

# **NOTICE OF PUBLIC HEARING**

## **ZONING ORDINANCE AMENDMENT (ZOA) 2009-001**

The Tulalip Tribes Planning Commission is holding a Public Hearing on **March 11, 2009** to receive testimony from community members concerning the Proposed Amendments to the Tulalip Tribes Zoning Ordinance No. 80 that utilizes Section 21 (80.21.0 – Planned Unit Development). The purpose of the Planned Unit Development (PUD) is to provide a zone for small and large scale governmental housing development, incorporating a single type or a variety of housing types and related or compatible uses which are planned and developed as a unit. The PUDs may consist of individual lots or may have a common building site.

The Public Hearing is scheduled for **6:00 p.m.** at Quil Ceda Village Business Park Conference Room at 8802 27th Avenue NE, Tulalip, WA 98271

To provide written comments or for more information, contact Mark Hamilton, Associate Planner II, Tel. (360) 716-4213; email: mhamilton@tulaliptribes-nsn.gov, The Tulalip Tribes, Community Development Department, 6319 23<sup>rd</sup> Ave NE, Tulalip, WA 98271-9132.

### **PROPOSED AMENDMENT LANGUAGE**

#### **ORDINANCE 80.21.0 PLANNED UNIT DEVELOPMENT (PUD)**

**21.1 Purpose:** To provide a zone for small and large scale governmental housing development, incorporating a single type or a variety of housing types and related or compatible uses which are planned and developed as a unit. PUDs may consist of individual lots or may have a common building site.

**21.2 Rezone Requirement:** PUDs are an overlay zone to the underlying zoning district and shall be approved as amendments to official controls in the manner provided herein. PUDs may be required by the Tulalip Tribes for those developments that impact environmentally sensitive lands, forestry areas, culturally sensitive lands, and agriculture lands.

**21.3 Applicability:** PUDs may be approved in: Primary and Secondary Forestry, Commercial, Industrial, Rural Agriculture, Recreation, Rural Residential, Residential Estate, Suburban Residential, Tulalip Bay Planning Area, Multi-Family, and Mixed Residential/Commercial.

**21.4 Open Space:** 75% of the tract or lot area shall be established as open space and/or community recreational facilities for PUDs in Primary and Secondary Forestry zones; 50% open or community space shall be established in Rural Residential and Rural Agriculture areas; and 25% open or community space shall be established in Suburban Residential, Residential Estate, Tulalip Bay, Multi-Family, and Mixed Residential/Commercial zones. The open space/recreation area shall be established through a restrictive covenant that places the burden of protecting and maintaining open space areas on the homeowners within the subdivision. The restrictive covenants shall be adopted as part of plat approval and filed with the Tulalip Tribes and recorded with the Snohomish County Auditor.

**21.5 Density:** Densities for the PUD shall be calculated as an average density over the development area. Where sewer is not available PUD densities shall not exceed 2 dwelling units per acre in any zone. Where sewer and public water are available the PUD density can be increased to 4 dwelling units per acre in the RR and RA zones and up to 6 dwelling units in the RE and SR zones. In multifamily zones, or zones allowing multi-family uses as permitted or conditional uses, up to 24 dwelling units per acre may be permitted.

**21.6 Minimum Size Tract:** The minimum size tract for a single family residential PUD must be 5 acres. There is no minimum size tract requirement for Multifamily PUDs.

**21.7 Additional Permitted Uses:** Multi-family dwellings, including apartments, townhomes, and condominiums are permitted uses within Planned Unit Developments.

**21.8 Additional Conditional Uses:** Neighborhood-scale retail establishments are conditional uses within Planned Unit Developments.