

TO: City Council  
FROM: Brad Medrud, Planning Manager  
DATE: August 1, 2022  
SUBJECT: Ordinance No. O2022-006, Planned Unit Development

---

1) Recommended Action:

Approve Ordinance No. O2022-006, Planned Unit Development

---

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*.

The Planning Commission held a briefing on the proposed amendments on April 26, 2022 and its first worksession on May 10, 2022. The Planning Commission held a second worksession on June 14, 2022.

The Planning Commission held a public hearing for the proposed amendments on June 28, 2022. Following the public hearing and deliberations, the Planning Commission recommended that Council approve the proposed amendments.

The Public Works Committee held a briefing on the proposed private streets amendments to the *Tumwater Development Guide* on July 7, 2022.

The General Government Committee reviewed the proposed amendments in a briefing on July 13, 2022 and recommended that the ordinance be discussed at a City Council worksession. The City Council reviewed the amendments at a worksession on July 26, 2022 and recommended that the amendment go forward for consideration by City Council. The City Council will consider the amendments on Monday, August 1, 2022.

---

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:

- ☐ Modify Ordinance No. O2022-006 and approve
- ☐ Continue discussion of Ordinance No. O2022-006 at a future worksession

---

5) Fiscal Notes:

This is an internally funded work program task.

---

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2022-006
- C. Presentation