

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: June 14, 2022
SUBJECT: Ordinance No. O2022-006, Planned Unit Development

1) Recommended Action:

Discuss as part of the second worksession on the ordinance and schedule public hearing on the ordinance for June 28, 2022.

2) Background:

The City's current regulations for planned unit developments in TMC 18.36 PUD Planned Unit Development Overlay have not been substantially updated since 2000. To date, planned unit developments in the City have provided a benefit to developers in the form of flexibility with existing regulations such as setbacks, maximum land coverage, and private streets, but have provided no quantifiable benefit to the City or the public.

Planned unit developments in other jurisdictions typically provide a quantifiable public benefit in exchange for flexibility in addressing existing regulations. The amendments to TMC Chapter 18.36 PUD Planned Unit Development Overlay provide developers flexibility in addressing existing regulations in exchange for requiring that new developments provide quantifiable public benefits.

In addition, TMC Chapter 18.36 PUD Planned Unit Development Overlay does not clearly address the requirements for private streets as part of planned unit developments. The amendments to the planned unit development chapter will provide more specificity in regards to when and how private streets are allowed. The definition of a private street in TMC Title 17 Land Division is not consistent with the definition in the Tumwater Development Guide. The proposed amendments will amend the definition of a private street in the Tumwater Municipal Code so it is consistent the Tumwater Development Guide and amend the sections of the Tumwater Development Guide that addresses private streets as needed.

At its May 10, 2022 meeting, the Planning Commission asked staff to reach out to local developers and consultants to get their input on the quantifiable public benefits that would be required in exchange for flexibility in existing bulk and dimensional regulations in the ordinance. Staff contacted five local developers and consultants on May 16, 2022 and heard back from one of them on May 26, 2022. Some of their suggested changes were incorporated into the ordinance.

3) Alternatives:

☐ None

4) Attachments:

A. Staff Report

- B. Ordinance No. O2022-006
- C. Development Guide Amendments Staff Report
- D. Presentation