



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 23, 2026
7:00 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes
 - a. Planning Commission Minutes - June 9th, 2026
5. Commissioner's Reports
6. Deputy Director's Report
7. Public Comment
8. Public Hearing
 9. Ordinance No. O2026-008, Building Demolition
10. Ordinance No. O2026-016, Parking Lot Lighting
11. Next Meeting Date - 07/14/2026
12. 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 876 6836 9989 and Passcode 911174.

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 876 6836 9989 and Passcode 911174.

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_DAYTsvr2Qy-flUOIKLfhZg

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. 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.

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.

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
June 9, 2026



CONVENE: 7:01 p.m.

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

Excused: Commissioner Gina Kotek.

Staff: Associate Planner Spencer McKenna, Associate Planner Dana Bowers, and Deputy Community Development Director Sharon Lumbantobing.

CHANGES TO THE AGENDA: No changes.

APPROVAL OF THE MINUTES: **Commissioner Nelson moved, seconded by Commissioner Kirpatrick, to approve the minutes of May 26, 2026, as presented. Motion carried unanimously.**

COMMISSIONERS' REPORT: No reports.

DEPUTY DIRECTOR'S REPORT: Deputy Director Lumbantobing provided updates to projects including the following:

- Upcoming Planning Commission meeting topics
- City Council direction for staff to develop regulations for battery energy storage systems
- Introduction of the new Associate Planner

PUBLIC COMMENT: No public comment.

**ORDINANCE NO.
O2026-008, 2026
BUILDING
DEMOLITION CODE
UPDATES:**

Deputy Director Lumbantobing presented Ordinance No. O2026-008, 2026 Building Demolition Code Updates, proposing code amendments to Tumwater Municipal Code (TMC) 15.50 Demolition. These amendments included a definition of “foundation”, per the request of Commissioner Kirkpatrick.

MOTION

Commissioner Rounsley moved, seconded by Commissioner Nelson, to schedule a public hearing on Ordinance No. O2026-008, Building Demolition Code Updates for June 23, 2026. Motion carried unanimously.

NEXT MEETING DATE:

The next meeting is scheduled for Tuesday, June 23, 2026.

ADJOURNMENT:

With no further business, Chair Robbins adjourned the meeting at 7:17 p.m.

Prepared by Spencer McKenna, Associate Planner

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: June 23, 2026
SUBJECT: Ordinance No. O2026-008, Building Demolition

1) Recommended Action:

Conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. O2026-008.

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.

The Planning Commission was briefed on the ordinance on May 26, 2026, and held a work session on June 9, 2026.

3) Alternatives:

None.

4) Attachments:

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

STAFF REPORT



Date: June 23, 2026
To: Planning Commission
From: Brad Medrud, Community Development Director

Ordinance No. O2026-008 – 2026 Building Demolition

1. Recommended Action

The Planning Commission will be asked to conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. O2025-008.

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.

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 ended June 11, 2026.

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, and held a work session on June 9, 2026.

A Notice of Public Hearing for the Planning Commission was issued on June 12, 2026, prior to a public hearing. The notice was 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.

Ordinance No. O2026-008 - Page 2 of 5

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.

Ordinance No. O2026-008 - Page 3 of 5

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 Hearing, June 23, 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 conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. 02025-008



Amendments

1. Amended TMC 15.50.020 *Definitions*
 - a. Added “...including foundations...” to the definition of “demolition”
 - b. Added definition of foundation:

“G. “Foundation,” as defined in the International Building Code, means the structural element that transfers the weight of a building to the underlying earth.”
 - c. Added the sentence “*When permit applications for replacement structures have been submitted to the city, valuation does not include the removal of foundations.*” to the definition of “valuation”



Additions

2. Added new section TMC 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.*



Amendments

2. Amended TMC 15.50.035 *Application requirements*
 - a. Added “...including foundations,...” to the items required on a site plan for a demolition
 - b. Added “... how the site will be addressed after demolition, including, removing foundations, final grading, and erosion control,...” to the items included in a written work schedule for a demolition



Next Steps

State Environmental Protection Act

- Checklist completed May 12, 2026
- Determination of Non-significance issued May 22, 2026
- Determination Appeal Period ended June 11, 2026

Notice of Intent

- Submitted May 12, 2026
- Comment Period will end July 11, 2026

City Council

- General Government Committee July 15, 2026
- Consideration July 21, 2026



TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: June 23, 2026
SUBJECT: Ordinance No. O2026-016, Parking Lot Lighting

1) Recommended Action:

This is a briefing on Ordinance No. O2026-016. The Planning Commission will be asked to set a hearing date of July 14, 2026, for the ordinance after discussion.

2) Background:

The intent of the ordinance is to amend Chapter 18.50 of the Tumwater Municipal Code to address parking lot lighting requirements for large multiple building complexes or multiple tenant buildings adjacent to Interstate 5.

3) Alternatives:

None.

4) Attachments:

- A. Staff Report
- B. Ordinance No. O2026-016
- C. Presentation

STAFF REPORT



Date: June 23, 2026

To: Planning Commission

From: Brad Medrud, Community Development Director

Ordinance No. O2026-016 – Parking Lot Lighting

1. Recommended Action

This is a briefing on Ordinance No. O2026-016. The Planning Commission will be asked to set a hearing date of July 14, 2026, for the ordinance after discussion at the briefing.

2. Background

The intent of the ordinance is to amend TMC 18.50.060 *Off-street parking areas – Design requirements* of TMC 18.50 *Off-Street Parking* of the Tumwater Municipal Code to address the requirements for the height of parking lot lighting for large multiple building complexes or multiple tenant buildings adjacent to Interstate 5.

Parking lot lighting requirements are addressed in two chapters of TMC Title 18 *Zoning*: TMC 18.40 *Environmental Performance Standards* and TMC 18.50 *Off-Street Parking*.

Parking lot lighting requirements were a part of a complete rewrite of the City's off-street parking standards that were adopted in 1998 by Ordinance No. O97-015 and included both height limits and other requirements such as light shielding and light plan review. The height limits requirements remained in TMC 18.50 *Off-Street Parking* after other lighting requirements such as offsite illumination standards and other limits on site lighting become part of TMC 18.40.035 *Exterior illumination* in TMC 18.40 *Environmental Performance Standards* as part the City's "dark sky" ordinance, Ordinance No. O2009-001, which was adopted in 2009.

Chapter 2 *Commercial, Mixed Use, and Multifamily* of the Citywide Design Guidelines includes additional lighting requirements. Tumwater's current lighting regulations and guidelines are found in the appendix of this staff report.

Ordinance No. O2026-016 is intended to modify the height requirements for parking lot lighting for large multiple building complexes or multiple tenant buildings adjacent to Interstate 5, raising the allowable height of parking lot lights from 24 feet to 37 feet. The ordinance does not make any changes to the offsite illumination standards and other limits on site lighting in 18.40.035 *Exterior illumination* or to the lighting guidelines in Chapter 2 *Commercial, Mixed Use, and Multifamily* of the Citywide Design Guidelines.

3. Public Approval Process

An Environmental Checklist for a non-project action was prepared on June 4, 2026, under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance is expected to be issued in June 2026.

The ordinance was sent to the Washington State Department of Commerce on June 4, 2026, for their required 60-day review before the proposed text amendments are adopted, in accordance with RCW 36.70A.106.

The Planning Commission will receive a briefing on the proposed amendments on June 23, 2026.

A Notice of Public Hearing for the Planning Commission is expected to be issued on June 26, 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 July 14, 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 August 18, 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

Appendix A – Current Lighting Codes

TMC 18.50 Off-Street Parking – TMC 18.50.060 Off-street parking areas – Design requirements.

[...]

K. Parking lot lighting not exceeding twenty-four feet in height is required to provide safe access for pedestrians unless otherwise specified. All outdoor artificial light sources shall comply with TMC 18.40.035, Exterior illumination.

[...]

TMC 18.40 Environmental Performance Standards – TMC 18.40.035 Exterior illumination.

These regulations apply to outdoor artificial light sources, including lights on the exterior of buildings or other structures, installed underneath canopies, pole-mounted, freestanding and ground lights, as well as nonresidential interior lights.

A. For the purposes of regulating lighting in this section and elsewhere in this title, the following terms shall be defined as stated:

- 1. “Business-zoned property” means any property in the NC neighborhood commercial, CS community services, MU mixed use, GC general commercial, TC town center (TC town center mixed use, professional office, and civic subdistricts), HC historic commercial, GB greenbelt, OS open space, LI light industrial, HI heavy industrial, CBC Capitol Boulevard corridor, BD brewery district, and ARI airport related industry zone districts.*
- 2. “Foot-candle” means a measure of illuminance (or light intensity) on a surface equal to one lumen per square foot.*
- 3. “Fully shielded fixture” means exterior lighting that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest part of the fixture as determined by a photometric test or certified by the manufacturer.*
- 4. “Glare” means an intensity of light that due to the brightness of the light source diminishes the observer’s ability to see, and in extreme cases may cause visual discomfort or momentary blindness.*
- 5. “Light trespass” means the light emanating from one property (measured at the property line) intruding onto an adjacent property or public right-of-way.*
- 6. “Lumen” means a unit of classification used to quantify the amount of light energy produced by a lamp. Lumen output of most lamps is listed on the packaging. For example, a sixty-watt incandescent lamp produces approximately eight hundred fifty lumens while a fifty-five-watt low-pressure sodium lamp produces approximately eight thousand lumens.*
- 7. “Opaque” means not allowing light to pass through; not transparent or translucent.*

8. *“Partially shielded” means the luminaire incorporates a translucent barrier, the “partial shield” around the lamp that allows some light to pass through the barrier while concealing the lamp from the viewer.*
9. *“Residential-zoned property” means any property in the RSR residential/sensitive resource, LDR low density residential, MDR medium density residential, HDR high density residential, and TC town center (TC town center residential subdistrict) zone districts.*
10. *“Translucent” means allowing light to pass, but diffusing it such that the light source cannot be distinguished.*

B. Exterior Lighting Standards. *Exterior artificial light sources shall conform to the following requirements:*

1. *Light fixtures shall be used in a manner such that light is directed downward, and not outward or upward.*
2. *Light fixtures shall be fully shielded.*
 - a. *Fixtures on business-zoned properties that are mounted to the underside of structures such as canopies, awnings, etc. (such as those found at gas stations, drive-through facilities, service stations, and parking structures) shall be flush mounted to the canopy so that the lens does not protrude below the surface to which it is mounted. In instances where the canopy is not thick enough to accommodate a flush-mount fixture, a fully shielded fixture may be utilized and mounted to the surface.*
3. *Exterior lighting shall not blink, flash, fluctuate, be intermittent, or change color or intensity.*
4. *Illuminated signs and advertising devices shall also comply with provisions of TMC 18.44.080 and 18.44.170. Where conflict occurs, the more stringent standards shall apply.*
5. *Parking lot lighting shall also comply with provisions in TMC 18.50.060. Where conflict occurs, the more stringent standards shall apply.*
6. *Exterior lighting on business-zoned properties shall be turned off at the close of business or 10:00 p.m., whichever is later. However, lighting which is necessary for after business hours work by employees and lighting that is necessary for security systems to function properly may be utilized at any time provided the lighting is the minimum necessary and is turned off when it is no longer needed or being used.*
7. *Light trespass shall comply with the provisions of subsection D of this section.*
8. *Illumination of government flags is allowed provided the light fixtures are equipped with shields and louvers to control the beam spread and to prevent light trespass and glare.*
9. *Low voltage landscape lighting (thirty volts or less) is allowed provided it is partially shielded (upward-oriented spot/flood lights are not allowed) and does not violate the light trespass standards of subsection D of this section. Rope-style lighting of any voltage*

is also allowed for residential properties provided it meets the light trespass standards of subsection D of this section.

C. Application Required.

1. A basic lighting plan shall be submitted to the community development department along with building permit applications that involve the installation or replacement of exterior lighting. The basic lighting plan shall include, but not be limited to, descriptions, illustrations, or photos of the types of lighting fixtures to be installed, a statement or description of how the fixtures comply with the regulations, and descriptions or depictions of the locations of the proposed lighting fixtures. The basic lighting plan shall also include statements that the applicant will design their project to comply with the exterior lighting regulations, and the applicant will make any changes necessary to come into compliance with the regulations before their occupancy permit is issued. The basic lighting plan must be signed by the applicant(s) or their authorized agent(s).

2. For nonresidential development proposals that are four thousand square feet or larger, the community development director (or his/her designee) may require a photometric lighting plan instead of the basic lighting plan. The photometric plan, application, and a fee as specified by the most current fee resolution adopted by the Tumwater city council shall be submitted along with a building permit application. The photometric lighting plan must specify how the project lighting, including both freestanding and building-mounted lighting, complies with the applicable requirements of the Tumwater Municipal Code including this chapter. The photometric lighting plan shall also include the requirements listed for the basic lighting plan as shown in subsection (C)(1) of this section. Where requirements overlap or conflict, the more stringent shall apply.

D. Light Trespass. *All light fixtures used on a premises shall be installed and maintained to prevent light trespass, measured at the property line of the originating property (light source), that exceeds one-tenth foot-candle illuminating adjacent to residential-zoned property or one-half foot-candle illuminating adjacent to business-zoned property or public rights-of-way.*

E. Exceptions. *The restrictions on exterior lighting in subsections B, C and D of this section shall not apply to:*

1. Light fixtures on structures listed in the Tumwater, or Washington State, or National historic registers (as defined in TMC Chapter 2.62) that are important in defining the overall historic character of the structure or building.

2. Projection equipment for outdoor movie theaters and outdoor movie events.

3. Security floodlights with motion detectors and daytime cutoffs that comply with the light trespass standards of subsection D of this section; provided, that the duration of activation by the motion sensor does not exceed sixty seconds. Light trespass at the property line may be diminished to acceptable levels by using lower wattage bulbs,

downward and inward orientation, opaque or translucent shielding, or combinations thereof.

4. *Seasonal decorations illuminated no longer than sixty days.*
5. *Lights on moving vehicles.*
6. *Sports field lighting.*
7. *Navigation lights (such as airports, heliports, or tower lighting required by the Federal Aviation Administration).*
8. *Temporary emergency lighting (such as fire, police, repair workers).*
9. *Traffic control signals and devices.*
10. *Exterior lighting approved by the community development director for temporary or periodic events (e.g., special events, nighttime construction, etc.). Searchlights, lighting displays lasting longer than seven days in any calendar year, and any lighting displays that cause any direct glare into or upon any building other than the building to which the display may be related are all prohibited.*
11. *Light sources lawfully installed prior to the effective date of these regulations.*
12. *Public streetlights are exempt only from the light trespass standards of subsection D of this section.*

Citywide Design Guidelines – Chapter 2: Commercial, Mixed Use, and Multifamily

[...]

2.F. Lighting

2.F.1 Site Lighting

INTENT:

- *To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.*
- *To increase night sky visibility and to reduce the general illumination of the sky.*
- *To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.*
- *To use lighting in conjunction with other security methods to increase site safety.*
- *To prevent the use of lighting for advertising purposes.*

STANDARDS/GUIDELINES:**2.F.1.1 Site Lighting Levels**

- a. *All publicly accessible areas shall be lighted with levels as follows:*
- (1) Low or non-pedestrian and vehicular traffic areas - minimum 0.2 foot-candles, maximum 4 foot-candles;*
 - (2) Moderate or high volume pedestrian areas and building entries - minimum 1 foot-candle, maximum 5 foot-candles, preferred average 2 foot-candles;*
 - (3) Public parking lots - minimum 1 foot-candle, maximum 4 foot-candles; and*
 - (4) Gas station pump area - maximum 5 foot-candles.*
- b. *Lighting shall be provided at consistent levels, with an average lighting level to minimum lighting level uniformity ratio no less than 3:1, to create gradual transitions between varying levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.*
- c. *Pedestrian lighting shall have a maximum height of 15 feet.*
- Exception: For commercial and industrial uses where outdoor storage of goods and products is the primary method of displaying such goods and products, site lighting levels shall comply with TMC 18.40.035.*

2.F.1.2 Light Quality and Shielding

- a. *Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted no more than 20 feet above the ground, with lower fixtures preferable so as to maintain a human scale.*
- b. *Exterior lighting must comply with TMC 18.40.35: Exterior Illumination*
- Exception: For commercial and industrial uses where outdoor storage of goods and products is the primary method of displaying such goods and products, site lighting height shall comply with TMC 18.50.*

2.F.1.3 Architectural Lighting

- a. *Steady, non-flashing lighting of building features, artwork, and special landscape elements may be allowed, subject to the findings of the Director that the light causes no significant adverse impact.*

ORDINANCE NO. O2026-016

AN ORDINANCE of the City Council of the City of Tumwater, Washington, amending Chapter 18.50, Off-Street Parking, of the Tumwater Municipal Code to address site lighting design requirements as more particularly described herein.

WHEREAS, TMC Chapter 18.50 *Off-street parking areas – Design requirements*, is to be amended to address the height of parking lot lighting for large developments adjacent to Interstate 5; 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 June 4, 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 June 4, 2026, and a Determination of Non-Significance (DNS) was issued on June _____, 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 June 23, 2026, and held a public hearing on July 14, 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 August 18, 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 residents of the City.

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

Section 1. TMC 18.50.060, Off-street parking areas – Design requirements, of the Tumwater Municipal Code is hereby amended to read as follows:

18.50.060 Off-street parking areas – Design requirements.

The following requirements shall apply to off-street parking areas accommodating four or more vehicles excluding single-family residential and middle housing:

- A. Each parking area shall be designed to enable ingress and egress without requiring the vehicle to back over sidewalks, onto any roadway with a speed limit over twenty-five miles per hour, or onto a roadway that may pose inherent risks to traffic and safety to be determined by the public works director.
- B. Parking areas shall be designed to:
 - 1. Utilize ninety-degree parking if most efficient;
 - 2. Orient parking rows perpendicular to the building to enhance pedestrian safety when possible;
 - 3. Define stalls with white, or otherwise visible and uniform, striping a minimum of four inches wide to facilitate movement and maintain an orderly parking arrangement;
 - 4. Minimize unnecessary impervious surfaces; and
 - 5. Ensure access to public transportation through the design of internal roadways, parking areas, and pedestrian paths.
- C. Parking facilities should provide for pedestrian accessibility between uses for transportation efficiency.
- D. Sidewalks or walkways shall be designed to ensure pedestrian safety by separating any driveway or parking area from a building or roadway. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway. (See interlock reduction in Figure 18.50.060(A).)

Ordinance No. O2026-016 - Page 2 of 6

E. The surface of all parking and vehicle maneuvering areas shall have an approved hard surface such as asphalt, concrete or turfstone unless a hard surface would interfere with proper operations (such as agricultural uses) or some industrial uses such as a heavy equipment rental facility, general contractor equipment yard, and product lay-down yards associated with uses such as manufacturing, building material sales, and plant nurseries. Parking or maneuvering areas that do not use an approved hard surface shall use an approved prepared surface, such as gravel. Prepared surfaces shall be designed to not track material into the public right-of-way to the satisfaction of the community development director and shall have a hard surface apron a minimum of twenty feet wide adjacent to hard-surfaced public roads.

F. Landscaped islands or dividers shall be required at the end of parking bays to clearly define traffic and turning patterns.

G. Parking facilities shall comply with the landscaping provisions set forth in TMC Chapter 18.47.

H. Parking facilities shall be designed and maintained in accordance with the parking standards in Figures 18.50.060(A) and 18.50.060(B).

Figure 18.50.060(A)

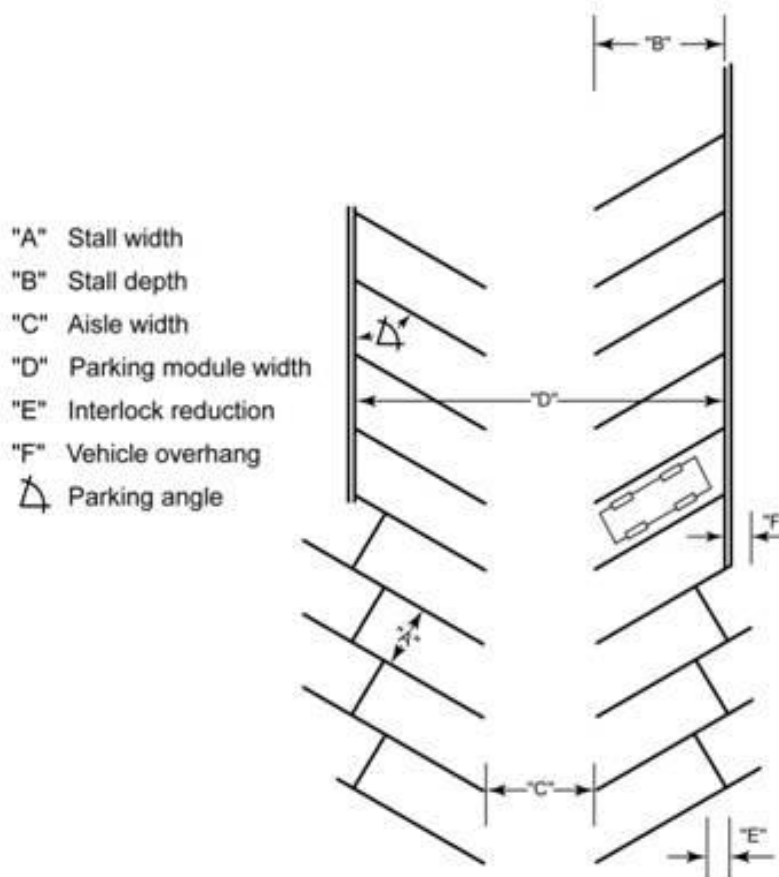
REQUIRED PARKING DESIGN STANDARDS¹					
Angle	Stall Width (A)	Stall Depth (B)²	Aisle Width (C)³	Parking Module Width (D)	Interlock Reduction (E)
45°	9' – 0"	17' – 4"	12' – 3"	46' – 11"	2' – 0"
50°	9' – 0"	18' – 4"	12' – 9"	49' – 5"	1' – 10"
55°	9' – 0"	18' – 6"	13' – 3"	50' – 3"	1' – 7"
60°	9' – 0"	18' – 10"	14' – 3"	51' – 11"	1' – 4"
65°	9' – 0"	19' – 0"	15' – 2"	53' – 2"	1' – 2"
70°	9' – 0"	19' – 2"	16' – 1"	54' – 5"	0' – 11"
75°	9' – 0"	19' – 0"	17' – 6"	55' – 6"	0' – 8"
90°	9' – 0"	18' – 0"	22' – 6"	58' – 6"	N/A

NOTES

() Definitions for letters in parentheses appear in Figure 18.50.060(B).

1. Parking spaces for residential uses may not be required to exceed eight feet by twenty feet, except for parking required for people with disabilities.
2. For accessible parking standards, refer to TMC Chapter 15.04.
3. If parking aisle also serves as a required fire lane, the minimum unobstructed width shall be twenty feet.

Figure 18.50.060(B)



I. Accessible parking shall be provided in accordance with the building code, TMC Chapter 15.04.

J. Required High Occupancy Vehicles. All employers required to operate high occupancy vehicles (HOV) shall mark the closest parking spaces to the building "Reserved for HOV." These spaces shall not displace required accessible parking.

K. Parking lot lighting. Parking lot lighting ~~not exceeding twenty-four feet in height~~ is required to provide safe access for pedestrians unless otherwise specified. All outdoor artificial light sources shall comply with TMC 18.40.035, Exterior illumination.

1. Except as provided in subsection 18.50.060(K)(2), parking lot lighting may not exceed twenty-four feet in height.

2. For multiple building complexes or multiple tenant buildings having more than one-hundred fifty thousand square feet in floor area with frontage on Interstate 5, parking lot lighting may not exceed thirty-seven feet in height.

L. Employers with one hundred or more employees which use an administrative modification specified by TMC 18.50.075(B) to increase parking must meet the following design elements:

1. Double the amount of interior landscaping required under TMC Chapter 18.47 within the parking lot. Fifty percent of this requirement, if proven to be maintained, may be Grasscrete, Turfblock or other drivable pervious surface within areas receiving sporadic use: usually the furthest from the building entrance.
2. Purchase and install a transit shelter to meet Intercity Transit operation needs unless already available within one-quarter mile and on the same side of the right-of-way as a primary entrance to the building. Intercity Transit may waive this requirement if it finds it impractical or may change the distance depending on density or demand.
3. Construct a transit pullout if subsection (L)(2) of this section is used, and if Intercity Transit finds it practical.
4. If transit requirements in subsections (L)(2) and (L)(3) of this section are deemed impractical or infeasible, credit may be given for other Intercity Transit or Thurston Regional Planning Council demand management strategies to the satisfaction of the community development director.
5. Construct a covered bicycle rack with secure bicycle lockers in accordance with TMC 18.50.120.
6. In those instances where site constraints impede these design elements, written findings of fact shall be made identifying site and project constraints, and shall be identified in the final project approval letter.

(Ord. O2025-011, Amended, 12/16/2025; Ord. O2017-022, Amended, 12/05/2017; Ord. O2014-008, Amended, 10/07/2014; Ord. O2010-017, Amended, 12/21/2010; Ord. O97-015, Added, 03/03/1998)

Section 2. 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 3. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, Ordinance No. O2026-016 - Page 5 of 6

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 5. Effective Date. This Ordinance shall become effective thirty days after passage, approval, and publication as provided by law.

ADOPTED this _____ day of _____, 2026.

CITY OF TUMWATER

Leatta Dahlhoff, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published:_____

Effective Date:_____

Parking Lot Lighting Ordinance No. O2026-016



Background

The intent of the ordinance is to amend TMC 18.50.060 *Off-street parking areas – Design requirements* of TMC 18.50 *Off-Street Parking* of the Tumwater Municipal Code to address the requirements for the height of parking lot lighting for large multiple building complexes or multiple tenant buildings adjacent to Interstate 5



Background

- The Ordinance No. 02026-016 modifies the height requirements for parking lot lighting for large multiple building complexes or multiple tenant buildings adjacent to Interstate 5, raising the allowable height of parking lot lights from 24 feet to 37 feet
- The ordinance does not make any changes to the offsite illumination standards and other limits on site lighting in 18.40.035 *Exterior illumination* or to the lighting guidelines in Chapter 2 *Commercial, Mixed Use, and Multifamily* of the *Citywide Design Guidelines*



Amendments to TMC 18.50.060

TMC 18.50.060 *Off-street parking areas – Design requirements* is amended as follows:

K. Parking lot lighting. Parking lot lighting ~~not exceeding twenty-four feet in height~~ is required to provide safe access for pedestrians unless otherwise specified. All outdoor artificial light sources shall comply with TMC 18.40.035, Exterior illumination.

1. Except as provided in subsection 18.50.060(K)(2), parking lot lighting may not exceed twenty-four feet in height.

2. For multiple building complexes or multiple tenant buildings having more than one-hundred fifty thousand square feet in floor area with frontage on Interstate 5, parking lot lighting may not exceed thirty-seven feet in height.



Recommended Action

The Planning Commission will be asked to set a hearing date of July 14, 2026, for the ordinance after discussion at the briefing



Next Steps

State Environmental Protection Act

- SEPA Checklist was completed June 4, 2026
- Determination of Non-significance is expected to be issued in June 2026
- Determination Appeal Period is expected to end in July 2026

Notice of Intent

- Notice of Intent was submitted to Commerce on June 4, 2026
- Comment Period will end on August 3, 2026

Planning Commission

- Briefing June 23, 2026
- Hearing July 14, 2026

City Council

- General Government Committee July 15, 2026
- Consideration August 18, 2026

