

**3-E CITY OF TUMWATER UGA
RESIZING AND LAND USE ANALYSIS**

Date: November 24, 2009

Public Hearing Date: Projected to Occur During January 2010

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Thurston County

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City of Tumwater

Proponents: Thurston County

City of Tumwater

Action Requested: Reconsideration of Urban Growth Area Boundary and Zoning for property in the Salmon Creek Basin and the Black Lake watershed

Proposal Description: Amend the Comprehensive Plan Map M-15 Future Land Use, the Tumwater/Thurston County Joint Plan Land Use Maps, and several text amendments in the Joint Plan.

Map Changes Text Changes Both Affects Comprehensive Plans/documents
 Affected Jurisdictions: City of Tumwater and Thurston County

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ISSUE:

Properties in the unincorporated area of the City of Tumwater Urban Growth Area (UGA) are zoned for urban development. Portions the unincorporated UGA are located in the Salmon Creek Basin. High groundwater flooding in the Salmon Creek Basin is a well documented problem. Due to recurrent groundwater flooding, the land use and zoning of properties affected by high groundwater flooding issues need to be analyzed. The proposed changes are in Attachments A to this report.

BACKGROUND:

Salmon Creek Basin Plan:

In June of 2004, Thurston County (Resolution No. 13177) and the City of Tumwater (Resolution No. R2004-012) adopted the “Salmon Creek Comprehensive Drainage Basin Plan Phase II (Basin Plan): Alternatives Analysis and Recommendations.” This plan was initiated because of the localized flooding in 1999, 1996 and previous years. Property owners experienced a range of

1 conditions – from high groundwater around and under homes, to failed septic systems,
2 contaminated drinking water, and restricted access to property. The findings in the plan
3 concluded that on average, flooding occurs in the Salmon Creek Basin every 20 years or so, and
4 that it is highly likely that periodic flooding in the basin will re-occur in the future. To date, the
5 plan has resulted in changes to the basin’s stormwater management standards, as well as land use
6 and zoning changes in the rural areas that resulted in lowering the permitted density, and
7 removing a small area south of 93rd Avenue SE from the City of Tumwater Urban Growth Area
8 (UGA).

9
10 Recommendation 7.3.1 in the Salmon Creek Basin plan called for the City of Tumwater and
11 Thurston County to re-evaluate the feasibility of supporting urban levels of development in areas
12 that are subject to high groundwater (surface flooding and groundwater less than 6 feet from the
13 surface). The plan’s analysis of land use found that development would be severely limited by
14 the presence of high groundwater, and that areas designated for urban levels of development may
15 not be able to support such development. A number of areas experienced a significant amount of
16 surface flooding in the City of Tumwater Urban Growth Area, including the following sub basins
17 shown in Attachment C:

- 18
- 19 • Sub basin SC 9 at the intersection of 93rd Avenue with 216.88± acres flooded in 1999
- 20 • Sub basin SC 10 an area east of Littlerock Road and south of 83rd, along Rhondo Street
21 where 62.67± acres flooded in 1999.
- 22 • Sub basin SC 11 an area east of Littlerock Road and north of 83rd, along Rhondo Street
23 where 128.16± acres flooded in 1999.
- 24 • Sub basin SC 13 an area north of 93rd and east of Kimmie Road where 71.69± acres
25 flooded, mostly around the Walter Court area.
- 26

27 **Subdivision Moratorium:**

28 During Thurston County’s UGA resizing analysis in 2007, the County found significant
29 environmental constraints to development in several locations, including two areas covering
30 much of the residentially zoned portions of the Tumwater UGA. As a result of these findings, a
31 moratorium on new residential subdivisions has been continued since the resolution of the Urban
32 Growth Area sizing issue in 2008. To resolve the moratorium, the Board of County
33 Commissioners instructed staff to review the land use and zoning for areas in the Salmon Creek
34 Basin and those that were under moratorium. A map of current moratorium areas is shown in
35 Attachment D Subdivision Moratorium Map.

36

37 **2006 City of Tumwater Study Area Recommendations:**

38 In 2006, the City of Tumwater submitted a letter to Thurston County in response to the UGA
39 resizing analysis calling out several study areas for either removal from the UGA or that could be
40 downzoned. This letter is shown in Attachment E, 2006 City of Tumwater Recommendations.
41 These study areas were selected for several reasons including environmental constraints.

42

43 **Comprehensive Plan Amendment Final Study Areas:**

44 The study areas for this amendment include the following areas; 1) properties under the
45 subdivision moratorium, 2) areas called out for further study by the City of Tumwater in 2006,
46 and 3) properties generally located between the southern City of Tumwater boundary and the
47 UGA boundary. Please see the attached Tumwater SW UGA Land Use Analysis Study Areas
48 map in Attachment B for more information on zoning, wetlands, and other information. The

1 specific areas where staff has developed land use and alternatives for are shown on the
2 Tumwater SW Urban Growth Area Resizing and Land Use Analysis Study Areas map in
3 Attachment B Study Areas Maps. They include the 101st Avenue Study Area, 88th Avenue Study
4 Area, Littlerock Road Study Area, and the 93rd AvenueSW/Blomberg Street SW Study Area.
5 These are described in greater detail in the analysis and options section of this report.
6

7 **High Groundwater Flooding and Critical Areas Regulations:**

8 Areas that are subject to high groundwater flooding were added as a special management area in
9 the Thurston County Critical Areas regulations in 2000 with Ordinance No. 12155. This was the
10 result of the serious groundwater flooding that occurred throughout Thurston County in 1998-
11 1999. This flooding led Thurston County to declare a local emergency in February of 1999
12 (Resolution No. 11890), which was replaced in May 1999 (Resolution No. 11931), and to adopt
13 a moratorium (Ordinance No. 12010) in August of 1999 suspending the issuance of certain
14 permits, including subdivision and building permits, until high groundwater regulations could be
15 adopted. This flooding also resulted in the Salmon Creek Basin Plan discussed above.
16

17 High groundwater flooding occurs when subsurface geologic conditions prevent water from
18 moving out of an area either to a deeper aquifer or laterally through the soil as fast as the water
19 enters the groundwater system. Aside from surface flooding, high groundwater can cause the
20 failure of on-site wastewater treatment systems, contamination of drinking water wells, and
21 interfere with surface stormwater facilities.
22

23 **ANALYSIS and OPTIONS:**

24 Projected development patterns in the Salmon Creek Basin based on the Thurston County
25 Comprehensive Plan and Tumwater/Thurston County Joint Plan cannot be supported in areas
26 severely impacted by periodic high groundwater surface and subsurface flooding. The land use
27 and zoning of these areas need to be reanalyzed to see if the current designations are appropriate,
28 and if not, the areas need to be redesignated and rezoned to a lower density.
29

30 During the rural rezoning project completed by Thurston County in 2007, it was determined that
31 the existing land use and zoning designations in the rural area of the Salmon Creek Basin were
32 too intense. These ranged in density from two units per acre to one unit per five acres. The
33 Rural One Unit per Ten Acres (R 1/10) land use designation and zoning district was created
34 specifically to address the unique characteristics of the Salmon Creek Basin and the findings in
35 the Salmon Creek Basin Plan. The designation criteria for R 1/10 are located in Attachment F.
36 The majority of the area in the Salmon Creek Basin to the south of the City of Tumwater in the
37 rural county was redesignated and rezoned to the new R 1/10 designation.
38

39 In keeping with the above decision, when the County removed the area south of 93rd Avenue SE
40 and east of Hart Road SE from the City of Tumwater UGA in 2008, the County also redesignated
41 and rezoned property removed from the UGA in the Salmon Creek Basin to R 1/10. Properties
42 within the Salmon Creek Basin proposed for removal from the Urban Growth Area should also
43 be redesignated and rezoned to the R 1/10 designation to maintain consistency with previous
44 actions by Thurston County.
45

46 The Single Family Low Density Residential Four to Seven Dwelling Units per Acre (SFL 4-7)
47 designation was created to provide areas for low density residential development, and was used
48 for properties that had periodic surface flooding. Residential properties in the Salmon Creek

1 Basin were largely designated SFL in 1995-1996. This of course was prior to the flooding in
2 1999, and the completion of the Salmon Creek Basin Plan in June of 2004. The
3 Tumwater/Thurston County Joint Plan designation criteria are located in Attachment G.
4

5 The Residential/Sensitive Resource (RSR) designation was created to address environmentally
6 sensitive areas and as a method to preserve open space. It was included in the 1995
7 Tumwater/Thurston County Joint Plan and Title 22 Tumwater Urban Growth Area Zoning in
8 1996. The intent is to accommodate low-density residential neighborhoods while still meeting
9 density goals of the Growth Management Act and provide services. The use of this designation
10 in the 1995 Joint Plan was limited to areas that included sensitive wetlands and areas in sensitive
11 watersheds (Percival Creek). The designation has remained largely unchanged since the
12 adoption of the new high groundwater standards and the Salmon Creek Basin Plan.
13

14 **Proposed Text Amendments:**

15 Staff is recommending that the language in the Tumwater/Thurston County Joint Plan be
16 amended to clarify that the RSR designation and zoning district is appropriate for areas that are
17 impacted by high groundwater issues as evidenced by the “High Groundwater Flood Hazards
18 Resource Map.” The designation would be applied to already developed areas subject to high
19 groundwater that are too far inside the City of Tumwater UGA for removal, or to areas partially
20 developed at urban densities that may cause an irregular boundary. The proposed text
21 amendments are located in Attachment A. The amendments would also include changes to
22 Section 3.5.4 Southern Subarea to add the RSR land use category to the future land use section,
23 and to clarify the appropriateness of the SFL land use designation for high groundwater flooding.
24

25 **Option 1: Text Amendment**

26 With this option, the text in the Tumwater/Thurston County Joint Plan would be amended as
27 outlined above and shown in Attachment A, Proposed Text Amendment. This option would be
28 selected if the staff recommended options outlined for each study area are not selected for
29 adoption.
30

31 **Option 2: No Change**

32 With this option, the text in the Tumwater/Thurston County Joint Plan would remain unchanged.
33 This option would be selected if the staff recommended options are not selected for adoption.
34

35 **101st Avenue Study Area:**

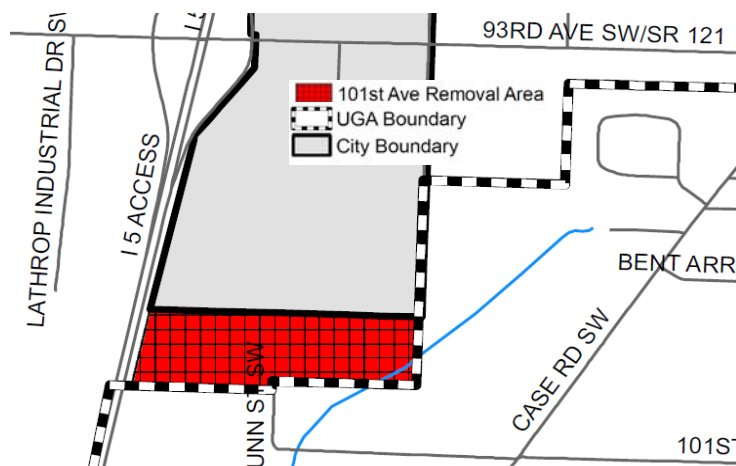
37 Total Acreage: 42±

39 Number of Properties: 5

41
43 **Proposal:** Remove the study area
45 from the Tumwater UGA.

47
49 **Issues/Considerations:**

51 These five properties are zoned
53 Light Industrial. One property is
55 split by the UGA boundary. The
57 development pattern in this area is
59 rural with homes located on three of
61 the properties. Some high



1 groundwater flooding areas exist on the properties. City sewer and water are not currently
2 located inside or near this study area. Access to the area is from the south via 101st Avenue SW
3 off of Case Road SW. This would be a limiting factor for future industrial developments unless
4 Kimmie Road is fully improved and extended from the north. Several property owners in this
5 study area requested removal of their properties from the UGA in 2006.

7 This area is the same as the area identified by the Tumwater City Council in their February 28,
8 2006, letter to the Thurston County Commissioners regarding potential resizing/rezoning of the
9 Tumwater UGA.

11 It should be noted that building permits have been submitted for limited development of
12 Assessor's Parcel Number 12721410301 to allow the improvement of Kimmie Street SW to the
13 property, construction of a parking area, and the placement of a trailer. These permits have not
14 been approved yet as of the writing of this staff report. In addition, the property owner has
15 several violations including clearing and filling in a high groundwater area, clearing in a stream
16 and wetland buffer, and installation of a culvert and crossing of a stream (Hopkins Ditch).

18 **Option 1: Removal from UGA**

19 With this option, the properties in the study area would be removed from the UGA and
20 redesignated as Rural One Unit per Ten Acres. The area would be removed because there is a
21 known and documented high groundwater issue, and future access and provision of facilities
22 would be difficult. In 2006 a number of property owners requested removal. It was one of the
23 areas selected in 2006 for removal by the Tumwater City Council. The redesignation to Rural
24 One Unit per Ten Acres would be consistent with past land use decisions for properties in the
25 Salmon Creek Basin outside of an UGA.

27 **Option 2: No Change**

28 With this option, the properties would remain in the Tumwater UGA.

30 **88th Avenue Study Area:**

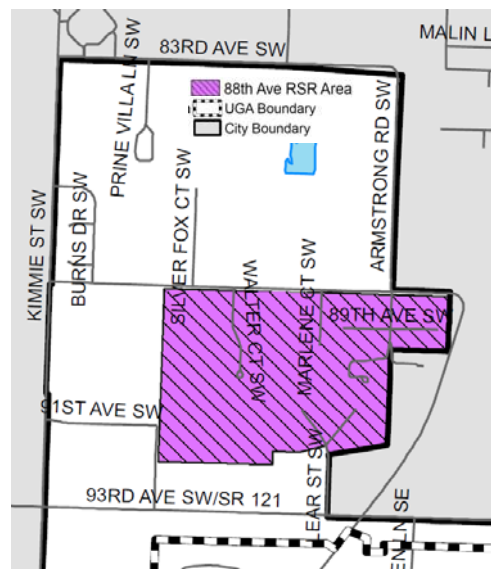
31 Total Acreage: 128±

32 Number of Properties: 71

36 **Proposal:** Redesignate and rezone the study area
38 from Single Family Low (4-7 units/acre) to
40 Residential/Sensitive Resource (2-4 units/acre).

44 **Issues/Considerations:**

46 Existing zoning is Single Family Low Density
48 Residential (4-7units/acre). The study area was zoned
50 Rural Residential One Unit per Five Acres prior to the
52 adoption of the Tumwater/Thurston County Joint Plan
54 (1995) and Title 22 Tumwater UGA Zoning (1996).
56 The study area is located in the Salmon Creek Basin.
58 A large amount of the area was inundated during the
60 1999 high groundwater flooding event, specifically
62 properties at the end of Walter Court. Development
64 consists of single family residential homes, most of



1 which are located within three residential subdivisions which predate the joint plan and have ½
2 acre and larger lots. The developed density is somewhat consistent with the RSR designation and
3 zoning district. City sewer and water are not currently located inside this study area. However,
4 sewer and water are located at the Washington State Patrol Facility directly north of this area.
5 The area is not recommended for removal from the UGA because of its location.
6

7 This area is the same as identified by the City Council in their February 28, 2006, letter to the
8 Thurston County Commissioners regarding potential resizing/rezoning of the Tumwater UGA.
9

10 **Option 1: Redesignate and Rezone**

11 With this option, the properties in the study area would be redesignated and rezoned from Single
12 Family Low (4-7 units/acre) to Residential/Sensitive Resource (2-4 units/acre). The area has a
13 well documented issue with high groundwater. Removal has not been recommended because it
14 is too far inside the Tumwater UGA.
15

16 **Option 2: No Change**

17 With this option, the land use designation and zoning would not change.
18

19 **Littlerock Road Draft Study Area:**

20 Total Acreage: 415±

21 Number of Properties: 111
22

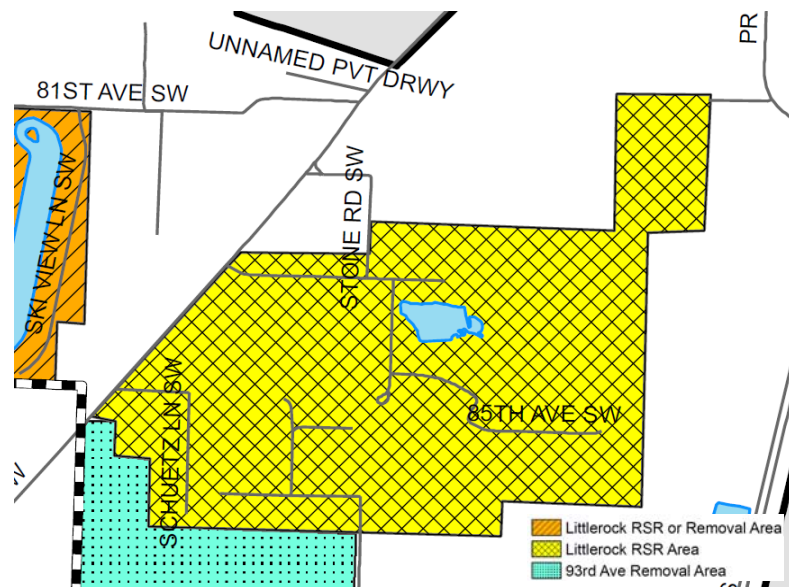
23 ***Study Subarea: Littlerock Road Change in Land Use Designation***

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25 **Proposal:**

26 Redesignate properties in the study area from the Single Family Low (4-7 units/acre) to the
27 Residential/Sensitive Resource (RSR 2-4 units/acre).
28

29 **Issues/Considerations:**

30 Properties in this area are
31 currently zoned Single Family
32 Low Density Residential (SFL
33 4-7 units/acre). Prior to the
34 adoption of the
35 Tumwater/Thurston County
36 Joint Plan (1995) and Title 22
37 Tumwater UGA Zoning
38 (1996) the area was zoned
39 Rural Residential One Unit
40 per Five Acres. It does not
41 appear that a significant
42 amount of development has
43 occurred within the study area
44 since 1996. The area consists
45 of undeveloped parcels and
46 low-density single family homesites and a couple of pre-GMA subdivisions. The subdivisions
47 typically have lots ranging from ½ acre to 1 acre in size. The area is located entirely within the
48 Salmon Creek Basin and has a large amount of properties that flooded during the 1999 high
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1 groundwater flooding event. Aerial photography from 1973 in Attachment H Photos shows this
2 general area as flooded during a 1973 flood event. City sewer and water are not yet available in
3 this study area.
4

5 The area is not proposed for removal from the City of Tumwater UGA because of the existing
6 development on 83rd Avenue, Rhondo, and 85th Avenue. In addition, the boundary created by
7 removal would be irregular and may create issues with the provision of future utility services.
8 Any development that takes place will be subject to the high groundwater critical areas
9 regulations, and to special drainage standards.
10

11 This draft study area is smaller than the original study area identified by the Tumwater City
12 Council in 2006. This is because the focus is on properties impacted by high groundwater
13 flooding, the vast majority of which are located within this smaller area on the east side of
14 Littlerock Road generally in the 83rd Avenue to 88th Avenue vicinity.
15

16 **Option 1: Redesignate and Rezone to RSR**

17 With this option, the properties outlined in the study area would be redesignated to Residential/
18 Sensitive Resource as outlined in the proposal. This is the least dense zoning district in Title 22
19 Tumwater UGA Zoning, and is the most appropriate for areas impacted by critical areas.
20

21 **Option 2: No Change**

22 With this option, no change would take place.
23

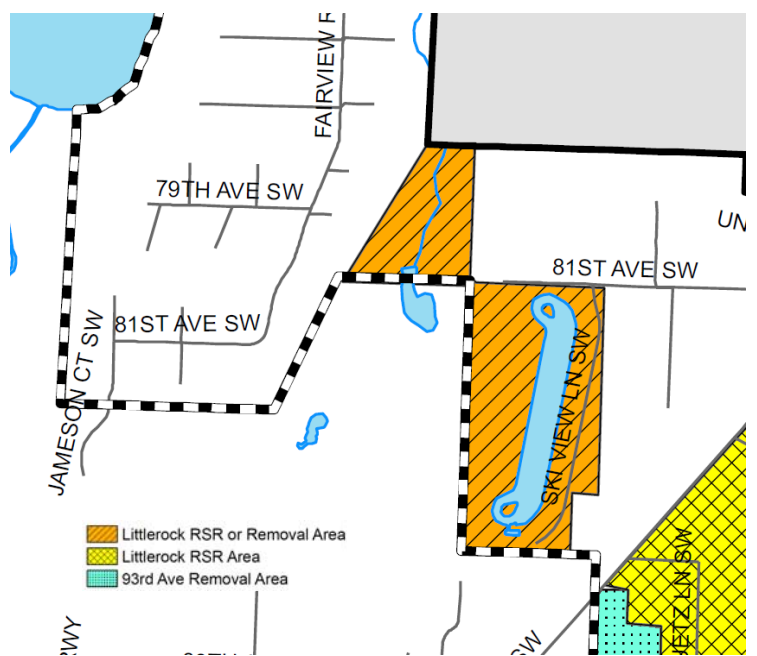
24 ***Study Subarea: Littlerock Road UGA Removal Area, or Redesignation***

25
26 **Proposal:** Remove area from Tumwater UGA, or redesignate and rezone the study area from
27 Single Family Low (4-7 units/acre) to Residential/Sensitive Resource (2-4 units/acre).
28

29 102 acres and 23 properties
30

31 **Issues/Considerations:**

32 A second study subarea is located at
33 the west end of 81st Avenue off of
34 Littlerock Road. It consists of the
35 78± acre Ski View Lake
36 development and a 24± acre
37 property at the northwest end of the
38 81st Avenue right of way. The build
39 out of the Ski View Lake
40 development is the only
41 development to occur in this area
42 since 1996. Future development of
43 these properties is substantially
44 impaired due to extensive wetlands,
45 some high groundwater areas, and a
46 powerline easement and access
47 issues (the latter two issues do not
48 apply to the Ski View Lake
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1 properties). Both properties were zoned Rural Residential One Unit per Five acres (RR 1/5) prior
2 to the initial adoption of the Tumwater/Thurston County Joint Plan (1995) and Title 22
3 Tumwater UGA Zoning (1996).

4
5 The Ski View Lake development also has a 98± acre property (mostly wetlands and open space)
6 that is split by the UGA Boundary. The plat for the Ski View Lake development was recorded in
7 1993, and was developed under the pre joint plan RR 1/5 zoning. At the time of development,
8 critical areas (wetlands) were not excluded from the density calculations. It is not anticipated
9 that any further development could take place on this property. Future development is restricted
10 by wetlands to the west, a large septic drain field area to the east, and a wellhead protection area
11 in the far southeast corner of the development. Under current regulations, wetlands would be
12 excluded from the permitted density calculations.

13
14 **Option 1, Removal from UGA and Redesignate to RRR 1/5**

15 With this option, the properties in question would be removed from the City of Tumwater UGA
16 and redesignated to Rural Residential/Resource One Unit per Five Acres (RRR 1/5). Properties
17 directly to the south are currently designated RRR 1/5, and the properties in question generally
18 satisfy the intent behind the locational guidelines in the Thurston County Comprehensive Plan
19 for this designation.

20
21 **Option 2, Redesignate to RSR**

22 With this option, the properties would remain inside of the City of Tumwater UGA, but
23 redesignated and rezoned to Residential/Sensitive Resource (2-4 units/acre). If it is determined
24 that the properties are to remain within the UGA, this would be the optimal land use and zoning
25 alternative. The RSR zoning district was created for areas impacted by wetlands and other
26 environmentally sensitive lands.

27
28 **Option 3, No Change**

29 With this option, no change would occur.

30
31 **93rd Avenue SW/Blomberg Street SW Draft Study Area:**

32 Total Acreage: 290± (128± industrial)

33 Number of Properties: 9

34
35 **Proposal:** Remove the study area from the UGA and redesignate the properties as Rural One
36 Unit per Ten Acres (R 1/10)

37
38 **Issues/Considerations:**

39 The existing land use and zoning on the north side of 93rd Avenue is Single Family Low Density
40 Residential (4-7units/acre) and south of 93rd Avenue it is Light Industrial (128± acres). Prior to
41 the adoption of the Tumwater/Thurston County Joint Plan (1995) and Title 22 Tumwater UGA
42 Zoning (1995) the entire study area was zoned Planned Industrial Development (PID). The draft
43 study area is located entirely within the Salmon Creek Basin. City sewer and water are not
44 currently located within this study area except as described below.

2 The portion of the draft study area located north of 93rd
4 Avenue has a large amount of area that flooded during the
6 1999 high groundwater flooding event. There is only one
8 single family residential home located in the entire draft
10 study area. It is located at the northwest corner of this
12 draft study area. This single family residence, located on a
14 12 acre lot, has high groundwater hazard areas covering
16 almost the entire property.

18
20 The remainder of the northern portion of the draft study
22 area is split between the northern properties of the
24 Webster Seedling Nursery owned by the Department of
26 Natural Resources-DNR located off of Blomberg Street.
28 The abutting vacant land to the west is owned by an
30 investment group located off of 93rd Avenue. The land
32 owned by the investment group is significantly impacted
34 by high groundwater flooding.

36
38 The majority of the entire draft study area consists of the
40 Department of Natural Resources (DNR) Webster
41 Seedling Nursery which is a long term agricultural operation. The properties in the draft study
42 area that are located south of 93rd Avenue are all DNR properties with the exception of one small
43 U.S. Forest Service facility.

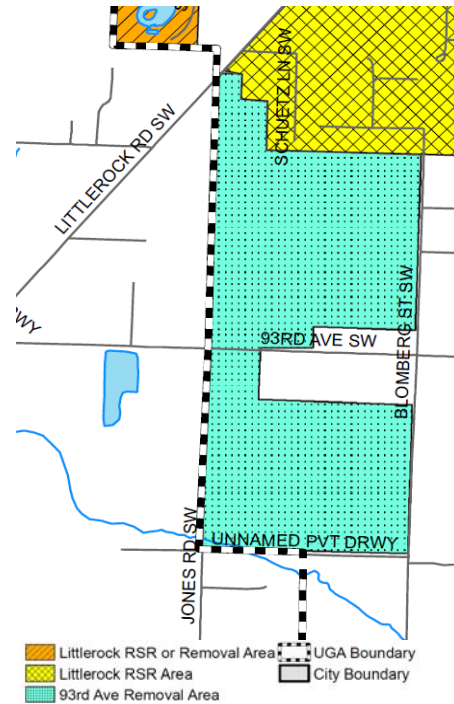
44
45 On May 5, 2006, the DNR sent a letter to both Thurston County and Tumwater requesting
46 removal of their lands from the UGA, which is shown in Attachment I DNR Letter. The letter
47 was received approximately three months after the City of Tumwater completed its analysis of
48 the UGA and forwarded a recommendation to the County Commissioners. A recent letter dated
49 September 3, 2009, from the DNR confirms they have not changed their position on this issue
50 and would still like to be removed from the Tumwater UGA.

51
52 Also, the Mazama Pocket Gopher, a threatened species, has been located by the Washington Fish
53 and Wildlife Department on both the US Forest Service property and the DNR properties on the
54 south side of 93rd Avenue. The Mazama Pocket Gopher was listed as a threatened species in
55 2006 (after the recommendation by the City Council was sent to the County Commissioners).

56
57 Recently the City of Tumwater acquired a small stand alone water system which serves Lathrop
58 Industrial Drive and several other properties including the DNR offices at the Webster Seedling
59 Nursery. The system is not currently connected to the City water system. It appears the DNR
60 connection to the water system was necessitated by contaminated drinking water supplies onsite.
61 Removal of the DNR properties from the UGA, even though they are served by City water, is not
62 a problem. They can continue to utilize the existing connection, even if removed from the UGA.

64 **Option 1: Removal from UGA**

65 With this option, the properties in the study area would be removed from the UGA and
66 redesignated as Rural One Unit per Ten Acres (R1/10). The area would be removed because
67 there is a known and documented high groundwater issue over most of the area. Also, the
68 primary property owner, DNR, has requested removal. It is unlikely that the properties would be



1 redeveloped in the foreseeable future due to the DNR ownership. In 2006, it was one of the
2 areas selected for removal by the Tumwater City Council. The redesignation to Rural One Unit
3 per Ten Acres would be consistent with past land use decisions for properties in the Salmon
4 Creek Basin outside of an UGA.

5
6 **Option 2: No Change**

7 With this option, the properties would remain in the Tumwater UGA.

8
9 **Impacts on Capacity of Tumwater UGA:**

10 The proposed changes outlined for each of the study areas was sent to the Thurston Regional
11 Planning Council (TRPC) for analysis. TRPC staff is the lead on the Buildable Lands Analysis
12 for Thurston County. The Buildable Lands Analysis helps to determine the appropriate size of
13 the Thurston County Urban Growth Areas, which includes the City of Tumwater UGA. The key
14 question the analysis provides an answer to, is if there will be enough land supply in Thurston
15 County Urban Growth Areas to accommodate future population and employment growth.

16
17 The analysis in Attachment J shows that the areas under consideration are likely to have very
18 little additional capacity for residential growth, as they are already developed, zoned for
19 industrial uses, or subject to high groundwater flooding. Therefore, the proposed changes would
20 have a negligible impact on residential capacity in the Tumwater UGA and the Thurston County
21 UGA. According to TRPC analysis, there would be an approximate reduction in capacity of
22 about 50 homes which would lead to a reduction in the reasonable market factor for the
23 Tumwater UGA of one (1) percent from 24 percent to 23 percent. The reasonable market factor
24 for all Thurston County Urban Growth Areas combined would be unaffected, and would remain
25 at 25 percent.

26
27 According to the “2007 Buildable Lands Report for Thurston County” the 20-year projected
28 need for industrially zoned land in the Tumwater UGA is 340± acres. In 2007, there were
29 1,060± acres of vacant or partially used land available in industrial zoning districts for job
30 growth.

31
32 The impact on the availability of industrially zoned land in Thurston County Urban Growth
33 Areas is also slight. The 20-year projected need for industrially zoned land is 550± acres. In
34 2007, there were 1,850± acres of vacant or partially used land available for job growth in
35 Thurston County Urban Growth Areas.

36
37 This is well in excess of the projected demand; therefore, removing 170± acres from the urban
38 growth area will not have a significant impact on the availability of industrial land in the
39 Tumwater UGA. In addition, 118± acres are part of the DNR Webster Tree Farm, and are
40 unlikely to redevelop as a higher intensity industrial use in the near future.

41
42 **Consistency with Countywide Planning Policies**

43 Removal from the Tumwater UGA is proposed for three of the study areas described above.
44 According to the Countywide Planning Policies, reductions of Urban Growth Areas must be
45 consistent with the following criteria:

- 46
47 1. Sufficient land will remain within the reduced UGA to permit the urban growth that is
48 forecast to occur in the succeeding 20 years; and

2. The reduced UGA will include cost-effective sewer and water and transportation service areas; and
3. Reduction of the UGA is compatible with the use of the designated resource lands and with critical areas.

Selecting Option 1 for each of the study areas is consistent with the criteria in the above countywide planning policies for removing areas from the UGA. There will be very little change in the development capacity within the City of Tumwater UGA. The reasonable market factor for the City of Tumwater in the Thurston County Comprehensive Plan will be reduced by one percent (1%) from 24% to 23%. Even with the removal or redesignation to a lower density land use category as outlined in Option 1 for all of the study areas, sufficient land supply will exist to accommodate protected growth for the 20 year planning horizon.

The areas slated for removal are located on the edge of the current Tumwater UGA, and are not served by sewer and water (with the single exception of the water connection at the DNR offices at the Webster Seedling Nursery for health reasons). The proposed boundary change follows logical boundaries, and should not result in a negative impact on transportation service areas.

The reason for the UGA reduction is to address a known high groundwater issue. High groundwater areas have been a special management area in the Thurston County Critical Areas Ordinance (TCC Chapter 17.15) since 2000. Critical areas are well documented in the proposed removal areas.

SEPA:

A SEPA determination has not been made at this time. It is not anticipated that there will be increased environmental impacts from actions contemplated in this amendment.

NOTIFICATION:

Written notice will be sent to affected property owners prior to the Planning Commission public hearing, and will be published in The Olympian at least 20 days prior to the public hearing per TCC Chapter 2.05 Growth Management Act Public Participation.

PUBLIC COMMENT:

Public testimony will be taken during the public hearing. Any written public testimony received by staff will be forwarded to the Planning Commission and the Board of County Commissioners.

THURSTON COUNTY STAFF RECOMMENDATION:

At this time, staff recommends the Thurston County Planning Commission forward Option 1 for the text amendment and each of the study areas with a recommendation of approval.

TUMWATER PLANNING AND FACILITIES DEPARTMENT RECOMMENDATION:

At this time, staff recommends the City of Tumwater Planning Commission forward Option 1 for the text amendment and each of the study areas with a recommendation of approval.

CITY PLANNING COMMISSION RECOMMENDATION:

At this time, it is expected that a joint public hearing will be arranged between the City of Tumwater Planning Commission and the Thurston County Planning Commission. A recommendation is expected sometime after the public hearing.

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CITY COUNCIL RECOMMENDATION:

A Tumwater City Council recommendation has not been made at this time. It is expected the City of Tumwater City Council will make a recommendation to the Thurston Board of County Commissioners prior to their final decision in March of 2010.

ATTACHMENTS:

- Attachment A Proposed Map and Text Changes
- Attachment B Study Area Maps
- Attachment C Salmon Creek Basin Plan Maps
- Attachment D Subdivision Moratorium Map
- Attachment E 2006 City of Tumwater City Council Recommendation
- Attachment F Thurston County Comprehensive Plan Designation Criteria
- Attachment G Tumwater/Thurston County Joint Plan Designation Criteria and Excerpts of Title 22 Tumwater UGA Zoning
- Attachment H Photos
- Attachment I Department of Natural Resources Letter
- Attachment J TRPC Buildable Lands Memorandum

