

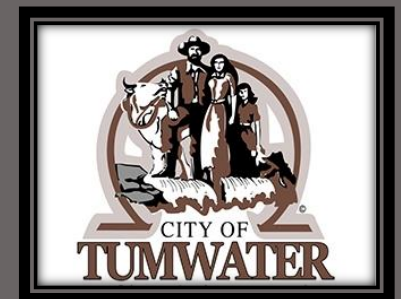
2022 Annual Housekeeping Amendments

Other Housekeeping Amendments

Ordinance No. O2022-015

July 26, 2022

Planning Commission Worksession



Issue

- During 2020 and 2021, staff gathered information on minor Tumwater Municipal Code housekeeping amendments to be considered collectively in 2022
- The proposed amendments are intended make minor corrections to the City's regulations

Review Process

- Staff has prepared Ordinance No. O2022-015 for consideration by the Planning Commission and City Council
- The **other housekeeping amendments** do not follow the TMC 18.60.025(A) process, but will be considered at the same time as the final docket of development code amendments in Ordinance No. O2022-013

Staff Report

For each of the three amendments, the staff report includes:

- Summary of the amendment
- Code section(s) to be amended
- Proposed amendment language

Other Amendments

The following amendments are a part of Ordinance O2022-015:

- A. Sidewalks – Obstructions, Maintenance, and Repair
- B. Staff Reports for Hearing Examiner – Schedule
- C. Traffic Study Requirements

Sidewalks

- Address short-term and long-term sidewalk maintenance
- Clarify who is responsible for maintenance of sidewalks
- Currently, neither the *Tumwater Municipal Code* nor the *Tumwater Development Guide* clearly addresses this issue

Sidewalks

Proposed amendment language, new sections added:

12.08.035 Removal of sidewalk obstructions.

It shall be the duty of the owner of abutting property to remove or correct any condition which renders any sidewalk, curb, or driveway unsafe or unfit for use, including snow, ice, or obstruction of any kind, natural or artificial.

[...]

12.12.070 Sidewalk maintenance and repair.

It shall be the duty of the owner of abutting property to keep the sidewalk, curb, and any driveway access in good repair at the owner's own expense. The owner shall maintain, or replace if necessary, the sidewalk, curb, driveway, or street tress to remove or correct any condition which renders any such sidewalk, curb, or driveway unsafe or unfit for use, including slopes (running and cross), lips or displacements, cracks, and algae and other slip hazards.

Sidewalks – Discussion

The Commission asked the following at their briefing:

- How will property owners in the City know about the proposed amendments and their responsibilities for short- and long-term maintenance after the code amendments are complete?
- How can the City help property owners who are elderly or have other challenges keep their sidewalks clear of vegetation and snow?

Sidewalks – Discussion

The Commission asked the following at their briefing:

- How does the City explain the long-term cost implications and who will pay: property owner directly or the property owner to the City to have the City do the work instead?
- Liability issue: if the City's code explicitly states that it is the adjoining property owner's responsibility to maintain sidewalks (snow, ice, vegetation, etc.), will it encourage lawsuits?

Next Steps

Other Housekeeping Amendments (O2022-015)

Planning Commission

- Set Hearing for August 9, 2022

Next Steps

Other Housekeeping Amendments (O2022-015)

City Council

- Public Works Committee briefing – September 8, 2022
- General Government Committee briefing – September 14, 2022
- City Council worksession – September 27, 2022
- City Council consideration – October 4, 2022