

TO: Public Works Committee
FROM: Brad Medrud, Planning Manager
DATE: July 7, 2022
SUBJECT: Ordinance No. O2022-006, Planned Unit Development – Development Guide Amendments – Private Streets

1) Recommended Action:

Conduct a briefing on the amendments to the *Tumwater Development Guide* related to private streets that are a part of Ordinance No. O2022-006.

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.

3) Policy Support:

Economic Development Plan Goal 1: "Establish a development climate that stimulates economic activity and desirable investment."

Economic Development Plan Strategy 1.D: "Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater."

Land Use Element Implementation Policy 11 of Section 3.3: "Modify the land use regulatory review, permitting, and approval system for consistency with the Growth Management Act and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner."

4) Alternatives:

☐ None

5) Fiscal Notes:

This is an internally funded work program task.

6) Attachments:

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