



**THURSTON COUNTY**  
**WASHINGTON**  
 SINCE 1852

**Edward G. Holm**  
 PROSECUTING ATTORNEY

REPLY TO: Prosecuting Attorney's Office  
 Civil Division  
 2424 Evergreen Park Dr SW, Ste 102  
 Olympia, WA 98502  
 E-mail: [fanchej@co.thurston.wa.us](mailto:fanchej@co.thurston.wa.us)  
 VOICE: 360/786-5574, ext. 7859  
 FAX: (360) 709-3006

*Additional Authority*

March 26, 2008

Washington State Supreme Court  
 P.O. Box 40929  
 Olympia, WA 98504-0929

Re: *Thurston County v. Western WA Growth Management Hearings Board*  
 Supreme Court Docket No. 80115-1

RECEIVED  
 SUPREME COURT  
 STATE OF WASHINGTON  
 2008 MAR 27 A 9:07  
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To the Washington State Supreme Court:

During oral argument in the above case on March 20, 2008, Justice Fairhurst requested clarification on two items:

- 1) The Tenino Urban Growth Area (UGA) was described as decreasing by 30 acres in briefing and decreasing by 6 acres in other briefing. Justice Fairhurst identified an increase of 3 acres; and
- 2) The Bucoda UGA was described as increasing by 255 acres in certain briefing, but in other briefing it was described as increasing by 99.83.

Tenino Urban Growth Area

In the staff report (AR 1777-1781), the proposed UGA eliminated 295 acres from the UGA designation and added 265 acres located in a different location. In the adopted Comprehensive Plan (AR 1407-1408), 295 acres were eliminated from the designation and 298 acres were added. Therefore, the Tenino UGA increased by 3 acres.

Bucoda Urban Growth Area

In the staff report (AR 1767-1773), the proposed UGA added 255 acres to the UGA designation. In the adopted Comprehensive Plan (AR 1528, 1510), 99.83 acres were added to the UGA designation. Therefore, the new Bucoda UGA adopted in the Comprehensive Plan actually is 99.83 acres.



Thurston County apologizes for any confusion that was caused by our use of the proposed UGA changes discussed in the staff report rather than the actual changes adopted by the Board of County Commissioners. As a result of the erroneous figures we used in our briefing, we represented that the net increase in the area of the UGA as a result of the 2004 review and revisions was 225 acres or less than one-third of one percent of the UGA. The actual net increase, as pointed out by Justice Fairhurst and as explained above, was 102.83 acres or less than one-fifth of one percent of the UGA. .

Respectfully submitted,



Jeffrey G. Fancher  
Deputy Prosecuting Attorney

COPIES OF THE CITED RECORD ARE ATTACHED

c: Tim Trohimovich  
Futurewise f/k/a 1000 Friends  
Attorneys for 1000 Friends of Washington

Martha Lantz  
Assistant Attorney General  
Attorneys for Hearings Board

Brian T. Hodges  
Pacific Legal Foundation  
Attorneys for Intervenors

Andy C. Cook  
BIAW  
Attorneys for Intervenor BIAW

Ann M. Gygi & Brian Free  
Hillis Clark Martin & Peterson  
Attorneys for *Amicus* Clallam County

Shelley E. Kneip  
Deputy Prosecuting Attorney  
Attorneys for *Amicus* Kitsap County

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TO E-MAIL

current city limits and of a size to accommodate estimated growth through the year 2015

### Urban Growth Area

The 1994 Comprehensive Plan included 736 acres in the Urban Growth Boundary. The UGB was developed in consideration of environmental impacts by limiting urban growth in the north along Scatter Creek, thereby preserving its drainage, wetlands and floodplain as a natural growth boundary. The intent was to prevent future growth beyond this environmentally sensitive border. Most of the land area designated for the UGA was located south of the current city limits.

The criteria involved in deciding the location of the UGA included the following:

- Areas already developed at urban densities with existing public facilities and services, such as undeveloped parcels within the City of Tenino, or those areas where public facilities and services are provided by other public or private sources.
- Areas directly adjacent to the city limits.
- Areas generally downstream of city wells and where development would pose a lesser potential threat to ground water quality.
- Areas that are not environmentally sensitive or provide significant wildlife habitat.
- Areas near existing transportation routes.

Since the 1994 Comprehensive Plan was developed, a large tract of undeveloped land (271 acres) that was in the UGA, has changed its use to a Conservation Trust. This was the only portion of the UGA not subdivided into 5 acre or fewer lots and that would have allowed for planned growth at urban densities. In addition, 24 acres on the north-west side of Tenino were taken out of the UGA due to a Family Trust situation. Because of these changes and because the Comprehensive Plan was being updated, the Tenino City Council decided to re-examine its Urban Growth Boundary.

The Tenino Planning Commission made an intensive effort to find additional land that could be exchanged for the land lost to non-urban uses. After contacting property owners adjacent to the current UGA, mailing out surveys and holding public meetings, 298 acres were identified as a potential UGA site on the west side of the current UGA. This area is currently owned primarily by Alpaca of America and is being used as grazing land for the Alpaca farm. This is also an area that as part of a larger area is being evaluated for development options.

*Tenino lost 295 acres in its UGA to conservation and family trust uses.*

*The owner of Alpaca of America and several other land owners agreed to bring 298 acres into Tenino's UGA in exchange for the lost acreage.*

In addition to the 298 acres exchanged for lost acreage in the UGA, there are 441 acres of land in the remainder of the UGA of which 190 acres have been developed into residential lots with a total of 42 homes, averaging 4.5 units/acre. The remaining acreage is undeveloped, in timber or agriculture.

In the future, when additional land is needed to accommodate Tenino's population, the owners of the Heernet Environmental Foundation property (formerly in the UGA) indicated an interest in including a small portion of their site within the city limits in order to provide income to support the Foundation's environmental education goals.

### **Essential Public Facilities**

The Growth Management Act defines essential public facilities as: "those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes and secure community transition facilities."<sup>4</sup> The Act requires local jurisdictions to identify a process for siting essential public facilities.

The City of Tenino intends to site essential public facilities as a conditional use in the Industrial zone, according to the requirements of Tenino's Ordinance 685.

Where the location of such facilities has the potential to impact other jurisdictions, the City of Tenino will notify the affected jurisdictions and provide opportunity for comment on the proposal. The City of Tenino will take part in developing and will abide by the approved county-wide process for siting essential public facilities.

*190 acres of land in the UGA have been developed into residential lots with 42 homes, averaging 4.5 units per acre.*

*By ordinance, Tenino can site essential public facilities as a conditional use in the industrial zoning district.*

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<sup>4</sup> Chapter 365-196 WAC, p. 33.

**STAFF REPORT  
JOINT CITY OF TENINO AND THURSTON COUNTY  
COMPREHENSIVE PLAN UPDATE**

**A. Summary**

The City of Tenino is proposing to exchange 295 acres in its UGA for 265 acres in another location, due to a change in use from urban to conservation. Through the Comprehensive Plan update process, there are also proposed changes to goals and policies.

Amended chapters include:

Chapter I – Introduction and Background  
Chapter II – Quality of Life  
Chapter IV – Land Use  
Chapter V – Transportation  
Chapter VI – Parks, Recreation and Open Space  
Chapter VII – Capital Facilities  
Chapter VIII – Economic Development  
Chapter IX – Housing  
Chapter X Historic Preservation  
Chapter XI – Utilities

A new chapter was added:

Chapter III – Natural Resources (formerly included in Land Uses)..

Amended Maps include:

- Soils
- Aquifer Recharge
- Flood zones
- Wetlands
- Steep slopes
- Hillshade relief
- Development pattern
- Future Land Uses
- Public Property
- Historic properties
- Utilities

Regulation changes are listed in Appendix A.

**B. Background**

Currently, there are almost 500 acres in Tenino's city limits and 732 acres in the UGA. The 1994 Comprehensive Plan showed that existing developable land in the city limits was very limited and Tenino's population growth and the possibility of having a sewage treatment facility, warranted expansion of its UGA.

Since then, 271 acres owned by the Heernet Environmental Foundation was changed from potential urban uses to a Conservation Trust and is no longer appropriate for urban development. In addition, owners of 24 acres in the western part of the UGA in a family Trust situation, requested being taken out of the UGA.

To address these changes and provide adequate land for future development, 265 acres on Tenino's western boundary is being proposed as an exchange for the lost acreage. The 265 acres are owned primarily by Alpaca of America and although currently providing grazing land for Alpaca's, is interested in development and has been pursuing different development options. One of those options is to locate the city's proposed sewage treatment plant on 20 acres on a hill above Tenino.

C. Issues, Analysis & Rationale

Land uses have changed within Tenino's UGA from urban to conservation and family trust situations for a total of 295 acres. Approximately half of the remaining 437 acres in Tenino's UGA have been developed into residential lots with a total of 42 homes, averaging 4.5 units/acre. The remaining acreage is undeveloped, in timber or agriculture.

Issue #1: Is the exchange of land in the UGA appropriate in terms of the adequate provision of services?

Issue #2: Is the exchange of land in the UGA appropriate in terms of environmental conditions.

Analysis #1

Several properties in the western UGA are currently receiving water service from the City of Tenino. In regards to providing water to residents in the UGA, there is a well located near the proposed property that could possibly be used to service residential development in this area, and is owned by the property owner of the Alpaca Farm.

This property is located outside the sensitive aquifer area that plagues most of the rest of the city. If developed at 5 units/acre prior to annexation, individual septic systems will not harm the city's drinking water resources.

Should sewer be provided, this area will be served after city residents receive services, however since this property is mostly undeveloped and is located very close to the site of the proposed sewage treatment plant, it would be a logical area for development.

The proposed UGA area is located on Hwy 99 with direct access to I-5 and Hwy 507 as well as into Tenino. If developed, an alternate route to and from Tenino would need to be developed to relieve congestion on Hwy 507.

Analysis #2:

Environmentally, the proposed exchange site for the UGA is in a much better situation than for the current 271 acre site. It is located outside the floodplain, outside the aquifer recharge area and as there are only a few wetlands and steep slopes, it is a very developable piece of property. It also has some very nice views with a south-facing slope.

Other options for the UGA exchange were explored through surveys to property owners adjacent to the current UGA and city limits, and through public meetings. The Alpaca property was the only area showing interest in urban development.

The only other alternative would be to not replace the lost acreage. This would limit development options and cause concern in regards to the future development of the Alpaca property, without city control.

GMA goals:

**Urban Growth:** Water and sewer, when available will be extended to residents in the UGA in a logical and coordinated manner. In the case of sewer, residences within the current town limits will be served first before going into the UGA. Without sewers, residential development will remain at the County's standard of 1 unit/5 acres. With sewer, this area could develop at several different residential densities as well as accommodate some commercial or industrial uses.

**Reduce Sprawl:** This is a 265 acre piece of property with two owners and only a few buildings. This acreage provides a wonderful opportunity for a well coordinated development to occur with development review. Concentrating development in one area will help reduce sprawl.

**Transportation:** The proposed UGA exchange is located on Hwy 99 with direct access to I-5 and Hwy 507, as well as the City of Tenino. The Comprehensive Plan calls for a Transportation Study to explore anticipated congestion along Hwy 507, and solutions to mitigate the congestion. If this area develops, an alternate route to and from Tenino will be studied to alleviate congestion and other problems associated with the potential increase in traffic.

**Housing:** By providing additional acreage for residential development, a wide range of housing types and income levels will be available to developers.

**Economic Development:** Tenino public officials would like to see economic opportunities locally for its residents. Currently, very few residents are employed locally because there are very few employment opportunities. With sanitary sewer, more land will be able to be developed for commercial and industrial uses.

**Property Rights:** The City of Tenino went to great lengths to include property owners adjacent to the city limits, in discussions of the UGA exchange. Information was sent to residents about the proposals in their water bills, by newsletter articles and by word of mouth.

**Permits:** The City of Tenino is able to process development permit requests in a timely manner as they are requested. There may be additional expediciencies if the city decides to hire a part-time planner to assist with development permits and other duties.

Natural Resources Industries: None in Tenino. In the UGA, the Alpaca property provides grazing land for Alpacas, however the property owner is very interested in developing his property for urban uses.

**Open Space and Recreation:**

**Environment:** This proposal will protect the environment and enhance the quality of life by protecting the town's aquifer and natural areas and providing residents with alternatives for development with plenty of open space and natural areas.

**Citizen Participation:** Citizens have been involved in the planning of the comprehensive Plan and UGA from the beginning, by means of public meetings, informational inserts in water bills, newspaper articles and notices in public places.

**Public Facilities and services:** water and possibly sewer service will be provided to all town residents before being expanded into the UGA. The proposed UGA is located in an area where the sewage treatment facility might be located. In addition, there are water rights available near the area proposed for the UGA and owned by the same property owner. Should this area become developed, the City will request the property owner provide water rights to the property.

**Historic Preservation:** Sites have been identified and are being preserved through zoning and by being listed on the State and National Registers of Historic Properties.

**Shoreline Management:** The goals and policies of the SMA have been included as goals and policies in the Comprehensive Plan.

**D. Conclusion:**

Staff cannot see any disadvantages in exchanging the location of some of Tenino's UGA from one side of the city to another. The proposed location will have fewer environmental impacts, better transportation access and a better chance of being developed in a coordinated, well thought out manner than the Heernet Foundation property. It is also part of a larger piece of property that has been ready for some type of development for many years.

**Finding of Fact:** The proposed exchange of property will result in less land being taken out of County control (265 acres versus 295 acres currently).

**Finding of Fact:** There are few environmentally sensitive issues associated with this site.

**Finding of Fact:** Negotiations are currently underway to locate Tenino's future sewage treatment plant in this area.

If the change in the UGA is approved, the property owner can:

1. Do nothing
2. Subdivide his property into 5 acre or larger parcels and sell them.

3. Petition the city to have his property annexed in order to develop the property to city standards. Currently, a single family home is permitted on lots of 12,500 square feet or larger (approx 3.5 units/acre).
4. Should sewer become available, the property owner can develop at higher densities.
5. If the property owner is interested in a use other than single-family residential, he will have to request a zone change.

The City of Tenino will work closely with the developer to design a well thought out plan for the development that will be an asset to the city.

E. Staff Information

Lead staff for this proposal is Lynn Kohn, Planning Consultant for the City of Tenino.

Address: 2420 119<sup>th</sup> CT SW

Olympia, WA 98512

Phone: 943-7422

Email: kohn8@Comcast.net

645 and with residential build-out, Bucoda could accommodate from 45 to 60 new homes within its town limits. To plan for a population of 879, eighty-one (81) new homes would be needed.

### **Urban Growth Boundary (UGB)**

To account for population projections, market factors and environmental constraints of land within the town limits, additional acreage was identified as being needed for future development outside the current town limits. After many months of public notification, public meetings and communications between the town and property owners outside the town limits and between the town and Thurston County, 99.83 acres were added to Bucoda's UGB. Of those, approximately 74 acres are developable (after subtracting wetlands and steep slopes).

The two areas added to Bucoda's town limits to form the UGA include the following:

- a) In the southeast corner of Bucoda is one parcel bisected by Ohop Road. It is currently zoned for Long-term forestry, however the owner is interested in developing this property. There are 71.33 acres in this section. The owner has indicated that 30 acres located adjacent to the town park and the Skookumchuck River be used for park or open space purposes. There are some steep slopes in this area as well as wetlands. Access is good and the town's water line is currently located near this property.
- b) On the west side of Bucoda adjacent to the current town limits are 27.24 acres owned by one property owner interested in development. There are a few areas of wetland buffers and steep slopes but the majority of this property is developable.

### **ESSENTIAL PUBLIC FACILITIES**

The Growth Management Act defines essential public facilities as; "those state or regional facilities and services of state-wide significance that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes and secure community transition facilities."<sup>3</sup> The Act requires local jurisdictions to identify a process for siting essential public facilities.

The Town of Bucoda intends to site essential public facilities as conditional uses under its current zoning code, with the exception of Secure Community Transition Facilities. These facilities will be sited in accordance with Bucoda's Ordinance 427.

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<sup>3</sup> Chapter 365-196 WAC, p. 33.

the poverty line, compared to 10% in 1990. In Bucoda, The U.S. Census reported that 25.1% of the population had incomes below the poverty line. **This is the highest poverty rate in Thurston County**, far above the next lowest poverty rate of 12.1% in Olympia.

The 2000 Census included the following information about Bucoda citizens listed as having household incomes below the poverty line:

- 41.2% of those in poverty were related children under 18 years of age.
- 17% of those in poverty were 18 years of age and over.
- 2.7% of those in poverty were 65 years of age and over (1 person).

### **Employment Estimate**

The Thurston Regional Planning Council's Employment forecast, 1999 shows that in 1998, there were a total of 21 employees in Bucoda, the majority of those, 7 employees (33%) worked in the retail trade. Five employees (24%) worked in finance, insurance and real estate offices. Three employees worked in construction, 3 for the Federal Government and 3 employees in local government.

The Employment Forecast for 2025 shows an increase in total employment of 41 employees, an increase of 49%.

### **Land Uses**

There are 274 acres of land in Bucoda's town limits. A 2003 survey of land uses in Bucoda revealed 229 acres of developed and undevelopable land (land in steep slopes, flood prone areas, wetlands and roads) and 45 acres of vacant land. The 1994 Comprehensive Plan estimated that by the year 2015, there would be 83 acres of vacant land remaining.

In 2002, there are 45 acres left in Town limits that could be developed. Thirty-one (31) acres are in residential zones. After subtracting land for right-of-way (20%), and eliminating sensitive areas, 14 acres remain for residential development. A total of 45 new homes, accommodating 129 new residents could be served with that acreage, if infill development occurs at full residential build-out. Full residential build-out is unlikely however, due to market factors (30% of vacant land on the hillside is owned by one person who has not been interested in selling) and the fact that much of the infill properties in the main part of town include very small lots where it may not be possible to locate a home and a septic drainfield.

### **Urban Growth Area**

Most of Bucoda's developable land is either on a hillside or in the floodplain. The proposed Urban Growth Boundary includes 99.83 acres of land. By subtracting out wetlands and steep slopes, approximately 74 acres might be available for development in the UGA.

**STAFF REPORT  
JOINT TOWN OF BUCODA AND THURSTON COUNTY  
COMPREHENSIVE PLAN UPDATE**

**A. Summary**

The Town of Bucoda is proposing to expand their Urban Growth Boundary beyond the town limits, and include joint goals and policies under most chapters of the Town of Bucoda's 2004 Comprehensive Plan Update, to help regulate development in the proposed UGA.

Amended chapters include:

- Chapter I – Introduction and Background
- Chapter II – Public Participation and Community Vision
- Chapter III – Population & Demographic Characteristics
- Chapter IV – Land Use
- Chapter V – Transportation
- Chapter VI – Capital Facilities
- Chapter VII – Housing
- Chapter VIII – Utilities

Amended Maps include:

- Soils
- Aquifer Recharge
- Flood zones
- Wetlands
- Steep slopes
- Hillshade relief
- Development pattern
- Future Land Uses
- Public Property
- Storm Drains
- Electric Transmission lines

Regulation changes are listed in Appendix A.

**B. Background**

The 2004 Comprehensive Plan Update for Bucoda proposes to establish an Urban Growth Boundary beyond the existing town limits.

Extension of Urban Growth Boundary

The Growth Management Act now requires Comprehensive Plan updates every 7 years (RCW 36.70A.130(4)(a)). Bucoda's last update was in 1994. RCW 36.70A.130 (3) requires that Urban Growth Areas be evaluated every 10-years. For the 1994 Comprehensive Plan, Bucoda's Urban Growth Boundary was the town limits. Population projections, the amount of undevelopable land in town limits and public health and safety concerns prompted the Town Council to ask the Planning Commission to re-evaluate the town's UGA during the Comprehensive Plan update process.

The 1994 Comprehensive Plan estimated that there were 130 acres of developable land in Bucoda to accommodate a population of 542 and an estimated population of

578 to 721 by the year 2015. The density at that time was 1.97 persons per acre in the city limits and 2.40 residents per acre in residential zones.

During the update process, it was determined that there were 14 acres of developable residential properties left in Bucoda (2002) to accommodate a conservatively projected population of 687 to 879 persons by 2025. Population density has increased overall, to 2.35 persons per acre.

The conservative population estimate was based on growth rates used by the Town's Consulting engineers in their Water System Plan and extrapolated out to 2025 based on the current population. The growth rate used by this Plan and the Water System Plan was based on estimates made by Thurston Regional Planning Council in their 1999 Population and Employment Forecast. In that Forecast, a population of 640 was estimated for Bucoda by 2025. In 2003, the population in Bucoda was 645. In the Water System Plan, the Consulting Engineers estimated a population of 644 by 2005. As you can see, the population in Bucoda has outpaced all estimates made.

The projected population and current land use information show that there is a need to plan for housing outside the current town limits to accommodate a conservative estimate of 82 new residents, if sewers become available in the next 20 years.

The probability that all the existing developable land in the town limits will experience infill development is slim. Many are small, previously platted lots that may not be able to handle Bucoda's setback requirements as well as support a septic system. Market conditions and ownership preferences also limit choices for housing development.

#### Critical Areas

The Growth Management Act requires that cities and towns develop to urban densities in their city limits. Bucoda is limited by County Health Department concerns that the aquifer might become contaminated by failing septic systems, thereby contaminating the town's drinking water. To help prevent this until the Town is able to build a sewage treatment facility, densities have been limited to 1 unit per 1/2 acre in the downtown area.

Bucoda is located in a narrow valley bordered by hills to the west and the Skookumchuck River forms the eastern boundary with hills further east. The floodplain of the Skookumchuck River encompasses over half (56%) of the current town limits. The town provides water to its residents through 2 wells that pump water from an aquifer lying directly beneath the town. The aquifer encompasses 85 percent of the town's area and for the most part (76%), is classified as either "extreme" or "high" for susceptibility.

The town's sewage disposal is collected primarily by individual septic systems. There is speculation that there may still be some cesspools operating that were put in when the town was originally developed. These are considered "failing systems" by the County Health Department. There are probably also a number of seepage pits

which are allowed by the County Health Department for existing development but not for new housing.

Critical areas abound in Bucoda. Within the 274 acres in the town limits, there are 233 acres of aquifer recharge areas, over 6 acres of steep slopes, 154 acres of land in the flood zone, almost 26 acres of wetlands, 116 acres of wetland buffer area, and 53 acres of high ground water.

Although much of the property in Bucoda has been platted and developed, septic systems must be approved by the County Health Department. Bucoda's leaders are very concerned about the potential health impacts of groundwater contamination and would like to limit new development in sensitive areas to 1 unit per 2 acres, unless mitigated. There are about 170 acres of sensitive areas in Bucoda, most are located near the Skookumchuck River.

C. Issues, Analysis & Rationale

Issue #1: Expansion of the Urban Growth Boundary is needed beyond the current town limits to accommodate future population growth.

Issue #2: Expansion of the Urban Growth Boundary is needed to protect the health and safety of Bucoda's residents.

Issue #3: The options for the location of the UGA is limited due to the topography, the amount of critical areas immediately adjacent to town limits and property owner concerns.

Analysis #1: Thurston Regional Planning Council projected a growth rate of 0.28% per year for Bucoda over the next 20 years. Averaged over the past 3 years, Bucoda has grown at a rate of 1.35% per year. The population projection used in this Comprehensive Plan update conforms to the Thurston Regional Planning Council projection (based on 1999 Population and Employment Forecast Report) of a .28% per year rate of growth. Based on that conservative estimate, we were able to determine a need to house an additional 42 to 234 persons by 2025, depending upon whether sewer is available or not.

Currently, there are 32 vacant lots on 13.92 acres that could be developed for residential uses. Residential build-out includes two scenarios: one without sewers, and one with sewers:

Without Sewers:

Density in downtown area = 2 units/acre x 4.5 acres = 9 units x 2.87 persons per household = 25.83 persons.

Density in area west of town outside critical areas = 4 units/acre x 9 acres = 36 units x 2.87 persons per household = 103 persons.

**Total residential build-out without sewers = 129 persons**

With Sewers

Density west of town = 4 units/acre x 9 acres = 36 units housing = 103 persons.

Density in multi-family zone = 6-8 units per acre x 2 acres = 14 homes x 2.87 = 40 residents.

Density in rest of downtown area = 4 units/acre x 2.5 acres = 10 units = 28.7 residents.

**Total residential build-out with sewers – 171 residents.**

Residential build-out assumes that the smaller lots can be approved for septic by the County Health Department, and one landowner who owns about the majority of vacant land to the west of town is willing to sell his lots.

If the UGA is not expanded beyond the town limits, developers will be limited to building on small, previously platted lots, adding to the potential for contamination of the aquifer. Expansion of commercial or industrial development will be limited to the land currently zoned for those uses. The eastern boundary of the town limits will remain the original meander of the Skookumchuck River although it has changed its course and several properties that were outside town limits, are now partially inside town limits, and visa versa.

Analysis #2:

Groundwater contamination is a major concern for residents and public officials in Bucoda. Because the town's drinking water comes from the aquifer lying directly beneath the town, and sewage is managed through means of individual septic systems and in some cases, antiquated cesspools and seepage pits, the possibility of contamination is great. Increased urban development in Bucoda's downtown core will increase the possibility of contamination. The need for a town-wide sewage treatment system is great, however the town and its citizens (high low-income population) do not have the financial resources to develop such a system. In order to protect the health and safety of Bucoda's residents, providing development options away from the town's downtown core makes sense.

The other option would be to put a moratorium on new development in the downtown core until a sewage treatment system is built. This option would be very hard on the town's financial resources and might cause disincorporation.

Analysis #3:

The Bucoda Planning Commission went through an extensive public participation process in order to identify a potential UGA outside current town limits.

The criteria used for determining UGA locations included:

- Responding to property owners requesting town water service.
- Responding to property owners requesting annexation.
- Determining locations suitable for urban development and the logical extension of services.

- Determining a logical boundary line on the east side of Bucoda to eliminate problems with using the meandering Skookumchuck River as the town's eastern boundary.

There are three main areas of the UGA. To the north of the current town limits are 72.8 acres owned by one property owner. This property is bi-sected by the Skookumchuck River as well as Hwy 507 and the railroad. Although a large portion of this property will be undevelopable, it will provide for some development, primarily on the eastern portion of the UGA and will provide a logical northern boundary.

Expansion of the town's eastern boundary is proposed to even out the boundary line and also to accommodate a property owner's request to be included in the UGA. In addition, this area may provide the best future location of an alternative transportation route to connect the town to Highway 507. There are 3 sections involved:

- a) Adjacent to the current town limits, are 4 properties totaling 19.19 acres. The town limits on the east side of Bucoda was the boundary of the Skookumchuck River when the town was first established. Since then, the River has meandered so that the boundary line no longer reflects the location of the river. Due to their proximity to the river, these 4 properties will for the most part, remain undeveloped.
- b) Six properties adjacent to those mentioned in a) above have been included in this proposal in order to even up the eastern boundary line and provide options for development. There are 64.56 acres in this section. Most of this section is outside any wetland buffers or floodplain, however there are some steep slopes in the area.
- c) In the southeast corner of Bucoda is one parcel bisected by Ohop Road. It is currently zoned for Long-term forestry, however the owner is interested in developing this property. There are 71.33 acres in this section. The owner has indicated that 30 acres located adjacent to the town park and the Skookumchuck River be used for park or open space purposes. There are some steep slopes in this area as well as wetlands. Approximately half of this parcel may be developable.

On the west side of Bucoda adjacent to the current town limits are 27.24 acres owned by one property owner interested in development. There are a few areas of wetland buffers and steep slopes but the majority of this property is developable. This property owner presented his request after the others had agreed to become part of the UGA.

GMA goals:

Urban Growth: Water and sewer, when available will be extended to residents in the UGA in a logical and coordinated manner. In the case of sewer, residences within the current town limits will be served first before going into the UGA.

Reduce Sprawl: Critical areas located throughout Bucoda and the UGA, limit where development can occur. Natural features (Skookumchuck River and steep hillsides) will form natural buffers between urban areas that will be developed in the future. Development outside the UGA has been occurring in this area at about 1 unit/5 acres. By establishing a UGA and providing city services, residents will be encouraged to reside in the UGA rather than in the rural county, thereby reducing sprawl.

Transportation: By including the properties east of Bucoda's town limits, into the UGA will benefit the town by providing a potential transportation route from the eastern part of Bucoda to Hwy 507, should something happen to the one railroad crossing in town. This would also lessen congestion on Hwy 507 through Bucoda.

Housing: By providing additional acreages for residential development, a wide range of housing types and income levels will be available to future residents.

Economic Development: Bucoda public officials would like to see economic development opportunities locally for their citizens. Currently, very few residents are employed locally because of the lack of opportunities. With sanitary sewer, more land will be able to be developed for commercial and industrial uses.

Property Rights: The Town of Bucoda has made a tremendous effort to include as many property owners as possible in the decision making process for the UGA expansion. The Planning Commission has listened and made decisions based on public input and property owner's views.

Permits: The Town is small enough to be able to respond to development permit requests in a timely manner. The Town's Building Inspector is very responsive to those requests.

Natural Resources Industries: One of the property owners involved in the UGA expansion owns 72 acres of land in the southeast corner of the proposed UGA. Although adjacent to the current town limits, this property is zoned Long Term Forestry, and the owner would like to see that zoning changed to residential.

Open Space and Recreation: The same landowner mentioned above is willing to donate about 30 acres of his land to the Town for expansion of the town park. In addition, due to the critical areas adjacent to the meandering Skookumchuck River, development in these areas will in most cases, be prohibited forming natural areas along the river for Open Space purposes.

Environment: This proposal will protect the environment and enhance the quality of life by protecting the town's aquifer and natural areas and providing residents with alternatives for development with plenty of open space and natural areas.

Citizen Participation: Citizens have been involved in the planning of the comprehensive plan and UGA from the beginning of the update process via

newspaper articles and water bill inserts. Property owners in the UGA have also been informed about what the Planning Commission was working on in regards to expansion of the UGA, through letters to individual property owners, public meetings and newsletter articles.

Public Facilities and services: water and possibly sewer service will be provided to all town residents before being expanded into the UGA. Bucoda's water supply is adequate to serve infill development as well as expansion into the UGA, at a density of 1 unit per 2 acres until a sewer system is built. When sewer is available, areas in the UGA when annexed, will be able to develop to town standards.

Historic Preservation: Sites have been identified as Historic properties in Bucoda, and those that are owned by the Town, are being preserved.

Shoreline Management – The goals and policies of the SMA have been included as goals and policies in the Comprehensive Plan .

#### D. Conclusion:

Developable acreage outside the Town is needed for future growth.

A total of 255 acres is being proposed for inclusion in the UGA. Of those, 81 acres are potentially developable due to the location of the Skookumchuck River forming the eastern boundary of the town and associated floodplains and wetlands as well as steep slopes in the area.

Fact: More land is needed to support projected population growth.

Fact: There is very little developable land within Bucoda's town limits.

Fact: In order to find developable land in the UGA, critical areas must be included.

By expanding Bucoda's UGA past its current town limits, 3 things will be accomplished:

- (1) There will be sufficient developable lands available for projected residential growth should sewers become available.
- (2) The downtown area will be relieved of development pressure thereby reducing potential contamination of the aquifer.
- (3) Critical areas in the town limits will be protected from development
- (4) The eastern boundary line of the Town will be a logical boundary, not affected by changes in the meandering river.

#### E. Staff Information

Lynn Kohn, Consultant to the Town of Bucoda is the lead staff on this project.

Address: 2420 119<sup>th</sup> CT SW

Olympia, WA 98512

Phone: 943-7422

Email: kohn8@Comcast.net