



**PLANNING COMMISSION
MEETING AGENDA**

Online via Zoom

**Tuesday, May 10, 2022
7:00 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes - 04/12/2022 and 04/26/2022
 - [a.](#) Planning Commission Meeting Minutes April 12, 2022
 - [b.](#) Planning Commission Minutes April 26, 2022
5. Commissioner's Reports
6. Manager's Report
7. Public Comment
- [8.](#) Preliminary Docket for 2022 Annual Housekeeping Amendments
- [9.](#) Ordinance No. O2022-006, Planned Unit Development
10. Next Meeting Date - 05/24/2022
11. Adjourn

Remote Meeting Information

To comply with Governor Inslee's Proclamation 20-28, Tumwater Planning Commission meetings will be conducted remotely, not in-person, using a web-based platform. The public will have telephone and online access to all meetings.

WATCH Online

Go to <http://www.zoom.us/join>, and enter the Webinar ID 871 3419 7626 and Passcode 242351.

LISTEN by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID 871 3419 7626 and Passcode 242351.

The public is invited to attend the hearing and offer comment. The public may register in advance for this webinar to provide comment:

https://us02web.zoom.us/webinar/register/WN_7PHFPxOnT-WweILmKcKKCQ

After registering, you will receive a confirmation email containing information about joining the webinar.

The public may also submit comments prior to the meeting by sending an email to:

cdd@ci.tumwater.wa.us. Please send the comments by 1:00 p.m. on Tuesday, May 10, 2022.

Comments are submitted directly to the Planning Commissioners and will not be read individually into the record of the meeting.

If you have any questions, please contact Planning Manager Brad Medrud at (360) 754-4180 or bmedrud@ci.tumwater.wa.us.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us.

What is the Planning Commission?

The Tumwater Planning Commission is a citizen advisory commission that is appointed by and advisory to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Actions by the Planning Commission are not final decisions; they are Commission recommendations to the City Council who must ultimately make the final decision. If you have any questions or suggestions on ways the Commission can serve you better, please contact the Community Development Department at (360) 754-4180.

TUMWATER PLANNING COMMISSION

MINUTES OF VIRTUAL MEETING

April 12, 2022 Page 1

CONVENE: 7:00 p.m.

PRESENT: Chair Elizabeth Robbins and Commissioners Grace Edwards, Terry Kirkpatrick, Michael Tobias, and Meghan Sullivan.

Excused: Commissioners Nam Duc Nguyen and Nathan Peters.

Staff: Community Development Director Michael Matlock and Planning Manager Brad Medrud.

Others: Mayor Debbie Sullivan.

CHANGES TO AGENDA: There were no changes to the agenda.

APPROVAL OF MINUTES – MARCH 22, 2022:

MOTION: Commissioner Tobias moved, seconded by Commissioner Edwards, to approve the minutes of March 22, 2022 as presented. A voice vote approved the motion carried unanimously.

COMMISSIONER REPORTS: There were no reports.

MANAGER'S REPORT: Manager Medrud reported on the proposed appointment of Planning Commissioner Anthony Varela on April 19, 2022.

The City is celebrating Earth Day and Arbor Day on Saturday, April 23, 2022 at Tumwater Historical Park from 9 a.m. to noon for the Earth Day event and 10 a.m. to noon for the Arbor Day event. The Arbor Day celebration includes meeting members of the Tumwater Tree Board, receiving a free tree seedling, and receiving a giveaway bag.

PUBLIC COMMENT: There were no public comments.

ORDINANCE NO. O2022-004, BINDING SITE PLANS: Manager Medrud reported the presentation includes a review of previous public testimony and then the Planning Commission discussion of a recommendation to the City Council on the proposed ordinance.

The proposal would amend the binding site plan regulations in Title 17 of the Tumwater Municipal Code (TMC). Binding site plans provide specific information on plat proposals as an alternative type of land division. State law allows binding site plans as an alternative for land division for industrial, commercial, manufactured home parks, and condominiums.

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 12, 2022 Page 2

The Commission received one public comment during the public hearing on March 22, 2022. The individual requested more information on phasing and whether additional changes to Title 14 might be warranted. Staff reviewed the feedback and supports some proposed amendments to Table 14.08.030 (decision process table). The table identifies the process, decision authority, and the appeal process. Staff included information that speaks to any binding site plan that does not require phasing as an administrative approval process while a phased site plan requires hearing examiner approval and a binding site plan for a particular size (acreage) or number of units if the application is for condominiums. The proposal retains the recommendation that the phased approval to require a hearing examiner public hearing and decision.

Manager Medrud reviewed proposed changes addressing binding site plans:

1. TMC Chapter 15.44 Vesting of Development Rights – Added “binding site plan” to sections that specify the type of land division that is vested to clarify how and when binding site plan applications are vested.
2. 17.08.010 Binding site plan - Clarified that binding site plans can be utilized for manufactured home parks. The code already states condominiums and commercial/industrial developments are allowed to utilize binding site plans. State law allows manufactured home parks to use this method of land division as well. Added references to the land division processes addressed in the other portions of TMC Title 17 Land Division.
3. In Section 17.14.040 Review Criteria, added several review criteria specific to binding site plans to address the following:
 - Identify building envelopes and land uses
 - Parking lot plans
 - Access, roads, and utilities
 - Identification of previously approved uses
 - Identification of open space tracts, critical areas and buffers, and utility easements
 - Uses allowed in the underlying zone district
 - Adjacent properties and future development (language was revised to reflect “encourage” rather than “require” that the binding site plan allow for future development)
4. 17.14.050 Administrative Consideration - Required findings for approval were added that are specific to binding site plans and include the following:
 - Consistency with the Comprehensive Plan, Tumwater Development Guide, Tumwater Municipal Code, and any applicable state laws
 - A statement that uses approved for the property and the

**TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 12, 2022 Page 3**

- conditions under which they are allowed are binding to the property
 - A statement that a binding site plan may not create new nonconforming uses or structures or increase the nonconformity of existing nonconforming uses or structures
 - A reference to the criteria in TMC 17.14.040 was added
5. 17.14.080 Duration of approval - “Binding site plan” was added to the section to clarify that it applies to binding site plans. Like other land divisions, such as plats, short plats, etc., the initial period of approval is for five years with up to three additional one-year extensions allowed.
 6. 17.14.090 Phasing of development - Phasing of a residential binding site plan is allowed if it contains ten or more residential dwellings. This is consistent with the SEPA exemption threshold that Tumwater adopted for short plats. Commercial or industrial binding site plans over 20 acres in size are allowed to phase development. Phased binding site plans are considered for approval or disapproval by the City’s hearing examiner.

Manager Medrud invited questions. No questions were offered by the Commission.

Manager requested the Commission’s recommendation to the City Council. The General Government Committee is scheduled to review the proposal and the recommendation from the Commission on May 11, 2022, followed by a City Council worksession on May 24, 2022, and final action by the Council on June 7, 2022.

MOTION: **Commissioner Kirkpatrick moved, seconded by Commissioner Sullivan, to recommend the City Council approve Ordinance No. O2022-004, Binding Site Plans. A voice vote approved the motion unanimously.**

**MAYOR’S
MEETING WITH
THE PLANNING
COMMISSION:**

Manager Medrud said that each year the Mayor attends a Planning Commission meeting to answer questions and share information on City plans, activities, budget, programs, and goals.

Mayor Sullivan advised that at future meetings, she plans to present a state of the City report. Her first meeting serves as an introduction and sharing of information on City activities.

Mayor Sullivan said she served on the Planning Commission for ten years and believes the Commission serves as one of most valuable resources for the City. She conveyed appreciation to members for their work and the extensive amount of reading required. Whereas most of the City’s boards and commissions meeting monthly, the Planning Commission meets twice a month. The Commission serves as one of the best conduits for

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 12, 2022 Page 4

understanding how the City operates.

Mayor Sullivan invited questions or requests for information.

Commissioner Tobias asked about current plans for Isabella Bush Park as the park serves several purposes of providing open public space and stormwater retention. The park lacks sufficient parking to accommodate users. The pedestrian entrance from Crosby Boulevard often experiences flooding during inclement weather. Mayor Sullivan referred to the Parks and Recreation Commission and the Tumwater Metropolitan Park Board for information on the status of City parks. The park also houses the Tumwater FRESH Farm. The park is designed to serve as an area for water retention. A trail is also planned for the park.

Director Matlock referred the Commission to the City's Capital Facilities Plan on the City's website for information on projects funded for the next six years.

Commissioner Kirkpatrick asked about the Mayor's vision for development priorities in the City. Mayor Sullivan responded that the City intends to hire an economic development manager to assist the City in managing development activities in the City. Previously, former City Administrator Heidi Behrends Cerniwey served in that capacity by promoting and managing commercial and housing development activity in the City. The City is on track for many housing projects comprised of single-family and multifamily housing projects, as well as numerous commercial projects. The Craft District is adding additional buildings and will eventually add an amphitheater complex. A mixed use building is planned between Heritage Distilling and South Puget Sound Community College with office/retail on the lower floor and apartments within the upper stories of the building. Panattoni is moving forward on several projects on Port of Olympia property near the airport.

Manager Medrud referred to the City's Economic Development Plan for information on the focus of development activities by the City's new economic development manager.

Mayor Sullivan referred to a large roadway project on Trosper Road and Capitol Boulevard to add roundabouts, which is scheduled within the next several years and will impact traffic in the City. Once the project is completed, the improvements will open up additional properties to attract new development.

Mayor Sullivan shared information on a recent meeting with local retailers. Many of the individuals in attendance represented the Toyota Dealership, Costco, and Safeway. Representatives from the businesses shared information on future needs for their respective businesses. She stressed

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 12, 2022 Page 5

the importance of continual outreach to local businesses as retention of existing businesses is important.

Chair Robbins spoke to the recent news about federal infrastructure funding. She asked how the City is positioned to receive some of the funds through the different transportation funding programs. Mayor Sullivan said it depends on the focus of the funding area. It is likely the funds would be focused on improving Interstate 5 from Tumwater to Mounts Road. The City is seeking funding support for the E Street connection. Much of the funding availability will be based on how much the state receives and the type of projects.

Director Matlock added that Transportation and Engineering Director Brandon Hicks has submitted many federal grant applications. The City has successfully received many grant awards for transportation projects. Director Hicks has been so successful in receiving grants that the City's extensive project list has required the department to fund another communications position to coordinate public outreach for public works projects.

Commissioner Kirkpatrick referred to the ongoing issue surrounding the community's desire for a community pool. It appears the City of Olympia is leading an effort for an aquatics center. Thurston County apparently is supporting the effort. However, he is unsure of the City's support for an aquatics center. Mayor Sullivan said the City addressed a community pool during discussions on the new community center. A pool, as a component of the City's new community center, would require a source of funding and well as a community process to receive feedback on the design of both the center and/or pool. She is uncertain as to the City's investment or involvement with the City of Olympia. Aquatic centers have been a discussion topic in the region for many years. She suggested following up with Parks and Recreation Director Chuck Denney for more information.

Commissioner Kirkpatrick commented on the lack of swimming facilities for local high school students who likely spend more time traveling to other community pools than practicing. The swimming facility at The Evergreen State College is in such poor condition that it required the last conference swim meet to relocate to a pool in Puyallup. The entire county needs a pool to meet the needs of student swimmers and to ensure schools remain competitive.

Commissioner Sullivan asked about status of the Arts Commission and future art projects. Mayor Sullivan said the City is moving forward on establishing an Arts Commission. Manager Medrud noted that Recreation Manager and Volunteer Coordinator Todd Anderson is leading the effort to establish the Arts Commission. Mayor Sullivan added that several individuals have been identified to participate in the interview process for

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 12, 2022 Page 6

the Arts Commission. The City is seeking a diversity of applicants representing different ethnic groups, tribes, and others to ensure inclusiveness within the Arts Commission.

Mayor Sullivan reported on the proposed appointment of a new Commissioner. The applicant is scheduled for appointment at the Council's April 19, 2022 meeting. The Commission has another position to fill. She encouraged members to seek other potential candidates. The membership of the Commission was approved to remain at nine members.

Chair Robbins asked Mayor Sullivan for input on the best ways for the Commission to assist her as Mayor. Mayor Sullivan said the work of the Commission is incredibly helpful. She said she also does not believe members fully grasp the importance of their role as a Commission for moving the community forward. The Council has many areas of responsibility and for the Council to undertake the same level of review conducted by the Commission would not be possible. She reviews the Commission's minutes reflecting the Commission's discussions. The topics are well vetted through the Commission's discussions. She thanked Commissioners for their time and efforts invested as members of the Commission.

Mayor Sullivan commented on how the pandemic has affected the nation and that soon, she is hopeful in-person meetings can resume. The Council is scheduled to begin hybrid meetings effective on April 19, 2022. At some point, the Commission would likely consider the same option.

Mayor Sullivan thanked members for their service to the community. She anticipates that at some point, she can visit with members one-on-one during community events.

**NEXT MEETING
DATE:**

The next meeting is scheduled on April 26, 2022. The agenda includes an introduction of ordinance updates on planned unit developments, a special planning tool used throughout the state and development housekeeping amendments. The preliminary docket of development housekeeping amendments will likely include 12 items with minor changes, such as updating the City's Public Works Department to reflect the new Transportation and Engineering Department.

ADJOURNMENT: Commissioner Sullivan moved, seconded by Commissioner Tobias, to adjourn the meeting at 7:49 p.m. A voice vote approved the motion unanimously.

Prepared by Puget Sound Meeting Services, psmsoly@earthlink.net

**TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 1**

CONVENE: 7:00 p.m.

PRESENT: Chair Elizabeth Robbins and Commissioners Grace Edwards, Terry Kirkpatrick, Michael Tobias, Meghan Sullivan, and Anthony Varela.

Excused: Commissioners Nam Duc Nguyen and Nathan Peters.

Staff: Planning Manager Brad Medrud.

CHANGES TO AGENDA: Chair Robbins added the introduction of newly appointed Planning Commissioner Anthony Varela.

INTRODUCTION OF ANTHONY VARELA: Chair Robbins introduced Anthony Varela as the newest member of the Planning Commission.

Commissioner Varela reported he recently retired from the U.S. Army and lives in Tumwater. His wife is also retired from the U.S. Air Force. Together they have two children. He is involved in the community through volunteering with organizations and works in real estate. He looks forward to contributing to the community.

Commissioners provided self-introduction and shared information about their respective professional backgrounds.

COMMISSIONER REPORTS: Commissioner Tobias advised of his unavailability to attend the May 10, 2022 meeting due to a meeting conflict.

MANAGER'S REPORT: Manager Medrud reported on the successful outcome of the Arbor Day event on Saturday, April 23, 2022. The weather cooperated. The Tree Board was able to give away 92 of the 100 tree seedlings. The remaining trees will be planted by the Parks and Recreation Department in areas around the City. Approximately 60 volunteers participated in the Earth Day event.

Staff recently participated in an all-day meeting with staff from the U.S. Fish and Wildlife Service reviewing the City's Habitat Conservation Plan (HCP). Another meeting is scheduled with staff from the Department of Fish and Wildlife to review the plan. The goal is moving closer to the adoption of the HCP.

Manager Medrud updated members on the status of department staffing. The City is seeking to fill former Senior Planner Ginther's position. He asked members to provide any names of potential candidates. The City recently hired an Economic Development Manager. The new position will be responsible for implementing the HCP. The new employee is scheduled to join the City on June 1, 2022.

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 2

Chair Robbins inquired about the status of resuming in-person meetings. Manager Medrud said action to resume in-person meetings is on hold pending information from City administration. The issue with conducting concurrent hybrid meetings is the overlap with the City Council's worksession in the Council Chambers. Another factor is staffing resources as two staff members are necessary to coordinate hybrid meetings, which is why the City plans to move forward with in-person meetings at some point. It is anticipated that when City fully reopens, in-person meetings will resume.

**PUBLIC
COMMENT:**

There were no public comments.

**PRELIMINARY
DOCKET FOR
2022 ANNUAL
HOUSEKEEPING
AMENDMENTS:**

Manager Medrud reported the process for reviewing and adopting the preliminary docket of annual development code housekeeping amendments includes an initial review by the Planning Commission for a recommendation to the City Council. The City Council renders the final determination on amendments to include in the final docket in June 2022.

Once the docket is finalized, staff reviews and analyzes the proposed amendments as part of the long range planning work program and returns to the Commission and the Council for a final review and recommendation process in September 2022.

City Attorney Kirkpatrick has provided additional clarifications since the Commission received its meeting packet. Important language to consider is "development code" or all codes contained in TMC 16, 17, & 18 (Environment, Land Division, and Zoning) fall under the category of development code. Any proposed amendments that do not fall under the criteria are not covered by the requirement for a preliminary and final docket. Subsequently, when the proposal is presented to the Commission and the Council, two different ordinances will be presented with one ordinance encompassing Titles 16, 17, and 18 and another ordinance to address amendments to the other titles. The next meeting includes a worksession on the proposed amendments to offer questions or requests for additional information.

Manager Medrud presented a summary of the proposed amendments that make up the development code housekeeping preliminary docket:

- A. *Accessory Dwelling Unit Entrances* - Address accessory dwelling unit primary entrance language. Accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence. In some cases, it is not possible for the primary entrance to an accessory dwelling unit not to be visible from the yard on the same side of the lot on which the primary entrance to the primary single-family dwelling unit is located. The

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 3

amendment would change this from a requirement to an option.

- B. *Adult Family Homes/Residential Care Facilities* - Address consistency of adult family home and residential care facilities as permitted and conditional uses with state law and internally in TMC Title Zoning in individual zone districts and TMC 18.53 Housing for the Functionally Disabled. RCW 70.128.140 states: Compliance with local codes and state and local fire safety regulations.
 - 1. Each adult family home shall meet applicable local licensing, zoning, building, and housing codes, and state and local fire safety regulations as they pertain to a single-family residence. It is the responsibility of the home to check with local authorities to ensure all local codes are met.
 - 2. An adult family home must be considered a residential use of property for zoning and public and private utility rate purposes. Adult family homes are a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings.
- C. *Bicycle Storage* - Clarifies whether residential uses require one long-term bike storage spot per unit one per four units as shown in the table at the end of TMC 18.50 Off-Street Parking. TMC 18.50.120 Required bicycle facilities and TMC Figure 18.50.120(A) establish bicycle parking spaces requirements for both short-term (Class 2) bicycle facilities and long-term (Class 1) bicycle facilities.
- D. *Capitol Boulevard Community – Multifamily Parking Requirements* - Remove one parking space per dwelling unit limit for multifamily dwellings in the Capitol Boulevard Community to relieve off-street parking impacts on adjacent neighborhoods.
- E. *Car Washes* - Add “carwash” to General Commercial uses through an amendment to the Title 17 Zoning definitions, instead of a specifically listed use.
- F. *Mixed Use Overlay* - Clarifying the intent of TMC 18.33 MUO (Mixed Use Overlay) to require commercial or office uses along primary roadways rather than 20% of every building.
- G. *Nonconforming Signs* - Addresses a conflict in nonconforming signs requirements in TMC 18.44.090 Existing signs in the TMC 18.44 Signs. *Chair Robbins asked whether the amendment applies to billboards. Manager Medrud said the amendment would not apply to billboards or off-premise signs. The issue is how the code*

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 4

was updated within the nonconforming section. The City inadvertently created a situation that requires correction.

- H. Optometry Clinics* - Addresses “optometry clinics” use, which does not fit well with either the existing “medical clinic” use or “professional services” use. Creates new “optometry clinics” use with a new definition in TMC 18.04.150 and adds as a permitted use zone districts currently allowing for medical facilities and offices.
- I. Personal and Professional Services* - For consistency and understanding, splitting “personal and professional services” into “personal services” and “professional services” and removing “personal and professional and services and sales” from the TMC 18.07.020 Table Commercial zone districts permitted and conditional uses – Summary Tables of Uses.
- J. Public Building Signs* - Adds exemptions for the size and number of signs for public buildings located in residential zone districts.
- K. Public Works Director* - Updates the final plat Dedication Certificate language and changes references to “Public Works” to “Transportation & Engineering” Director and Department throughout Titles 12 Streets, Sidewalks and Public Spaces, 17 Land Division, and 18 Zoning. This proposed change has been postponed because of the extensive number of changes except for some targeted changes related to documents recorded for subdivisions.
- L. Residential Mechanical Equipment in Setbacks* - Allows “residential mechanical equipment” in the three single-family zone districts rear setbacks.
- M. Residential Storage Sheds – Gravel Access* - Addresses driveway surface for residential storage sheds. Currently, if a residential property owner wants to build a detached storage shed on a property having a gravel driveway, TMC 18.50.020(A)(1) requires compliance with the current parking regulations. In this case, TMC 18.50.030(B) requires residential property owner to convert the driveway to a hard surface.
- P. Subdivision Dedication Code Language Update* - Update the subdivision dedication code language to change “men” to “persons.”

Proposed amendments that fall outside of the Tumwater Development Code include:

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 5

- N. Sidewalks – Obstructions, Maintenance, and Repair* - At the request of City staff, address short-term and long-term sidewalk maintenance. The intent clarifies which owners are responsible for maintenance of sidewalks. Currently the TMC or Tumwater Development Guide does not address the issue.
- Q. Staff Reports for Hearing Examiner* - Schedule - Review when a staff report is needed for a hearing examiner hearing. The hearing examiner has asked to change the date when staff reports must be available from five working days prior to the public hearing to seven days.
- R. Traffic Study Requirements* – TMC 12 addresses the threshold for a required traffic study as part of a development project. The proposal would require generation of a traffic study when a specific number of trips are generated in one direction.

Manager Medrud encouraged Commissioners to submit any questions, comments, or suggested additions prior to the next meeting. The schedule calls for the Commission to forward a recommendation to the City Council for consideration in June. The final docket is scheduled for review by the Commission in September.

ORDINANCE NO.
O2022-006,
PLANNED UNIT
DEVELOPMENT:

Manager Medrud reported the City's current regulations for planned unit developments 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 new developments to provide quantifiable public benefits, such as parks, another kind of use, or permanent affordable housing. A PUD provides developers with more flexibility in exchange for benefits for the public and the City. Often, PUDs assist developers in achieving full development potential of a parcel especially when parcels are of odd shape or contain critical areas.

Current PUDs provide flexibility to developers within existing regulations but lack a quantifiable benefit to the City or to the public. Additionally, PUDs do not clearly address the requirements for private streets as part of planned unit developments. The amendments to the planned unit

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 6

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 would amend the definition of a private street in the TMC for consistency with the Tumwater Development Guide and amend sections of the Tumwater Development Guide that address private streets as needed. The review of the proposal is through the Public Works Committee.

Manager Medrud referred to a summary of the other proposed amendments. When staff reviewed the existing code for PUDs, it was with the realization that a major rewrite would be required adding approximately nine new sections resulting in a much more coherent code than the existing code. He reviewed the proposed amendments:

Private Streets - Amended the definition of private street in TMC 17.04.385 to read: “Private street” means a privately owned and maintained vehicular access serving property, which is provided for by an access tract, easement, or other legal means.”

The definition in Section 3.4 of the Tumwater Development Guide for “private street” would be amended to be consistent with the amended definition of “private street” in TMC 17.04.385 Private Street.

Permitted uses for planned unit development:

- a. Added, “planned unit developments” as a permitted use in the Manufactured Home Park (MHP) zone district.
- b. Removed Single-family detached dwellings as part of a planned unit development as a permitted use from the Multifamily Family Medium (MFM) zone district.
- c. Removed “Single-family detached dwellings and duplexes are permitted only as part of a PUD planned unit development overlay as regulated by TMC Chapter 18.36 if the site to be developed has more than one zone district” as a permitted use from the Multifamily Family High (MFH) zone district.
- d. Added, “planned unit developments not including residential uses” as a permitted use in the Airport Related Industry (ARI) zone district.

Substantially revised TMC 18.36 PUD Planned Unit Development Overlay. Amendments include the following:

- a. Changed the name of the chapter from PUD Planned Unit Development Overlay to PUD Planned Unit Development.
- b. Updated the intent section to establish a clear list of tangible benefits to be provided by a planned unit development to the City

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 7

and the public in exchange for flexibility when addressing zoning regulations.

Manager Medrud asked Commissioners for feedback on whether the list is reasonable in terms of what the City is providing for flexibility to the developer:

1. 0.5 points: Provide superior useable parks and open space. Both the applicant and the City shall agree upon the location, size, and extent of the superior useable parks and open space;
2. 0.5 to 1.0 point: Significant public facilities or other public amenities that could not be required by the City for development of the subject property without a planned unit development. Both the applicant and the City shall agree upon the type of significant public facility or amenity, the size, location, and other pertinent aspects, as well as the number of points for the significant public facility or other public amenity. Significant public facilities or other public amenities shall not include the minimum public facilities and public improvements already required of the development;
3. 1.0 point: Going significantly beyond the minimum requirements for critical area protections to preserve, enhance, or rehabilitate critical areas and buffers. Both the applicant and the City shall agree upon the location, size, and extent of the additional protection, enhancement, or rehabilitation;
4. 1.0 point: Dedication of a site containing a historic landmark to the City or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by Washington State Office of Archaeology and Historic Preservation;
5. 1.0 point: Incorporation of energy systems, as defined in TMC 18.04.050, that produce energy from nondepletable energy sources will result in at least fifty percent of the energy needs for the development being met. Both the applicant and the City shall agree upon the type and conditions for the energy systems provided;
6. 1.5 points: The provision of at least twenty percent of the total dwelling units as permanently affordable housing consistent with TMC 18.42.140(D)-(K);
7. 0.5 to 1.5 points: Any other public facility, feature, item, project, or amenity proposed by the applicant that the City agrees meets the intent of this section. Both the applicant and the City shall agree upon the type of other public facility, feature, item, project, or amenity, the size, location, and other pertinent aspects.

Chair Robbins offered feedback on the point system noting that it would be difficult to ascertain whether the point value is an accurate measure

**TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 8**

without knowing the overall value the development provides to the City and that a scalable approach could be considered where the developer receives more points when the development provides better benefits. She asked about point options when a developer promotes lifestyles that are more active or more options for active uses for residents of all ages.

Commissioner Kirkpatrick questioned whether the points reflect the size of the development as it would be easier to obtain points for a 100-acre parcel versus a five-acre site. He suggested the points should be proportional to the development. It also appears options 2 and 7 are similar. Manager Medrud said staff will present some suggestions on scaling the points and whether 2 and 7 could be combined. The intent is for the developer to accumulate 2 points to qualify for pursuing a planned unit development. Additionally, 7 is intended to cover other benefits not addressed to afford some level of flexibility for staff and the developer.

Updated the section to establish where planned units would be allowed, which modified the list in the current section, amended the current code language about the effect of a planned unit development approval on existing zone district regulations, and establishes a minimum size for a planned unit development, which does not currently exist.

Updated the section on who can initiate an application and moved the application process to an updated section TMC 18.36.040.

Updated the section to establish the items that need to be included in a planned unit development application:

- a. A description of how the development meets the requirements of TMC 18.36.010.
- b. How the planned unit development relates to the surrounding area.
- c. If there is more than one underlying zone district then the application must include a map showing the existing zone district locations, sizes, and densities within the planned unit development; a map showing the proposed locations of the zone districts within the planned unit development.
- d. How the planned unit development is being accessed and how internal circulation will be addressed. This shall include multimodal considerations.
- e. The location and size of critical areas and their buffers on or within 300 feet of the project site. Protection measures shall be described or shown on a map.
- f. The location and size of open space, parks, and landscaped areas and how they serve the development.
- g. The location of stormwater facilities.

**TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 9**

- h. SEPA environmental review.
- i. Covenants for ongoing maintenance of common areas and stormwater facilities.
- j. If the planned unit development will be phased, a map of the proposed phasing, a description of the proposed phasing timeline, and the general type and location of the development to occur in each phase consistent with TMC 18.36.090.
- k. How the planned unit development relates to adjacent properties under similar ownership. This can include future development plans, if known.
- l. How the planned unit development allows for future development or redevelopment of neighboring properties. This should address, but it is not limited to, access, circulation, sizing and location of utilities, type and locations of stormwater facilities, and locations of structures.

Created a new section to explain that a planned unit development application cannot modify requirements in TMC Title 16 Environment.

Created a new section to explain that if a planned unit development application involves the creation of new lots, it would need to follow the requirements in TMC Title 17 Land Division.

Moved from TMC 18.36.080 and updated the section to establish what development requirements in TMC Title 12 and 18 can be modified by a planned unit development and what cannot be modified. Manager Medrud reviewed what can or cannot be modified for zone districts, PUDs with multiple underlying zone districts, densities, uses, setbacks, lot sizes, land coverage, structure height, yards, parks and open space area, parking landscaping, Citywide design guidelines, signage, stormwater, and procedural requirements for review. Manager Medrud invited questions and comments.

Chair Robbins asked whether PUDs could be applied to redevelopment projects when existing structures are removed and the property is redeveloped. Manager Medrud said it would likely be dependent upon the proposal as there are very few areas in the City that are vacant parcels. Demolition of existing structures would essentially create a new development area. A PUD could be applied in most of those cases.

Created a new section to establish the process for when public or private streets can be used in a planned unit development:

- A. Public streets shall be required in a planned unit development except as allowed in TMC 18.36.080(B).
- B. Private streets:

**TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 10**

1. A private street may only serve four or fewer residential dwelling units, unless all of the dwelling units meet the federal definition of low income, then the private street may serve up to nine detached single family dwellings or up to thirty-five attached single family or multifamily dwelling units.
2. A private street may serve up to four businesses on separate parcels, or up to four businesses situated on one parcel.
3. The private street must meet the minimum design standards and requirements for private streets in the Tumwater development guide.

Created a new section to establish the process for phasing a planned unit development.

- A. Planned unit developments containing more than one hundred dwelling units or commercial or industrial planned unit developments covering more than twenty acres are eligible to attain preliminary planned unit development approval in phases. Phased approval of preliminary planned unit developments is limited to developments with at least two but not more than four phases.
- B. The application shall show the number of phases, the area each phase encompasses, and the sequence for development of the various phases. A submittal for a phased development shall demonstrate how transportation, access, traffic, stormwater, parks and open space, critical areas, and utilities will be addressed for all phases of the development.
- C. Hearing examiner review.
 - Upon receipt of the recommendation from the development review committee, the hearing examiner shall review the phased preliminary planned unit development in accordance with this section as part of a consolidated hearing according to TMC 18.36.100(B).
 - At the hearing, the hearing examiner shall consider and may alter any part of the proposed phased development.
 - The hearing examiner may approve, approve with conditions, or disapprove the phasing plan in a decision as part a consolidated hearing according to TMC 18.36.100(B).

Moved from TMC 18.36.050 and updated the section describing the criteria the hearing examiner would use to approve or deny an application. The updated section reads as follows:

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 11

18.36.110 Public hearing – Criteria for decision.

In determining whether to approve or disapprove the proposed preliminary planned unit development project, the hearing examiner shall determine if the preliminary planned unit development provides for and meets all these criteria:

- A. Substantial conformance to the Tumwater comprehensive plan;
- B. Conformance to the Tumwater municipal code and Tumwater development guide;
- C. The quantifiable public benefits required by TMC 18.36.010;
- D. The public health, safety, and general welfare;
- E. The adequacy of the size of the proposed planned unit development to accommodate the contemplated developments;
- F. Adequate access to the project site for all users of the project including the public, if applicable;
- G. Appropriate access for public safety such as fire protection and police services; and
- H. Adequate mitigation measures for impacts associated with the physical characteristics of the site such as groundwater, stormwater, floodplains, critical areas, steep slopes, and critical habitat.

Moved from TMC 18.36.050 and updated the section about the appeal process for a planned unit development.

Created a new section to establish how a final planned unit development approval is achieved.

Created a new section to establish the process for minor modifications to a planned unit development.

Created a new section to establish the process for how planned unit development applications vest.

Created a new section to establish how long an approved preliminary approval for a planned unit development is valid.

Moved from TMC 18.36.070 and updates the section on the standards for bonding required facilities for a planned unit development.

Manager Medrud encouraged questions and requests for additional information.

Commissioner Kirkpatrick noted that many homeowner associations have encountered problems with maintenance of private streets. However, if the homes are low-income, the problem of maintenance would be much worse as those homeowners would be unable to afford maintenance of private streets. He questioned why the City allows private streets in low-income

TUMWATER PLANNING COMMISSION
MINUTES OF VIRTUAL MEETING
April 26, 2022 Page 12

development. Manager Medrud said the intent for permanently affordable units is for an assignment of another entity responsible for ongoing maintenance and ensuring the unit remains low-income units. However, the observation brings up a good point to ensure the provisions have specificity and that the intent is to ensure assignment of those responsibilities to another entity rather than to low-income residents.

Commissioner Tobias inquired as to the possibility of requiring the developer to establish a fund to use for maintenance of roads. Manager Medrud said those types of requirements would require a state law as the City is limited in collection of development impacts and the time to expend those funds. The recent collapse of a condominium in Florida speaks to the substantial amount of funds required for maintenance.

Chair Robbins asked whether noncompliance of maintenance becomes the burden for the City to resolve. Manager Medrud said that in some cases, the City billed individual homeowners that were part of the development involving stormwater maintenance. It is a situation the City prefers to avoid as the homeowners association should have evaluated long-term costs and a process to ensure homeowners are not billed at rates not anticipated.

Chair Robbins asked whether any of the proposed amendments address ways to avoid those default situations. Manager Medrud advised that the issue of default is a much larger issue and is not included in the proposed amendments.

Manager Medrud noted that the review schedule affords some flexibility. If more time is required, staff can schedule additional worksessions to accommodate discussions. The proposed schedule includes a worksession on the proposal at the May 10, 2022 meeting and a public hearing on May 24, 2022 with a recommendation forwarded to the Council in June or July.

NEXT MEETING DATE: The next meeting is scheduled on May 10, 2022.

ADJOURNMENT: Commissioner Tobias moved, seconded by Commissioner Sullivan, to adjourn the meeting at 8:29 p.m. A voice vote approved the motion unanimously.

Prepared by Puget Sound Meeting Services, psmsoly@earthlink.net

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: May 10, 2022
SUBJECT: Preliminary Docket for 2022 Annual Housekeeping Amendments

1) Recommended Action:

Forward a recommendation to the City Council on which amendments to include in the TMC 18.60.025(A) Final Docket.

2) Background:

TMC 18.60.025(A) establishes a process by which the preliminary docket of annual development code housekeeping amendments undergoes an initial review by the Planning Commission for recommendation to the City Council. The City Council will make the final determination on which of the proposed amendments will be included in the final docket in June 2022.

Once the docket becomes final, staff will review and analyze the proposed amendments as part of our long range planning work program and come back to the Planning Commission and City Council for the final review and recommendation process in September 2022.

The development code housekeeping preliminary docket staff report contains summaries of the thirteen proposed amendments.

The other housekeeping amendments staff reports contains summaries of the three proposed amendments that do not fall under the same TMC 18.60.025(A) process, but will be considered at the same time as the development code final docket during the fall.

3) Alternatives:

☐ Continue discussion at a Planning Commission's work session on May 24, 2022

4) Attachments:

- A. Staff Report – Development Code Housekeeping Preliminary Docket
- B. Staff Report – Other Housekeeping Amendments
- C. Presentation



City Hall
 555 Israel Road SW
 Tumwater, WA 98501-6515
 Phone: 360-754-5855
 Fax: 360-754-4138

**2022 DEVELOPMENT CODE HOUSEKEEPING
 PRELIMINARY DOCKET
 STAFF REPORT
 PLANNING COMMISSION WORKSESSION**

Issue

During 2020 and 2021, staff gathered information on proposed minor housekeeping amendments to the development code in the Tumwater Municipal Code to be considered collectively in 2022. TMC 18.60.025(A) establishes a process for such development code amendments that is similar to the one the City follows for annual Comprehensive Plan amendments.

A preliminary docket of proposed amendments will be reviewed in the spring for consideration as part of the final docket that would be reviewed by the Planning Commission and approved by the City Council in the fall.

One additional item has been added to the preliminary docket to update the criteria for when a traffic impact analysis study is required.

Contents

| | |
|--|----|
| Issue | 1 |
| Summary | 1 |
| Background | 2 |
| Development Code Housekeeping Preliminary Docket | 2 |
| Public Approval Process | 8 |
| Public Notification | 9 |
| Staff Conclusions | 9 |
| Staff Recommendation..... | 10 |
| Effects of the Proposed Amendments | 10 |
| Staff Contact | 10 |

Summary

The proposed amendments are intended make minor corrections to the City's development regulations.

Background

TMC 18.60.025(A) establishes a process by which the preliminary docket of annual development code housekeeping amendments undergoes an initial review by the Planning Commission for recommendation to the City Council. The City Council will then make the final determination on which of the proposed amendments will be included in the final docket.

After the docket is final, staff will review and analyze the proposed amendments and come back to the Planning Commission with a draft ordinance to start the final review and recommendation process on September 13, 2022.

The amendments are a part of the approved 2022 Long Range Planning work program.

Development Code Housekeeping Preliminary Docket

The following is a summary of the proposed amendments that make up the development code housekeeping preliminary docket:

A. Accessory Dwelling Unit Entrances

Address accessory dwelling unit primary entrance language. Accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence. In some cases, it is not possible for the primary entrance to an accessory dwelling unit not to be visible from the yard on the same side of the lot on which the primary entrance to the primary single-family dwelling unit is located. The amendment would change this from a requirement to an option.

Consistent with Sections 1.A.1 *Purpose* and 1.A.2 *Administrative Procedures of the Citywide Design Guidelines*.

Code Section to be amended:

- TMC 18.42.010 – Accessory dwelling units – General Land Use Regulations

B. Adult Family Homes/Residential Care Facilities

Address consistency of adult family home and residential care facilities as permitted and conditional uses with state law and internally in TMC Title 18 *Zoning* in individual zone districts and TMC 18.53 *Housing for the Functionally Disabled*.

RCW 70.128.140 states:

Compliance with local codes and state and local fire safety regulations.

(1) Each adult family home shall meet applicable local licensing, zoning, building, and housing codes, and state and local fire safety regulations as they pertain to a single-family residence. It is the responsibility of the home to check with local authorities to ensure all local codes are met.

(2) An adult family home must be considered a residential use of property for zoning and public and private utility rate purposes. Adult family homes are a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings.

Code Section to be amended:

- TMC 18.07.010 – Residential zone districts permitted and conditional uses – Summary Tables of Uses
- TMC 18.07.030 – Industrial zone districts permitted and conditional uses – Summary Tables of Uses
- TMC 18.07.040 – Greenbelt/open space zone districts permitted and conditional uses – Summary Tables of Uses
- TMC 18.27.040 – Uses – BD Brewery District zone district
- TMC 18.30.030 – Permitted uses – GB Greenbelt zone district
- TMC 18.30.050 – Conditional uses – GB Greenbelt zone district
- TMC 18.31.020 – Permitted uses – OS Open Space zone district
- TMC 18.31.040 – Conditional uses – OS Open Space zone district
- TMC 18.49.020 – Permitted uses – MFP Manufactured Home Park zone district
- TMC 18.53.020 – Adult family home – Housing for the Functionally Disabled
- TMC 18.53.030 – Residential care facility – Housing for the Functionally Disabled

C. Bicycle Storage

Clarifying whether residential uses require one long-term bike storage spot per unit (TMC 18.50.120(C)(3)) or one per four units as shown in the table

(TMC 18.50.120(A)) at the end of TMC 18.50 *Off-Street Parking*. TMC 18.50.120 *Required bicycle facilities* and TMC Figure 18.50.120(A) establish bicycle parking spaces requirements for both short-term (Class 2) bicycle facilities and long-term (Class 1) bicycle facilities.

Code Section to be amended:

- TMC 18.50.120 – Required bicycle facilities – Off-Street Parking

D. Capitol Boulevard Community – Multifamily Parking Requirements

Remove the 1.0 parking space per dwelling unit limit for multifamily dwellings in the Capitol Boulevard Community to relieve off-street parking impacts on adjacent neighborhoods.

Code Section to be amended:

- TMC 18.21.060 – Development Standards – CBC Capitol Boulevard Community Zone District

E. Car Washes

Adding “carwash” to General Commercial uses through an amendment to the Title 17 *Zoning* definitions, instead of a specifically listed use.

Code Section to be amended:

- TMC 18.04.010 – A definitions – Definitions

F. Mixed Use Overlay

Clarifying the intent of TMC 18.33 *MUO Mixed Use Overlay* to require commercial or office uses along primary roadways rather than 20% of every building.

Code Section to be amended:

- TMC 18.33.060 – Development standards – MUO Mixed Use overlay zone district

G. Nonconforming Signs

Addressing a conflict in nonconforming signs requirements in TMC 18.44.090 *Existing signs* in the TMC 18.44 *Signs*.

Code Section to be amended:

- TMC 18.44.090 – Existing signs – Signs

H. Optometry Clinics

Addressing the “optometry clinics” use, which does not fit well with either the existing “medical clinic” use or “professional services” use.

Creating new “optometry clinics” use with a new definition in TMC 18.04.150 and adding as a permitted use to the zone districts listed below.

Code Sections to be amended:

- TMC 18.04.150 – O Definitions – Definitions
- TMC 18.07.020 – Commercial zone districts permitted and conditional uses– Summary Tables of Uses
- TMC 18.07.030 – Industrial zone districts permitted and conditional uses– Summary Tables of Uses
- TMC 18.18.020 – Permitted Uses – NC Neighborhood Commercial zone district
- TMC 18.19.020 – Permitted Uses – CS Community Services zone district
- TMC 18.20.030 – Permitted Uses – MU Mixed Use zone district
- TMC 18.21.030 – Permitted Uses – CBC Capitol Boulevard Community zone district
- TMC 18.22.020 – Permitted Uses – GC General Commercial zone district
- TMC 18.23.020 – Permitted Uses – TC Town Center zone district
- TMC 18.24.020 – Permitted Uses – LI Light Industrial zone district
- TMC 18.26.020 – Permitted Uses – HC Historic Commercial zone district
- TMC 18.27.040 – Uses – BD Brewery District zone district

- TMC 18.34.020 – Permitted Uses – ARI Airport Related Industry zone district

I. Personal and Professional Services

For consistency and understanding, splitting “personal and professional services” into “personal services” and “professional services” and removing “personal and professional and services and sales” from the TMC 18.07.020 Table Commercial zone districts permitted and conditional uses – Summary Tables of Uses.

Code Sections to be amended:

- TMC 18.04.160 – P Definitions – Definitions
- TMC 18.07.020 – Commercial zone districts permitted and conditional uses – Summary Tables of Uses
- TMC 18.07.030 – Industrial zone districts permitted and conditional uses – Summary Tables of Uses
- TMC 18.19.020 – Permitted Uses – CS Community Services zone district
- TMC 18.23.020 – Permitted Uses – TC Town Center zone district
- TMC 18.24.020 – Permitted Uses – LI Light Industrial zone district
- TMC 18.26.020 – Permitted Uses – HC Historic Commercial zone district
- TMC 18.27.040 – Uses – BD Brewery District zone district
- TMC 18.34.020 – Permitted Uses – ARI Airport Related Industry zone district

J. Public Building Signs

Adding exemptions for the size and number of sign for public buildings located in residential zone districts.

Code Section to be amended:

- TMC 18.44.140 – Residential zone districts – Signs

K. Residential Mechanical Equipment in Setbacks

Allowing “residential mechanical equipment” in the three single-family zone districts rear setbacks.

Code Sections to be amended:

- TMC 18.08.050 – Development standards – RSR Residential/Sensitive Resource zone district
- TMC 18.10.050 – Development standards – SFL Single-Family Low Density Residential zone district
- TMC 18.12.050 – Development standards – SFM Single-Family Medium Density Residential zone district

L. Residential Storage Sheds – Gravel Access

Addressing driveway surface for residential storage sheds. Currently, if a residential property owner wants to build a detached storage shed on a property having a gravel driveway, TMC 18.50.020(A)(1) requires compliance with the current parking regulations. In this case, TMC 18.50.030(B) requires residential property owner to convert the driveway to a hard surface.

Code Section to be amended:

- TMC 18.50.020 – Parking, loading and bicycle facility general regulations – Off-Street Parking

M. Subdivision Dedication Code Language Update

Update the subdivision dedication code language update to change “men” to “persons.”

Code Section to be amended:

- TMC 17.24.030(D)(2) – Format and content of application – Final Land Divisions

Public Approval Process

Consistent with TMC 18.60.025, the Planning Commission held a briefing on the preliminary docket on April 26, 2022 and will hold a worksession on May 10, 2022. At the end of the worksession, the Planning Commission will send a recommendation to the General Government Committee on the items to go forward to the final docket for more review.

The General Government Committee will discuss the Planning Commission's recommendation on the items to go forward to the final docket for more review at their June 8, 2022 meeting. The General Government Committee is expected to recommend that the preliminary docket be placed on the City Council's consent agenda for their June 21, 2022 meeting.

An Environmental Checklist for a non-project action will be prepared in August 2022 under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance will be issued later in August 2022.

The ordinance will be sent to the Washington State Department of Commerce in August 2022 for the required 60-day review before the proposed text amendments were adopted, in accordance with RCW 36.70A.106.

The Planning Commission is expected to receive a briefing on the final docket of proposed code amendments on September 13, 2022 and hold a worksession on the final docket September 27, 2022.

A Notice of Public Hearing for the Planning Commission is expected to be issued on September 30, 2022 prior to a public hearing. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

The Planning Commission is expected to hold a public hearing for the proposed amendments on October 11, 2022. Following the public hearing and deliberations, the Planning Commission will make a recommendation that Council on the proposed amendments.

The Public Works Committee is expected to hold a briefing on the proposed amendments to the Tumwater Development Guide on November 17, 2022.

The General Government Committee is scheduled to review the proposed amendments in a briefing on November 9, 2022 and recommend that the ordinance be discussed at a City Council worksession. The City Council is scheduled to review the amendments at a worksession on November 22, 2022 and consider the amendments on December 6, 2022.

Public Notification

A Notice of Public Hearing for October 11, 2022 for the Planning Commission is expected to be issued, posted, mailed to interested parties, and published in *The Olympian* on September 30, 2022, after the Planning Commission is expected to set the public hearing date on September 27, 2022.

Staff Conclusions

1. The proposed text amendments will need to be consistent with the goals of the Washington State Growth Management Act.
 - a. This ordinance will need to be consistent with Goal 7 of the Growth Management Act which states:

“Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.”

The Ordinance establishes concise requirements for the application, review process, and approval of planned unit developments.

2. The proposed amendments will need to be consistent with the Economic Development Plan because the proposed amendments improve the clarity and specificity of the regulations for submittal, review, and approval of planned unit developments.
 - a. Goal #1 of the Economic Development Plan states:

“Establish a development climate that stimulates economic activity and desirable investment.”
 - b. The text of the Economic Development Plan states that one of the ways to support Goal #1 is:

“...by making ongoing improvements to existing development regulations, systems, and processes.”
 - c. Action item 1.D. of the Economic Development Plan states:

“Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater.”

This Ordinance will need to be improve the existing regulations for the application, review process, and approval of planned unit developments.

3. Based on the above review and analysis, staff will need to conclude that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan.

Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation to the General Government Committee that all the items in the 2022 development code housekeeping preliminary docket go forward for review as part of the final docket.

Effects of the Proposed Amendments

The proposed text amendments would necessitate changes to the Tumwater Municipal Code.

Staff Contact

Brad Medrud, Planning Manager
City of Tumwater Community Development Department
360-754-4180
bmedrud@ci.tumwater.wa.us



City Hall
 555 Israel Road SW
 Tumwater, WA 98501-6515
 Phone: 360-754-5855
 Fax: 360-754-4138

2022 OTHER HOUSEKEEPING AMENDMENTS STAFF REPORT PLANNING COMMISSION BRIEFING

Issue

During 2020 and 2021, staff gathered information on proposed minor housekeeping amendments in the Tumwater Municipal Code to be considered collectively in 2022 that are not part of the development code, which is defined as Title 16 *Environment*, Title 17 *Land Division*, and Title 18 *Zoning*. These housekeeping amendments are separate from the development code housekeeping amendments being considered as part of Ordinance No. O2022-013 that are following the process in TMC 18.60.025(A), but will follow the same schedule.

Contents

| | |
|--|---|
| Issue | 1 |
| Summary | 1 |
| Background | 1 |
| Other Housekeeping Amendment Summary | 2 |
| Public Approval Process | 2 |
| Public Notification | 3 |
| Staff Conclusions | 3 |
| Staff Recommendation..... | 4 |
| Effects of the Proposed Amendments | 4 |
| Staff Contact | 4 |

Summary

The proposed amendments are intended make minor corrections to the City's municipal code.

Background

The amendments are a part of the approved 2022 Long Range Planning work program.

Other Housekeeping Amendment Summary

The following is a summary of the proposed amendments that make up the other housekeeping amendments:

A. Sidewalks – Obstructions, Maintenance, and Repair

At the request of City staff, address short-term and long-term sidewalk maintenance. The intent would be to clarify which owners are responsible for maintenance of sidewalks. Currently the Tumwater Municipal Code or Tumwater Development Guide does not address this issue.

New Code Sections to be created:

- TMC 12.08.035 – Removal of sidewalk obstructions – Street and Side Obstructions
- TMC 12.12.070 – Sidewalk maintenance and repair – Construction of Curbs and Sidewalks

B. Staff Reports for Hearing Examiner - Schedule

Review when a staff report is needed for a hearing examiner hearing. The hearing examiner has asked that the date when staff reports have to be available be changed from the current five working days prior to the public hearing to seven days.

Code Section to be amended:

- TMC 2.58.110 – Distribution of information – Hearing Examiner

C. Traffic Study Requirements

Update the criteria for when a traffic impact analysis study is required.

Code Section to be amended:

- TMC 15.48.060 – Traffic study – Transportation Concurrency Requirements

Public Approval Process

An Environmental Checklist for a non-project action will be prepared in August 2022 under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to

2022 OTHER HOUSEKEEPING AMENDMENTS

Chapter 197-11 WAC, and a Determination of Non-Significance will be issued later in August 2022.

The ordinance will be sent to the Washington State Department of Commerce in August 2022 for the required 60-day review before the proposed text amendments were adopted, in accordance with RCW 36.70A.106.

The Planning Commission is expected to receive a briefing on the proposed other housekeeping amendments on September 13, 2022 and hold a worksession on the ordinance on September 27, 2022.

A Notice of Public Hearing for the Planning Commission is expected to be issued on September 30, 2022 prior to a public hearing. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

The Planning Commission is expected to hold a public hearing for the amendments on October 11, 2022. Following the public hearing and deliberations, the Planning Commission will make a recommendation that Council on the amendments.

The Public Works Committee is expected to hold a briefing on the amendments to the Tumwater Development Guide on November 17, 2022.

The General Government Committee is scheduled to review the amendments in a briefing on November 9, 2022 and recommend that the ordinance be discussed at a City Council worksession. The City Council is scheduled to review the amendments at a worksession on November 22, 2022 and consider the amendments on December 6, 2022.

Public Notification

A Notice of Public Hearing for October 11, 2022 for the Planning Commission is expected to be issued, posted, mailed to interested parties, and published in *The Olympian* on September 30, 2022, after the Planning Commission is expected to set the public hearing date on September 27, 2022.

Staff Conclusions

1. The proposed text amendments will need to be consistent with the goals of the Washington State Growth Management Act.
 - a. This ordinance will need to be consistent with Goal 7 of the Growth Management Act which states:

“Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.”

2022 OTHER HOUSEKEEPING AMENDMENTS

- The Ordinance establishes concise requirements for the application, review process, and approval of planned unit developments.
2. The proposed amendments will need to be consistent with the Economic Development Plan because the proposed amendments improve the clarity and specificity of the regulations for submittal, review, and approval of planned unit developments.
 - a. Goal #1 of the Economic Development Plan states:

“Establish a development climate that stimulates economic activity and desirable investment.”
 - b. The text of the Economic Development Plan states that one of the ways to support Goal #1 is:

“...by making ongoing improvements to existing development regulations, systems, and processes.”
 - c. Action item 1.D. of the Economic Development Plan states:

“Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater.”

This Ordinance will need to be improve the existing regulations for the application, review process, and approval of planned unit developments.
 3. Based on the above review and analysis, staff will need to conclude that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan.

Staff Recommendation

Staff recommends that the Planning Commission review the proposed amendments and provide comment to staff.

Effects of the Proposed Amendments

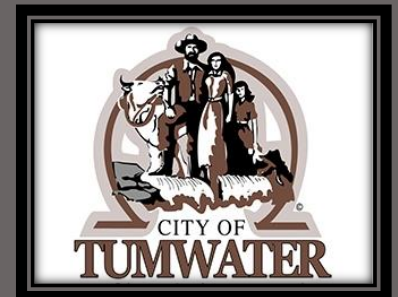
The proposed text amendments would necessitate changes to the Tumwater Municipal Code.

Staff Contact

Brad Medrud, Planning Manager
 City of Tumwater Community Development Department
 360-754-4180
 bmedrud@ci.tumwater.wa.us

2022 Annual Development Code and Other Housekeeping Amendments Preliminary Docket

May 10, 2022
Planning Commission Worksession



Issue

During 2020 and 2021, staff gathered information on proposed minor housekeeping amendments to the Tumwater Municipal Code to be considered collectively in 2022

The proposed amendments are intended make minor corrections to the City's development regulations

Review Process

- TMC 18.60.025(A) establishes a process for development code housekeeping amendments that is similar to the one the City follows for annual Comprehensive Plan amendments
- A **preliminary docket** of proposed amendments will be reviewed in the spring by the Planning Commission for a recommendation to City Council on what amendments will be a part of the final docket

Review Process

- Once the City Council approves the contents of the **final docket** of code amendments, staff will prepare an ordinance for consideration by the Planning Commission and City Council in the fall of 2022
- The **other housekeeping amendments** that do not fall under the same TMC 18.60.025(A) process, will be considered at the same time as the development code final docket in the fall of 2022

General Topics Covered

- A. Accessory Dwelling Unit Entrances
- B. Adult Family Homes/Residential Care Facilities
- C. Bicycle Storage
- D. Capitol Boulevard Community – Multifamily
Parking Requirements
- E. Car Washes
- F. Mixed Use Overlay
- G. Nonconforming Signs

General Topics Covered

- H. Optometry Clinics
- I. Personal and Professional Services
- J. Public Building Signs
- K. Residential Mechanical Equipment in Setbacks
- L. Residential Storage Sheds – Gravel Access
- M. Subdivision Dedication Code Language Update

Other Topics Covered

The following will be covered by the other housekeeping amendment process:

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

Next Steps

Preliminary Docket

Planning Commission

- Worksession – May 10, 2022

City Council

- General Government Committee briefing – June 8, 2022
- Consent agenda – June 21, 2022

Next Steps

Final Docket and Other Housekeeping Amendments

Planning Commission

- Briefing – September 13, 2022
- Worksession – September 27, 2022
- Hearing – October 11, 2022

Next Steps

Final Docket and Other Housekeeping Amendments

City Council

- General Government Committee briefing – November 9, 2022
- Public Works Committee briefing – November 17, 2022
- City Council worksession – November 22, 2022
- City Council consideration – December 6, 2022

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: May 10, 2022
SUBJECT: Ordinance No. O2022-006, Planned Unit Development

1) Recommended Action:

Read materials and be prepared to discuss as part of a worksession on the ordinance.

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) Alternatives:

☐ None

4) Attachments:

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



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

**PLANNED UNIT DEVELOPMENT AMENDMENTS
(ORDINANCE NO. O2022-006)
STAFF REPORT
PLANNING COMMISSION WORKSESSION**

Issue

The City's 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 not provided a quantifiable benefit to the City or the public.

In other jurisdictions, planned unit developments 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.

Focus of May 10, 2022 Worksession

After the Planning Commission briefing on April 26, 2022, staff added Appendix A – Tangible Benefits and Flexibility to provide tables on the tangible benefits that would be allowed by a planned unit development and sections of the development code that a developer would or would not have flexibility to address.

Staff suggests that the Planning Commissioners focus on their evaluation on the following:

1. The type of tangible benefits proposed. Should more be added or should some be taken off?

2. The points assigned for each benefit. Are points too many or too few?
3. The total number of tangible benefits points required. Is the number of points required balanced by the sections of the development code where the developer has flexibility?
4. Code modifications allowed. Should more be added or should some be taken off? Are the code modifications allowed balanced by the tangible benefits required?
5. Code modifications not allowed. Should more be added or should some be taken off?

Contents

| | |
|--|----|
| Issue | 1 |
| Focus of May 10, 2022 Worksession..... | 1 |
| Summary | 2 |
| Background | 2 |
| Planned Unit Development Amendments | 3 |
| Public Approval Process | 15 |
| Public Notification | 16 |
| Staff Conclusions | 16 |
| Staff Recommendation..... | 17 |
| Effects of the Proposed Amendments | 17 |
| Staff Contact | 17 |
| Appendix A – Tangible Benefits and Flexibility | 18 |

Summary

The proposed amendments are intended to establish clear requirements for the type of development that can utilize a planned unit development, an updated list of submittal requirements for a planned unit development application, and updated criteria and process for review and approval of a planned unit development.

Background

Planned unit developments are intended to allow for flexibility in addressing existing development regulations in exchange for a quantifiable public benefit to allow for superior development than would be allowed under the zoning code or development of sites that may be challenging because of critical areas or other constraints.

PLANNED UNIT DEVELOPMENTS (O2022-006)

The amendments are a part of the approved 2022 Long Range Planning work program.

Planned Unit Development Amendments

The following is a summary of the proposed amendments related to planned unit developments found in Ordinance No. O2022-006:

1. Private Streets
 - a. Amended the definition of private street in TMC 17.04.385 to read:

“Private street” means a privately owned and maintained vehicular access serving property, which is provided for by an access tract, easement, or other legal means.
 - b. Amendments to the Tumwater Development Guide (See Attachment C *Development Guide Amendments Staff Report*).
2. Permitted uses for planned unit development:
 - a. Added “planned unit developments” as a permitted use in the Manufactured Home Park (MHP) zone district.
 - b. Removed Single-family detached dwellings as part of a planned unit development as a permitted use from the Multifamily Family Medium (MFM) zone district.
 - c. Removed “Single-family detached dwellings and duplexes are permitted only as part of a PUD planned unit development overlay as regulated by TMC Chapter 18.36 if the site to be developed has more than one zone district” as a permitted use from the Multifamily Family High (MFH) zone district.
 - d. Added “planned unit developments not including residential uses” as a permitted use in the Airport Related Industry (ARI) zone district.
3. Substantially revised TMC 18.36 *PUD Planned Unit Development Overlay*. Amendments included the following:
 - a. Changed the name of the chapter from *PUD Planned Unit Development Overlay* to *PUD Planned Unit Development*.

Staff updated the intent section to establish a clear list of tangible benefits to be provided by a planned unit development to the City and the public in exchange for flexibility addressing in zoning regulations. See Appendix A – Tangible Benefits and Flexibility.

The updated section reads as follows:

PLANNED UNIT DEVELOPMENTS (O2022-006)

18.36.010 Intent.

The intent of a planned unit development is to offer flexibility to the applicant in exchange for tangible benefits to the city and the public.

A. Through the planned unit development process, the applicant is given flexibility in regard to site design, placement of buildings, use of required open spaces, setbacks, lot sizes and dimensions, and otherwise better utilize the potential of sites characterized by special features, such as geography, topography, size or shape.

B. In exchange, the applicant shall provide at least two points from the following list of tangible benefits to the city and the public:

- 1. 0.5 points: Provide superior useable parks and open space. Both the applicant and the city shall agree upon the location, size, and extent of the superior useable parks and open space;*
- 2. 0.5 to 1.0 point: Significant public facilities or other public amenities that could not be required by the city for development of the subject property without a planned unit development. Both the applicant and the city shall agree upon the type of significant public facility or amenity, the size, location, and other pertinent aspects, as well as the number of points for the significant public facility or other public amenity. Significant public facilities or other public amenities shall not include the minimum public facilities and public improvements already required of the development;*
- 3. 1.0 point: Going significantly beyond the minimum requirements for critical area protections to preserve, enhance, or rehabilitate critical areas and buffers. Both the applicant and the city shall agree upon the location, size, and extent of the additional protection, enhancement, or rehabilitation;*
- 4. 1.0 point: Dedication of a site containing a historic landmark to the city or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by Washington State Office of Archaeology and Historic Preservation;*
- 5. 1.0 point: Incorporation of energy systems, as defined in TMC 18.04.050, that produce energy from nondepletable energy sources will result in at least fifty percent of the energy needs for the development being met. Both the applicant and the city shall agree upon the type and conditions for the energy systems provided;*
- 6. 1.5 points: The provision of at least twenty percent of the total dwelling units as permanently affordable housing consistent with TMC 18.42.140(D)-(K); and*

PLANNED UNIT DEVELOPMENTS (O2022-006)

7. *0.5 to 1.5 points: Any other public facility, feature, item, project, or amenity proposed by the applicant that the City agrees meets the intent of this section. Both the applicant and the city shall agree upon the type of other public facility, feature, item, project, or amenity, the size, location, and other pertinent aspects.*

C. For tangible benefits that have a range of potential points, both the applicant and the city shall agree upon the number of points assigned.

- b. Updated the section to establish where planned units would be allowed, which modified the list in the current section, amended the current code language about the effect of a planned unit development approval on existing zone district regulations, and establishes a minimum size for a planned unit development, which does not currently exist.

The updated and new section reads as follows:

18.36.020 Planned unit development and zoning.

A. Planned unit developments are permitted in all zone districts except greenbelt (GB), open space (OS), residential/sensitive resource (RSR) due to the extreme sensitivity of the areas to environmental disturbance, and historic commercial (HC).

B. The approval of a final planned unit development shall modify and supersede the regulations of the underlying zone district, as outlined in this chapter, in accordance with the requirements and allowances of the Tumwater municipal code.

C. The minimum project size for a planned unit development is one gross acre. Planned unit developments must still meet applicable development requirements such as minimum density, parking standards, land coverage limits, and stormwater regulations, subject to the requirements and allowances of this chapter.

- c. Updated the section to about who can initiate an application and moved the application process to an updated section TMC 18.36.040.

The updated section reads as follows:

18.36.030 Initiation.

A preliminary planned unit development may be initiated by any owner or group of owners of property acting jointly, or as a developer authorized to act as agent for an owner or group of owners.

- d. Updated the section to establish the items that need to be included in a planned unit development application.

The updated section reads as follows:

PLANNED UNIT DEVELOPMENTS (O2022-006)

18.36.040 Application.

Applications for a preliminary planned unit development shall be made on the forms provided by the community development department.

Applications shall include all the items on the application checklist, together with an application fee as established by resolution of the city council, no part of which is refundable. Additions or deletions to the contents of the application may be made by the community development director. The application for a preliminary planned unit development shall also include and address all these items:

A. A description of how the development meets the requirements of TMC 18.36.010;

B. How the planned unit development relates to the surrounding area. This would include a description of any existing adjacent development and address how the proposed development would be consistent with existing adjacent development. If the existing adjacent development is not consistent with the existing comprehensive plan designations and zone districts then a comparison of the proposed development with the intent of the adjacent comprehensive plan designations and zone districts is acceptable;

C. If there is more than one underlying zone district then the application must include:

- 1. A map showing the existing zone district locations, sizes, and densities within the planned unit development. This can be augmented with a table or description in addition to a map; and*
- 2. A map showing the proposed locations of the zone districts within the planned unit development. The borders, areas with sizes in acres, and proposed locations of the zone districts shall be shown graphically on the site plan. The borders shall follow the proposed tract or lot lines and the centerlines of streets and alleys of the planned unit development in a balanced, cohesive, and interrelated manner that does not create irregular areas.*
 - a. The planned unit development process cannot modify the sizes of the original comprehensive plan designations on the comprehensive plan land use designation map or the zone districts on the zoning map without an amendment approved by the process in TMC 18.60.*
 - b. The planned unit development process cannot modify the densities of the original comprehensive plan designations and zone districts without an amendment approved by the process in TMC 18.60;*

PLANNED UNIT DEVELOPMENTS (O2022-006)

- D. How the planned unit development is being accessed and how internal circulation will be addressed. This shall include multimodal considerations;*
 - E. The location and size of critical areas and their buffers on or within 300 feet of the project site. Protection measures shall be described or shown on a map;*
 - F. The location and size of open space, parks, and landscaped areas and how they serve the development;*
 - G. The location of stormwater facilities;*
 - H. SEPA environmental review;*
 - I. Covenants for ongoing maintenance of common areas and stormwater facilities;*
 - J. If the planned unit development will be phased, a map of the proposed phasing, a description of the proposed phasing timeline, and the general type and location of the development to occur in each phase consistent with TMC 18.36.090;*
 - K. How the planned unit development relates to adjacent properties under similar ownership. This can include future development plans, if known; and*
 - L. How the planned unit development allows for future development or redevelopment of neighboring properties. This should address, but it is not limited to, access, circulation, sizing and location of utilities, type and locations of stormwater facilities, and locations of structures.*
- e. Staff created a new section to explain that a planned unit development application cannot modify requirements in TMC Title 16 *Environment*. See Appendix A – Tangible Benefits and Flexibility.

The new section reads as follows:

18.36.050 Environment.

The provisions of TMC Title 16 may not be modified by a planned unit development, except modifications consistent with TMC 18.36.010(B)(3).

- f. Created a new section to explain that if a planned unit development application involves the creation of new lots, it would need to follow the requirements in TMC Title 17 *Land Division*.

The new section reads as follows:

18.36.060 Land division and review process.

If a planned unit development involves land division then it shall be subject to the platting and procedural requirements of TMC Title 17 and the restrictions and allowances of this chapter.

- g. Moved from TMC 18.36.080 and updated the section to establish what development requirements in TMC Title 12 and 18 can be modified by a planned unit development and what cannot be modified. See Appendix A – Tangible Benefits and Flexibility.

The updated section reads as follows:

18.36.070 Modification of development requirements.

A planned unit development may only modify the development requirements of TMC Title 12 and TMC Title 18 consistent with this section. If a development requirement is not addressed in this section, it shall not be modified by a planned unit development.

A. Zone Districts.

- 1. The type and size of the underlying zone districts designated by the zoning map shall not be modified by a planned unit development.*
- 2. Some individual development standards of the underlying zone districts may be modified by this section.*

B. Planned unit developments with multiple underlying zone districts.

- 1. A planned unit development may move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).*
- 2. Some individual development standards of the underlying zone districts may be modified by this section.*

C. Densities. Densities established by the underlying zone districts shall not be altered by a planned unit development.**D. Uses.**

- 1. A planned unit development is limited to the permitted, accessory, or conditional uses established by the underlying zone districts.*

2. *If a proposed use in a planned unit development requires a conditional use permit, a separate conditional use permit shall be obtained consistent with the process in TMC 18.56.*

E. Setbacks.

1. *Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.*

2. *A planned unit development may modify internal setbacks within the planned unit development.*

F. Lot sizes. Lot sizes as specified by the underlying zone districts may be modified by up to twenty-five percent by a planned unit development, either larger or smaller, provided the densities of the underlying zone district are met.

G. Land Coverage. Maximum land coverage as established by the underlying zone districts may be exceeded by no more than twenty-five percent by a planned unit development.

H. Structure height. Structure height requirements as established by the underlying zone districts may be modified up to twenty-five percent by a planned unit development.

I. Yards. Yards as specified by the underlying zone districts may be reduced by up to twenty-five percent by a planned unit development, provided the land coverage requirements of the underlying zone district are met.

J. Parks and open space area. In addition to the park and open space dedication requirements of TMC 17.12.210 or TMC 18.42.130, as applicable, the planned unit development may provide additional park and open space areas consistent with TMC 18.36.010.

K. Parking. Parking requirements shall not be modified by a planned unit development.

L. Landscaping. Landscaping requirements shall not be modified by a planned unit development.

M. Citywide design guidelines. Citywide design guidelines shall not be modified by a planned unit development.

N. Tumwater development guide. Requirements of the Tumwater development guide shall not be modified by a planned unit development, except as noted in TMC 18.36.080.

PLANNED UNIT DEVELOPMENTS (O2022-006)

O. Signage. Signage requirements shall not be modified by a planned unit development.

P. Stormwater. Stormwater requirements shall not be modified by a planned unit development.

Q. Provisions of this chapter. The requirements of this chapter shall not be modified by a planned unit development.

R. Procedural requirements. Procedural requirements shall not be modified by a planned unit development.

- h. Created a new section to establish the process for when public or private streets can be used in a planned unit development.

The new section reads as follows:

18.36.080 Public and private streets.

A. Public streets shall be required in a planned unit development except as allowed in TMC 18.36.080(B).

B. Private streets.

1. A private street may only serve four or fewer residential dwelling units, unless all of the dwelling units meet the federal definition of low income, then the private street may serve up to nine detached single family dwellings or up to thirty-five attached single family or multifamily dwelling units.

2. A private street may serve up to four businesses on separate parcels, or up to four businesses situated on one parcel.

3. The private street must meet the minimum design standards and requirements for private streets in the Tumwater development guide.

- i. Created a new section to establish the process for phasing a planned unit development.

The new section reads as follows:

18.36.090 Phasing of planned unit developments.

A. Planned unit developments containing more than one hundred dwelling units or commercial or industrial planned unit developments covering more than twenty acres are eligible to attain preliminary planned unit development approval in phases. Phased approval of preliminary planned unit developments is limited to developments with at least two but not more than four phases.

B. The application shall show the number of phases, the area each phase encompasses, and the sequence for development of the various

PLANNED UNIT DEVELOPMENTS (O2022-006)

phases. A submittal for a phased development shall demonstrate how transportation, access, traffic, stormwater, parks and open space, critical areas, and utilities will be addressed for all phases of the development.

C. Hearing examiner review.

1. Upon receipt of the recommendation from the development review committee, the hearing examiner shall review the phased preliminary planned unit development in accordance with this section as part of a consolidated hearing according to TMC 18.36.100(B).

2. At the hearing, the hearing examiner shall consider and may alter any part of the proposed phased development.

3. The hearing examiner may approve, approve with conditions, or disapprove the phasing plan in a decision as part a consolidated hearing according to TMC 18.36.100(B).

D. The period between the date of the preliminary approval of the phased planned unit development by the hearing examiner and the date of filing for final approval for the first phase shall be consistent with TMC 18.36.170.

E. Construction plans for each phase of a phased development shall include transportation, utilities, and stormwater management facilities that comply with all state and local requirements in effect at the beginning of the period allotted for that phase.

F. Applications for approval for each successive phase must be submitted within three years of the submittal for final approval on the previous phase and within the other timelines as established by the Tumwater municipal code and TMC 18.36.170.

- j. Moved from TMC 18.36.050 and updated the section describing the hearing examiner approval process.

The updated section reads as follows:

18.36.100. Public hearing – Preliminary planned unit development

A. Upon receipt of the recommendation from the development review committee, a public hearing shall be set before the hearing examiner on the preliminary planned unit development. At the conclusion of the public hearing, the hearing examiner may approve, approve with conditions, deny, or continue the matter. A preliminary planned unit development shall only be approved if it meets the criteria in TMC 18.36.110.

PLANNED UNIT DEVELOPMENTS (O2022-006)

B. If a project with a preliminary planned unit development requires a public hearing for phasing according to TMC 18.36.090, a land division approval, a conditional use permit, a variance, and/or another action that requires a hearing, the hearings should be consolidated.

- k. Moved from TMC 18.36.050 and updated the section describing the criteria the hearing examiner would use to approve or deny an application.

The updated section reads as follows:

18.36.110 Public hearing – Criteria for decision.

In determining whether to approve or disapprove the proposed preliminary planned unit development project, the hearing examiner shall determine if the preliminary planned unit development provides for and meets all these criteria:

- A. Substantial conformance to the Tumwater comprehensive plan;*
- B. Conformance to the Tumwater municipal code and Tumwater development guide;*
- C. The quantifiable public benefits required by TMC 18.36.010;*
- D. The public health, safety, and general welfare;*
- E. The adequacy of the size of the proposed planned unit development to accommodate the contemplated developments;*
- F. Adequate access to the project site for all users of the project including the public, if applicable;*
- G. Appropriate access for public safety such as fire protection and police services; and*
- H. Adequate mitigation measures for impacts associated with the physical characteristics of the site such as groundwater, stormwater, floodplains, critical areas, steep slopes, and critical habitat.*

- l. Moved from TMC 18.36.050 and updated the section about the appeal process for a planned unit development.

The updated section reads as follows:

18.36.120 Appeal.

The decision of the hearing examiner shall be final unless appealed to superior court in accordance with the provisions of TMC 2.58.150.

- m. Created a new section to establish how a final planned unit development approval is achieved.

The new section reads as follows:

PLANNED UNIT DEVELOPMENTS (O2022-006)

18.36.130 Final planned unit development approval.

Final approval of the planned unit development will not be issued until all requirements listed in the hearing examiner decision have been met. Certificate(s) of occupancy shall not be issued until final approval unless the community development director, or their designee, determines it is in the best interest of the city. The city and the applicants must agree on a reasonable deadline for obtaining final approval for the planned unit development. Failure of the applicants to obtain final approval prior to the agreed upon date shall result in revocation of the certificate(s) of occupancy.

- n. Created a new section to establish the process for minor modifications to a planned unit development.

The new section reads as follows:

18.36.140 Minor modifications.

Minor modifications to a planned unit development may be administratively approved provided they meet all these conditions:

A. The modification will not have the effect of reducing required landscaped area, or reducing or encroaching into required buffer areas or reducing the amount of required open space or parks in the planned unit development;

B. The modification will not have the effect of increasing the residential density of the planned unit development;

C. The modification will not have the effect of increasing the area devoted to nonresidential uses in the planned unit development; and

D. The modification will not increase any adverse impacts or undesirable effects of the project, or that the modification in no way significantly alters the project.

- o. Created a new section to establish the process for major modifications to a planned unit development.

The new section reads as follows:

18.36.150 Major Modifications.

A. Modifications to planned unit developments that do not meet the all the conditions of TMC 18.36.140 shall be considered major modifications.

B. A public hearing shall be required before the hearing examiner and follow the requirements of TMC 18.36.100 and TMC 18.36.110.

- p. Created a new section to establish the process for how planned unit development applications vest.

PLANNED UNIT DEVELOPMENTS (O2022-006)

The new section reads as follows:

18.36.160 Vesting of planned unit developments.

A. Planned unit developments that involve land division are vested when a complete land division application has been submitted to the community development department.

B. Planned unit developments that do not involve land division vest when a complete building permit application has been submitted to the community development department after preliminary planned unit development approval is granted consistent with TMC 18.36.100.

- q. Created a new section to establish how long an approved preliminary approval for a planned unit development is valid.

The new section reads as follows:

18.36.170 Duration of approval for planned unit developments.

A. Preliminary approval of a planned unit development by the hearing examiner is valid for a period of five years.

B. An initial one-year extension, which has been filed at least thirty days prior to the expiration of the period of approval, may be granted by the community development director or his/her designee upon a finding that the applicant has attempted in good faith to complete the final planned unit development within the period of approval. Submittal of complete engineering plans for the project and the start of construction prior to the expiration of the approval period time limit shall constitute a good faith effort.

C. Two additional one-year extensions may be administratively granted, which shall be reviewed for compliance with these criteria:

- 1. The applicant has pursued submitting the final land division in good faith. Submittal of complete engineering plans and the start of construction for the project prior to the expiration of the approval period time limit shall constitute a good faith effort on the part of the applicant;*
- 2. There have been no amendments to the comprehensive plan, zoning ordinance, development standards or other applicable codes which are inconsistent with the approved preliminary planned unit development, unless such amendments can be incorporated into the existing preliminary planned unit development without significantly altering the project as originally approved by the hearing examiner; and*

3. *There are no other significant changed conditions that would render the planned unit development contrary to the public health, safety, or general welfare.*

- r. Moved from TMC 18.36.070 and updates the section on the standards for bonding required facilities for a planned unit development.

The updated section reads as follows:

18.36.180 Standards – Bond.

A. Planned unit development projects shall be complete developments and may be required to include facilities such as, but not limited to, streets, curbs, sidewalks, street lights, drainage, open space, sanitary sewer, underground power and telephone lines, landscaping, screening, signs, and off-street parking in conformance with the requirements and allowances of the hearing examiner.

B. The applicant shall furnish the city with a performance bond or other acceptable surety approved by the city attorney, guaranteeing installation of specified public improvements and landscaping.

Public Approval Process

The Planning Commission held a briefing on the proposed amendments on April 26, 2022 and will hold a worksession on May 10, 2022.

An Environmental Checklist for a non-project action was prepared on April 5, 2022 under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance was issued later on April 28, 2022.

The ordinance was sent to the Washington State Department of Commerce on April 5, 2022 for the required 60-day review before the proposed text amendments were adopted, in accordance with RCW 36.70A.106.

A Notice of Public Hearing for the Planning Commission is expected to be issued on May 13, 2022 prior to a public hearing. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

The Planning Commission is expected to hold a public hearing for the proposed amendments on May 24, 2022. Following the public hearing and deliberations, the Planning Commission will make a recommendation that Council on the proposed amendments.

The Public Works Committee is expected to hold a briefing on the proposed amendments to the Tumwater Development Guide on June 9, 2022.

PLANNED UNIT DEVELOPMENTS (O2022-006)

The General Government Committee is scheduled to review the proposed amendments in a briefing on June 8, 2022 and recommend that the ordinance be discussed at a City Council worksession. The City Council is scheduled to review the amendments at a worksession on June 28, 2022 and consider the amendments on July 19, 2022.

Public Notification

A Notice of Public Hearing for the Planning Commission is expected to be issued, posted, mailed to interested parties, and published in *The Olympian* on May 13, 2022, after the Planning Commission is expected to set the public hearing date on May 10 2022.

Staff Conclusions

1. The proposed text amendments are consistent with the goals of the Washington State Growth Management Act.
 - a. This ordinance is consistent with Goal 7 of the Growth Management Act which states:

“Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.”

The Ordinance establishes concise requirements for the application, review process, and approval of planned unit developments.

2. The proposed amendments are consistent with the Economic Development Plan because the proposed amendments improve the clarity and specificity of the regulations for submittal, review, and approval of planned unit developments.
 - a. Goal #1 of the Economic Development Plan states:

“Establish a development climate that stimulates economic activity and desirable investment.”

- b. The text of the Economic Development Plan states that one of the ways to support Goal #1 is:

“...by making ongoing improvements to existing development regulations, systems, and processes.”

- c. Action item 1.D. of the Economic Development Plan states:

“Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater.”

This Ordinance improves the existing regulations for the application, review process, and approval of planned unit developments.

PLANNED UNIT DEVELOPMENTS (O2022-006)

3. Based on the above review and analysis, staff concludes that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the proposed amendments as shown in Ordinance No. O2022-006.

Effects of the Proposed Amendments

The proposed text amendments would necessitate changes to the Tumwater Municipal Code as shown in Ordinance No. O2022-006.

Staff Contact

Brad Medrud, Planning Manager
City of Tumwater Community Development Department
360-754-4180
bmedrud@ci.tumwater.wa.us

Appendix A – Tangible Benefits and Flexibility

Tangible Benefits (Amended Section TMC 18.36.010)

Through the planned unit development process, the applicant is given flexibility in regard to site design, placement of buildings, use of required open spaces, setbacks, lot sizes and dimensions, and otherwise better utilize the potential of sites characterized by special features, such as geography, topography, size or shape. In exchange, the applicant shall provide at least two points from the following list of tangible benefits to the city and the public. For tangible benefits that have a range of potential points, both the applicant and the city shall agree upon the number of points assigned.

| # | Points | Tangible Benefit | Notes |
|---|------------|--|---|
| 1 | 0.5 | Provide superior useable parks and open space. | Both the applicant and the city shall agree upon the location, size, and extent of the superior useable parks and open space. |
| 2 | 0.5 to 1.0 | Significant public facilities or other public amenities that could not be required by the city for development of the subject property without a planned unit development. | Both the applicant and the city shall agree upon the type of significant public facility or amenity, the size, location, and other pertinent aspects, as well as the number of points for the significant public facility or other public amenity. Significant public facilities or other public amenities shall not include the minimum public facilities and public improvements already required of the development. |
| 3 | 1.0 | Going significantly beyond the minimum requirements for critical area protections to preserve, enhance, or rehabilitate critical areas and buffers. | Both the applicant and the city shall agree upon the location, size, and extent of the additional protection, enhancement, or rehabilitation. |

PLANNED UNIT DEVELOPMENTS (O2022-006)

| # | Points | Tangible Benefit | Notes |
|---|------------|--|---|
| 4 | 1.0 | Dedication of a site containing a historic landmark. | Dedication would be to the city or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by Washington State Office of Archaeology and Historic Preservation. |
| 5 | 1.0 | Incorporation of energy systems that produce energy from nondepletable energy sources will result in at least fifty percent of the energy needs for the development being met. | Both the applicant and the city shall agree upon the type and conditions for the energy systems provided. "Energy systems" are defined in TMC 18.04.050 |
| 6 | 1.5 | The provision of at least twenty percent of the total dwelling units as permanently affordable housing. | Consistent with TMC 18.42.140(D)-(K). |
| 7 | 0.5 to 1.5 | Any other public facility, feature, item, project, or amenity proposed by the applicant that the City agrees meets the intent of this section. | Both the applicant and the city shall agree upon the type of other public facility, feature, item, project, or amenity, the size, location, and other pertinent aspects. |

Code Modifications Allowed (Amended Sections TMC 18.36.050 and TMC 18.36.070)

A planned unit development may only modify the development requirements of TMC Titles 12 *Streets, Sidewalks and Open Spaces*, 16 *Environment*, and 18 *Zoning* consistent with TMC 18.36.050 and TMC 18.36.070. If a development requirement is not addressed in TMC 18.36.070, it shall not be modified by a planned unit development.

| Code Modifications Allowed | Notes |
|----------------------------|---|
| Environment | The provisions of TMC Title 16 may not be modified by a planned unit development, except modifications consistent with TMC 18.36.010(B)(3). |

PLANNED UNIT DEVELOPMENTS (O2022-006)

| Code Modifications Allowed | Notes |
|---|--|
| Zone Districts | <p>The type and size of the underlying zone districts designated by the zoning map shall not be modified by a planned unit development.</p> <p>Some individual development standards of the underlying zone districts may be modified by this section</p> |
| Planned unit developments with multiple underlying zone districts | <p>A planned unit development may move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).</p> <p>Some individual development standards of the underlying zone districts may be modified by this section.</p> |
| Setbacks | <p>Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.</p> <p>A planned unit development may modify internal setbacks within the planned unit development</p> |
| Lot sizes | <p>Lot sizes as specified by the underlying zone districts may be modified by up to twenty-five percent by a planned unit development, either larger or smaller, provided the densities of the underlying zone district are met.</p> |
| Land Coverage | <p>Maximum land coverage as established by the underlying zone districts may be exceeded by no more than twenty-five percent by a planned unit development.</p> |
| Structure height | <p>Structure height requirements as established by the underlying zone districts may be modified up to twenty-five percent by a planned unit development.</p> |

PLANNED UNIT DEVELOPMENTS (O2022-006)

| Code Modifications Allowed | Notes |
|----------------------------|---|
| Yards | Yards as specified by the underlying zone districts may be reduced by up to twenty-five percent by a planned unit development, provided the land coverage requirements of the underlying zone district are met. |
| Parks and open space area | In addition to the park and open space dedication requirements of TMC 17.12.210 or TMC 18.42.130, as applicable, the planned unit development may provide additional park and open space areas consistent with TMC 18.36.010. |

Code Modifications Not Allowed (Amended Sections TMC 18.36.050 and TMC 18.36.070)

A planned unit development may only modify the development requirements of TMC Title 12 and TMC Title 18 consistent with TMC 18.36.070. If a development requirement is not addressed in TMC 18.36.070, it shall not be modified by a planned unit development. The provisions of TMC Title 16 *Environment* may not be modified by a planned unit development, except modifications consistent with TMC 18.36.010(B)(3).

| Code Modifications Allowed | Notes |
|----------------------------|--|
| Environment | The provisions of TMC Title 16 may not be modified by a planned unit development, except modifications consistent with TMC 18.36.010(B)(3). |
| Zone Districts | The type and size of the underlying zone districts designated by the zoning map shall not be modified by a planned unit development. Some individual development standards of the underlying zone districts may be modified by this section |

PLANNED UNIT DEVELOPMENTS (O2022-006)

| Code Modifications Allowed | Notes |
|---|--|
| Planned unit developments with multiple underlying zone districts | <p>A planned unit development may move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).</p> <p>Some individual development standards of the underlying zone districts may be modified by this section.</p> |
| Densities | Densities established by the underlying zone districts shall not be altered by a planned unit development. |
| Uses | <p>A planned unit development is limited to the permitted, accessory, or conditional uses established by the underlying zone districts.</p> <p>If a proposed use in a planned unit development requires a conditional use permit, a separate conditional use permit shall be obtained consistent with the process in TMC 18.56.</p> |
| Setbacks | <p>Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.</p> <p>A planned unit development may modify internal setbacks within the planned unit development</p> |
| Parking | Parking requirements shall not be modified by a planned unit development. |
| Landscaping | Landscaping requirements shall not be modified by a planned unit development. |
| Citywide design guidelines | Citywide design guidelines shall not be modified by a planned unit development. |
| Tumwater development guide | Requirements of the Tumwater development guide shall not be modified by a planned unit development, except as noted in TMC 18.36.080. |

PLANNED UNIT DEVELOPMENTS (O2022-006)

| Code Modifications Allowed | Notes |
|-----------------------------------|---|
| Signage | Signage requirements shall not be modified by a planned unit development. |
| Stormwater | Stormwater requirements shall not be modified by a planned unit development. |
| Provisions of this chapter | The requirements of this chapter shall not be modified by a planned unit development. |
| Procedural requirements | Procedural requirements shall not be modified by a planned unit development. |

ORDINANCE NO. O2022-006

AN ORDINANCE of the City Council of the City of Tumwater, Washington updating planned unit development requirements by amending Tumwater Municipal Code (TMC) Title 17 *Land Division* and TMC Title 18 *Zoning* as more particularly described herein.

WHEREAS, TMC Chapter 18.36 *PUD Planned Unit Development Overlay* contains requirements for planned unit developments that have not been substantially updated since 2000; and

WHEREAS, TMC Chapter 18.36 *PUD Planned Unit Development Overlay* provides a benefit to developers in the form of flexibility with existing regulations such as setbacks, maximum land coverage, and private streets and has provided no quantifiable benefit to the public; and;

WHEREAS, planned unit developments in other jurisdictions typically provide a quantifiable public benefit in exchange for flexibility in addressing existing regulations; and

WHEREAS, 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; and

WHEREAS, the amendments to TMC Chapter 18.36 *PUD Planned Unit Development Overlay* revise the criteria for the Hearing Examiner decision; and

WHEREAS, TMC Chapter 18.36 *PUD Planned Unit Development Overlay* does not clearly address the requirements for private streets as part of planned unit developments; and

WHEREAS, the amendments to TMC Chapter 18.36 *PUD Planned Unit Development Overlay* provide more specificity in regards to when and how private streets are allowed; and

WHEREAS, the definition of a private street in TMC Title 17 *Land Division* is not consistent with the definition in the Tumwater Development Guide; and

WHEREAS, the amendments amend the definition of a private street in the Tumwater Municipal Code so it is consistent the Tumwater Development Guide; and

WHEREAS, the City is required to plan under Chapter 36.70A RCW, the Growth Management Act; and

WHEREAS, Goal #7 of the Growth Management Act states “...applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability”; and

WHEREAS, this ordinance establishes concise requirements for the application, review process, and approval of planned unit developments; and

WHEREAS, this ordinance meets the goals and requirements of the Growth Management Act; and

WHEREAS, the City has adopted a Comprehensive Plan, in accordance with the Growth Management Act; and

WHEREAS, the Economic Development Plan and the Land Use Element are elements of the Comprehensive Plan; and

WHEREAS, Goal 1 of the Economic Development Plan is “Establish a development climate that stimulates economic activity and desirable investment”; and

WHEREAS, the Economic Development Plan mentions that one of the ways to support Goal 1 is “...by making ongoing improvements to existing development regulations, systems, and processes”; and

WHEREAS, Strategy 1.D of the Economic Development Plan is “Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater”; and

WHEREAS, clear and consistent development regulations support Goal 1 and Strategy 1.D of the Economic Development Plan; and

WHEREAS, the proposed amendments to TMC Title 17 *Land Division* and TMC Title 18 *Zoning* improve the clarity and specificity of the regulations for the submission, review process, decision making, and approval for planned unit developments; and

WHEREAS, the proposed amendments to TMC Title 17 *Land Division* and Title 18 *Zoning* are consistent with the Economic Development Plan; and

WHEREAS, Implementation Policy 11 of Section 3.3 of the Land Use Element states, “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”; and

WHEREAS, this ordinance is consistent with Implementation Policy 11 of Section 3.3 of the Land Use Element because it clarifies and refines the process for reviewing and approving planned unit developments; and

WHEREAS, this ordinance is consistent with the Comprehensive Plan; and

WHEREAS, in accordance with RCW 36.70A.106 and WAC 365-196-630, a notice of intent to adopt the proposed new development regulations was sent to the State of Washington Department of Commerce and to other state agencies on April 5, 2022 to allow for a sixty-day review and comment period, which comment period ended prior to adoption of this ordinance; and

WHEREAS, an Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW) on April 5, 2022, pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance (DNS) was issued on April 28, 2022; and

WHEREAS, the Attorney General *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (September 2018) was reviewed and utilized by the City in objectively evaluating the proposed amendments; and

WHEREAS, the Planning Commission received a briefing on the proposed code amendments on April 26, 2022, held worksessions on May 10, 2022, and held a public hearing on May 24, 2022; and

WHEREAS, following the public hearing and deliberations, the Planning Commission recommended the proposed code amendments to the Tumwater Municipal Code to the City Council; and

WHEREAS, the General Government Committee held a briefing on the proposed code amendments on June 8, 2022; and

WHEREAS, the Public Works Committee held a briefing on the proposed amendments to the Tumwater Development Guide on June 9, 2022; and

WHEREAS, the City Council discussed the proposed code amendments in a worksession on June 28, 2022 and considered the proposed code amendments on July 19, 2022; and

WHEREAS, the City Council finds that the provisions of this ordinance are in the best interest of and protect the health, safety, and welfare of the residents of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.04.385 of the Tumwater Municipal Code is hereby amended to read as follows:

17.04.385 Private street.

“Private street” means a privately owned and maintained vehicular access serving property, which is provided for by an access tract, easement, or other legal means~~roadway owned and maintained by five or more individuals or businesses for the purpose of providing vehicular access to their properties.~~

(Ord. 1308, Added, 10/15/1991)

Section 2. Section 17.04.390 of the Tumwater Municipal Code is hereby amended to read as follows:

17.04.390 Public facilities.

“Public facilities” includes s, but is not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and open space, recreational facilities, schools, school bus stops, ~~and~~ transit centers, and transit stops.

(Ord. 1308, Added, 10/15/1991)

Section 3. Section 18.07.010 of the Tumwater Municipal Code is hereby amended to read as follows:

18.07.010 Residential zone districts permitted and conditional uses.

If there are any inconsistencies between Table 18.07.010 and the specific requirements in the underlying zoning district, the requirements in the underlying zoning district shall be followed.

TABLE 18.07.010
RESIDENTIAL ZONE DISTRICTS PERMITTED AND CONDITIONAL
USES

| RESIDENTIAL DISTRICTS Note: See Figure 18.23.020 for residential uses allowed in the TC town center zone district; and Table 18.27.040 for residential uses allowed in the BD brewery district zone | RSR | SFL | SFM | MFH | MFH | MHP | Applicable Regulations |
|--|----------------|----------------|----------------|-----|-----|----------------|------------------------|
| Adult family homes, residential care facilities | P | P | P | P | P | | 18.53 |
| Agriculture up to 30 acres in size | P | P | P | P | | | 18.42.070 |
| Animals (the housing, care and keeping of) | P | P | P | P | | | 6.08 |
| Attached wireless communication facilities | P | P | P | P | P | | 11.20 |
| Bed and breakfasts | C ¹ | C ¹ | C ¹ | P | | C ¹ | 18.56 |
| Cemeteries | C | C | C | C | C | C | 18.56 |
| Child day care center | C | C | C | C | C | C | 18.56 |
| Churches | C | C | C | C | C | C | 18.56 |
| Community garden | P | P | P | P | P | | |
| Cottage housing | P | P | P | P | | | 18.51 |
| Designated manufactured home parks | | | | P | | | 18.48; 18.49 |
| Designated manufactured homes | P | P | P | P | | P | 18.48 |
| Duplexes | P ² | P ² | P ³ | P | | | |
| Emergency communication towers or antennas | C | C | C | C | C | C | 18.56; 11.20 |

TABLE 18.07.010
RESIDENTIAL ZONE DISTRICTS PERMITTED AND CONDITIONAL
USES

| RESIDENTIAL DISTRICTS Note: See Figure 18.23.020 for residential uses allowed in the TC town center zone district; and Table 18.27.040 for residential uses allowed in the BD brewery district zone | RSR | SFL | SFM | MFMM | MFH | MHP | Applicable Regulations |
|--|-----|-----|-----|------|-----|-----|------------------------|
| Family child care home, child mini-day care center | P | P | P | P | P | P | 18.52 |
| Fourplexes | | | | P | P | | |
| Group foster homes | C | C | C | C | C | C | 18.56 |
| Inpatient facilities | | | | C | C | | 18.56 |
| Medical clinics or hospitals | | | | C | C | | 18.56 |
| Mental health facilities | | | | C | C | | 18.56 |
| Multifamily dwellings | | | | P | P | | |
| Manufactured home parks in accordance with the provisions of TMC Chapter 18.48 | | | | | | P | 18.48 |
| Mobile home parks which were legally established prior to July 1, 2008 | | | | | | P | 18.48 |
| Neighborhood community center | C | C | C | C | C | C | 18.56 |
| Neighborhood-oriented commercial center | | C | C | C | C | C | 18.56 |
| Parks, trails, open space areas and recreational facilities | P | P | P | P | P | P | |

TABLE 18.07.010

RESIDENTIAL ZONE DISTRICTS PERMITTED AND CONDITIONAL
USES

| RESIDENTIAL DISTRICTS Note: See Figure 18.23.020 for residential uses allowed in the TC town center zone district; and Table 18.27.040 for residential uses allowed in the BD brewery district zone | RSR | SFL | SFM | MFMM | MFH | MHP | Applicable Regulations |
|--|------------|------------|----------------|----------------|--------------------------|------------|-----------------------------------|
| Planned unit developments | | P | P | P | P | <u>P</u> | 18.36 |
| Private clubs and lodges | | | C | C | C | | 18.56 |
| Recreational vehicle parks | | | | C | | | 18.56 |
| Schools | C | C | C | C | C | C | 18.56 |
| Senior housing facilities, assisted | | | | C | C | | 18.56 |
| Senior housing facilities, independent | | | | P | P | | |
| Single-family detached dwellings | P | P | P | | | P | |
| Single-family detached dwellings existing prior to April 15, 2021 | | | | P ⁴ | | | |
| Single-family detached dwellings and duplexes as part of a PUD planned unit development overlay | | | | | P⁵ | | 18.36 |
| Support facilities | P | P | P | P | P | P | |
| Temporary expansions of schools, such as portable classrooms | C | C | C | C | C | C | 18.56 |
| Townhouses and rowhouses | | | P ⁶ | P | P | | 18.16.050(F)(1)(a) |

TABLE 18.07.010
RESIDENTIAL ZONE DISTRICTS PERMITTED AND CONDITIONAL
USES

| RESIDENTIAL DISTRICTS Note: See Figure 18.23.020 for residential uses allowed in the TC town center zone district; and Table 18.27.040 for residential uses allowed in the BD brewery district zone | RSR | SFL | SFM | MFM | MFH | MHP | Applicable Regulations |
|--|-----|-----|-----|-----|-----|-----|------------------------|
| Triplexes | | | | P | P | | |
| Wildlife refuges and forest preserves | P | P | P | P | P | | |
| Wireless communication towers | C | C | C | C | C | C | 11.20; 18.56 |

LEGEND

P = Permitted Use

C = Conditional Use

RSR = Residential/Sensitive Resource

SFL = Single-Family Low Density Residential

SFM = Single-Family Medium Density Residential

MFM = Multifamily Medium Density Residential

MFH = Multifamily High Density Residential

MHP = Manufactured Home Park

Table 18.07.010 Footnotes:

(1) “Bed and breakfasts” with only one guest room are a permitted use, but are subject to the notice of application requirements in TMC Chapter 14.06 to allow for public notice for neighbors and an appeal of the administrative decision to the hearing examiner.

(2) “Duplexes” are allowed in the residential/sensitive resource (RSR) and single-family low density residential (SFL) zone districts. Such uses shall not occupy more than twenty percent of the total lots in a new short plat or subdivision, which was legally established after April 15, 2021. In such cases, the community development director shall have the discretion to alter the percentage in order to allow the new

short plat or subdivision to meet minimum required densities due to topography or other special conditions related to the site, such as critical areas.

(3) “Duplexes” are allowed in the single-family medium density residential (SFM) zone district. Such uses shall not occupy more than thirty percent of the total lots in a new short plat or subdivision, which was legally established after April 15, 2021. In such cases, the community development director shall have the discretion to alter the percentage in order to allow the new short plat or subdivision to meet minimum required densities due to topography or other special conditions related to the site, such as critical areas.

(4) Single-family detached dwellings constructed after April 15, 2021, are not allowed in the multifamily medium density residential (MFM) zone district, ~~except as part of a PUD planned unit development overlay as regulated by TMC Chapter 18.36 if the site to be developed has more than one zone district.~~

~~(5) Single family detached dwellings and duplexes are not allowed in the multifamily high density residential (MFH) zone district, except as part of a PUD planned unit development overlay as regulated by TMC Chapter 18.36 if the site to be developed has more than one zone district.~~

(56) “Townhouses and rowhouses” are allowed within a residential planned unit development in the single family medium density residential (SFM) zone district.

Table 18.07.010 Explanatory Notes:

1. If the box is shaded, the use is not allowed in that zone district.
2. Accessory uses are listed in each zoned district chapter.

(O2020-005, Amended, 03/16/2021; Ord. O2020-003, Amended, 09/15/2020; Ord. O2019-007, Amended, 09/03/2019; Ord. O2018-025, Amended, 12/18/2018; Ord. O2017-006, Added, 07/18/2017)

Section 4. Section 18.07.030 of the Tumwater Municipal Code is hereby amended to read as follows:

18.07.030 Industrial zone districts permitted and conditional uses.

If there are any inconsistencies between Table 18.07.030 and the specific requirements in the underlying zoning district, the requirements in the underlying zoning district shall be followed.

TABLE 18.07.030**INDUSTRIAL ZONE DISTRICTS PERMITTED AND CONDITIONAL USES**

| INDUSTRIAL DISTRICTS Note: See Table 18.27.040 for industrial uses allowed in the BD brewery district zone | LI | HI | ARI | Applicable Regulations |
|--|-----------|-----------|------------|-------------------------------|
| Agriculture | P | | P | |
| All industrial activities involving the manufacture, assembly, bulk storage, processing, repair, recycling or servicing of goods or products | | P | | |
| Animal clinics or hospitals | P | C | | 18.56 |
| Attached wireless communication facilities | P | P | P | 11.20 |
| Automobile repair facilities | P | | P | |
| Automobile service stations | P | P | P | |
| Aviation, aviation related uses, aviation fueling facilities | | | P | 18.34.020(A); 18.34.020(F) |
| Breweries, wineries, distilleries, and associated restaurants | P | | P | |
| Cemeteries | C | C | | 18.56 |
| Child day care center | P | C | P | 18.52; 18.56 |
| Child mini-day care center | P | C | P | 18.52 |
| Community gardens | P | P | P | |
| Crematories | P | P | P | |
| Cross-dock facilities, 50,000 square feet or smaller in size | P | P | P | |
| Electric vehicle infrastructure | P | P | P | |

| INDUSTRIAL DISTRICTS Note: See Table 18.27.040 for industrial uses allowed in the BD brewery district zone | LI | HI | ARI | Applicable Regulations |
|---|-----------|-----------|------------|-------------------------------|
| Emergency communication towers or antennas | C | C | C | 18.56 |
| Emergency housing | | | P | 18.42.150 |
| Emergency shelter | | | P | 18.42.150 |
| Energy systems | | | P | |
| Equipment rental and sales | P | P | P | |
| Family child care home | P | C | | 18.52; 18.56 |
| Farmers markets | P | P | P | |
| Food truck or trailer courts | P | P | P | 18.42.120 |
| Food trucks or trailers | P | P | P | 18.42.120 |
| Hotel/motel and conference facilities | | | P | |
| Kennels | P | | P | |
| Marijuana retailer | P | | P | 18.42.080 |
| Marijuana processor, within a fully enclosed secure indoor structure only | C | | C | 18.42.080 |
| Marijuana producer, within a fully enclosed secure indoor structure only | C | | C | 18.42.080 |
| Mineral extraction | | P | | |
| Mini-storage | P | | P | |
| Motor freight terminals, 50,000 square feet or smaller in size | P | P | P | |
| Motor pool and equipment parking | P | | P | |
| Motor vehicle sales facilities | P | | P | 18.42.090 |

| INDUSTRIAL DISTRICTS Note: See Table 18.27.040 for industrial uses allowed in the BD brewery district zone | LI | HI | ARI | Applicable Regulations |
|---|-----------|-----------|------------|-------------------------------|
| Motorsports facility – Indoor | P | | P | |
| Motorsports sales facility | P | | P | |
| Nurseries, retail or wholesale | P | | P | 18.24.020(P) |
| Offices | P | | P | |
| Off-site hazardous waste treatment and storage facilities | P | P | C | 18.24.020(L); 18.56 |
| Park and ride facilities | P | P | P | |
| Parks, open space areas and recreational facilities | P | C | P | 18.56 |
| Permanent supportive housing | | | P | 18.42.150 |
| Personal and professional services | P | | P | |
| Planned unit developments not including residential uses | P | P | <u>P</u> | 18.36 |
| Post offices, museum, library, art gallery | P | | P | |
| Prisons, jails or other correctional facilities | C | C | C | 18.56 |
| Private post-secondary education facilities | | | C | 18.56 |
| Recycling collection centers | C | P | | 18.25.020(A); 18.56 |
| Residential care facilities | P | | P | 18.34.020(O) |
| Restaurants | P | | P | |
| Retail sale of goods or products manufactured on the premises, or utilized in manufacturing, repairing, or | | P | P | |

| INDUSTRIAL DISTRICTS Note: See Table 18.27.040 for industrial uses allowed in the BD brewery district zone | LI | HI | ARI | Applicable Regulations |
|--|-----------|-----------|------------|-------------------------------|
| servicing activities which are permitted in the same zoning district | | | | |
| Schools, other than through the eighth grade | P | | | |
| Schools on parcels abutting residential zones and outside of air hazard areas | | | P | |
| Secure community transition facilities | C | | | 18.56 |
| Sewage treatment facilities | C | C | C | 18.56 |
| Sexually oriented businesses | P | | P | 18.04; 18.42.050 |
| Solid waste handling facilities | C | C | C | 18.56 |
| State education facilities | C | | C | 18.56 |
| Storage, manufacture or sale of highly volatile or extremely hazardous substances or materials other than airport fueling facilities | | | C | 18.56 |
| Support facilities | P | P | P | |
| Taverns, cocktail lounges | P | | | |
| Temporary expansions of schools, such as portable classrooms | P | | P | |
| The raising of crops, including trees | | | P | 18.34.020(J) |
| Transit facilities | P | | P | |
| Transitional housing | | | P | 18.42.150 |
| Transportation facilities, large scale or regional | C | C | C | 18.56 |
| Transportation terminal facilities | P | P | P | |

| INDUSTRIAL DISTRICTS Note: See Table 18.27.040 for industrial uses allowed in the BD brewery district zone | LI | HI | ARI | Applicable Regulations |
|--|----------------|-----------|------------|-------------------------------|
| Truck stops or travel centers ³ | P ³ | | | |
| Uses having to do with buying, selling, and personal and professional services or offices, or of a general commercial nature | P | | | |
| Warehouse distribution centers ⁴ | P | | P | 18.42.110 |
| Warehouses, nondistribution, 200,000 sq. ft. or smaller in size | P | P | P | |
| Warehouses, nondistribution, larger than 200,000 sq. ft. in size ⁴ | P | | P | 18.42.110 |
| Wholesaling, manufacturing, assembling, repairing, fabricating, or other handling of products and equipment | P | P | P | |
| Wildlife refuges and forest preserves | P | | P | |
| Wireless communication towers | P | P | P | 11.20 |
| Wrecking yards and junk yards | | C | | 18.56 |

LEGEND

P = Permitted Use

C = Conditional Use

LI = Light Industrial

HI = Heavy Industrial

ARI = Airport Related Industrial

Table 18.07.030 Explanatory Notes:

1. If the box is shaded, the use is not allowed in that zone district.
2. Accessory uses are listed in each zoned district chapter.
3. Truck stops or travel centers are limited to an area within one-half mile of the Interstate 5 and 93rd Avenue SW interchange.

4. All warehouse distribution centers regardless of size and nondistribution warehouses that are larger than 200,000 sq. ft. in size are subject to the requirements of TMC 18.42.110.

(O2021-019, Amended, 01/18/2022; Ord. O2019-020, Amended, 11/19/2019; Ord. O2019-007, Amended, 09/03/2019; Ord. O2019-019, Amended, 07/23/2019; Ord. O2019-018, Amended, 04/02/2019; Ord. O2018-025, Amended, 12/18/2018; Ord. O2018-007, Amended, 10/16/2018; Ord. O2017-023, Amended, 07/17/2018; Ord. O2017-022, Amended, 12/05/2017; Ord. O2017-006, Added, 07/18/2017)

Section 5. Section 18.14.020 of the Tumwater Municipal Code is hereby amended to read as follows:

18.14.020 Permitted uses.

Permitted uses in the MFM district are as follows:

- A. Single-family detached dwellings which were legally established prior to April 15, 2021;*
- B. Duplexes;
- C. Triplexes;
- D. Fourplexes;
- E. Townhouses and rowhouses;
- F. Multifamily dwellings;
- G. Cottage housing;
- H. Designated manufactured homes on single lots of record, and in designated manufactured home parks, in accordance with the provisions of TMC Chapter 18.48;
- I. Designated manufactured home parks;
- J. Senior housing facilities, independent;
- K. Parks, trails, open space areas, and recreational facilities;
- L. Support facilities;
- M. Planned unit developments;
- N. Family child care home; child mini-day care center, subject to TMC Chapter 18.52;
- O. Adult family homes, residential care facilities;
- P. Any combination of the permitted uses listed in this section may be combined on one site, in accordance with the provisions of TMC 18.14.050;
- Q. Attached wireless communication facilities, except that it is prohibited to attach a nonaccessory wireless communication antenna on a single-family or two-family dwelling;**

R. Bed and breakfasts;

S. Agriculture uses up to thirty acres in size, which were established prior to January 1, 2011, subject to TMC 18.42.070;

T. Community gardens;

U. The housing, care and keeping of animals consistent with the requirements of TMC Chapter 6.08;

V. Wildlife refuges and forest preserves;

W. Permanent supportive housing, subject to TMC 18.42.150;

X. Transitional housing, subject to TMC 18.42.150.

*Single-family detached dwellings constructed after April 15, 2021, are not allowed in the multifamily medium density residential (MFM) zone district, ~~except as part of a PUD planned unit development overlay as regulated by TMC Chapter 18.36 if the site to be developed has more than one zone district.~~

**Wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore are subject to provisions for wireless communication facilities in TMC Chapter 11.20, Wireless Communication Facilities.

(Ord. O2021-019, Amended, 01/18/2022; Ord. O2020-005, Amended, 03/16/2021; Ord. O2020-003, Amended, 09/15/2020; Ord. O2018-025, Amended, 12/18/2018; Ord. O2017-006, Amended, 07/18/2017; Ord. O2010-029, Amended, 06/07/2011; Ord. O2011-002, Amended, 03/01/2011; Ord. O2010-005, Amended, 09/07/2010; Ord. O2005-011, Amended, 07/05/2005; Ord. O2001-012, Amended, 03/19/2002; Ord. O2000-004, Amended, 07/18/2000; Ord. O97-019, Amended, 06/17/1997; Ord. O95-035, Added, 12/19/1995)

Section 6. Section 18.16.020 of the Tumwater Municipal Code is hereby amended to read as follows:

18.16.020 Permitted uses.

Permitted uses in the MFH district are as follows:

~~A. Single family detached dwellings and duplexes are permitted only as part of a PUD planned unit development overlay as regulated by TMC Chapter 18.36 if the site to be developed has more than one zone district;~~

AB. Triplexes;

BC. Fourplexes;

CD. Multifamily dwellings;

DE. Parks, trails, open space areas, and recreational facilities;

EF. Support facilities;

FG. Planned unit developments;

GH. Family child care home; child mini-day care center, subject to TMC Chapter 18.52;

HI. Adult family homes, residential care facilities;

IJ. Senior housing facilities, independent;

JK. Any combination of the permitted uses listed in this section may be combined on one site, in accordance with the provisions of TMC 18.16.050;

KL. Attached wireless communication facilities, except that it is prohibited to attach a nonaccessory wireless communication antenna on a single-family or two-family dwelling;*

LM. Townhouses and rowhouses;

MN. Community gardens;

NO. Wildlife refuges and forest preserves;

OP. Permanent supportive housing, subject to TMC 18.42.150;

PQ. Transitional housing, subject to TMC 18.42.150.

*Wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore are subject to provisions for wireless communication facilities in TMC Chapter 11.20, Wireless Communication Facilities.

(Ord. O2021-019, Amended, 01/18/2022; Ord. O2020-005, Amended, 03/16/2021; Ord. O2018-025, Amended, 12/18/2018; Ord. O2017-006, Amended, 07/18/2017; Ord. O2010-029, Amended, 06/07/2011; Ord. O2011-002, Amended, 03/01/2011; Ord. O2010-005, Amended, 09/07/2010; Ord. O98-001, Amended, 09/15/1998; Ord. O97-019, Amended, 06/17/1997; Ord. O95-035, Added, 12/19/1995)

Section 7. Section 18.34.020 of the Tumwater Municipal Code is hereby amended to read as follows:

18.34.020 Permitted uses.

Permitted uses in the ARI district are as follows:

- A. Aviation and aviation-related uses;
- B. Wholesaling, manufacturing, assembling, repairing, fabricating, or other handling of products and equipment;
- C. Warehouse distribution centers, subject to the requirements of TMC 18.42.110;
- D. General retail, personal and professional services;
- E. Offices;

- F. Aviation fueling facilities;
- G. Motor pool and equipment parking;
- H. Park and ride facilities;
- I. Transit facilities;
- J. The raising of crops, including trees;
- K. Hotel/motel and conference facilities;
- L. Support facilities;
- M. Parks, open space areas, and recreational facilities;
- N. Post offices;
- O. Child day care center, child mini-day care center;
- P. Schools on parcels abutting residential zones and outside of the airport hazard area subject to the provisions of TMC Chapter 18.56;
- Q. Sexually oriented businesses subject to the provisions of TMC 18.42.050;
- R. Retail and wholesale nurseries or greenhouses;
- S. Museums, libraries, art galleries;
- T. Transportation terminal facilities;
- U. Restaurants;
- V. Automobile service stations;
- W. Attached wireless communication facilities, except that it is prohibited to attach a nonaccessory wireless communication antenna on a single-family or two-family dwelling;*
- X. Wireless communication towers;*
- Y. Motor vehicle sales facilities, subject to the requirements set forth in TMC Chapter 18.42;
- Z. Equipment rental and sales facilities;
- AA. Motorsports facility – indoor;
- BB. Motorsports sales facility;
- CC. Auto repair facilities;

- DD. Crematories;
- EE. Electric vehicle infrastructure;
- FF. Agriculture;
- GG. Community gardens;
- HH. Farmers markets;
- II. Marijuana retailer;
- JJ. Breweries, wineries, distilleries;
- KK. Kennels;
- LL. Mini-storage;
- MM. Wildlife refuges and forest preserves;
- NN. Temporary expansions of schools, such as portable classrooms;
- OO. Cross-dock facilities, fifty thousand square feet or smaller in size;
- PP. Motor freight terminals, fifty thousand square feet or smaller in size;
- QQ. Warehousing, nondistribution, two hundred thousand square feet or smaller in size;
- RR. Warehousing, nondistribution, larger than two hundred thousand square feet in size, subject to the requirements of TMC 18.42.110;
- SS. Energy systems;
- TT. Food trucks or trailers in accordance with TMC 18.42.120;
- UU. Food truck or trailer courts in accordance with TMC 18.42.120;
- VV. Permanent supportive housing, subject to TMC 18.42.150;
- WW. Transitional housing, subject to TMC 18.42.150;
- XX. Emergency housing, subject to TMC 18.42.150;
- YY. Emergency shelter, subject to TMC 18.42.150;
- ZZ. Planned unit developments not including residential uses.

*Wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore are subject to provisions for

wireless communication facilities in TMC Chapter 11.20, Wireless Communication Facilities.

(Ord. O2021-019, Amended, 01/18/2022; Ord. O2019-020, Amended, 11/19/2019; Ord. O2019-007, Amended, 09/03/2019; Ord. O2018-025, Amended, 12/18/2018; Ord. O2018-007, Amended, 10/16/2018; Ord. O2017-023, Amended, 07/17/2018; Ord. O2017-006, Amended, 07/18/2017; Ord. O2016-023, Amended, 01/03/2017; Ord. O2016-006, Amended, 06/07/2016; Ord. O2014-012, Amended, 08/19/2014; Ord. O2013-025, Amended, 01/07/2014; Ord. O2013-013, Amended, 10/01/2013; Ord. O2010-029, Amended, 06/07/2011; Ord. O2010-015, Amended, 09/07/2010; Ord. O2008-017, Amended, 10/21/2008; Ord. O2008-016, Amended, 09/16/2008; Ord. O2006-037, Amended, 03/04/2008; Ord. O2003-001, Amended, 02/18/2003; Ord. O2000-004, Amended, 07/18/2000; Ord. O98-009, Amended, 10/20/1998; Ord. O97-019, Amended, 06/17/1997; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1995)

Section 8. Chapter 18.36 of the Tumwater Municipal Code is hereby amended to read as follows:

Chapter 18.36

PUD PLANNED UNIT DEVELOPMENT ~~OVERLAY~~

18.36.010 Intent.

A.—The intent of ~~the a~~ planned unit development (~~PUD~~) ~~overlay zoning district~~ is to offer flexibility to the applicant in exchange for tangible benefits to the city and the public.

A. Through the planned unit development process, the applicant is given flexibility in regard to site design, placement of buildings, use of required open spaces, setbacks, lot sizes and dimensions, and otherwise better utilize the potential of sites characterized by special features, such as geography, topography, size or shape.

B. In exchange, the applicant shall provide at least two points from the following list of tangible benefits to the city and the public:

1. 0.5 points: Provide superior useable parks and open space. Both the applicant and the city shall agree upon the location, size, and extent of the superior useable parks and open space;
2. 0.5 to 1.0 points: Significant public facilities or other public amenities that could not be required by the city for development of the subject property without a planned unit development. Both the applicant and the city shall agree upon the type of significant public facility or amenity, the size, location, and other pertinent aspects, as well as the number of points for the significant public facility or other public amenity. Significant public facilities or other public amenities shall not include the minimum public facilities and public improvements already required of the development;

3. 1.0 point: Going significantly beyond the minimum requirements for critical area protections to preserve, enhance, or rehabilitate critical areas and buffers. Both the applicant and the city shall agree upon the location, size, and extent of the additional protection, enhancement, or rehabilitation;

4. 1.0 point: Dedication of a site containing a historic landmark to the city or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by Washington State Office of Archaeology and Historic Preservation;

5. 1.0 point: Incorporation of energy systems, as defined in TMC 18.04.050, that produce energy from nondepletable energy sources will result in at least fifty percent of the energy needs for the development being met. Both the applicant and the city shall agree upon the type and conditions for the energy systems provided;

6. 1.5 points: The provision of at least twenty percent of the total dwelling units as permanently affordable housing consistent with TMC 18.42.140(D)-(K); and

7. 0.5 to 1.5 points: Any other public facility, feature, item, project, or amenity proposed by the applicant that the City agrees meets the intent of this section. Both the applicant and the city shall agree upon the type of other public facility, feature, item, project, or amenity, the size, location, and other pertinent aspects.

C. For tangible benefits that have a range of potential points, both the applicant and the city shall agree upon the number of points assigned.

~~encourage new development not limited by the strict application of this title. The hearing examiner may approve, disapprove or modify the proposal submitted by an applicant.~~

~~B. More specifically, it is the purpose of this chapter to:~~

~~1. Encourage flexibility in design and development that will result in a more efficient and desirable use of land;~~

~~2. Permit flexibility of design, placement of buildings, use of required open spaces, circulation facilities, off-street parking areas, and otherwise better utilize the potential of sites characterized by special features, such as geography, topography, size or shape;~~

~~3. Provide for maximum efficiency in layout of streets, utility networks, and other public improvements;~~

~~4. Produce an integrated or balanced development of mutually supportive uses that might otherwise be inharmonious or incongruous; and~~

~~5. Provide a guide for developers and city officials who review and approve developments meeting the standards and purposes of this chapter.~~

(Ord. O2000-004, Amended, 07/18/2000; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.36.020 ~~Overlay~~ Planned unit development and zoning.

~~Planned unit development, approved in accordance with the procedures of this chapter, shall be an overlay zone and the uses are limited to those which are allowed in the underlying zone district. Planned unit developments shall be required where this overlay zone appears on the Tumwater zoning map.~~

A. Planned unit developments ~~also~~ are permitted in all ~~zon~~ing districts except greenbelt (GB), open space (OS), residential/sensitive resource (RSR) ~~due to the extreme sensitivity of the areas to environmental disturbance, and~~ historic commercial (HC), ~~and airport related industry (ARI).~~

B. The approval of a ~~final~~ planned unit development shall modify and supersede the regulations of the underlying zone district, ~~as outlined in this chapter, in accordance with the requirements and allowances of the Tumwater municipal code, except in the case of allowable uses.~~

C. The minimum project size for a planned unit development is one gross acre. Planned unit developments must still meet applicable development requirements such as minimum density, parking standards, land coverage limits, and stormwater regulations, subject to the requirements and allowances of this chapter.

(Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.36.030 ~~Procedure for~~ Initiation—Application—Fee.

A ~~preliminary p~~Planned unit development ~~projects~~ may be initiated by any owner or group of owners of property acting jointly, or as a developer authorized to act as agent for an owner or group of owners. ~~Such application shall be made on the forms provided by the community development department, together with a filing fee as established by resolution of the city council, no part of which is refundable.~~

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2000-004, Amended, 07/18/2000; Ord. O95-035, Amended, 12/19/1995; Ord. 1147, Amended, 12/15/1987; Ord. 883, Added, 05/06/1984)

18.36.040 ~~Application—Supporting documentation~~Application.

Applications for a preliminary planned unit development shall be made on the forms provided by the community development department. Applications shall include all the items on the application checklist, together with an application fee as established by resolution of the city council, no part of which is refundable. Additions or deletions to the contents of the application may be made by the community development director. The application for a preliminary planned unit development shall also include and address all these items:

A. A description of how the development meets the requirements of TMC 18.36.010;

B. How the planned unit development relates to the surrounding area. This would include a description of any existing adjacent development and address how the proposed development would be consistent with existing adjacent development. If the existing adjacent development is not consistent with the existing comprehensive plan designations and zone districts then a comparison of the proposed development with the intent of the adjacent comprehensive plan designations and zone districts is acceptable;

C. If there is more than one underlying zone district then the application must include:

1. A map showing the existing zone district locations, sizes, and densities within the planned unit development. This can be augmented with a table or description in addition to a map; and

2. A map showing the proposed locations of the zone districts within the planned unit development. The borders, areas with sizes in acres, and proposed locations of the zone districts shall be shown graphically on the site plan. The borders shall follow the proposed tract or lot lines and the centerlines of streets and alleys of the planned unit development in a balanced, cohesive, and interrelated manner that does not create irregular areas.

a. The planned unit development process cannot modify the sizes of the original comprehensive plan designations on the comprehensive plan land use designation map or the zone districts on the zoning map without an amendment approved by the process in TMC 18.60.

b. The planned unit development process cannot modify the densities of the original comprehensive plan designations and zone districts without an amendment approved by the process in TMC 18.60;

D. How the planned unit development is being accessed and how internal circulation will be addressed. This shall include multimodal considerations;

E. The location and size of critical areas and their buffers on or within 300 feet of the project site. Protection measures shall be described or shown on a map;

F. The location and size of open space, parks, and landscaped areas and how they serve the development;

G. The location of stormwater facilities;

H. SEPA environmental review;

I. Covenants for ongoing maintenance of common areas and stormwater facilities;

J. If the planned unit development will be phased, a map of the proposed phasing, a description of the proposed phasing timeline, and the general type and location of the development to occur in each phase consistent with TMC 18.36.090;

K. How the planned unit development relates to adjacent properties under similar ownership. This can include future development plans, if known; and

L. How the planned unit development allows for future development or redevelopment of neighboring properties. This should address, but it is not limited to, access, circulation, sizing and location of utilities, type and locations of stormwater facilities, and locations of structures.

~~An application for a planned unit development shall be accompanied by the following:~~

~~(Note: See TMC Chapter 15.44 for complete information on vesting of development rights.)~~

~~A. A vicinity sketch showing location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks and other prominent features;~~

~~B. A map or maps of the site at a scale not smaller than one hundred feet to the inch, showing at least, but not limited to, the following items:~~

- ~~1. Site boundaries,~~
- ~~2. Streets bounding or abutting the site,~~
- ~~3. Proposed buildings, including dimensions, identification of types, and the number of dwelling units in each residential type,~~
- ~~4. Location and dimension of all common open space,~~
- ~~5. Location, dimension and design of off-street parking facilities showing points of ingress to and egress from the site,~~
- ~~6. Existing buildings and indication of future use or disposition,~~
- ~~7. Landscaping plans, and~~
- ~~8. Proposed land use and densities;~~

~~C. A written statement for development setting out detailed information concerning the following subjects as they may be involved in the development, including, but not limited to, the following items:~~

- ~~1. Proposed ownership method,~~
- ~~2. Proposed operation and maintenance of the development and landscaping,~~
- ~~3. General timetable for development,~~
- ~~4. Provisions to assure permanence and maintenance of common open space through homes association formation, condominium development, or other means acceptable to the city.~~

(Amended during 2011 reformat; O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.36.050 ~~Public hearing~~—Criteria for decisionEnvironment.

The provisions of TMC Title 16 may not be modified by a planned unit development, except modifications consistent with TMC 18.36.010(B)(3).

~~The application for a planned unit development shall be heard before the hearing examiner of the city at a duly published public meeting. The hearing examiner's decision to approve or deny the development shall be based on at least, but not limited to, the following criteria:~~

~~A. Substantial conformance to the Tumwater comprehensive plan;~~

~~B. The proposal's harmony with the surrounding area or its potential future use; and~~

~~C. The adequacy of the size of the proposed overlay to accommodate the contemplated developments.~~

(Ord. O95-035, Amended, 12/19/1995; Ord. 1259, Amended, 11/06/1990; Ord. 883, Added, 05/06/1984)

18.36.060 Appeal~~Land division and review process.~~

If a planned unit development involves land division then it shall be subject to the platting and procedural requirements of TMC Title 17 and the restrictions and allowances of this chapter.

~~The decision of the hearing examiner shall be final unless appealed to superior court in accordance with the provisions of TMC 2.58.150.~~

(Ord. O2014-018, Amended, 12/16/2014; Ord. O95-035, Amended, 12/19/1995; Ord. 1259, Added, 11/06/1990)

18.36.070 Standards~~Bond~~Modification of development requirements.

A planned unit development may only modify the development requirements of TMC Title 12 and TMC Title 18 consistent with this section. If a development requirement is not addressed in this section, it shall not be modified by a planned unit development.

A. Zone Districts.

1. The type and size of the underlying zone districts designated by the zoning map shall not be modified by a planned unit development.

2. Some individual development standards of the underlying zone districts may be modified by this section.

B. Planned unit developments with multiple underlying zone districts.

1. A planned unit development may move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).

2. Some individual development standards of the underlying zone districts may be modified by this section.

C. Densities. Densities established by the underlying zone districts shall not be altered by a planned unit development.

D. Uses.

1. A planned unit development is limited to the permitted, accessory, or conditional uses established by the underlying zone districts.
2. If a proposed use in a planned unit development requires a conditional use permit, a separate conditional use permit shall be obtained consistent with the process in TMC 18.56.

E. Setbacks.

1. Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.
2. A planned unit development may modify internal setbacks within the planned unit development.

F. Lot sizes. Lot sizes as specified by the underlying zone districts may be modified by up to twenty-five percent by a planned unit development, either larger or smaller, provided the densities of the underlying zone district are met.

G. Land Coverage. Maximum land coverage as established by the underlying zone districts may be exceeded by no more than twenty-five percent by a planned unit development.

H. Structure height. Structure height requirements as established by the underlying zone districts may be modified up to twenty-five percent by a planned unit development.

I. Yards. Yards as specified by the underlying zone districts may be reduced by up to twenty-five percent by a planned unit development, provided the land coverage requirements of the underlying zone district are met.

J. Parks and open space area. In addition to the park and open space dedication requirements of TMC 17.12.210 or TMC 18.42.130, as applicable, the planned unit development may provide additional park and open space areas consistent with TMC 18.36.010.

K. Parking. Parking requirements shall not be modified by a planned unit development.

L. Landscaping. Landscaping requirements shall not be modified by a planned unit development.

M. Citywide design guidelines. Citywide design guidelines shall not be modified by a planned unit development.

N. Tumwater development guide. Requirements of the Tumwater development guide shall not be modified by a planned unit development, except as noted in TMC 18.36.080.

O. Signage. Signage requirements shall not be modified by a planned unit development.

P. Stormwater. Stormwater requirements shall not be modified by a planned unit development.

Q. Provisions of this chapter. The requirements of this chapter shall not be modified by a planned unit development.

R. Procedural requirements. Procedural requirements shall not be modified by a planned unit development.

~~A.—The developer shall bear the responsibility of creating a perimeter transition sufficient to protect the interests of the surrounding property owners, the neighborhood, and the city as a whole, in a manner and to a degree as specified by the hearing examiner.~~

~~B.—Planned unit development projects shall be complete developments and may be required to include facilities such as paved streets, curbs, sidewalks, street lights, drainage, open space, sanitary sewer, underground power and telephone lines, landscaping, screening, signs, and off-street parking in conformance with the requirements and allowances of the hearing examiner.~~

~~C.—The applicant shall furnish the city with a performance bond or other acceptable surety approved by the city attorney, guaranteeing installation of specified public improvements and landscaping.~~

(Ord. O95-035, Amended, 12/19/1995; Ord. 1259, Amended, 11/06/1990; Ord. 883, Added, 05/06/1984)

18.36.080 ~~Exemption from zoning requirements~~Public and private streets.

A. Public streets shall be required in a planned unit development except as allowed in TMC 18.36.080(B).

B. Private streets.

1. A private street may only serve four or fewer residential dwelling units, unless all of the dwelling units meet the federal definition of low income, then the private street may serve up to nine detached single family dwellings or up to thirty-five attached single family or multifamily dwelling units.

2. A private street may serve up to four businesses on separate parcels, or up to four businesses situated on one parcel.

3. The private street must meet the minimum design standards and requirements for private streets in the Tumwater development guide.

~~A planned unit development shall be exempt from the minimum zoning ordinance requirements, except as provided for below:~~

~~A.—Minimum Project Size. There is no minimum project size for a planned unit development.~~

~~B.—Project Densities. Densities established by the underlying zone district shall prevail.~~

~~C.—Setbacks. Project setbacks as required by the underlying zoning district shall prevail on all perimeter boundary lines.~~

~~D.—Land Coverage. Maximum land coverage as established by the underlying zone district may be exceeded by no more than twenty-five percent.~~

~~E.—Uses Allowed. The use of the development shall be limited to those allowed either as permitted, accessory, or conditional uses in the underlying zones.~~

~~F.—Open Space/Park. The open space/park dedication requirements of the underlying zoning district shall prevail.~~

~~G.—Design Review Guidelines. The design review guideline requirements shall prevail.~~

(Ord. O2019-007, Amended, 09/03/2019; Ord. O96-021, Amended, 12/02/1997; Ord. O96-022, Amended, 12/19/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.36.090 ~~Exemption from subdivision requirements~~ Phasing of planned unit developments.

A. Planned unit developments containing more than one hundred dwelling units or commercial or industrial planned unit developments covering more than twenty acres are eligible to attain preliminary planned unit development approval in phases. Phased approval of preliminary planned unit developments is limited to developments with at least two but not more than four phases.

B. The application shall show the number of phases, the area each phase encompasses, and the sequence for development of the various phases. A submittal for a phased development shall demonstrate how transportation, access, traffic, stormwater, parks and open space, critical areas, and utilities will be addressed for all phases of the development.

C. Hearing examiner review.

1. Upon receipt of the recommendation from the development review committee, the hearing examiner shall review the phased preliminary planned unit development in accordance with this section as part of a consolidated hearing according to TMC 18.36.100(B).

2. At the hearing, the hearing examiner shall consider and may alter any part of the proposed phased development.

3. The hearing examiner may approve, approve with conditions, or disapprove the phasing plan in a decision as part a consolidated hearing according to TMC 18.36.100(B).

D. The period between the date of the preliminary approval of the phased planned unit development by the hearing examiner and the date of filing for final approval for the first phase shall be consistent with TMC 18.36.170.

E. Construction plans for each phase of a phased development shall include transportation, utilities, and stormwater management facilities that comply with all state and local requirements in effect at the beginning of the period allotted for that phase.

F. Applications for approval for each successive phase must be submitted within three years of the submittal for final approval on the previous phase and within the other timelines as established by the Tumwater municipal code and TMC 18.36.170.

~~A planned unit development shall be exempt from the platting and procedural requirements of the subdivision ordinance, except that when the planned unit development is a part of a larger ownership and is intended for individual ownership, sale or public dedication, or if any parcel of land within a planned unit development is intended for individual ownership, sale or public dedication, the platting and procedural requirements of the subdivision ordinance and applicable state laws pertaining to the subdivision, and conveyance of land and the preparation of maps shall be followed.~~

(Ord. 098-009, Amended, 10/20/1998; Ord. 095-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.36.100. Public hearing – Preliminary planned unit development

A. Upon receipt of the recommendation from the development review committee, a public hearing shall be set before the hearing examiner on the preliminary planned unit development. At the conclusion of the public hearing, the hearing examiner may approve, approve with conditions, deny, or continue the matter. A preliminary planned unit development shall only be approved if it meets the criteria in TMC 18.36.110.

B. If a project with a preliminary planned unit development requires a public hearing for phasing according to TMC 18.36.090, a land division approval, a conditional use permit, a variance, and/or another action that requires a hearing, the hearings should be consolidated.

18.36.110 Public hearing – Criteria for decision.

In determining whether to approve or disapprove the proposed preliminary planned unit development project, the hearing examiner shall determine if the preliminary planned unit development provides for and meets all these criteria:

A. Substantial conformance to the Tumwater comprehensive plan;

B. Conformance to the Tumwater municipal code and Tumwater development guide;

C. The quantifiable public benefits required by TMC 18.36.010;

D. The public health, safety, and general welfare;

E. The adequacy of the size of the proposed planned unit development to accommodate the contemplated developments;

F. Adequate access to the project site for all users of the project including the public, if applicable;

G. Appropriate access for public safety such as fire protection and police services; and

H. Adequate mitigation measures for impacts associated with the physical characteristics of the site such as groundwater, stormwater, floodplains, critical areas, steep slopes, and critical habitat.

18.36.120 Appeal.

The decision of the hearing examiner shall be final unless appealed to superior court in accordance with the provisions of TMC 2.58.150.

18.36.130 Final planned unit development approval.

Final approval of the planned unit development will not be issued until all requirements listed in the hearing examiner decision have been met. Certificate(s) of occupancy shall not be issued until final approval unless the community development director, or their designee, determines it is in the best interest of the city. The city and the applicants must agree on a reasonable deadline for obtaining final approval for the planned unit development. Failure of the applicants to obtain final approval prior to the agreed upon date shall result in revocation of the certificate(s) of occupancy.

18.36.140 Minor modifications.

Minor modifications to a planned unit development may be administratively approved provided they meet all these conditions:

A. The modification will not have the effect of reducing required landscaped area, or reducing or encroaching into required buffer areas or reducing the amount of required open space or parks in the planned unit development;

B. The modification will not have the effect of increasing the residential density of the planned unit development;

C. The modification will not have the effect of increasing the area devoted to nonresidential uses in the planned unit development; and

D. The modification will not increase any adverse impacts or undesirable effects of the project, or that the modification in no way significantly alters the project.

18.36.150 Major Modifications.

A. Modifications to planned unit developments that do not meet the all the conditions of TMC 18.36.140 shall be considered major modifications.

B. A public hearing shall be required before the hearing examiner and follow the requirements of TMC 18.36.100 and TMC 18.36.110.

18.36.160 Vesting of planned unit developments.

A. Planned unit developments that involve land division are vested when a complete land division application has been submitted to the community development department.

B. Planned unit developments that do not involve land division vest when a complete building permit application has been submitted to the community development department after preliminary planned unit development approval is granted consistent with TMC 18.36.100.

18.36.170 Duration of approval for planned unit developments.

A. Preliminary approval of a planned unit development by the hearing examiner is valid for a period of five years.

B. An initial one-year extension, which has been filed at least thirty days prior to the expiration of the period of approval, may be granted by the community development director or his/her designee upon a finding that the applicant has attempted in good faith to complete the final planned unit development within the period of approval. Submittal of complete engineering plans for the project and the start of construction prior to the expiration of the approval period time limit shall constitute a good faith effort.

C. Two additional one-year extensions may be administratively granted, which shall be reviewed for compliance with these criteria:

1. The applicant has pursued submitting the final land division in good faith. Submittal of complete engineering plans and the start of construction for the project prior to the expiration of the approval period time limit shall constitute a good faith effort on the part of the applicant;

2. There have been no amendments to the comprehensive plan, zoning ordinance, development standards or other applicable codes which are inconsistent with the approved preliminary planned unit development, unless such amendments can be incorporated into the existing preliminary planned unit development without significantly altering the project as originally approved by the hearing examiner; and

3. There are no other significant changed conditions that would render the planned unit development contrary to the public health, safety, or general welfare.

18.36.180 Standards – Bond.

A. Planned unit development projects shall be complete developments and may be required to include facilities such as, but not limited to, streets, curbs, sidewalks, street lights, drainage, open space, sanitary sewer, underground power and telephone lines, landscaping, screening, signs, and off-street parking in conformance with the requirements and allowances of the hearing examiner.

B. The applicant shall furnish the city with a performance bond or other acceptable surety approved by the city attorney, guaranteeing installation of specified public improvements and landscaping.

Section 9. Section 18.49.020 of the Tumwater Municipal Code is hereby amended to read as follows:

18.49.020 Permitted uses.

Permitted uses within the MHP zone district are as follows:

- A. Manufactured home parks in accordance with the provisions of TMC Chapter 18.48;
- B. Designated manufactured homes on existing single lots of record, in accordance with the provisions of TMC Chapter 18.48;
- C. Mobile home parks, which were legally established prior to July 1, 2008;
- D. One single-family detached dwelling per existing single lot of record;
- E. Parks, trails, open space areas, and other related recreation facilities;
- F. Support facilities;
- G. Family child care home; child mini-day care center, subject to review by the community development director, the building official, and the fire chief;

H. Planned unit developments.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2008-009, Added, 02/17/2009)

Section 10. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 11. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 12. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 13. Effective Date. This ordinance shall become effective thirty (30) days after passage, approval, and publication as provided by law.

ADOPTED this _____ day of _____, 2022.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published:_____

Effective Date:_____



Attachment C

City Hall
 555 Israel Road SW
 Tumwater, WA 98501-6515
 Phone: 360-754-5855
 Fax: 360-754-4138

**PLANNED UNIT DEVELOPMENT AMENDMENTS
 (ORDINANCE NO. O2022-006)
 DEVELOPMENT GUIDE AMENDMENTS – PRIVATE STREETS
 STAFF REPORT
 PLANNING COMMISSION WORKSESSION – MAY 10, 2022**

Issue

The City's current regulations for planned unit developments have not been substantially updated since 2000. The regulations in TMC 18.36 *Planned Unit Development Overlay* are being amended by Ordinance No. O2022-006 and portions of the Tumwater Development Guide related to private streets will be amended at the same time.

The Public Works Committee of the City Council will be meeting June 9, 2022 to review, discuss, and send a recommendation to the City Council for discussion at a worksession on June 28, 2022 and consideration on July 19, 2022.

Contents

| | |
|---|----|
| Issue | 1 |
| Summary | 2 |
| Background | 2 |
| Tumwater Development Guide Amendments | 3 |
| Public Approval Process | 10 |
| Public Notification | 11 |
| Staff Conclusions | 11 |
| Staff Recommendation..... | 12 |
| Effects of the Proposed Amendments | 12 |
| Staff Contact | 12 |

Summary

The proposed amendments are intended to update the requirements for private streets and to be consistent with the amendments to TMC 18.36 *Planned Unit Development Overlay* proposed by Ordinance No. O2022-006.

Background

Planned unit developments are intended to provide a benefit to developers in the form of flexibility with existing regulations such as setbacks, maximum land coverage, and private streets in exchange for providing quantifiable public benefits. As currently written, TMC Chapter 18.36 *Planned Unit Development Overlay* provides a benefit to developers in the form of flexibility with existing regulations such as setbacks, maximum land coverage, and private streets, but has provided no quantifiable benefit to the public.

The amendments to TMC Chapter 18.36 *Planned Unit Development Overlay* provide developers flexibility in addressing existing regulations in exchange for requiring that new developments provide quantifiable public benefits.

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

The amendments are a part of the approved 2022 Long Range Planning work program.

Tumwater Development Guide Amendments

CHAPTER THREE

Section 3.4.A (Page 3-4)

GENERAL ENGINEERING CONSIDERATIONS

3.4 Definitions and Terms

[...]

"PRIVATE STREET" - A privately owned and maintained vehicular access serving property, which is provided for by an access tract, easement, or other legal means~~Private vehicular access provided for by an access tract, easement, or other legal means, to serve property that is privately owned and maintained.~~

[...]

Staff Notes: The definition in Section 3.4 of the Tumwater Development Guide for “private street” is amended to be consistent with the amended definition of “private street” in TMC 17.04.385 Private Street.

Section 3.9 (Page 3-8)

GENERAL ENGINEERING CONSIDERATIONS

3.9 Construction Control and Inspection

Work performed for the construction or improvement of public or private roads and utilities, whether by or for a private developer, by City staff, or by a City contractor, shall be done in accordance with approved plans. It is emphasized that no work shall be started until such plans are approved. Any revision to such plans shall be approved by the City before being implemented. Failure to receive the City's approval can result in removal or modification of construction at the contractor's or developer's expense to bring it into conformance with approved plans.

Staff Notes: No amendments are proposed to this section.

Section 3.18 (Page 3-15 and 3-16)**GENERAL ENGINEERING CONSIDERATIONS****3.18 Utility Extension**

- A. Anyone who wishes to extend any City utility should contact the Development Services Department for an Extension/Connection Fee Estimate and any special extension requirements.
- B. Utility mains shall be required to be extended to and along all frontages, including private roads, any property being developed for loop closures and/or future development as determined by the City. Size shall be as shown on comprehensive plans or as required to serve future development but not less than the minimums required elsewhere in this document.
- C. In the case of a property being developed and, upon the determination of the Development Services Director, not being required to connect to the city utility for reasons typically associated with the property's lack of proximity to existing utilities or location outside city limits, the owner may be allowed the option, at the discretion of the Development Services Director, of paying a fee in lieu of actual installation of the otherwise required extensions. The fee in lieu payment will be equal to 50% of the estimated cost for the city to install the extensions.
- D. For utility extensions outside the City limits, all infrastructure improvements should be made at the more restrictive jurisdictional requirements.
- E. For more specific information regarding utilities, please refer to the appropriate chapter in this Guide.

Staff Notes: *No amendments are proposed to this section.*

CHAPTER FOUR**Section 4.4 Functional Classification (Page 4-7)****STREETS****4.4 Functional Classification**

[...]

[Note: TABLE ONE in Section 4.4 was replaced in its entirety by the Street Section Design table on the next page as part of the October 5, 2020 Tumwater Development Guide amendments.]

Street Section Design

| Street Classification | Minimum ^{5,9} Structural Design | 20 Year ADT | Right-of-Way | Pavement Width | Parking Lane | Min/Max Grade | Curb | Sidewalks | Planter Strip | Intersection Curb Radius | Minimum Design Speed | Bike Lanes ⁸ |
|---|--|---------------|--|---------------------------------------|--------------|---------------|--------------------------|------------------------|---------------------------|--------------------------|----------------------|--|
| Principal/ Minor Arterial ^{1,2} | 0.50' HMA 0.20' CSTC 1.50' CSBC | 15,000 | Width of required improvement + 2' per side (60' min.) | 12' per lane plus bike | None | 0.5%-8% | Concrete curb and gutter | Both side 6' SEP | 6'-10' determined by City | 35-50 | 40 | (2) 7' bike lanes ⁷ in designated areas |
| Commercial/Industrial Collector | 0.50' HMA 0.20' CSTC 1.00' CSBC | 2,000-6,000 | Width of required improvement + 2' per side (60' min.) | 12' per lane plus bike | None | 0.5%-10% | Concrete curb and gutter | Both side 6' SEP | 6'-10' determined by City | 40 | 30 | (2) 6' bike lanes in designated areas |
| Urban Collector ^{2,3} | 0.50' HMA 0.20' CSTC 1.00' CSBC | 500-7,000 | Width of required improvement + 2' per side (60' min.) | 12' per lane plus bike and/or parking | Two | 0.5%-10% | Concrete curb and gutter | Both side 6' SEP | 6'-10' determined by City | 35 | 25 | (2) 6' bike lanes in designated areas |
| Local Residential ^{4,6} | 0.33' HMA 0.20' CSTC 0.80' CSBC | Less than 500 | 60 50 (alternate) | 32 (20) | Two | 0.5%-15% | Concrete curb and gutter | Both side 6' SEP | 6' or (variable) | 25 | 20 | N/A |
| Local Residential Reduced ¹⁰ | 0.33' HMA 0.20' CSTC 0.80' CSBC | Less than 500 | 35 - 60 | 24 - 32 | None to Two | 0.5%-15% | Concrete curb and gutter | One side min. | 6' or (variable) | 25 | 20 | N/A |
| Private | 0.20' HMA 0.20' CSTC 0.70' CSBC | N/A | 30' easement | 26 | One | 0.5%-15% | N/A | One side min. | 6' or (variable) | 25 | N/A | N/A |
| Private Alleys | 0.20' HMA 0.20' CSTC 0.70' CSBC | N/A | N/A | 16 | None | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| MINIMUM STREET STANDARDS | | | | CITY OF TUMWATER | | | | ENGINEERING DEPARTMENT | | | STANDARD PLAN | UPDATED 05-04-2020 |

1. Principal arterial should be a minimum width of four lanes

2. Landscaped medians may be required upon review and approval of the Public Works Director

3. See detail ST-01, ST-02

4. See detail ST-03, ST-04

5. Minimum structural sections shall be used absent a site specific AASHTO structural roadway design utilizing a field verified "R" value. A site specific AASHTO structural roadway design will be required where poor soil characteristics exist

6. Roadways within developments estimated to create less than 500 ADT, with single access, no thru, and no potential for thru street will not be required to have sidewalks on one side

7. 7' bike lanes consist of 5' of pavement plus a 2' buffer stripe

8. Bike lanes include gutter (City may reduce bike lane width to 5' at its sole discretion)

9. For designated truck routes the section shall be 0.67' of HMA, 0.20' of CSTC, and 1.50' of CSBC. Truck routes include those shown in City of Tumwater Municipal Code 10.20.050, additional road segments designated by the City since the last update to applicable sections of the Tumwater Municipal Code, and additional road segments the City determines need to meet designated truck route requirements as a result of the proponent's development activity

10. At the discretion of the City, improvements and right-of-way widths may be reduced where there exists conditions of topography, access, location, shape, size, drainage or other physical features of the site or other adjacent development. The City may also consider use of this provision for narrow infill sites where it is unlikely redevelopment of other properties in the vicinity will occur. This provision should not be considered the preferred alternative

[...]

Staff Notes: No amendments are proposed to this section.

Section 4.5 Naming (Page 4-5)**STREETS****4.5 Naming**

Streets and roads shall be named according to specific criteria. All streets lying west of Capitol Boulevard are designated Southwest (SW). Streets lying east of Capitol Boulevard are designated Southeast (SE). "Avenues" run east-west and are numbered with the exception of certain long-standing historical names. "Streets" run north-south and are named. "Drives" are irregular or diagonal streets over two grid blocks in length not conforming to the grid pattern. "Places" shall be a north-south street, parallel to but between streets. "Ways" shall be an east-west street parallel to but between avenues. "Courts" shall be a cul-de-sac which cannot be extended. Courts are to be named or numbered and carry the number of the preceding street or avenue. "Loops" shall be small loop-type streets to carry the name of the street from which they originate. "Lanes" shall be private streets.

An address number will be assigned to all new buildings at the time the building permit is issued. It is then the owner's responsibility to see that the house numbers are placed clearly and visibly on the structure at the main entrance to the residence or place of business and/or at the principal place of ingress.

New development projects must check with the Building Official regarding the naming of streets within proposed developments. This should be done at the time the preliminary plat is submitted and again upon approval of the final plat. The Building Official will insure that the name assigned to a new street is consistent with policies of the City and is not in conflict with existing street names within the county and other cities. The City has final authority for designation of street names.

Staff Notes: *No amendments are proposed to this section. Private streets will continue to be called "Lanes".*

Section 4.8 Private Streets (Pages 4-6 and 4-7)**STREETS****4.8 Private Streets**

See definition of private street in Section 3.4.

A. Private streets may be allowed under the following conditions:

1. A private street may be pPermanently established by tract or easement to provide legal access to serve no more than four dwelling units. If all of the dwelling units in a development meet the

~~federal definition of low income, then the private street may serve up to nine detached single family dwellings or up to thirty-five attached single family or multifamily dwelling units. A private street may serve up to four businesses on separate parcels, or four businesses situated on one parcel, or businesses on four separate parcels, or unlimited dwelling units or businesses situated on one parcel and sufficient to accommodate required improvements, to include provisions for future use by adjacent property owners when applicable. The four parcel restriction does not apply to private streets in the Port of Olympia Airdustrial Park private roads New Market Industrial Center due to Federal Aviation Administration requirements. In addition, private streets may be allowed as part of an approved PUD, if conditions 2-5, below, are met.~~

2. ~~In addition, private streets may be allowed as part of an approved PUD, if conditions 2-5, below, are met.~~ Meet the minimum design standards for private streets in ~~Table 1~~ the Street Section Design table in Section 4.4.
3. Accessible at all times for emergency and public service vehicle use.
4. -Will not result in landlocking of present or future parcels nor obstruct public street circulation.
5. Covenants have been approved, recorded, and verified with the City, which provide for maintenance of the private streets and associated parking areas by the owner or homeowners association or other legal entity.
6. Private streets must include provisions for future use by adjacent property owners when applicable.
- ~~5-7.~~ Private streets may be allowed as part of an approved planned unit development, if the requirements of TMC 18.36.100(B) are met.

B. Acceptance as Public Streets.

Acceptance of private streets as public streets will be considered only if the street(s) meet all applicable public street standards, including right-of-way widths. The developers engineer shall provide as built designs and testing to confirm proper construction standards.

Staff Notes: Amendments to this section match proposed amendments to the Planned Unit Development Chapter in TMC 18.36.

Section 4.10 Cul-de-sac (Pages 4-8)**STREETS****4.10 Cul-de-sac**

Streets designed to have one end permanently closed shall be no longer than 500 feet. At the closed end, there shall be a widened "bulb" having a minimum paved traveled radius as shown in the Minimum Street Design Standards Table. A "Y" or "T" which allows for comparable ease in turning for emergency vehicles may be allowed on private streets.

Staff Notes: No amendments are proposed to this section.

Section 4.31 Design Standards (Page 4-23)**ILLUMINATION****4.31 Design Standards**

[...]

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION**(FOOT CANDLES)****AREA CLASS**

| Road Class | Residential | Intermediate | Industrial | Commercial |
|-------------------|--------------------|---------------------|-------------------|-------------------|
| Local/Private | 0.2 | 0.6 | N/A | N/A |
| Collector | 0.5 | 0.7. | 0.8 | 0.9 |
| Arterial | 0.7 | 1.0 | 1.2 | 1.4 |

Uniformity ratio: 6:1 average: minimum for local
 4:1 average: minimum for collector
 3:1 average: minimum for arterial

Dirt Factor = 0.85, lamp lumen depreciation factor = 0.73

Weak Point Light = 0.2fc except residential local street

Average illumination at intersections 1.5 times the illumination required on the more highly illuminated street.

Line loss calculations shall show that no more than five percent voltage drop occurs in any circuit. Lamp Load factor shall equal 1.2. Pole foundations shall be per detail number ST-25 and ST-26. Poles shall be as follows:

| | 6' Single Arm | 8' Single Arm | 8' Twin Arm |
|-----------|-----------------|-----------------|------------------|
| GE | RRTA40SA6S8.01B | RRTA40SA8S8.01B | RRTA40SA8D10.02B |
| Hap Co | 50700-001 | 50700-002 | 50701.013 |
| Lexington | 3608-45806T4 | 3608-45806T4 | 3608-60106T4 |
| Valmont | 21-40006CS0845 | 21-40008CS0845 | 22-40008CLS1060 |

Use type of pole already in use on a roadway.

Staff Notes: *No amendments are proposed to this section.*

Public Approval Process

The Planning Commission held a briefing on the proposed amendments on April 26, 2022 and will hold a worksession on May 10, 2022.

An Environmental Checklist for a non-project action was prepared on April 5, 2022 under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance was issued later on April 28, 2022.

The ordinance was sent to the Washington State Department of Commerce on April 5, 2022 for the required 60-day review before the proposed text amendments were adopted, in accordance with RCW 36.70A.106.

A Notice of Public Hearing for the Planning Commission is expected to be issued on May 13, 2022 prior to a public hearing. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

The Planning Commission is expected to hold a public hearing for the proposed ordinance on May 24, 2022. Following the public hearing and deliberations, the Planning Commission will make a recommendation that Council on the proposed ordinance.

The General Government Committee is scheduled to review the proposed ordinance in a briefing on June 8, 2022 and recommend that the ordinance be discussed at a City Council worksession. The Public Works Committee is expected to hold a briefing on the proposed amendments to the Tumwater Development Guide on June 9, 2022.

The City Council is scheduled to review the ordinance and the amendments to the Development Guide at a worksession on June 28, 2022 and consider the amendments on July 19, 2022.

Public Notification

A Notice of Public Hearing for the Planning Commission is expected to be issued, posted, mailed to interested parties, and published in The Olympian on May 13, 2022, after the Planning Commission is expected to set the public hearing date on May 10 2022.

Staff Conclusions

1. The proposed text amendments are consistent with the goals of the Washington State Growth Management Act.
 - a. The amendments in Ordinance No. O2022-006 and to the Tumwater Development Guide are consistent with Goal 7 of the Growth Management Act which states:

“Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.”

The amendments establish concise requirements for the application, review process, and approval of planned unit developments.

2. The proposed amendments are consistent with the Economic Development Plan because the proposed amendments improve the clarity and specificity of the regulations for submittal, review, and approval of planned unit developments.
 - a. Goal #1 of the Economic Development Plan states:

“Establish a development climate that stimulates economic activity and desirable investment.”

- b. The text of the Economic Development Plan states that one of the ways to support Goal #1 is:

“...by making ongoing improvements to existing development regulations, systems, and processes.”

- c. Action item 1.D. of the Economic Development Plan states:

“Ensure a predictable and efficient experience for business owners and developers seeking to invest in Tumwater.”

The amendments improve the existing regulations for the application, review process, and approval of planned unit developments.

3. The proposed amendments are consistent with the Land Use Element because it clarifies and refines the process for reviewing and approving planned unit developments.
 - a. Implementation Policy 11 of Section 3.3 of the Land Use Element states:

“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. Based on the above review and analysis, staff concludes that the proposed text amendments are consistent with the requirements of the Washington State Growth Management Act and the Tumwater Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the proposed amendments to the Tumwater Development Guide as shown in this memorandum.

Effects of the Proposed Amendments

The proposed text amendments would necessitate changes to the Tumwater Municipal Code as shown in Ordinance No. O2022-006 and to the Tumwater Development Guide.

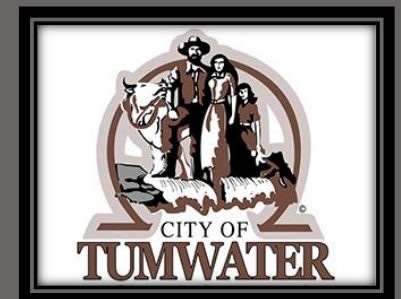
Staff Contact

Brad Medrud, Planning Manager
City of Tumwater Community Development Department
360-754-4180
bmedrud@ci.tumwater.wa.us

Planned Unit Development Amendments

Ordinance No. O2022-006

May 10, 2022
Planning Commission



Issue

- The City's planned unit development regulations were last substantially updated in 2000
- In other jurisdictions, planned unit developments provide a quantifiable public benefit in exchange for flexibility in addressing existing regulations

Issue

- Currently, planned unit developments in the City provide a benefit to developers in the form of flexibility with existing regulations, but have not provided a quantifiable benefit to the City or the public
- The proposed amendments provide developers flexibility in addressing existing regulations in exchange for requiring quantifiable public benefits

Questions to Consider

1. The type of tangible benefits proposed. Should more be added or should some be taken off?
2. The points assigned for each benefit. Are points too many or too few?
3. The total number of tangible benefits points required. Is the number of points required balanced by the sections of the development code where the developer has flexibility?

Questions to Consider

4. Code modifications allowed. Should more be added or should some be taken off? Are the code modifications allowed balanced by the tangible benefits required?
5. Code modifications not allowed. Should more be added or should some be taken off?

Tangible Benefits

| # | Points | Tangible Benefit |
|---|------------|--|
| 1 | 0.5 | Provide superior useable parks and open space. |
| 2 | 0.5 to 1.0 | Significant public facilities or other public amenities that could not be required by the city for development of the subject property without a planned unit development. |
| 3 | 1.0 | Going significantly beyond the minimum requirements for critical area protections to preserve, enhance, or rehabilitate critical areas and buffers. |
| 4 | 1.0 | Dedication of a site containing a historic landmark. |
| 5 | 1.0 | Incorporation of energy systems that produce energy from nondepletable energy sources will result in at least fifty percent of the energy needs for the development being met. |
| 6 | 1.5 | The provision of at least twenty percent of the total dwelling units as permanently affordable housing. |
| 7 | 0.5 to 1.5 | Any other public facility, feature, item, project, or amenity proposed by the applicant that the City agrees meets the intent of this section. |

Code Modifications Allowed

| Code Modifications Allowed | Notes |
|---|--|
| Environment | The provisions of TMC Title 16 may not be modified, except modifications consistent with TMC 18.36.010(B)(3). |
| Zone Districts | <p>The type and size of the underlying zone districts designated by the zoning map shall not be modified.</p> <p>Some individual development standards of the underlying zone districts may be modified.</p> |
| Planned unit developments with multiple underlying zone districts | <p>A planned unit development may move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).</p> <p>Some individual development standards of the underlying zone districts may be modified.</p> |
| Setbacks | <p>Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.</p> <p>May modify internal setbacks within the planned unit development.</p> |

Code Modifications Allowed

| Code Modifications Allowed | Notes |
|----------------------------|---|
| Lot sizes | Lot sizes as specified by the underlying zone districts may be modified by up to twenty-five percent, either larger or smaller, provided the densities of the underlying zone district are met. |
| Land Coverage | Maximum land coverage as established by the underlying zone districts may be exceeded by no more than twenty-five percent. |
| Structure height | Structure height requirements as established by the underlying zone districts may be modified up to twenty-five percent. |
| Yards | Yards as specified by the underlying zone districts may be reduced by up to twenty-five percent, provided the land coverage requirements of the underlying zone district are met. |
| Parks and open space area | In addition to the park and open space dedication requirements of TMC 17.12.210 or TMC 18.42.130, as applicable, provide additional park and open space areas consistent with TMC 18.36.010. |

Code Modifications Not Allowed

| Code Modifications Allowed | Notes |
|---|---|
| Environment | The provisions of TMC Title 16 may not be modified, except modifications consistent with TMC 18.36.010(B)(3). |
| Zone Districts | <p>The type and size of the underlying zone districts designated by the zoning map shall not be modified.</p> <p>Some individual development standards of the underlying zone districts may be modified.</p> |
| Planned unit developments with multiple underlying zone districts | <p>May move the location of underlying zone districts as part of the planned unit development process, but the type and size of each of the underlying zone districts shall remain the same and follow the requirements of TMC 18.36.040(C).</p> <p>Some individual development standards of the underlying zone districts may be modified.</p> |
| Densities | Densities established by the underlying zone districts shall not be altered. |

Code Modifications Not Allowed

| Code Modifications Allowed | Notes |
|----------------------------|---|
| Uses | <p>Limited to the permitted, accessory, or conditional uses established by the underlying zone districts.</p> <p>If a proposed use requires a conditional use permit, a separate conditional use permit shall be obtained consistent with the process in TMC 18.56.</p> |
| Setbacks | <p>Setbacks established by the underlying zone districts shall prevail on the perimeter boundary lines of a planned unit development.</p> <p>May modify internal setbacks within the planned unit development.</p> |
| Parking | Parking requirements shall not be modified. |
| Landscaping | Landscaping requirements shall not be modified. |

Code Modifications Not Allowed

| Code Modifications Allowed | Notes |
|----------------------------|---|
| Citywide design guidelines | Citywide design guidelines shall not be modified. |
| Tumwater development guide | Requirements of the Tumwater development guide shall not be modified, except as noted in TMC 18.36.080. |
| Signage | Signage requirements shall not be modified. |
| Stormwater | Stormwater requirements shall not be modified. |
| Provisions of this chapter | The requirements of this chapter shall not be modified. |
| Procedural requirements | Procedural requirements shall not be modified. |

Next Steps

Planning Commission

- Worksession – May 10, 2022
- Public Hearing – May 24, 2022

City Council

- GGC briefing – June 8, 2022
- Worksession – June 28, 2022
- Consent agenda – July 19, 2022