ROCHESTER & GRAND MOUND PLANNING

SUBAREA STUDY SESSION

PLANNING COMMISSION – JUNE 5, 2019
OVERVIEW

- History of Rochester and Grand Mound Planning Area.
  - How were they established.
- Urban Growth Area (UGA).
  - Criteria and process to amend the boundaries.
- Chehalis Tribal Trust Lands and developments in Grand Mound.
- Steps for a community to Incorporate.
  - The pros and cons of incorporation.
COMPREHENSIVE PLAN 1975

Sub-Area Plans

Definition:
• Are detailed plans that give specific as to type, intensity, and location of land uses.

Purpose:
• Maximize involvement of citizens in the decision making process
• Involve residents and property owners in refining the provisions
• Apply detailed policies to specific areas
OPTIMAL LAND USE

GROWTH AREA

RURAL:

1 unit per acre

1 unit per acre (with septic)

2, unit per acre (when other methods of waste treatment provided)

1 unit per 2 acres

1 unit per 5 acres
MAIN STREET ROCHESTER CURRENT CONDITIONS REPORT 2018
PROCESS FOR CHANGING UGA BOUNDARIES

- Must be in accordance to County Wide Planning Policies, 2015.
- These policies are an agreement between the cities, towns, and county on how they will work together on planning issues.
- Process:
  - Cities and towns will confer with the county about boundary location or amendment,
  - Proposed boundaries are presented to the UGM subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners,
  - Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing,
  - Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Community Development, and
  - At least every 10 years, growth boundaries will be reviewed based on updated 20 year population projections.
COUNTY WIDE PLANNING POLICIES

URBAN GROWTH AREAS

2.1 Urban growth within Thurston County is to occur only in designated urban growth areas.

2.2 The boundaries of designated urban growth areas must meet the following criteria:
   a. Contain areas characterized by urban growth.
   b. Be served by or planned to be served by municipal utilities.
   c. Contain vacant land, or under-developed land with additional capacity, near existing urban areas that is capable of supporting urban development.
   d. Be compatible with the use of designated resource lands and critical areas.
   e. Follow logical boundaries.
   f. Consider citizen preferences.
   g. Be of sufficient area and densities to permit the urban growth that is projected to occur in the succeeding twenty-year period.
2.3 Amendments to the urban growth boundaries must use the following process:

a. Cities and towns will confer with the county about boundary location or amendment.

b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.

c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.

d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.

e. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.

f. Appeals of decisions made through this process are per the State Growth Management Act, RCW 36.70A.
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 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.

Note:
All 4 criteria in “A” and 1 of the criteria in “B” must be met to expand the Urban Growth Boundary.
Reduction of the Urban Growth Boundary must demonstrate consistency with all of the following criteria:

a. Sufficient land will remain within the reduced Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years.

b. The reduced Urban Growth Boundary will include cost-effective sewer and water and transportation service areas, as applicable for each urban growth area.

c. Reduction of the Urban Growth Boundary is compatible with the use of the designated resource lands and with critical areas.
Role of Subcommittee

- Is a standing committee of TRPC that meets as needed.
- Has its origin in the history in both local and state planning efforts that eventually lead to the passage of the state Growth Management Act (GMA) in 1990.
- Plays a role in the implementation of GMA in our region.
- The subcommittee has two primary roles
  - Review and make a recommendation to the County Commissioners on changes to the Urban Growth Area Boundary
  - Review and make a recommendation to the County Commissioners on revisions to the County Wide Planning Policies.

Jurisdiction Members

- Town of Bucoda
- City of Lacey
- City of Olympia
- City of Rainier
- City of Tenino
- City of Tumwater
- City of Yelm
- Thurston County
WHAT IS A CITY (OR TOWN)?

- A city is a municipal corporation, a public corporate entity that derives its existence from the state, with specific boundaries and taxing powers. Its primary purpose is
  - to regulate the local or internal affairs of the territory ... incorporated, and secondarily to share in the civil government of the state in the particular locality. *

- A city may enter into contracts, may sue and be sued, may require licenses for the conduct of business within the city, may grant franchises, may acquire and operate certain public utilities, may furnish police and fire protection, may adopt and enforce regulations governing the physical development of the community, and may purchase and sell or otherwise use and dispose of real and personal property. **

- The County currently provides services to rural, less densely populated areas located outside city boundaries and urban growth areas, except for Grand Mound.

*MCQUILLIN, MUNICIPAL CORPORATIONS, §2.07.10 (MARCH 2006).
**SEE RCW 35.22.280; 35.23.010; 35.24.010; 35.27.010; 35A.11.010.
PROS AND CONS OF INCORPORATION

- Local Control over the provision of public services, patterns of land use, and community character and identity
- Local Accountability of public officials and governmental bodies for their decisions
- Provision of Services
  - May choose to provide its own municipal services
  - Have adequate revenue base to satisfactorily provide its own services
- Land Use and Development
  - Ability of a community to govern its land use and development based upon its own goals and visions of community character
- Cost to Taxpayers
  - Often a deciding factor in an incorporation election
  - Very difficult to accurately forecast and is dependent upon the individual circumstances of the area
- Community Identity
  - Create an autonomous community identity
- Impacts on Other Governmental Entities
  - May have impact on the County, special purpose districts and services provided
INCORPORATION PROCESS

- Uniform procedure for incorporation of an area as a second class city or a noncharter code city.
  - Any contiguous unincorporated area having at least 1500 inhabitants may incorporate as a city.
  - Any area of less than 3000 inhabitants that lies within five air miles of a city of a population of 15,000 or more may not incorporate.
  - An area within a county that plans under the Growth Management Act may incorporate only if it lies within a designated urban growth area.
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