



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, October 08, 2025
8:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: General Government Committee, September 10, 2025
- [4.](#) 2025 Comprehensive Plan Periodic Update – User Guide (Community Development Department)
5. Additional Items
6. 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/87033056358?pwd=K6ibTTQ8qyJagqxkeG5M3xL07aw0X1.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 870 3305 6358 and Passcode 993736.

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
September 10, 2025



CONVENE: 8:00 a.m.

PRESENT: Chair Michael Althausen and Councilmember Joan Cathey

Excused: Councilmember Leatta Dahlhoff

Staff: City Administrator Lisa Parks, Assistant City Administrator Kelly Adams, City Attorney Karen Kirkpatrick, Fire Chief Brian Hurley, Community Development Department Director Brad Medrud, Water Resources & Sustainability Director Dan Smith, Housing, Land Use Planner Erika Smith-Erickson, Associate Planner Dana Bowers and Administrative Assistant Jessica Lee

APPROVAL OF MINUTES: Councilmember Cathey moved, seconded by Councilmember Althausen, to approve the minutes of July 9, 2025 as presented. A voice vote approved the motion.

2025 COMPREHENSIVE PLAN PERIODIC UPDATE – PLAN INTRODUCTION & SCHEDULE

Director Medrud presented the final portion of the draft Comprehensive Plan, including the plan introduction and adoption schedule. The introduction summarizes citywide policies, amendment procedures, and public participation goals, and highlights key plan goals such as engagement, equity, climate resilience, and fiscal stewardship. Staff also outlined the timeline for the Capital Facilities Plan amendment, Comprehensive Plan Update ordinance, and Development Code Update ordinance, and discussed coordinating joint work sessions with the Planning Commission.

ADJOURNMENT: With there being no further business, Chair Althausen adjourned the meeting at 8:27 a.m.

Prepared by Jessica Lee Administrative Assistant

TO: General Government Committee
FROM: Erika Smith-Erickson, Housing and Land Use Planner
DATE: October 8, 2025
SUBJECT: 2025 Comprehensive Plan Periodic Update – User Guide

1) Recommended Action:

No action required. This is an opportunity to discuss the draft User Guide, which is intended to explain the contents and structure of the Comprehensive Plan to community members. The Guide highlights the major themes of the 2025 Comprehensive Plan Update Process.

2) Background:

On a ten-year cycle, the City must conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025.

[2025 Comprehensive Plan Update | City of Tumwater, WA](#) has links to guidance material and information about the update.

The intent of the briefing is to discuss the City's approach to creating a user-friendly visual on what the Comprehensive Plan update is and navigating its different Elements.

Questions for the General Government Committee:

- Does this document provide a user-friendly overview of the Comprehensive Plan?
 - Is there enough information to help guide a reader to know where/what to look for within the Elements and supporting documents of the Comprehensive Plan?
 - Is there any additional information that should be provided for a reader who is unfamiliar with the Comprehensive Plan?
-

4) Alternatives:

☐ None.

5) Fiscal Notes:

This is primarily an internally funded annual work program task.

6) Attachments:

A. Draft User Guide for the 2025 Comprehensive Plan Update

GROWING TOGETHER

Tumwater's Vision for a Balanced Community

Where will the people work, live, play?

How is the City proposing to address Climate Change?

What types of housing are needed over the next two decades?

How will the community get from A to B?



Updated every 10 years, the Tumwater 2025 Comprehensive Plan is a living document that incorporates community voices, responds to changing trends, and builds upon numerous prior planning efforts. Combined, these inputs formulate a community-based vision, guiding principles, and long-term goals that allows the City Council, Boards and Commissions, and City staff to make important and accountable decisions that impact the present and future of the Tumwater community.

The City will use the Plan for the following purposes:

- » To guide policy decisions
- » To implement development regulations
- » To inform and prioritize funding and budgeting
- » To act as a framework for developing the City's functional plans
- » To track implementation of the community-driven vision and guiding principles
- » To facilitate equitable outcomes for all



What topics are covered?

THE TUMWATER COMPREHENSIVE PLAN UPDATE COVERS THESE ELEMENTS (CHAPTERS):

Housing

What's new:

- Encourage middle housing - townhomes, duplexes, triplexes, and cottage housing
- Plan for housing affordable to all economic groups and life stages.
- More flexibility for ADU's.



Transportation

Updates:

- Created a Biking, Walking, and Rolling Plan to address gaps in sidewalk and bike lanes.
- Developed goals and policies that prioritize safety and accessibility for all users.
- Reduce the need to drive alone.



Climate

New Element:

- Reduce Greenhouse Gas Emissions to net zero by 2045
- Adapt to changing climate conditions
- Coordinate with Hazard Mitigation Planning.



Land Use

Updates:

- Increased housing densities and renamed residential zoning designations.
- Updated land use designations to allow different housing types in most residential zones.
- Changed zoning on two parcels so their use conforms with current zone district rules.





What topics are covered?

THE TUMWATER COMPREHENSIVE PLAN UPDATE COVERS THESE ELEMENTS (CHAPTERS):

Capital Facilities Plan



Updates:

- Updates to Citywide Services: Police, Fire, Schools, Libraries, etc.
- How projects are funded and timelines.
- Plan space for organics facilities.

Utilities



Updates:

- Addressing clean energy.
- Identifying demand for electricity and future of natural gas.
- Identifying ways for equitable access to utilities.

Lands for Public Purposes



Updates:

- Updates to Citywide Services: Police, Fire, Schools, Libraries, etc.
- How City projects are funded and timelines.
- How to meet the needs of a growing population.



Conservation

Updates:

- Added Food System Plan goals and policies to support urban agriculture.
- Ensured best available science was used for protecting critical areas and following recommended guidance.
- Ensure goals protect and enhance critical areas and sensitive habitats.

PLAN STRUCTURE

Each element of the Plan's update is organized into two sections: Part 1 and Part 2.

Part 1

GOALS & POLICIES

Goals and Policies are important to the Comprehensive Plan because they are actions and priorities identified by the community and staff to help the City plan for the future and accomplish the vision for Tumwater.

Goals and policies will help the City create work programs and plans to meet the needs identified in the part 2 document.

Goals and policies are actions the City will take and identify lead departments.

Part 2

TECHNICAL INFORMATION

What are the current conditions related to the element topic? What are the anticipated changes/challenges over the next 20 years? What are the requirements and opportunities to improve outcomes for people that live and work in Tumwater now and in the future? This document provides data and information that helped create the goals and policies.

WHAT ARE...?

Appendices are various documents that were used to collect and reference information used in the

Comprehensive Plan. Appendices can include survey results, studies, checklists, or reports.

These are included outside of the element itself to reduce the size.

Foundational Documents act as a works cited.

These are the plans staff used to prepare the element and technical information. These documents could include ordinances, department work plans, or other private entities plans.

New to this update:

Implementation ACTIONS

Goals and policies are how Tumwater will plan for and accommodate growth over the next 20 years for each specific element. The draft action items are specific things Tumwater can do to achieve the goals and policies. They are in an appendix as drafts so staff can update or change actions with the needs of Tumwater over a two-decade span.

Element CLIMATE

The Climate Element is a new Element. It was created to meet the state Growth Management Act to adapt to and mitigate the effects of a changing climate. The objectives of this climate element are twofold. The first sub-element addresses reducing Tumwater's greenhouse gas emissions to achieve net zero by 2050 goals set by the State of Washington. The second sub-element focuses on adapting to climate impacts that are already being felt across the region. This climate resilience sub element aims to address those impacts that cannot be avoided regardless of whether the City reaches its net zero goals.

Impact EQUITY

In 2021, the Washington State Legislature changed GMA planning requirements through House Bill 1220 and instructed local governments to identify and address policies and regulations that may have a racially disparate or exclusionary effect and address patterns of disinvestment. A racially disparate impact happens when rules, policies, and procedures adversely affect one group of people more than another, even if those rules, policies, and procedures may have been intended to be neutral. Goals and policies from the adopted previous Comprehensive Plan were all analyzed to identify opportunities for improving equitable outcomes for the entire Tumwater community.