

TO: City of Tumwater Hearing Examiner  
FROM: Alex Baruch, Associate Planner  
DATE: June 14, 2022  
SUBJECT: Three Lakes Crossing Preliminary Plat and Preliminary Planned Unit Development (TUM-21-1885 and TUM-22-0036)

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1) Recommended Action:

Staff recommends the preliminary plat and preliminary planned unit development be approved, subject to conditions of approval outlined in this staff report.

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2) Background:

Applicant requests preliminary plat and planned unit development to subdivide 9.68 acres into 45 single-family lots, three open space and tree tracts, one storm/open space/active/passive recreation/tree retention tract, one active recreation tract, two private share access tracts and a wetland buffer tract.

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3) Alternatives:

- ☐ Approve Case No. TUM-21-1885 and TUM-22-0036
  - ☐ Approve Case No. TUM-21-1885 and TUM-22-0036 with additional conditions
  - ☐ Deny Case No. TUM-21-1885 and TUM-22-0036
  - ☐ Remand Case No. TUM-21-1885 and TUM-22-0036 to staff for further analysis
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4) Attachments:

Exhibit 1 Staff Report  
Exhibit 2 Plat Map  
Exhibit 3 Vicinity Map  
Exhibit 4 MDNS w/attachments  
Exhibit 5 Public Hearing Notice  
Exhibit 6 Applications & Narrative  
Exhibit 7 Notice of Application  
Exhibit 8 Zoning Map  
Exhibit 9 Public Notice Certification  
Exhibit 10 Notice of Application Comments  
Exhibit 11 Concurrency Ruling  
Exhibit 12 SEPA Comments  
Exhibit 13 Forestry Plan  
Exhibit 14 Critical Areas Report  
Exhibit 15 Gopher Report  
Exhibit 16 Traffic Impact Analysis and Traffic Queuing Report  
Exhibit 17 DAHP Cultural Resource Study Acceptance Letter  
Exhibit 18 Geotech Report