



May 11, 2010

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ATTORNEY
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ZONING & ENGINEERING
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BUILDING INSPECTION
REQUEST LINE
360/754-4189

FINANCE DEPARTMENT
CITY CLERK
INFORMATION TECHNOLOGY
360/754-4130

MUNICIPAL COURT
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FIRE DEPARTMENT
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FAX: 360/754-4179

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JOB LINE 360/754-4129

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PUBLIC WORKS
ENGINEERING
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FAX: 360/754-4142

OPERATIONS & MAINTENANCE
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Board of Thurston County Commissioners
2000 Lakeridge Drive SW
Olympia, WA 98502-1045

SUBJECT: Tumwater Urban Growth Area Resizing Project

Dear Commissioners:

This letter is meant to inform you about the recommendation of the Tumwater City Council regarding proposed adjustments to the Tumwater Urban Growth Area (UGA). The Tumwater City Council began working with Thurston County on the UGA resizing issue in late 2005. After several years of research, studies, and public process we feel we have made a well informed decision in regards to the size and location of the UGA for Tumwater.

The Tumwater City Council voted to recommend the large study area along Littlerock Road/93rd Avenue be removed from the UGA. The Council also voted to recommend the study area on 88th Avenue be left inside the UGA but downzoned to a lower density residential zone (see attached map). Both the City and County staff reports discuss in detail the obstacles and problems with developing these areas at urban densities as well as the reasons for the removal and the downzone. Both of the Tumwater and Thurston County Planning Commissions as well as the Tumwater City Council have recommended the same actions be taken for both areas.

The City of Tumwater and Thurston County have both benefited from working closely together on this important issue. We look forward to working with you again in the future. If you have any questions, please contact my office at (360) 754-4120 or the City's long range planning staff is also available to assist you. Senior Planner David Ginther may be reached at (360) 754-4210.

Sincerely,

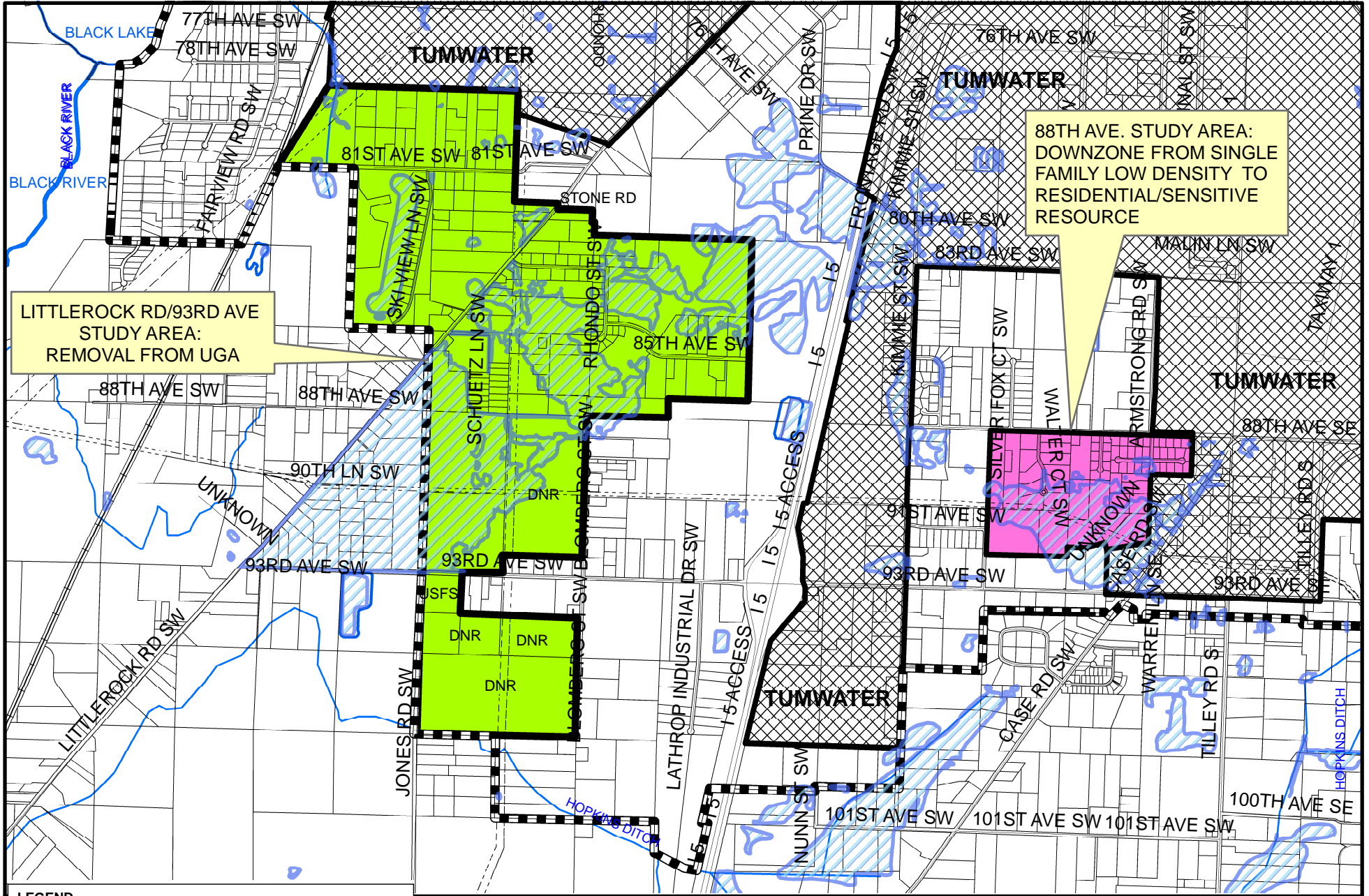
Pete Kmet
Mayor

Attachment

Map: Tumwater Urban Growth Area Analysis Areas

c: Michael Matlock, Tumwater Planning and Facilities Director
Scott Clark, Thurston County Long Range Planning Director






TUMWATER URBAN GROWTH AREA ANALYSIS AREAS



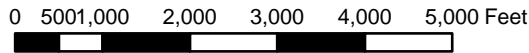
LITTLEROCK RD/93RD AVE
STUDY AREA:
REMOVAL FROM UGA

88TH AVE. STUDY AREA:
DOWNZONE FROM SINGLE
FAMILY LOW DENSITY TO
RESIDENTIAL/SENSITIVE
RESOURCE

LEGEND

-  88TH AVENUE AREA: DOWNZONE FROM SFL TO R/SR
-  LITTLEROCK/93RD AVENUE REMOVAL AREA
-  HIGH GROUNDWATER FLOODING AREAS
-  URBAN GROWTH BOUNDARY
-  CITY OF TUMWATER

SFL: Single Family Low Density Residential (4-7 dwellings per acre)
R/SR: Residential/Sensitive Resource (2-4 dwellings per acre)



Tumwater Planning and Facilities Department
3-3-10

UGA Analysis-Council Areas-Moratorium Areas--7-28-09--8X11.mxd
DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.