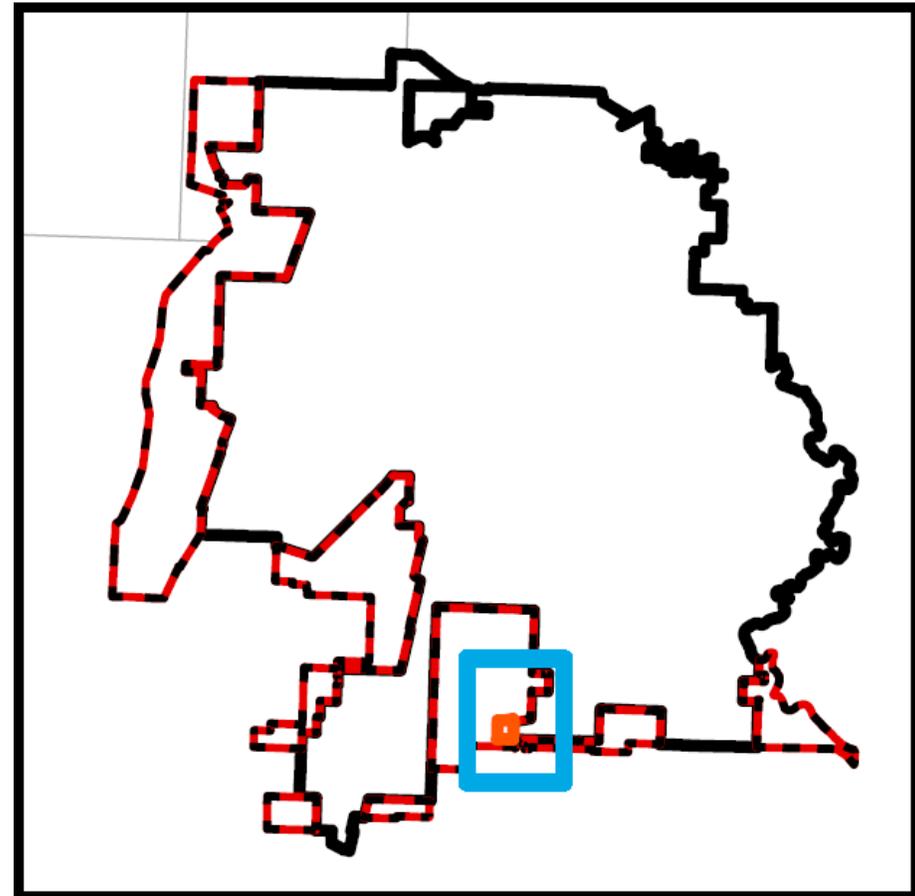
Ordinance No. O2026-001 93rd Avenue SW & Case Road SW Annexation

General Government Committee, March 11, 2026
Dana Bowers, Community Development



Background

- Owner initiated
- 93rd Avenue SW and Case Rd SW
- Within Urban Growth Area
- Accepted fair share of the City's indebtedness
- Accepted the City's land use designations and zone districts for their property

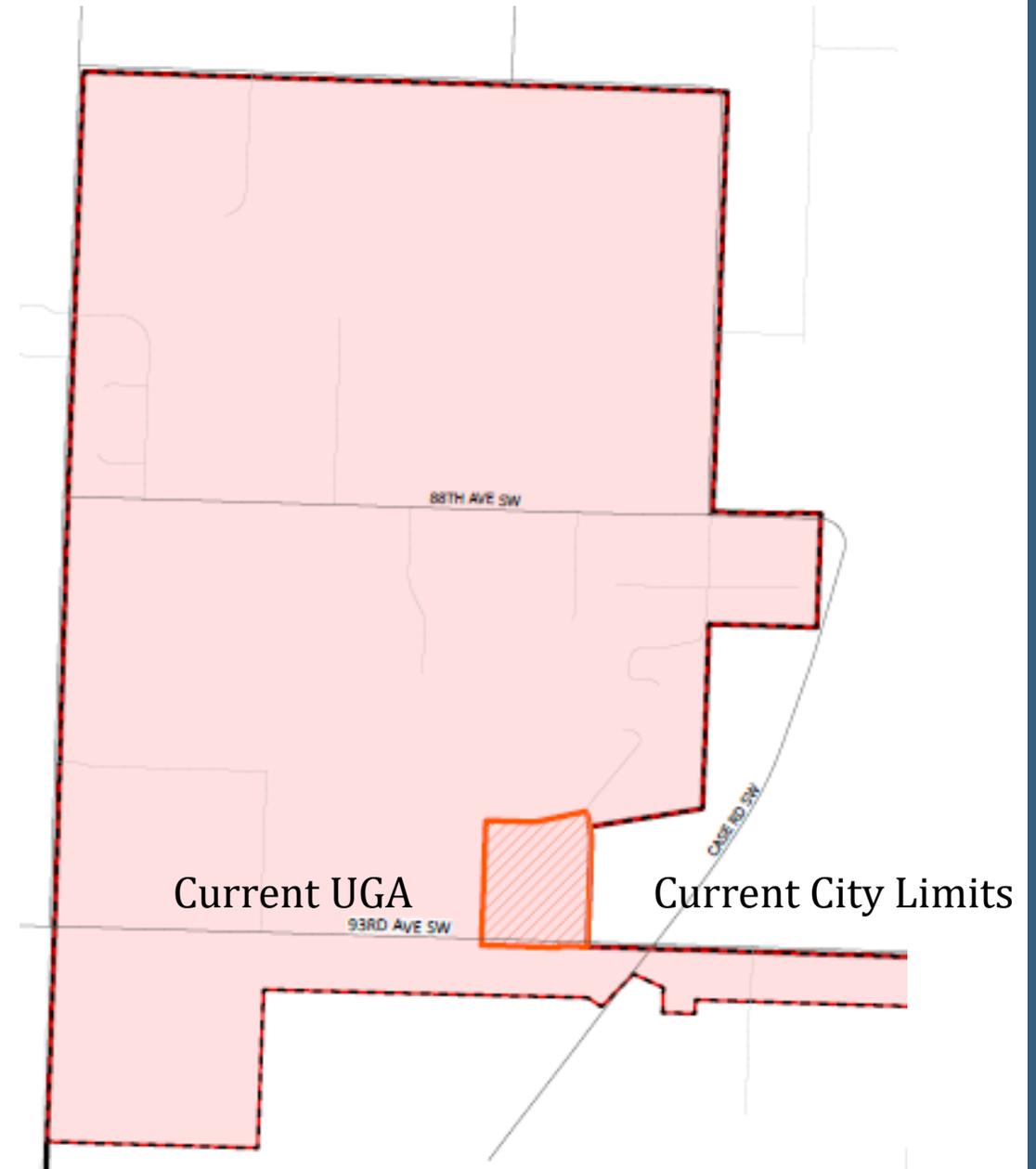


-  Annexation Area
-  Tumwater City Limits
-  Tumwater Urban Growth Area

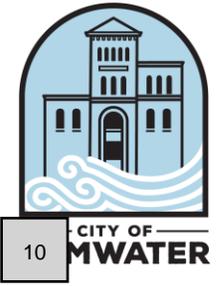
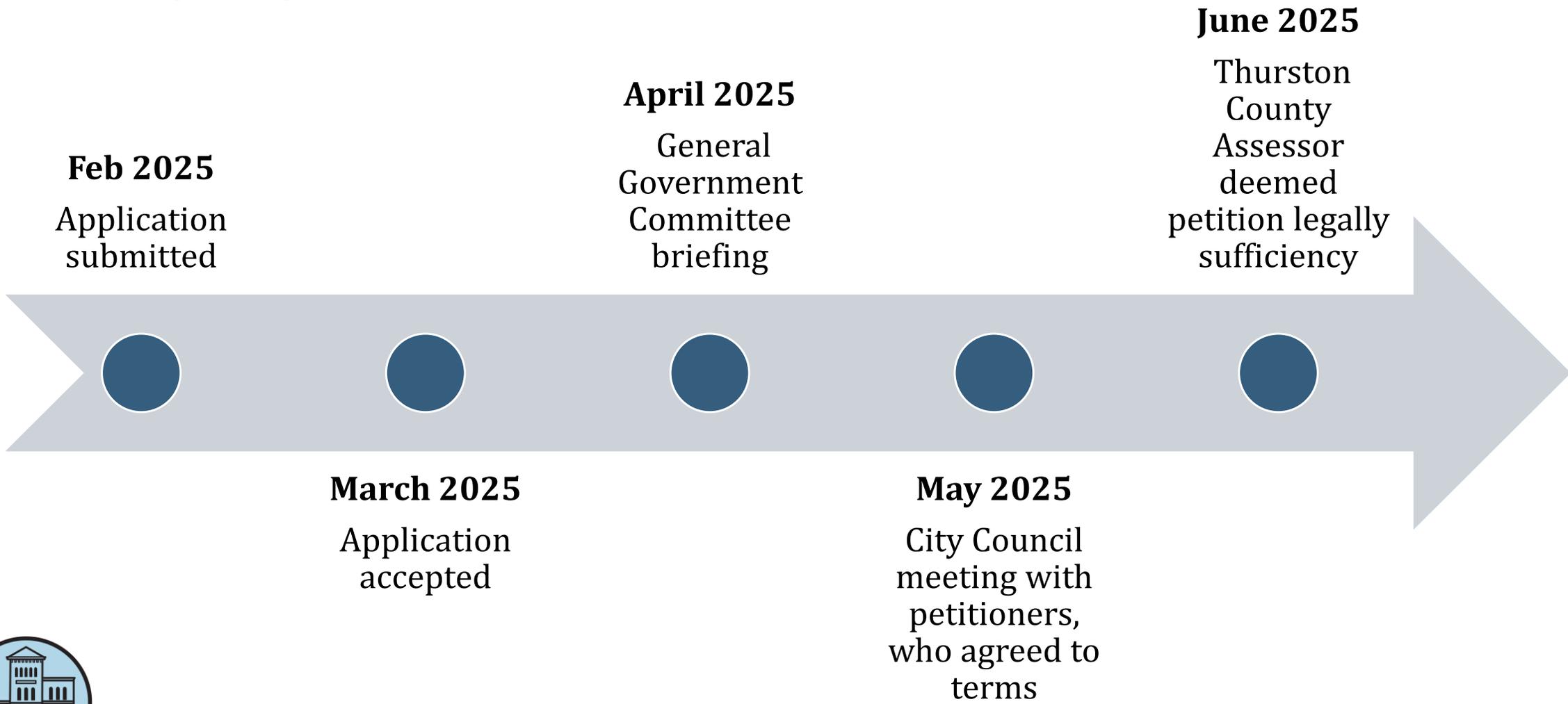


Annexation Area

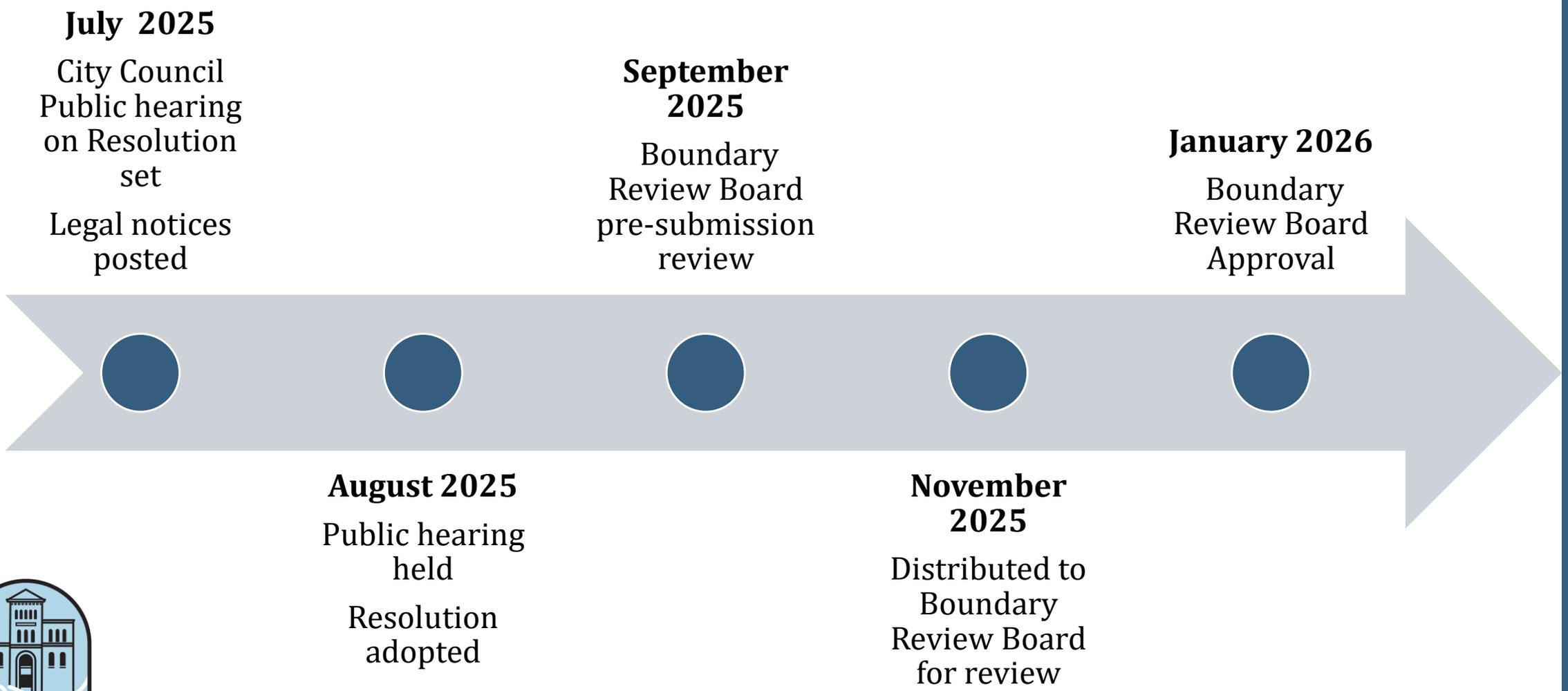
- 11.80 acres total in size
- Light Industrial zone district designation
- Undeveloped aside from a house and outbuildings
- Currently within East Olympia Fire District



Timeline



Timeline



Next Steps

City Council
adopts the
annexation

Staff sends Notice
of Annexation to
County and other
agencies



Recommended Action

- Place Ordinance No. 02026-001, 93rd Avenue SW and Case Road SW Annexation on the March 17, 2026, City Council consideration calendar with a recommendation to adopt



Thank you!

Comments and questions:

Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: cdd@ci.tumwater.wa.us



ORDINANCE NO. O2026-001

AN ORDINANCE of the City Council of the City of Tumwater, Washington, annexing certain contiguous property located adjacent to 93rd Avenue SW and Case Road SW in Thurston County, Washington, to the City of Tumwater, as more particularly described herein.

WHEREAS, on March 18, 2025, pursuant to RCW 35A.14.120, Nathan Waunch and H. John and Diane Elwin, owners of not less than ten percent (10%) in value, according to the assessed valuation for general taxation, of the property described in Exhibits A and B, notified the Tumwater City Council of their request for annexation of such property to the City of Tumwater; and

WHEREAS, on April 15, 2025, Tumwater staff briefed the General Government Committee on the annexation request, and the Committee scheduled consideration of the ten percent annexation petition for the City Council meeting on May 6, 2025; and

WHEREAS, at their May 6, 2025, regular meeting the City Council met with the initiating parties, accepted the proposal to annex, established the proposed annexation boundaries, and determined that the properties within the annexation area shall assume a proportionate share of existing City indebtedness; and

WHEREAS, on June 3, 2025, the Thurston County Assessor certified that the annexation petition meets the sufficiency requirements of RCW 35A.01.040, including the requirement that it be signed by owners of more than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property proposed for annexation; and

WHEREAS, on July 9, 2025, the petitioners filed the sixty percent (60%) annexation petition with the City; and

WHEREAS, on July 9, 2025, the General Government Committee scheduled a public hearing with the City Council on Resolution No. R2025-011, establishing intent to annex certain contiguous property located adjacent to 93rd Avenue SW and Case Road SW, for August 19, 2025; and

WHEREAS, on July 25, 2025, the Tumwater City Clerk posted and published a Notice of Public Hearing on approval of Resolution No. R2025-011, establishing intent to annex certain contiguous property located adjacent to 93rd Avenue SW and Case Road SW, in the manner provided by law; and

WHEREAS, on August 19, 2025, the City Council held a duly noticed public hearing on approval of Resolution No. R2025-011, establishing intent to annex certain

contiguous property located adjacent to 93rd Avenue SW and Case Road SW, at Tumwater City Hall; and

WHEREAS, following the public hearing, the City Council determined that annexation of the property described in the legal description and map attached as Exhibits A and B would be in the best interests of the City of Tumwater and its residents; and

WHEREAS, on August 19, 2025, the City Council adopted Resolution No. R2025-011 declaring its intent to annex the property as described in Exhibits A and B; and

WHEREAS, on September 19, 2025, Tumwater staff submitted a Notice of Intent application to the Thurston County Boundary Review Board for review; and

WHEREAS, on November 19, 2025, the Thurston County Boundary Review Board distributed the application for review; and

WHEREAS, on January 3, 2026, following the applicable review period, the Boundary Review Board approved the Notice of Intent application, allowing the City of Tumwater to proceed with final action; and

WHEREAS, on January 16, 2026, Tumwater staff notified the Washington State Office of Financial Management of the annexation proposal; and

WHEREAS, on January 20, 2026, the Washington State Department of Transportation conducted a preliminary review of the legal description and map attached as Exhibit A and B; and

WHEREAS, Tumwater staff has determined that the annexation is consistent with the City of Tumwater Comprehensive Plan, adopted annexation policies, the County-Wide Planning Policies, the Thurston County-Tumwater Joint Plan, and the Growth Management Act; and

WHEREAS, the General Government Committee discussed this annexation ordinance in a work session on March 11, 2026; and

WHEREAS, on March 17, 2026, the City Council considered this annexation ordinance; and

WHEREAS, following adoption of this ordinance, the City of Tumwater will submit the ordinance to the Washington State Office of Financial Management for

certification and will distribute required notices to Thuston County, affected utility providers, and applicable fire protection and library districts.

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

Section 1. The Tumwater City Council hereby annexes the property described in Exhibit A and depicted in Exhibit B attached hereto and by this reference incorporated as if fully set forth herein as of the effective date of this ordinance.

Section 2. It is hereby further declared that upon annexation, the property described in Section 1 above shall be subject to existing indebtedness of the City of Tumwater.

Section 3. Zoning and land use designations shall be applied which are consistent with the Tumwater Comprehensive Plan.

Section 4. The Airport Overlay Zone and Aquifer Protection Overlay Zone shall be applied pursuant to the Tumwater Municipal Code and the Tumwater Comprehensive Plan.

Section 5. 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 6. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 7. 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 8. Effective Date. This Ordinance shall become effective on the first day of June, 2026, following passage, approval and publication as provided by law.

ADOPTED this seventeenth day of March, 2026.

CITY OF TUMWATER

Leatta Dahlhoff, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published: _____

Effective Date: June 1, 2026

Exhibit "A"

Legal land description of total property to be annexed.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

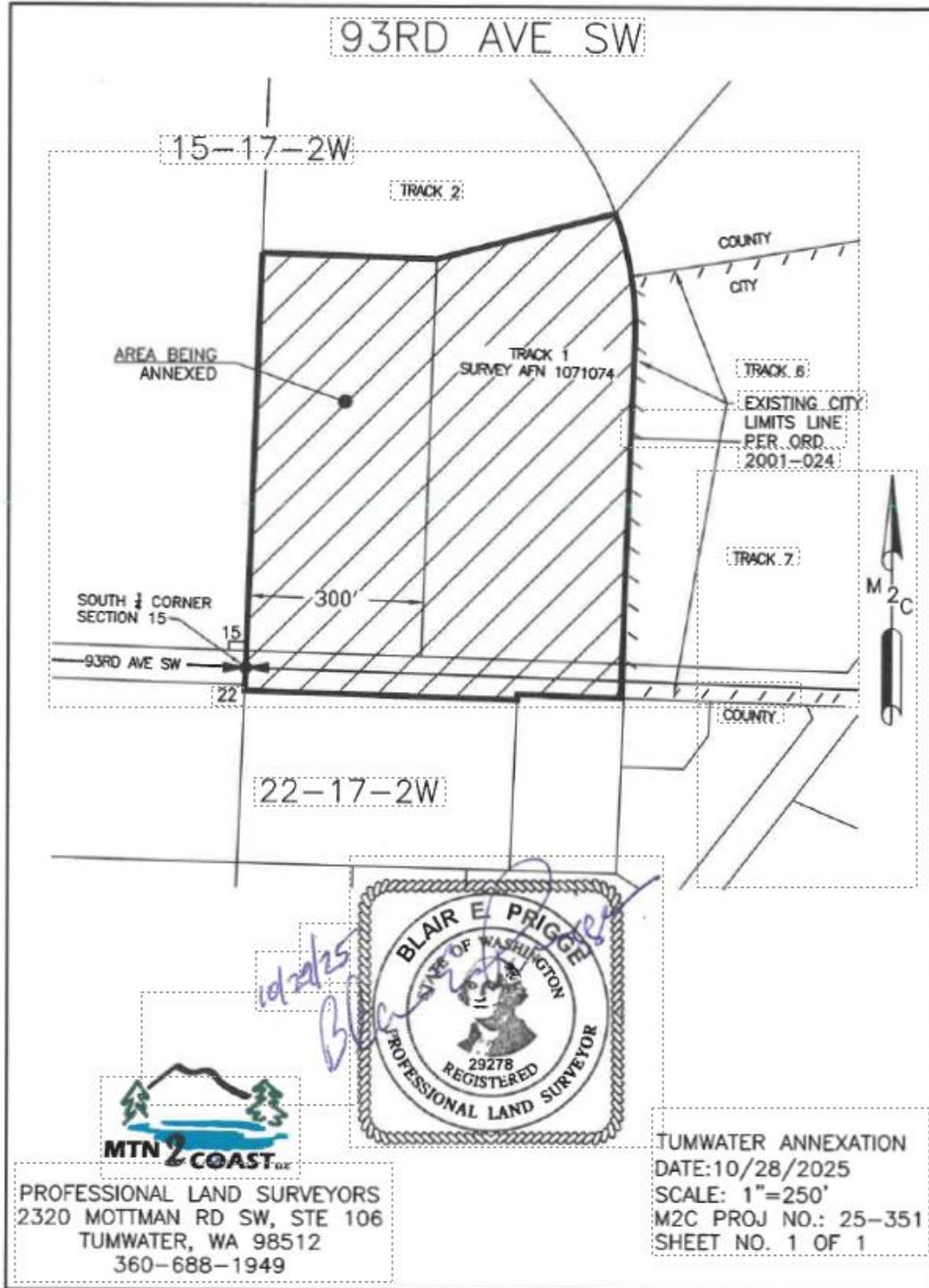
THE SOUTH 726.00 FEET OF THE WEST 300.00 FEET OF SAID SUBDIVISION AND TRACT 1 OF THAT SURVEY RECORDED MARCH 20, 1979 UNDER AUDITOR'S FILE NUMBER 1071074, RECORDS OF THURSTON COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF 93RD AVE SW RIGHT-OF-WAY LYING ADJACENT TO SAID WEST 300.00 FEET AND SAID TRACT 1 ON THE SOUTH; A PORTION OF SAID RIGHT-OF-WAY LIES IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2 WEST, WM;

SITUATE IN THURSTON COUNTY, WASHINGTON; CONTAINING 11.8.0 ACRES, MORE OR LESS.

Exhibit "B"

Map of total property to be annexed.



TO: General Government Committee
FROM: Paul Simmons, City Administrator
DATE: March 11, 2026
SUBJECT: Committee meeting schedule

1) Recommended Action:

Determine which day and time works best for future meetings of the General Government Committee.

2) Background:

The day and time of future meetings may need to be changed to accommodate the schedules of committee members.

3) Policy Support:

2026-2032 Strategic Priorities
Tumwater Excellence
Refine and sustain a great organization.

4) Alternatives:

n/a

5) Fiscal Notes:

n/a

6) Attachments:

A. none