



Thurston County Commissioners
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MEMBERS:

City of Lacey
City of Olympia
City of Rainier
City of Tenino
City of Tumwater
City of Yelm
Confederated Tribes of the
Chehalis Reservation
Nisqually Indian Tribe
Town of Bucoda
Thurston County
North Thurston Public Schools
Olympia School District
Tumwater School District
Intercity Transit
LOTT Clean Water Alliance
Port of Olympia
PUD No. 1 of Thurston County

June 6, 2023

Dear Board of County Commissioners,

The County-Wide Planning Policies establish a role for the Urban Growth Management Subcommittee (UGM Subcommittee) of Thurston Regional Planning Council (TRPC) in the process of changing urban growth boundaries, as follows:

1. Cities and towns will confer with the county about boundary locations or amendments.
2. Proposed boundaries are presented to the UGM subcommittee of TRPC, which makes a recommendation directly to the Board of County Commissioners.
3. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
4. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
5. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.

On June 5, 2023, the UGM Subcommittee met to discuss a proposal to expand the Urban Growth Boundary of Lacey.

They evaluated the proposal against criteria established in the County-Wide Planning Policies, as follows:

ASSOCIATE MEMBERS:

Lacey Fire District #3
Puget Sound Regional Council
The Evergreen State College
Thurston Conservation District
Thurston Economic
Development Council
Timberland Regional Library

Policy 2.4: Expansion of the Urban Growth Boundary must demonstrate consistency with:

- a) All of the following criteria:
 - i) For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of waste water in the succeeding 20 years.
 - ii) For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20 years.
 - iii) Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.
 - iv) The expansion area is contiguous to an existing urban growth boundary.
 - v) The expansion is consistent with these County-Wide Planning Policies.

b) One of the two following criteria:

- i) There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or
- ii) An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety, and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

ao:bl



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Executive Director

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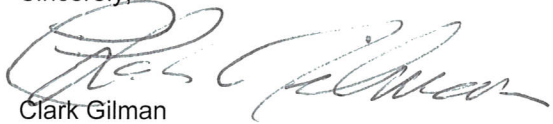
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After evaluating the proposal, the UGM Subcommittee found it to be consistent with the established criteria.

Their recommendation to the Board of County Commissioners is to expand the Lacey Urban Growth Area to include property owned by the City of Lacey and being developed as the Greg Cuoio Park & Greenways, along with seven privately owned properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Clark Gilman", written over a horizontal line.

Clark Gilman
Chair, Urban Growth Management Subcommittee

Attachment: UGM Subcommittee, June 6, 2023, Meeting Summary

MINUTES OF MEETING

URBAN GROWTH MANAGEMENT SUBCOMMITTEE

TUESDAY, JUNE 6, 2023

In-person and remote

Call to Order

Allison Osterberg called the meeting to order at 2:02 p.m.

Attendance

Members Present:

City of Lacey
City of Olympia
City of Rainier
City of Tenino
City of Tumwater
City of Yelm
Thurston County

Malcom Miller, Deputy Mayor
Clark Gilman, Mayor Pro Tem
Dennis McVey, Councilmember
John O'Callahan, Councilmember
Eileen Swarthout, Councilmember
Gary Cooper, Planning & Building Manager
Tye Menser, Commissioner

Members Absent:

Town of Bucoda

Tribal Representatives Present:

Confederated Tribes of
the Chehalis Reservation
Nisqually Indian Tribe

Amy Loudermilk, Planning Director

David Iyall, Councilmember

Tribal Representatives Invited, but Absent:

Squaxin Island Tribe

Staff Present:

Allison Osterberg, Senior Planner
Casey Mauck, Associate Planner

Others Present:

David Toyer, Public
Grant Beck, City of Lacey
Jeremy Davis, Thurston County
Kaitlynn Nelson, Thurston County
Karolyn Wilmovsky, Public
Katrina Van Every, Thurston Regional Planning Council
Leonard Bauer, City of Olympia
Mike Matlock, City of Tumwater
Robert Gelder, Public
Ryan Andrews, City of Lacey
Ryan Deskins, Public

- Agenda Item 1** **Introductions**
All present were introduced.
- Agenda Item 2** **Appointment of Officers**
ACTION Allison Osterberg requested nominations for a meeting Chair. Councilmember Gilman self-nominated.
Motion to approve Councilmember Gilman as Chair carried.
- Osterberg requested nominations for a meeting Vice-Chair. Councilmember Miller self-nominated.
Motion to approve Councilmember Miller as Vice-Chair carried.
- Agenda Item 3** **Approval of Agenda**
ACTION ***Councilmember Swarthout moved, seconded by Vice-Chair Miller, to approve the agenda. Motion carried.***
- Agenda Item 4** **Public Comment**
Residents Toyer, Wilmovsky, and Deskins provided public comment.
- Agenda Item 5** **Overview of Role of UGM Subcommittee**
Osterberg briefed the group on the role of the UGM Subcommittee. The Subcommittee is a standing committee of Thurston Regional Planning Council that meets as needed to make recommendations to the Board of County Commissioners regarding changes to Urban Growth Area (UGA) boundaries and Countywide Planning Policies. The UGM Subcommittee includes representatives from the cities and towns in Thurston County and a representative from the Board of County Commissioners. Because of a change in state law, discussed in the next agenda item, staff also invited representatives from the Nisqually Indian Tribe, Confederated Tribes of the Chehalis, and Squaxin Island Tribe. When reviewing changes to UGA boundaries, the Subcommittee uses the criteria listed in the Countywide Planning Policies to make a recommendation to the Board of County Commissioners.
- Agenda Item 6** **Incorporating Tribal Coordination Policies into Countywide Planning Policies**
Casey Mauck briefed the group on updates to the Growth Management Act (RCW 36.70A) that require updates to the Countywide Planning Policies (CWPPs). Countywide Planning Policies provide a framework to coordinate county and city comprehensive plans. As of 2022, state law requires that tribes be invited to participate in CWPP updates and that CWPPs include policies to address the protection of tribal cultural resources.
- Under the state Growth Management Act (GMA), authority for making changes to the CWPPs lies with counties, but they must first consult with cities and towns on any changes. The UGM Subcommittee is the vehicle for this consultation, and makes a recommendation on any proposed CWPP amendments to the Board of County Commissioners. Planning Directors provide technical support on changes to the CWPPs. Staff recommended that this topic be sent to the Planning Directors for their review, and brought back to a future UGM Subcommittee meeting.
- Members discussed delaying the meeting on UGA boundary changes until the CWPPs are amended to include tribes as members of the Subcommittee. While tribes are not listed as Subcommittee members in the Countywide Planning Policies, they were invited to this Subcommittee meeting to provide input.
- The Subcommittee opted to move forward with discussing the UGA boundary revisions as tribal members were in attendance to provide input. The Planning Directors will discuss CWPP updates and make a recommendation to bring back to the Subcommittee at a future date.

Agenda Item 7
ACTION

Thurston County request to amend Grand Mound Urban Growth Area

Kaitlynn Nelson presented three citizen-initiated applications to add territory to the Grand Mound UGA. The requests include:

- Deskins – 75 acres at Jare St and Old Hwy 99
- Wilmovksy – 29 acres on 198th Ave SW
- Black Lake Quarry – 67 acres on 196th Ave SW

Thurston County Planning Commission did not recommend approval of any of the requests, as they did not find that the requests met the Countywide Planning Policy criteria that either there is insufficient land in the UGA to support growth in the next twenty years or there is an overriding public benefit to amending the UGA boundary.

Subcommittee members indicated they did not have sufficient information to make a decision on the proposed amendments, and that they could make a more informed decision after the housing work to inform upcoming comprehensive plan updates and Thurston County Industrial Lands study are completed. Nelson suggested the county could provide an informal analysis on why many properties in the UGA are not being developed.

Councilmember Menser moved, seconded by Councilmember O’Callahan, to defer a decision on the three Grand Mound UGA boundary changes until the Thurston County analysis of housing data by income bracket, Industrial Lands Study, and informal analysis of why many properties in the Grand Mound UGA are not developing, are completed. Motion carried.

Agenda Item 8
ACTION

Lacey request to amend Lacey Urban Growth Area

Ryan Andrews presented an application to expand the Lacey Urban Growth Area to include 220 acres along Woodland Creek north of the City of Lacey. The expansion would allow for all of Cuoio Park, a park currently in development, to eventually fall under the City’s jurisdiction upon annexation. The request included 209 acres owned by the City for Cuoio Park and seven additional privately-owned parcels that would become islands in the UGA if not included with the request.

Councilmember O’Callahan moved, seconded by Councilmember Swarthout, to forward a recommendation to the Board of County Commissioners to approve Lacey’s request to amend the UGA boundary. Motion carried.

Agenda Item 9

Set Time for Next Meeting of the Subcommittee

Osterberg proposed that staff wait to schedule the next Subcommittee meeting until the three requested studies pertaining to Grand Mound are completed and updates to the Countywide Planning Policies are ready for review.

Agenda Item 10

Adjournment

There being no further business, Chair Gilman adjourned the meeting at 3:50 p.m.