

**TOWN OF BUCODA
COMPREHENSIVE PLAN 2016-2036**



ACKNOWLEDGEMENTS

The Town would like to acknowledge those members of the community that participated in public meetings and helped inform this vision for our community. The Town would also like to acknowledge the following:

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Mayor Alan Carr

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Councilor Robert Gordon

Councilor Alan Vanell

Councilor Gary Givens

Councilor Paul Kreigh

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Ken Walling, former Town Clerk/Treasurer

Shelly Smith, former Town Clerk/Treasurer

Other Acknowledgements

Thurston Regional Planning Council

Washington Department of Commerce

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EXECUTIVE SUMMARY

This Comprehensive Plan provides a framework for coordinating and planning for growth within the Town of Bucoda and achieving the community's long-term vision. This Plan is intended to act as a strategic and tactical plan to address development within the community and as a joint plan with Thurston County to coordinate development in the urban growth areas. This Plan is organized into the following five elements:

Land Use

The land use element analyzes the implications of population, development, and environmental trends and translates this information into official Town policy. The intent of the element is to set forth a course for Bucoda that will preserve the small town, rural character of the community while encouraging growth that is sensitive to natural resources, protects groundwater and surface waters, allows for the siting of essential public facilities, and provides the service and employment base necessary for Bucoda to continue to be a wonderful place to live. Bucoda has identified 5 goals related to land use and 9 goals related to natural resources.

Housing

The Town of Bucoda is comprised primarily of older single-family homes that have been built throughout the history of the community. To evaluate housing needs and goals over the next 20 years, the community conducted an inventory of existing housing conditions as part of this Comprehensive Plan update. Bucoda has identified 4 goals related to housing.

Transportation

In order to maintain and improve mobility for residents and businesses, the Town of Bucoda anticipates conducting several transportation improvements over the next 20 years. This chapter analyzes travel by personal automobiles, pedestrians, bicycles, buses, and other vehicles as a means to help identify these necessary mobility enhancements. Bucoda has identified 11 goals related to transportation.

Capital Facilities

The Town of Bucoda anticipates significant investment in capital facilities over the next several years. In order to maintain and improve city services and accommodate orderly growth, this chapter presents existing facilities and their deficiencies as a means to present needed facility improvements. Bucoda has identified 13 goals related to capital facilities.

Utilities

This element has been developed to address utility services in the Town of Bucoda for the next 20 years. The element describes the location and capacity of all significant existing and proposed utilities, including electric, gas and telecommunication facilities, and articulates policies for existing and future service. Bucoda has identified 9 goals related to utilities.

Five appendices provide additional information regarding the following:

- Demographics
- Essential public facilities
- Housing types
- Public participation
- Regulatory takings

LAND USE ELEMENT

This land use element analyzes the implications of population, development, and environmental trends and translates this information into official Town policy. The intent of the element is to set forth a course for Bucoda that will preserve the small town, rural character of the community while encouraging growth that is sensitive to natural resources, protects groundwater and surface waters, allows for the siting of essential public facilities (see Appendix B), and provides the service and employment base necessary for Bucoda to continue to be a wonderful place to live.

A. LAND USE DESIGNATIONS

The following future land use designations (shown on Map LU-1) are intended to help Bucoda achieve its vision for land use in the community.

Residential. The intent of Bucoda’s residential future land use designation is to provide space for homes, and some low-impact home-based commercial uses, in the community. The land use designation is meant to promote safe and attractive neighborhoods in Bucoda, and the designation will primarily be implemented by a single zone while the community does not have a sewer system. In the future, this zone could transition to a number of residential zones with a range of housing types and densities if sewer is constructed in the community. Densities within the residential zone while septic is present are limited by Thurston County septic regulations.

Goal LU 1: Promote the development of safe and attractive residential neighborhoods in Bucoda.

Policy LU 1.1: Encourage development on existing vacant or redevelopable lots in Bucoda.

Policy LU 1.2: Allow duplexes in all residentially-zoned property.

Policy LU 1.3: In undeveloped residential areas, allow a range of different housing units and utilize an allowed average density, rather than minimum lot size, to allow developers maximum flexibility in laying out lots and housing styles for a project.

Policy LU 1.4: Allow manufactured housing on lots where single-family housing is permitted.

Policy LU 1.5: Do not allow manufactured home parks in residential areas.

Policy LU 1.6: Allow home-based businesses that do not disrupt neighborhood character.

Policy LU 1.7: Strive to conduct active code enforcement to address public nuisances, health, and life safety issues in residential neighborhoods.

Business. This future land use designation is intended to provide space for businesses and jobs to locate in the community. The designation is centered around the historic downtown on Main Street, the community focal point, with extensions along 7th Street and SR 507.

Key goals of the future land use designation for business include:

- Adding vitality and beauty to the historic downtown.
- Promoting new development near the downtown, including in existing single-family homes converted to business uses.
- Linking various commercial areas together to establish a cohesive downtown. This requires that the Town create an attractive gateway for Bucoda with appealing features at the main entrance to Town. These features should be visible from SR 507 and the Burlington Northern Santa Fe (BNSF) railroad. Strategies to achieve these goals are presented in the following images and in Figure LU-1, Bucoda Downtown Concepts.



1. Add trees to help define the entrance/add character to Downtown



2. Define pedestrian space through a painted walkway or sidewalk



3. Better connect the four corners at 6th and main through intersection enhancements



4. Add color to the existing buildings.



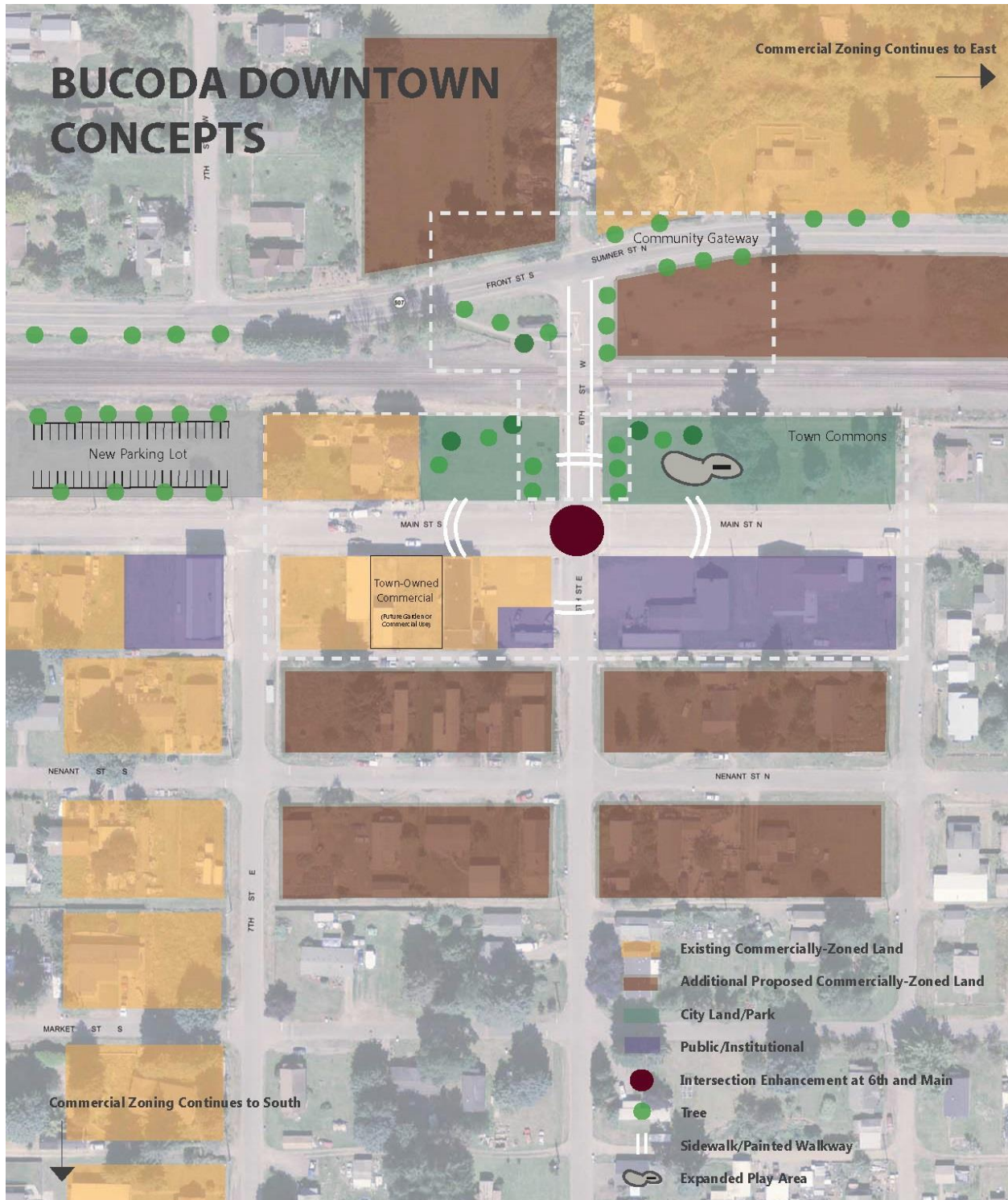
5. Add street lighting



6. Improve the space between Joe's Place and liberty market



Figure LU-1: Bucoda Downtown Concepts



A variety of zones, including but not limited to the following, will be utilized to implement the business designation:

- A commercial zone, located in key areas in or near the downtown where commercial or other non-residential development is required.
- A mixed residential and commercial zone, located in areas where commercial, non-residential or more intense residential development would be beneficial but where single-family dwellings currently exist. These existing single-family dwellings will continue to be considered a conforming use.
- An industrial zone, located between the railroad tracks and SR 507, and sited to best minimize traffic and noxious impacts on adjacent residential neighborhoods.

Structures within the business designation will include single-family homes as well as existing homes that have been converted to a nonresidential use. Where development adjoins existing residential areas, methods to control the negative impacts of commercial development will be required. Potential impacts to consider include lighting, noise, parking, traffic and hours of operation.

Goal LU 2: Promote commercial and light-industrial development in Bucoda.

Policy LU 2.1: Proactively zone land well-suited for commercial and industrial development to ensure that an adequate supply of employment bearing land exists for development.

Policy LU 2.2: Encourage uses with significant truck traffic to locate along SR 507 to minimize impacts to the historic downtown and surrounding residential areas.

Policy LU 2.3: Consider and work to limit the potential negative impacts associated with development of commercial and industrial properties as part of the development review process.

Policy LU 2.4: Utilize nuisance regulations and active code enforcement to address noxious situations created by businesses or industries.

Goal LU 3: Establish a vital and beautiful downtown.

Policy LU 3.1: Strive to implement the strategies presented in Figure LU-1.

Policy LU 3.2: Encourage community activities to occur in the downtown area to promote resident and visitor use of the area.

Parks and Public Use. The intent of the parks/public use designation is to site and operate facilities that benefit the entire community. The designation includes all facilities that are owned by the Town of Bucoda and utilized for public purposes. Existing facilities within this designation include the fire department; the Town gym; Volunteer and Memorial Parks; the community center and town hall; and the city well, reservoir, and other public works properties.

As some of the existing facilities are adjacent to residential structures, or located in established residential neighborhoods, consideration of how best to minimize impacts on nearby homes is an important component of this land use designation.

Goal LU 4: Ensure sufficient land for essential Town functions exists.

Policy LU 4.1: Monitor the capacity of existing facilities, and take steps to acquire or expand public lands and facilities as necessary.

Policy LU 4.2: Work to implement the Capital Facilities Plan.

Goal LU 5: Maintain a range of facilities, parks and recreational activities, programs, and uses.

Policy LU 5.1: Continue to promote the use and improvement of existing community facilities.

Policy LU 5.2: Examine ways to further develop existing park sites in Bucoda.

Policy LU 5.3: Encourage community and volunteer efforts to help operate facilities and lower the costs of needed improvements.

Policy LU 5.4: Strive to be a good neighbor to adjacent residents when facilities are located in residential areas.

Map LU-1: Future Land Use



B. NATURAL RESOURCES

The Town of Bucoda is situated amongst the hills of the Skookumchuck River valley. The floor of the valley, where the bulk of the community sits, is typified by flat land with highly porous soils that frequently flood. The slopes to the north and south portions of the community tend to have steeper grades with relatively impervious layers of soil beneath. Areas of wetlands and the bulk of critical areas present in the community are located along the Skookumchuck River.

Skookumchuck River Corridor. The primary open space corridor within the community is the Skookumchuck River and its surrounding riparian areas. The area contains key habitat for area fish, as well as the bulk of wetlands found within the community. Goals and policies for development along this corridor are presented in the Bucoda Shoreline Master Program, adopted herein by reference (areas where the Shoreline Master Program applies are shown in Map NR-1). The fundamental goal for the Skookumchuck River corridor within this Comprehensive Plan is to:

Goal NR 1: Create a natural open space corridor preserved along the Skookumchuck River in Bucoda.

Policy NR 1.1: Seek to maintain existing habitat and improve the health of the environs along the Skookumchuck River. Consider utilizing the restoration plan of the Shoreline Master Program to identify potential habitat restoration projects.

Policy NR 1.2: Ensure that all development is reviewed in accordance with the Bucoda Shoreline Master Program (adopted herein by reference) and best available science.

Critical Areas. While the bulk of habitat in Bucoda is located along the Skookumchuck River, a number of additional areas are environmentally sensitive and require protection as critical areas. Critical areas include wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas, or a combination thereof. All of these areas are currently protected under the Town of Bucoda's Resource Lands and Critical Areas Protection Ordinance. Depictions of the approximate location of critical areas in Bucoda are shown on Maps NR-2 through NR-5. These maps are for information purposes only and are intended to alert the development community, appraisers, and current or prospective property owners of a potential development-limiting factor based on natural constraints. The presence of a critical area on these maps is sufficient foundation for the Town to request that a home builder or developer conduct an analysis of the factor prior to the acceptance of a development application as being complete and ready for processing.

General goals and policies for critical areas include the following items (with specific goals and policies for each critical area presented in subsequent sections). Where the jurisdictions of unincorporated Thurston County and the Town of Bucoda intersect, the Town encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

***Goal NR 2: Conserve natural resources and the environment.**

***Policy NR 2.1:** Seek to minimize impact and mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas.

***Policy NR 2.2:** Ensure the protection of the attributes, functions, and amenities of the natural environment.

Policy NR 2.3: Use best available science in the creation of ordinances and other development regulations and in making land use decisions in order to protect the functions and values of critical areas.

***Policy NR 2.4:** Where proposed developments are within the boundaries of one or more critical areas, require site-specific analyses.

***Policy NR 2.5:** Ensure all development (including clearing and grading) that may impact a critical area is reviewed under the Bucoda Critical Areas Ordinance.

Policy NR 2.6: Require mitigation sequencing (avoidance, minimization, and mitigation) in the development of mitigation plans. Where higher levels such as avoidance or minimization of the impact are possible but are limited by zoning requirements (such as required front, side and rear yard setbacks), allow reductions in the zoning requirements to help preserve the critical areas.

Policy NR 2.7: Promote the clustering of homes away from critical areas when new developments are proposed and encourage the use of average net density allowances.

Goal NR 3: Ensure land uses are compatible with topography, geology, underlying soils, surface water, ground water, frequently flooded areas, wetlands, and other geological or biological factors.

Policy NR 3.1: Protect members of the public and community resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, volcanic eruptions, or flooding.

Policy NR 3.2: Encourage the use of native vegetation for planting on construction projects to help prevent erosion and other environmental impacts.

Wetlands. Wetlands are specific critical areas where water is present long enough to form distinct soils and where specialized water-loving plants can grow. Wetlands include marshy areas along shorelines, inland swamps, and seasonal water courses.

In their natural state, wetlands perform functions that are difficult, costly, and sometimes impossible to replace. Wetlands:

- Provide erosion and sediment control
- Stabilize streambanks, floodplains, and shorelines.
- Improve water quality by decreasing the velocity of water flow, as well as physically intercepting and filtering waterborne sediments, excess nutrients, heavy metals, and other pollutants.
- Provide food and shelter and essential breeding, spawning, nesting and wintering habitats for fish and wildlife, including migratory birds, anadromous fish, and other species.

Map NR-2 identifies known wetland areas in the community, with the majority of the areas primarily located along or near the Skookumchuck River. Development in and around Bucoda's wetlands is regulated by the Town's Critical Areas and Natural Resource Lands Ordinance and the Shoreline Master Program (when applicable). Goals and policies for wetlands include:

Goal NR 4: Ensure no net loss in the function and values of wetlands in Bucoda.

Policy NR 4.1: As applicable, utilize the Critical Areas Ordinance and the Shoreline Master Program for reviewing development applications near wetlands.

Policy NR 4.2: Make standards for wetland protection easy to understand, while still consistent with best available science for wetlands.

Aquifer Recharge Areas. Aquifer recharge areas are areas that have a critical recharging effect on aquifers used for potable water in community water systems. Due to the pervious nature of Bucoda's soils, the flat portion of the community drains into its drinking water source. These areas are designated as having a high or extreme effect on the recharge of groundwater (see Map NR-3). This level of recharge makes the aquifer highly susceptible to contamination from pollutants and septic discharges. Community goals and policies for aquifer recharge areas include:

Goal NR 5: Preserve a high quality of drinking water with minimal contaminants and limited need to treat the resource.

Policy NR 5.1: Continue to monitor the quality of drinking water to understand if and when potential contamination occurs.

Policy NR 5.2: Clarify the extent of the wellhead protection area and continue to review projects in accordance with wellhead protection standards consistent with best available science.

Goal NR 6: Maintain adequate water supplies within the aquifer.

Policy NR 6.1: Encourage the infiltration of water into the soil near where it falls to help replenish the aquifer.

Policy NR 6.2: Continue to adopt standards and policies that limit unnecessary impervious surfaces, especially in critical aquifer recharge areas.

Frequently Flooded Areas. Frequently flooded areas are defined as floodplains and other areas subject to a 1% or greater chance of flooding in any given year (i.e., a "100-year flood"). The Federal Emergency Management Agency (FEMA) has defined the extent of the 100- and 500-year flood boundary to establish actuarial flood insurance rates and assist communities in efforts to promote sound floodplain management.

Excessive or inappropriate development on floodplains inhibits the land's ability to absorb water and may cause hazards up or downstream. Most of the area within the Town of Bucoda between the

Skookumchuck River and SR 507 is within the FEMA 100-year floodplain of the Skookumchuck River (see Map NR-4).

The 2009 Natural Hazards Mitigation Plan for the Thurston Region relates the potential flooding issues along the Skookumchuck River in Bucoda:

The flood of record for the Skookumchuck River for the Town of Bucoda occurred on February 8, 1996 when heavy rains caused the river to crest over 17.87 feet. Major flooding occurs when the river rises to 17.5 feet or 6,500 cubic feet per second at USGS Gage 12026400. The river has reached this gage height 10 times since 1968. Major flooding results in deep and swift flood waters inundating residential and business areas and numerous roads. Flooding occurs all along the river including headwaters, tributaries and other streams within and near the Skookumchuck River Basin.

In addition to natural riverine flood hazards, the Town of Bucoda would be in grave danger if a catastrophic failure of the Skookumchuck Dam occurred. The town is approximately 10 miles downstream west of the Skookumchuck Dam. The dam is a rolled earthfill embankment with a crest length of 1,320 feet and a height above streambed of 160 feet. The dam provides a gross storage capacity of 35,000 acre-feet. The dam is operated by TransAlta and its primary function is to provide a controlled release of cooling water for the Centralia Steam Electric Plant in Lewis County. If a catastrophic failure occurred, the entire Town of Bucoda would be inundated with flood water. The flood wave would reach the Town limits within 1 hour and 26 minutes to 1 hour and 56 minutes depending on the reservoir and river levels. The time to peak flood level varies from 2 hours and 8 minutes to 2 hours and 50 minutes.

The Town of Bucoda has the following goals and policies for flood hazard areas:

Goal NR 7: Protect public and private property, and natural resources, from losses associated with flooding.

Policy NR 7.1: Continue to study and implement ways to make Bucoda more flood-resilient.

Policy NR 7.2: Maintain flood standards, such as building and mechanical codes, that are consistent with most recent FEMA standards and utilize best available science for floodplain construction practices.

Policy NR 7.3: Incorporate floodplain considerations and flood damage protection measures in the location, design, and construction of new development including public facilities, utilities and other public improvements.

Policy NR 7.4: Work towards the development of a comprehensive storm drainage plan to better understand how stormwater flows through the community.

Policy NR 7.5: Consider the adoption of Thurston County's Stormwater Manual or a similar set of policies to assist in the review of stormwater plans for new construction.

Geologically Hazardous Areas – Steep Slopes. The Town of Bucoda contains potentially hazardous slopes along its northern and southern hillsides (see Map NR-5). Many of these slopes are composed of

Melbourne silty clay loams. Such soils have a high potential for erosion (especially if runoff occurs swiftly) and low suitability for buildings and roadways, without proper engineering to ensure public health and life safety. Due to this geology, several minor landslides occur in the area following major storm events. One of the most recent landslides occurred along SR 507 west of Bucoda and caused the complete destruction of a home after a slope slid into the structure.

Goal NR 8: Ensure development in geologically hazardous areas is consistent with public health and safety concerns.

Policy NR 8.1: Identify potential geologically hazardous areas and require that engineering, architectural or geo-technical investigations and certifications be made prior to approval of development permits or authorizations to proceed.

Policy NR 8.2: Encourage proposed developments to locate housing, roads and other facilities away from steep slopes.

Policy NR 8.3: Consider a variety of factors including soil instability, slopes, shrink/swell potential and other limitations in the processing of development applications.

Policy NR 8.4: Encourage replanting of hillsides with species consistent with the best available science for the restoration of slopes where hillsides have been disturbed.

Fish and Wildlife Conservation Areas. The Town of Bucoda contains habitats for a number of priority species in Washington State, though none of the species are preserved under the federal Endangered Species Act (maps of critical habitat are available online through the Washington Department of Fish and Wildlife and the Thurston Regional Planning Council). Key species present in Bucoda include anadromous fish found within the Skookumchuck River. Harlequin duck and elk are also located nearby. Species that are known to utilize the area are shown in Table NR-1.

Soils appropriate for the Mazama Pocket Gopher, a threatened species under the Endangered Species Act, are also found within Bucoda. No known sitings of the species have occurred in the community, however.

Table NR-1: Priority Habitats and Species in Bucoda		
Species	Breeding Area	Occurrence
Chinook	X (Spring and Fall Chinook)	X
Coho	X	X
Cutthroat		X
Rainbow Trout		X
Steelhead	X (Winter)	X
Harlequin Duck	X	X
Elk	X	X

Source: Washington Department of Fish and Wildlife, Priority Species Habitats and Species.

Below are goals and policies for fish and wildlife conservation areas in the Town of Bucoda. Where the jurisdictions of unincorporated Thurston County and the Town of Bucoda intersect, the Town encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

***Goal NR 9: Protect and enhance critical resources and habitats.**

Policy NR 9.1: Use the goals and policies of the Bucoda Shoreline Master Program to review projects proposed within the Skookumchuck River Shoreline Environment.

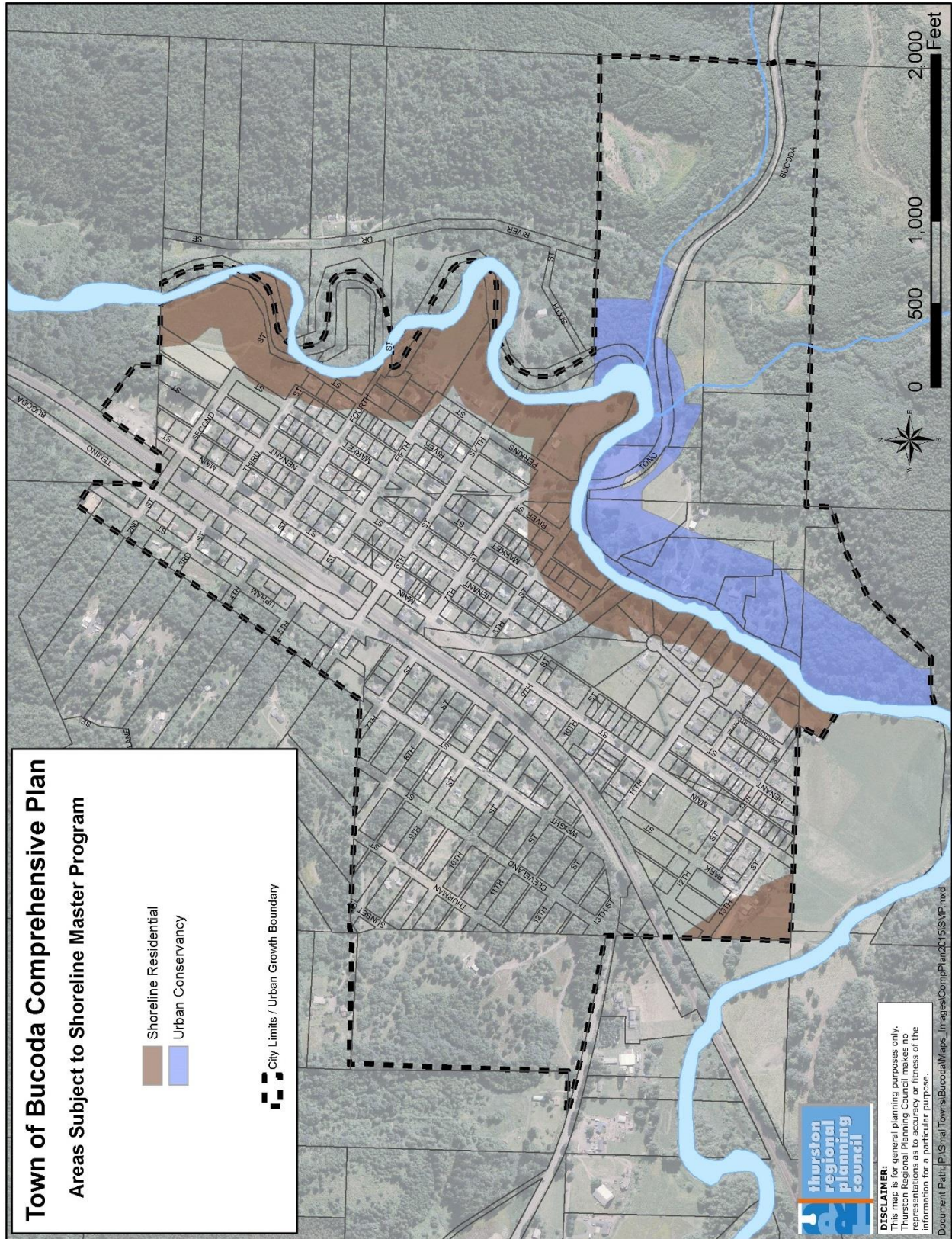
Policy NR 9.2: Use Best Available Science in preserving and enhancing resources for anadromous salmonids and local endangered, threatened or sensitive species.

Policy NR 9.3: Preserve the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as:

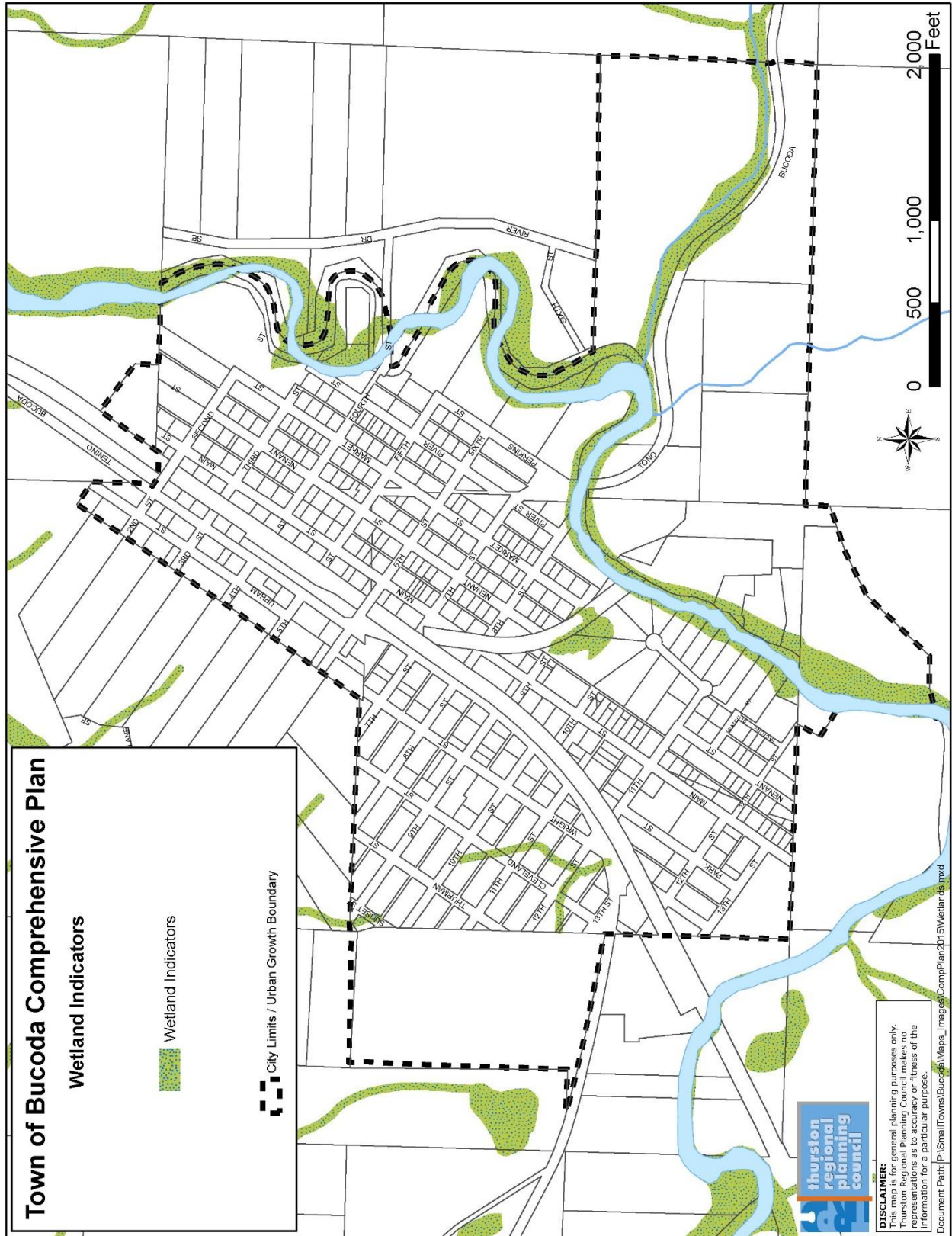
- Public education about the value of the resource or species.
- Support of community, non-profit, or government efforts to conserve the species or habitat.
- Proactive permit review.
- Ongoing code enforcement.

Policy NR 9.4: Monitor state and federal discussions regarding endangered, threatened and protected species and habitats, and take proactive steps to prepare for any potential measures that may limit the ability to develop property within the community.

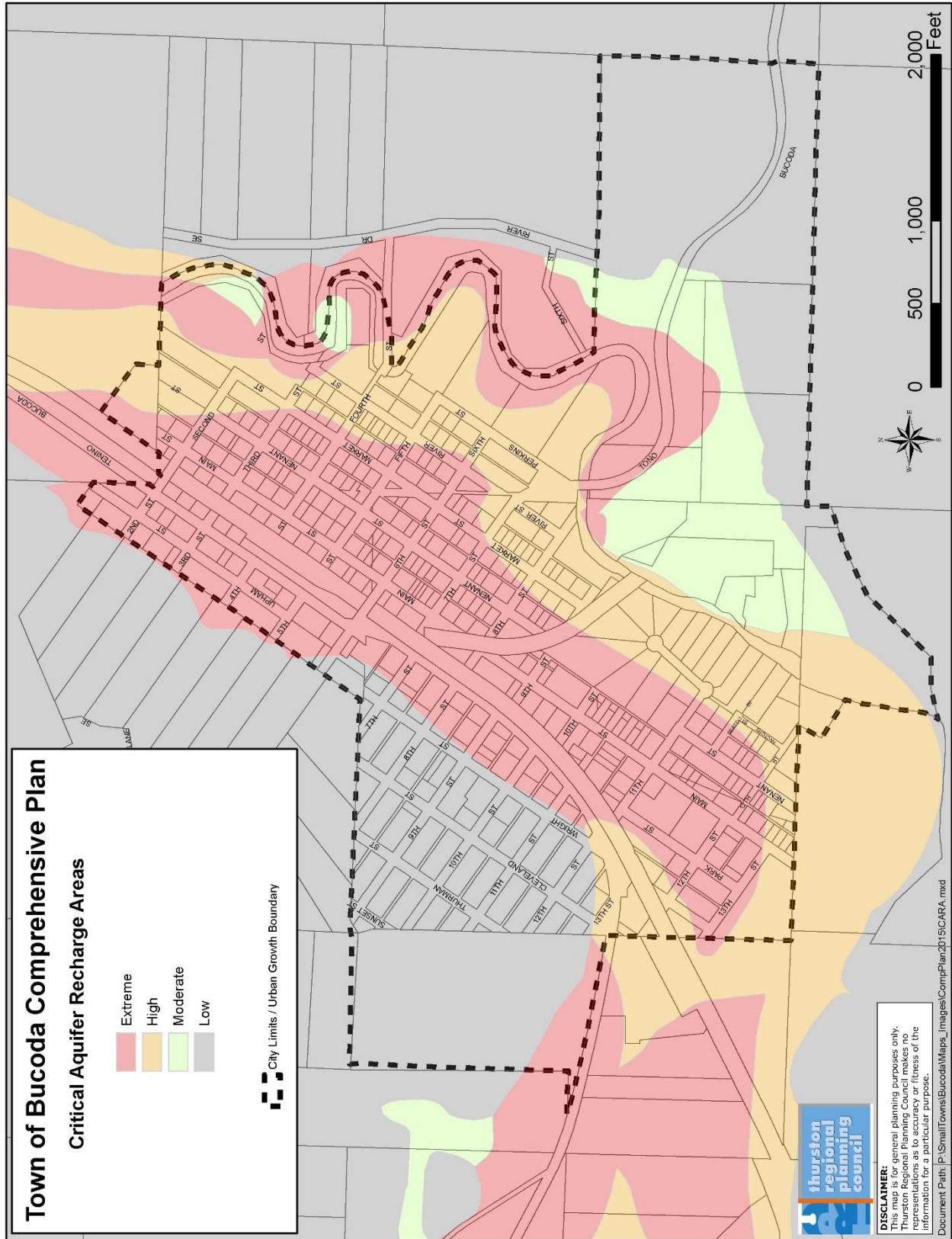
Map NR-1: Areas Subject to Shoreline Master Program



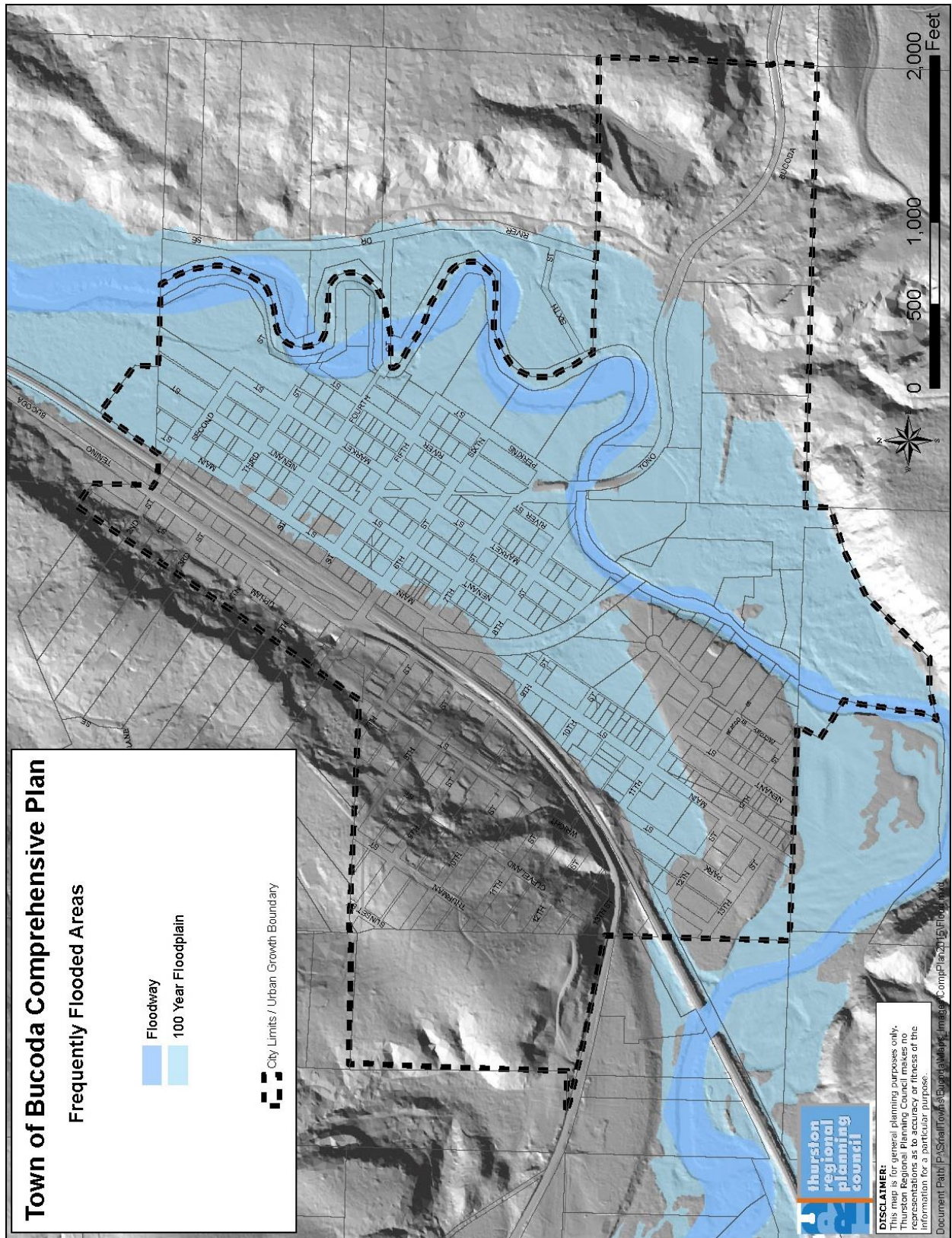
Map NR-2: Wetland Indicators



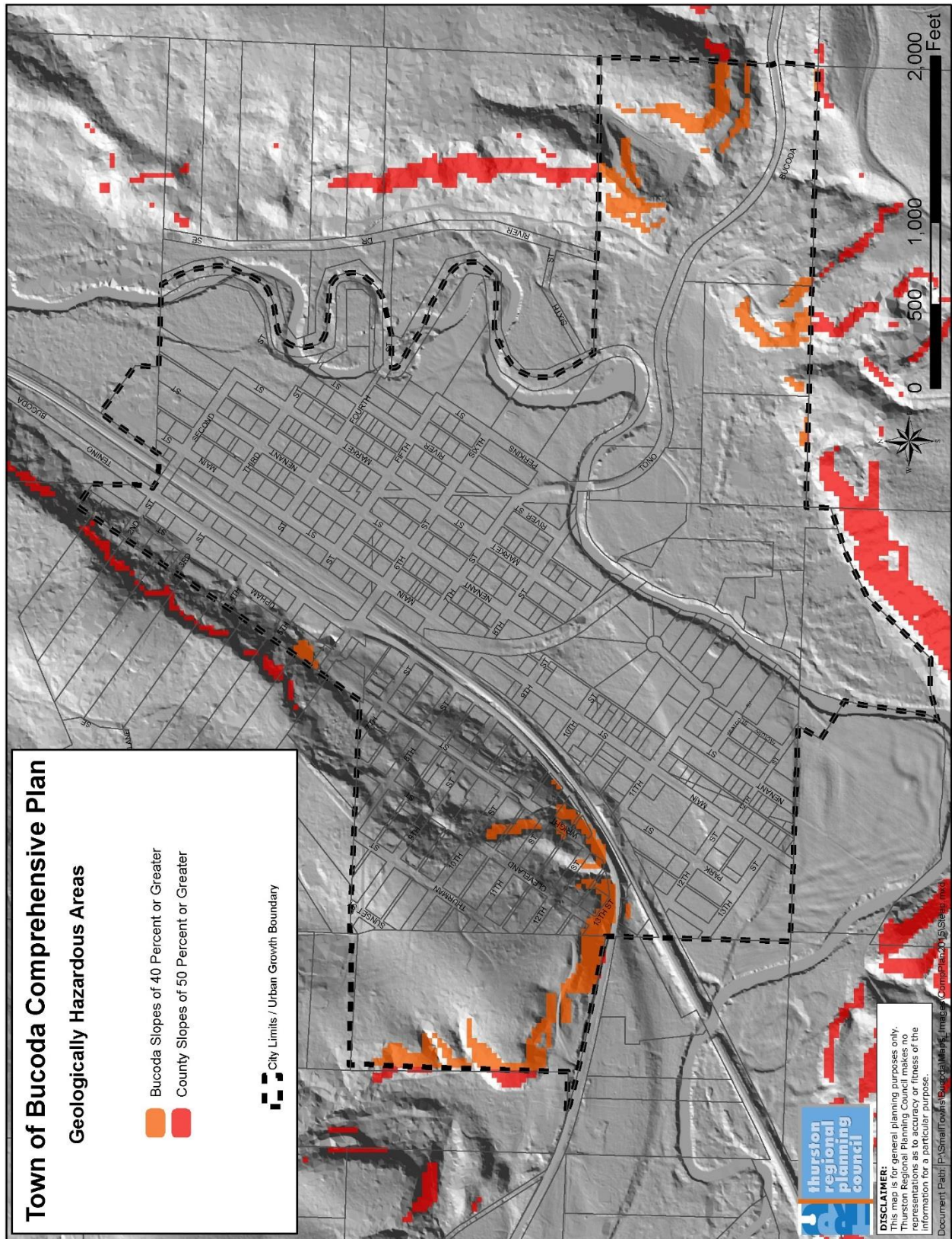
Map NR-3: Critical Aquifer Recharge Areas



Map NR-4: Frequently Flooded Areas



Map NR-5: Geologically Hazardous Areas



HOUSING ELEMENT

The Town of Bucoda is comprised primarily of older single-family homes that have been built throughout the history of the community. To evaluate housing needs and goals over the next 20 years, the community conducted an inventory of existing housing conditions as part of the 2016 Comprehensive Plan update. Findings of this inventory are presented below.

A. FAMILY TYPE, HOUSING TENURE, AND DWELLING UNIT MIX

The Town of Bucoda contains approximately 245 units (according to 2015 TRPC Estimates). Of these units, the majority are single-family dwellings, though one duplex does exist.

Occupancy. According to data from the 2010 Census, the majority of housing units in Bucoda were owner-occupied (72.5%) (see Table HS-1 below).

Types of Housing	Total	Proportion
Occupied Housing Units	222	100.0%
Owner-Occupied	161	72.5%
Renter-Occupied	61	27.5%
Vacant Housing Units	21	
Total housing units	243	

Source: US Census Bureau, 2010 Census

Rentals accounted for approximately one quarter of the occupied homes in Bucoda and represented an important housing option for individuals aged 15 to 44 (see Figure HS-1 and Table HS-2). Older populations tended to own their homes.

Figure HS-1: Owner and Renter-Occupied Housing (2010) By Age of Householder



Source: US Census Bureau, 2010 Census

Age of Householder	Occupancy Status (Total)		Occupancy Status (Proportion of Age Group)	
	Owner	Renter	Owner	Renter
15 to 24	1	10	9.1%	90.9%
25 to 34	18	12	60.0%	40.0%
35 to 44	21	12	63.6%	36.4%
45 to 54	43	16	72.9%	27.1%
55 to 64	34	5	87.2%	12.8%
65 to 74	26	4	86.7%	13.3%
75 to 84	15	2	88.2%	11.8%
85 and over	3	0	100.0%	0.0%
TOTAL	161	61	72.5%	27.5%

Source: US Census Bureau, 2010 Census

Family Type. Of the families in Bucoda, only 22.5% had children in the home (see Table HS-3) as compared to 28.9% for Thurston County. Nonfamily households (households composed of a single individual or a group of unrelated individuals) in Bucoda accounted for 33.3% of the total households as compared to 34.3% for Thurston County as a whole; nonfamily households have grown from 20.0% of all households in 1970 to 34.3% in 2010.

Table HS-3: Households by Family Type					
	Bucoda	Tenino	Rainier	Yelm	Thurston County
Total Households	222	656	691	2,299	100,650
Husband-wife family	41.9%	54.1%	42.3%	51.7%	49.9%
Male or Female Householder Family, No Spouse Present	24.8%	19.7%	21.4%	22.8%	15.8%
Nonfamily Household	33.3%	26.2%	36.3%	25.5%	34.3%
Family Households with Own Children Under 18 Years	22.5%	34.6%	30.5%	49.9%	28.9%
Nonfamily Households with Single Person over 65	7.2%	5.6%	12.4%	8.5%	8.6%

Source: US Census Bureau, 2010 US Census

To best accommodate a mix of household types, the Town of Bucoda has the following goal:

Goal HS 1: Promote the development of housing that accommodates a range of life stages and styles.

Policy HS 1.1: Ensure that an adequate supply of land is zoned for a variety of housing types and budgets by Periodically inventorying existing conditions and reviewing and amending the Comprehensive Plan and zoning code.

Policy HS 1.2: Ensure that zoning requirements do not hinder new developments intended for elderly residents or individuals subject to the Fair Housing Act.

Policy HS 1.3: Monitor laws regarding housing statewide, and ensure that state laws are addressed in local regulations (see Appendix C).

Policy HS 1.4: Ensure that manufactured housing constructed on an individual lot continues to be regulated similar to a site built home.

Policy HS 1.5: Cooperate with public and private housing agencies to promote a fair and equitable distribution of housing for all income groups throughout the region.

Policy HS 1.6: If possible, promote the development of additional housing in (or near) downtown.

B. HOUSING AGE AND QUALITY

According to the Thurston County Assessor, nearly 50% of the homes in Bucoda (with known or estimated construction dates) were built before 1950 (see Map H-1 and Table H-4).

Map HS-1: Age of Residential Structures

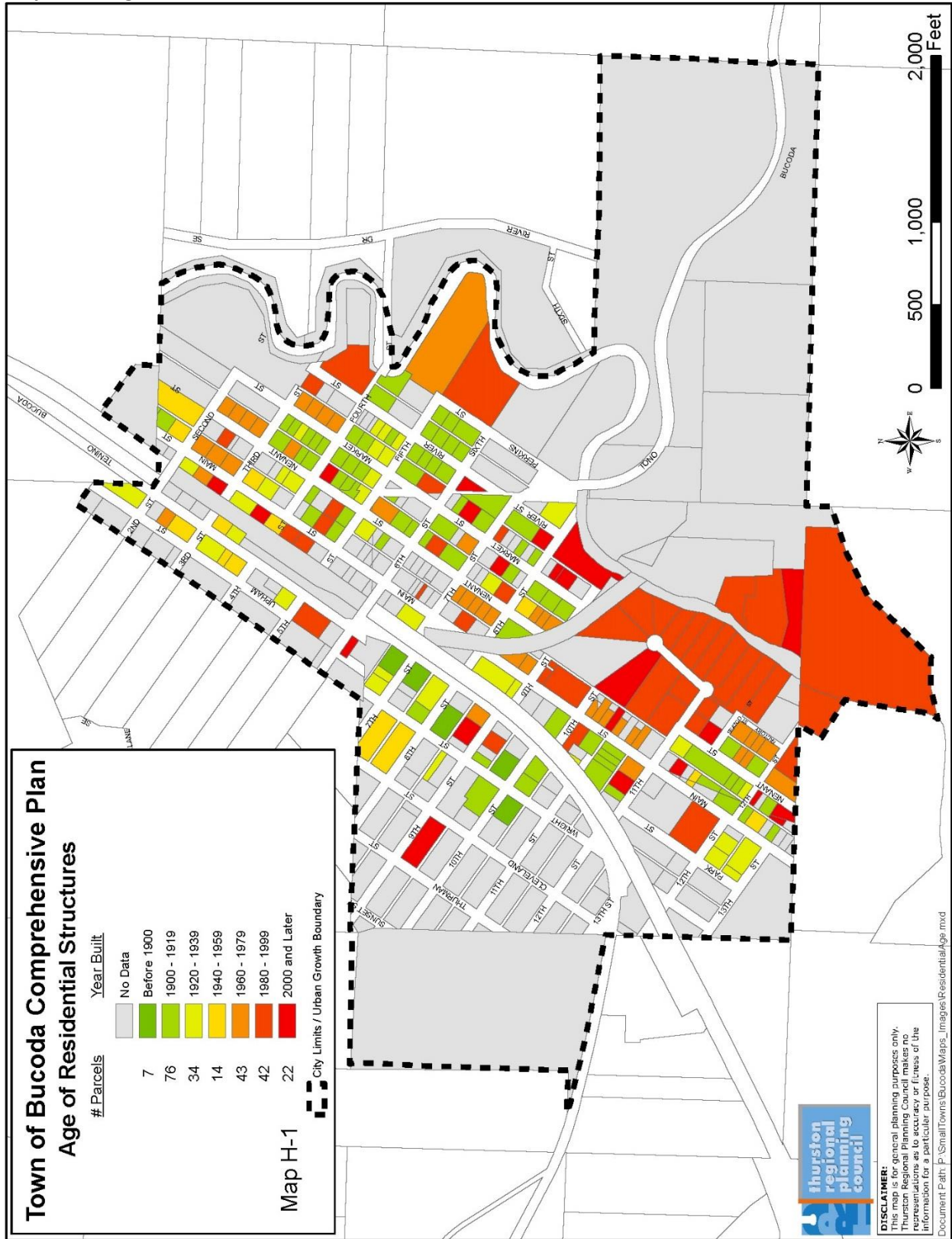


Table HS-4: Year of Home Construction		
Year Built	Number	Percentage
Before 1900	7	2.9%
1900 – 1919	76	31.9%
1920 – 1939	34	14.3%
1940 – 1959	14	5.9%
1960 – 1979	43	18.1%
1980 – 1999	42	17.6%
2000 and Later	22	9.2%
TOTAL	238	100.0%

Recognizing the age of many of the structures in the community, home restoration is a key priority of Bucoda. To help promote the integrity of the existing housing stock, the Town will work to do the following. Where the jurisdictions of unincorporated Thurston County and the Town of Bucoda intersect, the Town encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

Goal HS 2: Enhance and maintain the structural and aesthetic integrity of the existing housing stock.

Policy HS 2.1: Actively review building permits for home remodels, enforce life-safety requirements of the Town’s regulations.

***ACTION:** Coordinate with the Thurston County Housing Authority and other agencies for funding and administration of home rehabilitation and construction.

Policy HS 2.2: Participate in federal, state, and regional rehabilitation programs and actively pursue Community Development Block Grant (CDBG) monies and other funding sources to rehabilitate the existing housing stock.

Policy HS 2.3: Maintain information about and connections to housing agencies and services to assist property owners and renters in the rehabilitation of the existing housing stock.

Policy HS 2.4: Identify and showcase historic homes that remain in good condition.

C. HOUSING AFFORDABILITY

According to the Thurston County Assessor, home values in Bucoda tend to be more affordable than the County as a whole, typically ranging from \$80,000 and \$150,000 (in 2014 dollars) with some homes priced even more affordably (see Map HS-2). It should be noted that the assessed value of a property is not always consistent with market forces. Although housing is generally more affordable in Bucoda than in Thurston County as a whole, Bucoda households also have a smaller median income and must drive farther in order to obtain goods and services; households spending more than 45% of their income on housing and transportation expenses are considered cost-burdened. According to the Center for

Neighborhood Technology, the average annual housing and transportation costs in 2009 for the greater Bucoda area was \$28,603 or 47% of the area median income (TRPC, Fair Housing Equity Assessment).

Additional costs such as flood insurance further add to the costs of housing, making available housing even less affordable. To help promote affordable options in Bucoda, the Town will work to:

Goal HS 3: Encourage housing with a wide range of costs, including units that are affordable to low and moderate-income households.

Policy HS 3.1: Promote adequate maintenance of the existing housing stock as a means of preserving more affordable housing options for individuals and families.

Policy HS 3.2: Promote innovative housing types that may reduce the cost of housing, such as smaller-scale multifamily homes, small lot housing, and accessory dwelling units.

Policy HS 3.3: Encourage public, private, and non-profit associations and joint public-private partnerships to build low- to moderate- income housing.

Policy HS 3.4: Evaluate local development standards and regulations for their effects on housing costs, and modify development regulations that unnecessarily add to the price of homes.

Policy HS 3.5: Facilitate home ownership by low- and moderate-income families through federal, state and local programs.

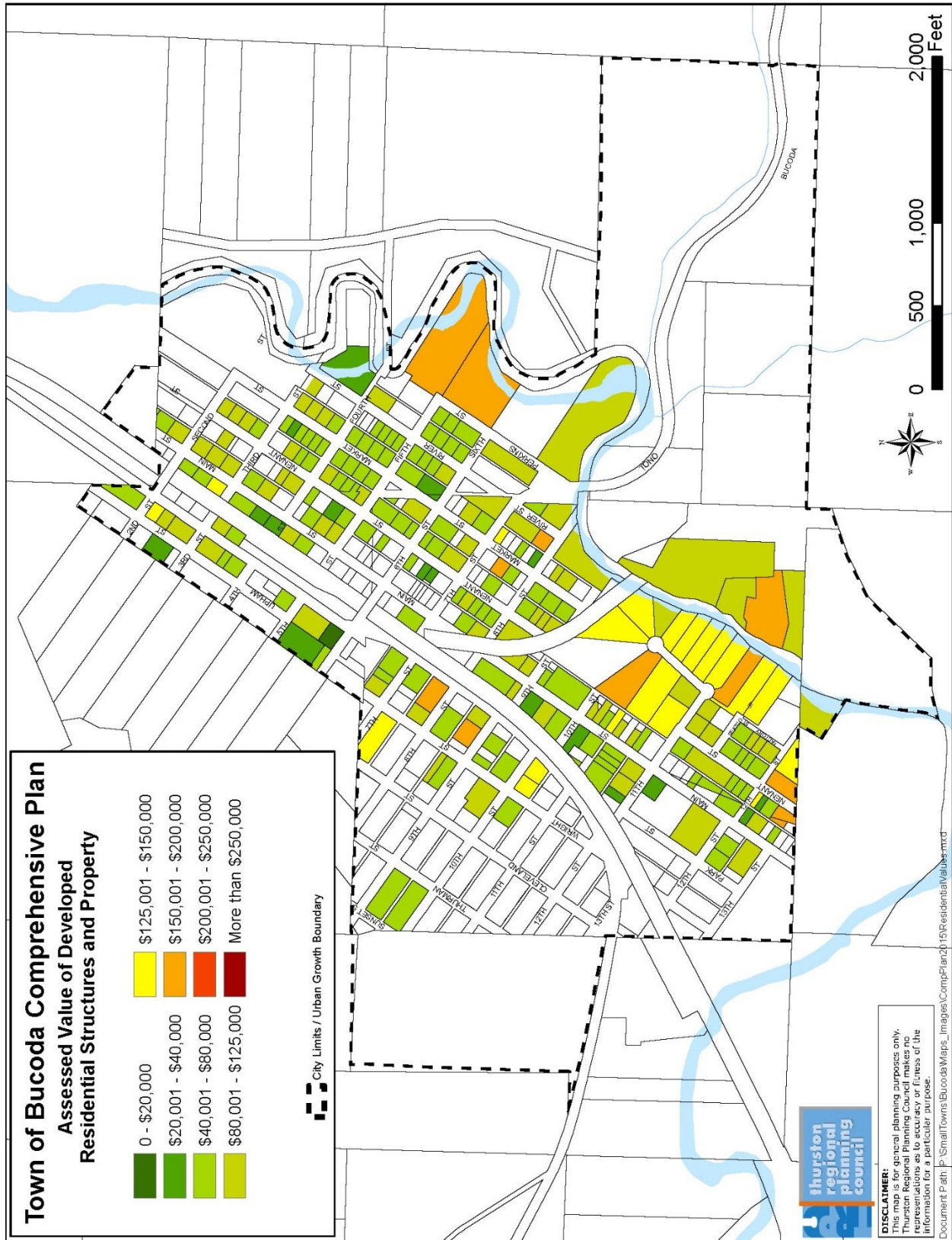
Policy HS 3.6: Ensure that Bucoda accommodates its fair share of low- to moderate-income housing for the Thurston County region.

Goal HS 4: Reduce indirect costs associated with housing in Bucoda.

Policy HS 4.1: Promote alternative means of transportation to help reduce the number of cost-burdened households in Bucoda.

Policy HS 4.2: Work to reduce flood insurance rates for residents within the 100-year floodplain.

Map HS-2: Assessed Value of Developed Residential Structures and Property



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TRANSPORTATION ELEMENT

In order to maintain and improve mobility for residents and businesses in Bucoda, the Town of Bucoda anticipates conducting several transportation improvements over the next 20 years. This element analyzes travel by personal automobiles, pedestrians, bicycles, buses, and other vehicles as a means to help identify these necessary mobility enhancements.

A. COMMUNITY STREETS

The Town of Bucoda street system includes a variety of local, collector and arterial streets. Significant community streets include State Route 507 (also known as Front Street and Sumner Street), Main Street, 6th Street, and 7th Street. With the exception of SR 507, a facility operated by the State of Washington, each of the other streets is maintained by the Town of Bucoda. The Skookumchuck bridge is owned and maintained by Thurston County. Preparation of this Plan has included consultation of Thurston County, Thurston Regional Planning Council and the State of Washington to ensure that policies are consistent across the jurisdictions. A fundamental assumption development of this element is based upon is that major roads entering the community (SR 507 and Tono Road) are not likely to increase in the number of lanes; this limits the degree to which road expansion inside the community is able to address overall congestion.

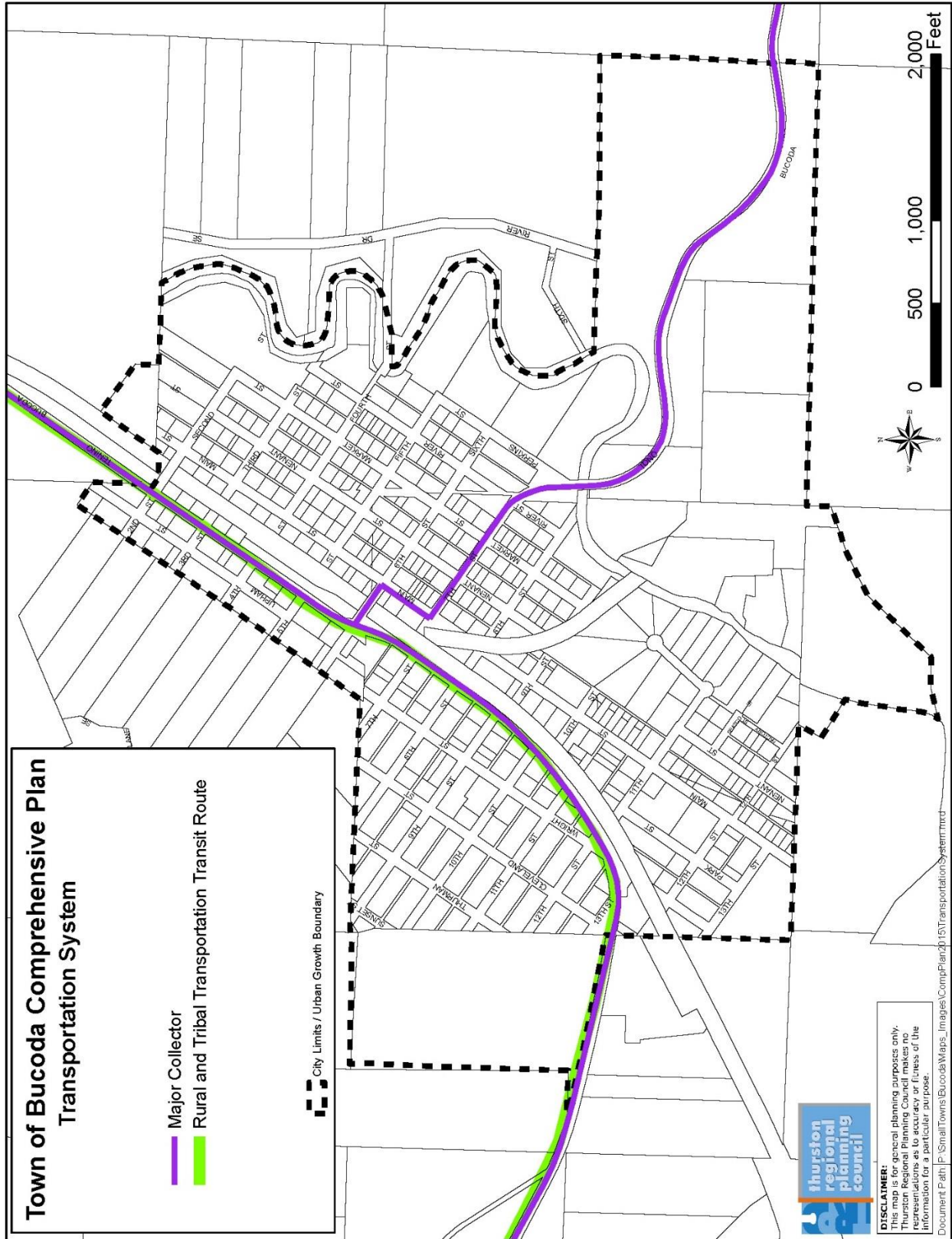
System Characteristics

- **Road Types.** Characteristics of roadways in the Bucoda Town Limits are presented in Table TS-1, Street Types, and Map TS-1, Transportation System.

Table TS-1: Street Types			
TOWN LIMITS	Length (Miles)	Maintenance Responsibility	Improvement Responsibility
Major Collector			
SR 507 (Town Limits to Town Limits)	0.80	WSDOT	Town/WSDOT
Sixth Street (Front Street to Main Street)	0.06	Town	Town
Main Street (Sixth Street to Seventh Street)	0.06	Town	Town
Seventh Street/Tono Road (Main Street to Town Limits)	0.84	Town	Town
Local Access			
All Other Public Streets	4.25	Town	Town

Sources: Washington State Department of Transportation Functional Classification Map and

Map TS-1: Transportation System



With the exception of SR 507, maintenance and improvements to roadways within Bucoda are

the responsibility of the Bucoda. Thurston County owns and maintains the majority of roads located beyond the Town limits.

- **Truck Routes.** Up until 2006, 7th Street/Tono Road experienced a significant amount of truck traffic while the Centralia/Tono Coal Mine was operational. Although the road continues to serve as an important truck route, traffic volumes have decreased since 2006 when the mine ceased operations. If additional commercial/industrial development occurs in the Hanaford Valley (as is planned by Lewis County), it is expected that traffic will once again increase.

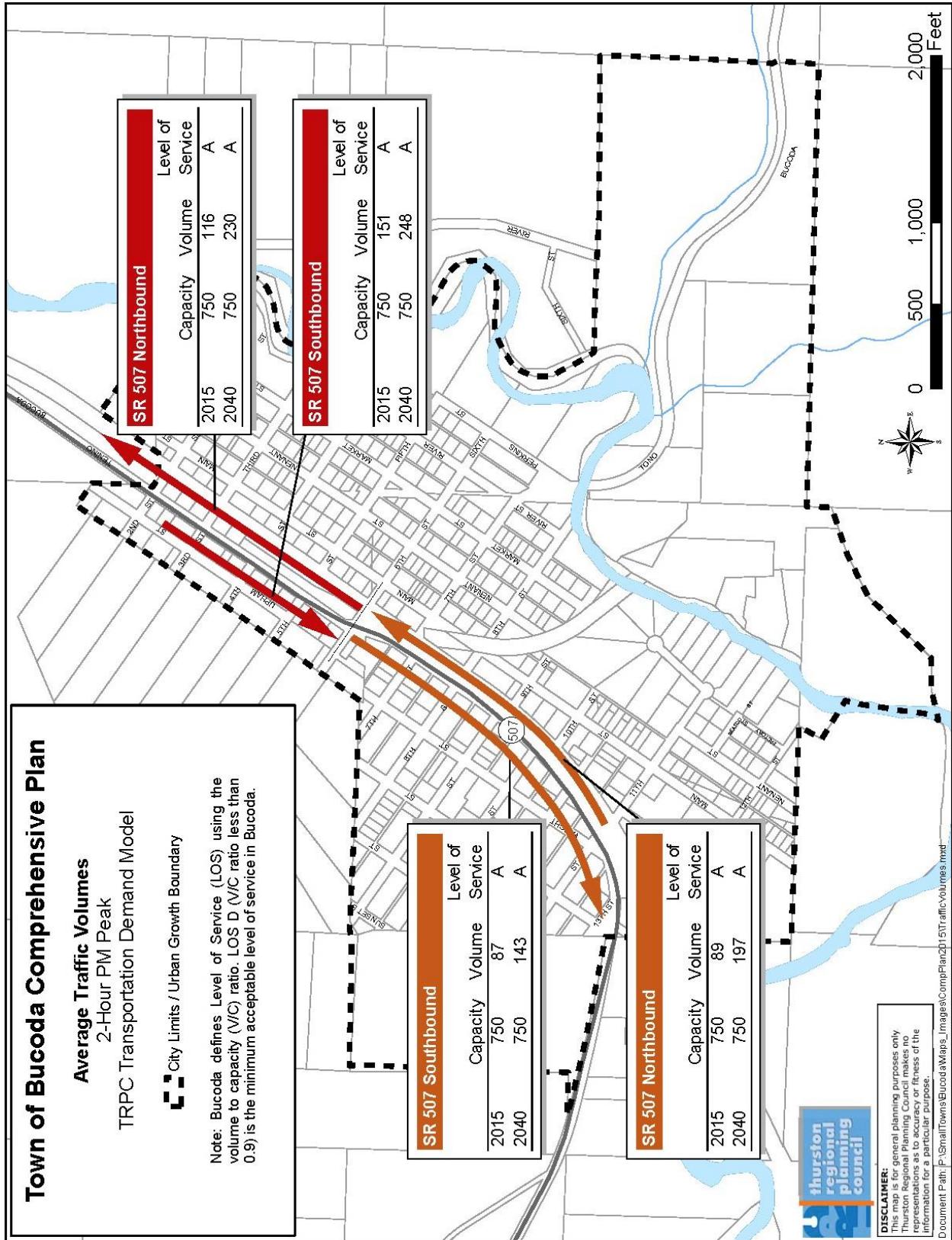
Level of Service Standards. The Town utilizes Link (A-F) level of service standards as minimum criteria for the quality of service provided at peak hours for roadway segments on major collectors within the community. Level of service, or LOS, is a calculation of how much traffic volume a road was designed to carry compared to how much volume it is carrying, or is projected to carry. This is referred to as the “V/C ratio” or “volume-to-capacity ratio.” The closer a V/C ratio gets to 1 – that is, the closer volumes get to 100% of the designed carrying capacity – the more congestion a driver is likely to experience during peak travel times. While time periods evaluated can vary from one hour to several hours, the adopted standard in the Thurston region is the two-hour peak period in late afternoon, typically from 4:00 to 6:00. Table TS-2 identifies the different levels of service and how it relates to driver comfort and traffic delays:

Table TS-2: Levels of Service		
LOS	V/C Ratio	Description
A	0.00-0.60	Highest driver comfort; free-flowing
B	0.60-0.70	High degree of driver comfort; little delay
C	0.70-0.80	Acceptable level of driver comfort; some delay
D	0.80-0.90	Some driver frustration; moderate delay
E	0.90-1.00	High level of driver frustration; high levels of delay
F	1.00+	Highest level of driver frustration; excessive delays

The Town of Bucoda has adopted LOS D as the level of service for its major collectors. This standard is consistent with the regional standards that are anticipated to be adopted by Thurston Regional Planning Council in the 2040 Regional Transportation Plan (RTP).

Traffic Forecast. Map TS-2 illustrates the existing and forecasted LOS for SR 507 as it runs through Bucoda. This information was derived from Thurston Regional Planning Council’s 2040 Regional Transportation Demand Model (adoption as part of the RTP anticipated in 2016) and reflects projected traffic volumes during the evening commute. Projections of future traffic volumes are based on regionally-adopted population and employment forecasts distributed according to locally-adopted land use plans. In 2015 SR 507 had an LOS of A meaning traffic is free-flowing and drivers are comfortable driving the stretch of highway. In 2040, the LOS is expected to remain at A. No improvements are considered necessary to bring locally- or state-owned transportation facilities and services to adopted Levels of Service. Even so, intersection improvements at SR 507 and 6th Street (at the entry of Town) may be warranted, especially if traffic volumes increase along SR 507 or Bucoda experiences significant residential or through-traffic on 6th Street.

Map TS-2: Average Traffic Volumes



System Deficiencies and Potential Projects. Beyond those necessary to meet Level of Service, Bucoda will pursue a variety of projects to enhance the streets within the community. These projects include:

- **Addressing the Lack of Alternative Routes into Town.** Over the next 20 years, the Bucoda will continue work to identify and construct an alternate route into the community that does not require traffic to cross the BNSF mainline. One potential route could be sited east of the railroad and connect to Crowder Road north of the community. This route travels outside of the community in the Skookumchuck floodplain and will require collaboration with Thurston County to complete. The road would benefit the community, however, especially in the case of any emergency that makes 6th Street impassable.
- **Road Maintenance.** The Town will work to find ways to fund ongoing maintenance of existing street facilities; this maintenance has proven to be a struggle for the community. Over the next 20 years the community will work to find methods to extend minimal paving dollars. Potential options include closing existing low-volume roads or minimizing road widths (and the associated paving requirements) on streets with minimal traffic.
- **Improving Streetscapes in the Downtown.** Improvements to enhance the streetscape of Main Street are desirable. Key concepts include better tying the portions of downtown separated by 6th Street, creating a gateway feature (or features) for the community at 6th Street, and finding a way to connect downtown with future commercial development north of SR 507. These concepts are presented in Figure LU-1. Federal and state transportation funding, among other options, will be pursued to help fund these improvements.

The Town of Bucoda has identified the following goals related to streets:

Goal TS 1: Work to establish an alternate route into Bucoda that does not require traffic to cross the BNSF mainline.

Policy TS 1.1: Identify potential alignments to create a new ingress/egress to Town.

Policy TS 1.2: Raise awareness among state legislators, regional transportation entities, and flood and emergency management agencies about the importance of a new road connection for disaster preparedness in Bucoda.

Policy TS 1.3: Pursue completion of an alternate road connection able to handle two-way traffic. If a full road connection is not politically or financially feasible, a trail that is passable by emergency vehicles is a desirable alternative.

Goal TS 2: Provide a safe and well-maintained road system, even with limited transportation funding that makes it difficult to care for community streets.

Policy TS 2.1: Pursue and utilize funding for road improvements strategically – seeking money for the highest priority projects first.

Policy TS 2.2: Identify creative methods to limit the costs associated with roadway construction and repair.

Goal TS 3: Enhance the appearance of downtown Bucoda from SR 507 and the BNSF mainline.

B. RAILROADS

The Burlington Northern Santa Fe Railroad line travels northeast and southwest through Bucoda. The line is heavily used for freight and passenger trains with over 48 trains passing through the community daily; rail traffic is expected to increase over the next 20 years. One vehicular crossing of the tracks exists at 6th Street. When trains pass through Bucoda, entering or exiting the Town is not possible without driving on Tono Road and through the Hanaford Valley – a 16-mile detour. No freight or passenger pickup or drop-off occurs in the community.

In addition to Goal TS 1, which concerns vehicular traffic across the railroad, the Town of Bucoda has the following goals related to railroads:

Goal TS 4: Take proactive steps to ensure that additional rail traffic does not detract from the community.

Policy TS 4.1: Zone land near the railroad tracks primarily for commercial or industrial use.

Policy TS 4.2: Implement measures to limit the negative impacts associated with train noise in Bucoda. Consider strategies such as recommending that developers include sound proofing as part of future construction projects located near the rail line, and working to construct sound walls/vegetation barriers to limit the effect of the noise.

C. PEDESTRIAN AND BICYCLE TRAVEL

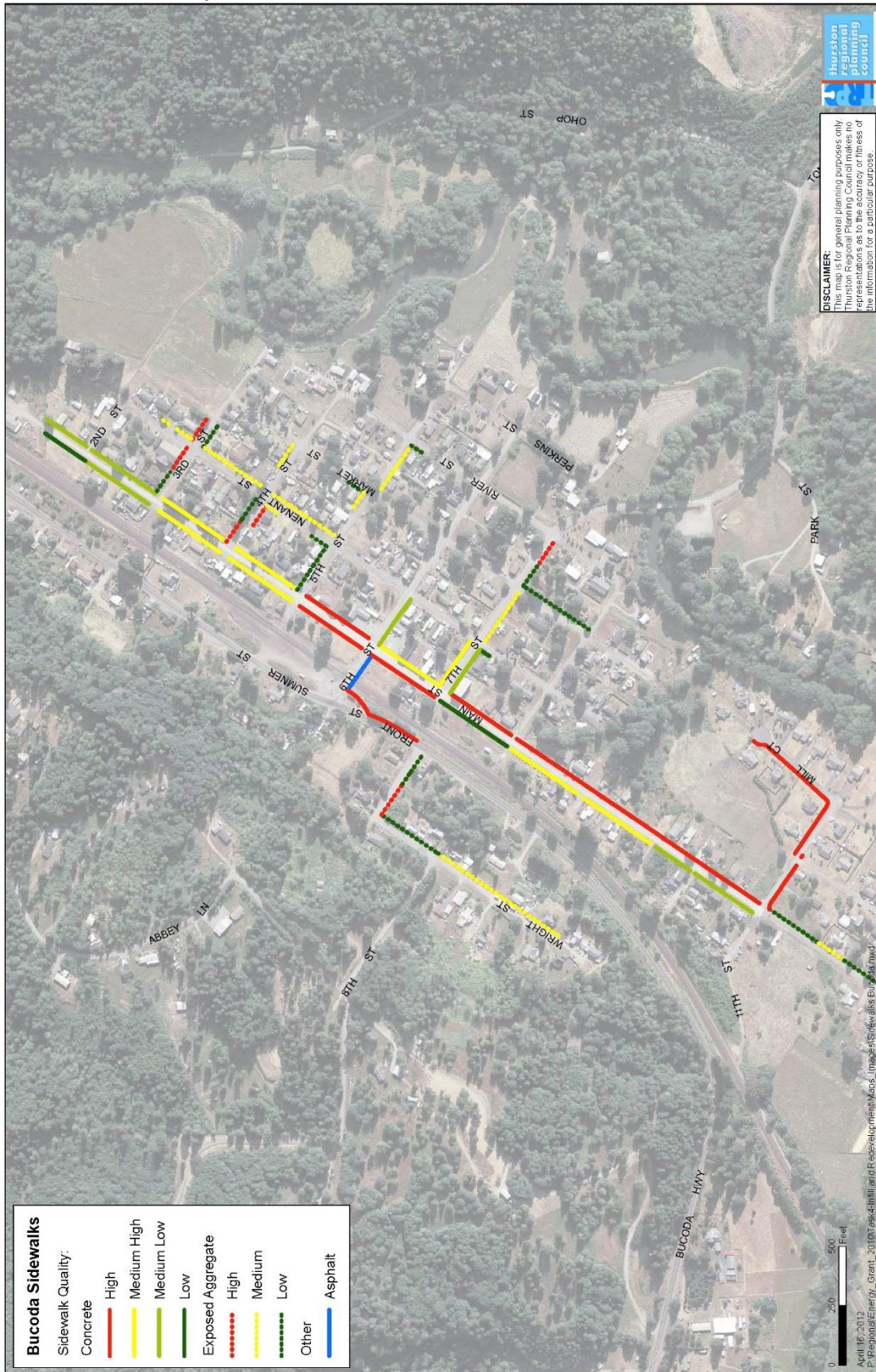
Bucoda is a highly walkable and bikeable community. Though the facility quality fluctuates, sidewalks are present throughout the Town. With low traffic volumes present on the majority of community streets, many people are also able to safely walk or ride bikes in the roadway itself.

Sidewalks. Sidewalks extend throughout much of the community. Many of these walkways are well connected and form a high-quality pedestrian system, but other sidewalks stand-alone with no connection to the larger network. A map of existing sidewalks and their condition is presented on Map TS-3.

Over the next 20 years the Town of Bucoda will work to improve and maintain a high quality pedestrian network in the priority areas shown on Map TS-4. Where facilities are significantly deteriorated and/or unconnected to other amenities, the community will not actively seek to improve the facility.

Shared Streets. Beyond this pedestrian network, several roads have minimal traffic volumes and permit residents to walk in the roadway. The Town of Bucoda will continue to encourage vehicular and pedestrian sharing of the roadway, and will work to address any issues that arise as a result of the mixing of modes.

Map TS-3: Sidewalk Quality



Connections to Pedestrian Network outside of the Community. Bucoda is situated just three miles south of Tenino, where the Yelm-Tenino Trail terminates. Extending the Yelm-Tenino trail to Bucoda is a natural expansion of the region’s trails system. A connection to the trail could allow residents to more safely travel to Tenino and other nearby businesses, such as DJ’s County Market, that are located outside of the Bucoda. Extending the trail also opens up new and unique cycling experiences, including along Tono Road and the Hanaford Valley.

The Town of Bucoda has the following goals for pedestrian and bicycle transportation:

Goal TS 5: Improve/maintain a high-quality network of sidewalks in Bucoda.

Policy TS 5.1: Focus sidewalk improvements on the priorities shown on Map TS-3.

Policy TS 5.2: Require new residential and commercial developments to include sidewalks.

Goal TS 6: Continue to safely mix pedestrian and vehicle traffic on low-volume streets without sidewalks.

Policy TS 6.1: Continue to monitor shared streets to identify potential safety concerns.

Policy TS 6.2: Utilize measures such as the installation of new sidewalks, or traffic calming devices to address potential safety issues associated with the mixing of pedestrians and vehicles on community roadways.

Goal TS 7: Better connect Bucoda to the Yelm-Tenino Trail in Tenino.

Policy TS 7.1: Work with Thurston County and Washington State Department of Transportation to determine the best way to create an enhanced walking/biking connection between Bucoda and Tenino.

Policy TS 7.2: Strive to have a connection between Bucoda and Tenino included as part of the next Regional Trails Plan.

Policy TS 7.3: Advocate for construction of an enhanced pedestrian connection north as part of future construction projects along SR 507 and/or Crowder Road.

D. TRANSIT SERVICE, ALTERNATIVE TRAVEL MODES AND TRANSPORTATION DEMAND MANAGEMENT

Many residents in the Town of Bucoda commute to other communities for work. According to survey data collected from Thurston Regional Planning Council (TRPC) from 2011 to 2013, nearly 92% of Bucoda respondents worked outside the community, with many traveling in their personal automobiles north to Olympia or south to Centralia. Similar surveys in 2011 and 2012 showed lower rates of individuals that worked in Bucoda. While they do not significantly impact the roadways in Bucoda, these commutes do affect the road networks of other jurisdictions, especially facilities such as SR 507. The commute trips also cost residents a significant amount of money on car maintenance and fuel and play a part in the number of cost-burdened residents in the community.

To help reduce the need for new road construction (even if it is outside of Bucoda) and reduce the costs of commuting for Bucoda residents, the Town will seek to enhance transportation demand management, transit service, vanpools, carpools and telework in the community.

Transit Service. The Town of Bucoda is currently served by the Rural & Tribal Transportation Program (RT), a program operated by Thurston Regional Planning Council and partners such as *Together!*. The system offers one route to the Bucoda area – a circular that travels south to Centralia and offers connections north to Tumwater. Few residents currently use the system.

Vanpools. Vanpools may be available to residents for commute trips. These vanpools allow residents with similar origins and destinations to share a ride in a van provided by Intercity Transit or another transit agency. Intercity Transit has approximately 150 vanpool groups with origins and destinations throughout the Thurston County area. Vanpool trips must either begin or end within the transit system’s Public Transportation Benefit Area. Vans travel an average of 73 miles per day (round-trip) with an average individual vanpool fare of approximately \$65 per month. Considered a premium service, vanpool riders pay most of the operating costs. No vanpools are currently known to operate in Bucoda.

Carpools. Residents also carpool to destinations outside of the community. According to data collected by TRPC from 2011 to 2013, roughly 15% of commute trips by Bucoda residents occurred by carpool. These carpools tend to be informal in nature, though some websites (outside of Bucoda) link people with similar origins and destinations. The Town of Bucoda should pursue additional opportunities to encourage carpooling, such as providing links to rideshare websites, creating a carpool board, or creating a carpool lot.

Telework. Working from home or an office at a distance is also an option for residents in Bucoda. According to data from TRPC, limited telework occurs in Bucoda at present.

To promote additional travel by alternative travel modes, the Town of Bucoda has established the following goals:

Goal TS 8: Continue to support Rural and Tribal Transportation and encourage the expansion of the service in Bucoda.

Policy TS 8.1: Continue to advocate for increased bus service to the Bucoda area.

Policy TS 8.2: Collaborate with Thurston Regional Planning Council to ensure that Rural and Tribal Transportation receives continued support for operations and is adequately funded into the future.

Policy TS 8.3: Continue to inform residents about Rural and Tribal Transportation.

Policy TS 8.4: Work to construct a bus stop for RT riders in Bucoda.

Policy TS 8.5: Work with Rural & Tribal Transportation to ensure that low-income residents are well served by the system.

Goal TS 9: Promote carpooling and vanpooling among residents.

Policy TS 9.1: Work to partner with a community business or organization to utilize their parking lot/vacant land as a park and ride or park and pool facility.

Policy TS 9.2: Distribute information about existing vanpool and carpool resources to encourage more shared trips.

Goal TS 10 – Promote teleworking and other distance work arrangements as a way to help residents save money and keep community residents in Bucoda during the day.

E. FUNDING

The projects listed in the six-year transportation improvement program (TIP) (see Table TS-3 below) represent investments that will improve the functioning of the transportation system. These projects are also included in the Capital Improvement Program in the Capital Facilities Element. The TIP assumes that existing funding sources including the Rural Community Support Program, and federal and state funding opportunities will remain in place.

Securing adequate long-term funding for transportation projects is difficult. However, the city may consider a number of strategies, including encouraging public/private partnerships for financing transportation projects, taking advantage of state funds such as those offered through the Transportation Improvement Board (TIB) and the Public Works Trust Fund (PWTF); encouraging the use of Local Improvement Districts (LIDs) by property owners to upgrade roads; requiring impact mitigation payments or seeking voluntary contributions from developers; and seeking out federal funding opportunities.

The ability of some projects to proceed will depend on the successful receipt of outside grants. Where funding is not available, the project is not done. If probable funding falls short of expectations, the Town of Bucoda will work with partners such as the Washington State Department of Transportation and Thurston County to determine viable solutions to the issues.

Bucoda does not currently have a concurrency management program that evaluates the adequacy of the Town’s road network as it interfaces with new development and redevelopment. A concurrency management program could be implemented to address this gap. Such a program could monitor key transportation facilities and assess current levels of service and determine the impact of any new development proposals on adopted level of service standards. The concurrency management program could also identify any facility deficiencies and those impacts attributed to new development; review this Comprehensive Plan and other related studies for necessary improvements; secure appropriate commitment to ensure that level of service standards will be restored; and make appropriate revisions to the Six-Year TIP.

Table TS-3: 2016-2021 TIP (in order of priority)					
ID	Project	Anticipated Funding Source(s)			Total
		Local	State	Federal	
1	City-wide – miscellaneous pothole and shoulder repairs as needed within Town limits.	\$44,000	--	--	\$44,000
3	Main Street – striping for diagonal handicap parking.	\$10,000	--	--	\$10,000
4	4th Street – widen, install drainage, and overlay.	\$6,000	\$68,000	--	\$74,000
5	Nenant Street – install drainage and replace/repair sidewalks.	33,000	\$573,000	--	\$606,000

Table TS-3: 2016-2021 TIP (in order of priority) (continued)

ID	Project	Anticipated Funding Source(s)			
		Local	State	Federal	Total
6	8 th Street – widen from one lane to two lanes.	\$55,000	--	--	\$55,000
7	Ohop Road – chip and seal the first 600' of Ohop Road.	\$25,000	--	--	\$25,000
8	7 th Street East – install drainage and replace/repair sidewalks.	\$10,000	\$184,000	--	\$194,000
9	5 th Street – sidewalk extension.	\$1,000	--	\$15,000	\$16,000
10	7 th , 8 th , and Wright Upgrades – upgrade to arterial roads.	\$23,000	\$449,000	--	\$472,000
11	9 th Street West – widen, install drainage, and overlay.	\$3,000	\$56,000	--	\$59,000
12	West 3 rd Street – widen, install drainage, and overlay.	\$3,000	\$56,000	--	\$59,000
13	Thurman Street – widen, install drainage, and overlay.	\$4,000	\$70,000	--	\$70,000
14	Main Street South – widen, install drainage, and overlay; repair/replace sidewalk.	\$12,000	\$230,000	--	\$242,000
15	Seatco Street – overlay.	\$2,000	\$48,000	--	\$50,000
16	7 th Street – stormwater drainage/repair	\$36,000	--	--	\$36,000

The Town of Bucoda has the followings goals for transportation funding over the next 20 years:

Goal TS 11: Adequately fund the transportation enhancements needed for Bucoda’s future.

Policy TS 11.1: Attempt to secure adequate long-term funding sources for transportation.

Policy TS 11.2: Ensure any transportation improvements or strategies that require impact mitigation are constructed and/or financed concurrently with development. This means that the necessary project will either be constructed at the time of development, or sufficient financial commitment will be available to ensure it will be constructed within six years.

Policy TS 11.3: Adopt a concurrency management program to ensure development impacts on infrastructure are sufficiently addressed.

Policy TS 11.4: Require developers to contribute their fair share toward the transportation improvements needed to mitigate the impacts of their development.

Policy TS 11.5: When deemed appropriate by the Town Council, enter into latecomer agreements where substantial investments by one party may be legitimately reimbursed by others.

Policy TS 11.6: When necessary, adapt plans, policies and projects if probable funding falls short of expectations.

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CAPITAL FACILITIES ELEMENT

In order to comply with state laws, maintain and improve city services and accommodate orderly growth, the Town of Bucoda anticipates significant investment in capital facilities over the next several years. Improvements should consider the importance of the structure or facility (i.e., the volume of traffic carried, the necessity of the facility for public health or safety, and the importance of structure to the community) to determine facility improvement priorities. This element presents existing facilities and their deficiencies as a means to present needed facility improvements.

A. GENERAL GOALS AND POLICIES

The following are general goals and policies for capital facilities in the Town of Bucoda. Where the jurisdictions of unincorporated Thurston County and the Town of Bucoda intersect, the Town encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

Goal CF 1: Coordinate expansion of public facilities to meet present demand and allow for future growth in a cost-effective manner.

Policy CF 1.1: Prioritize Town-led capital improvements for facilities where development is unlikely to fund future improvements.

ACTION: Regularly amend the Capital Facilities Plan and Capital Improvement Program to identify high priority projects for the community.

ACTION: Consult the Capital Improvement Program to determine priorities for Town expenditures during the preparation of budgets and the pursuit of grant funds.

Policy CF 1.2: Require new developments within the Town of Bucoda to assume the costs of providing on-site public facilities and services such as road improvements, sidewalks, street lights, connections to water mains, and connections to sewer lines (when available).

Policy CF 1.3: Allow new development only when and where all public facilities are adequate and does not reduce the level of service elsewhere.

ACTION: Route information about new housing developments to the Tenino School District, the Bucoda Fire Department, and other applicable facility providers to aid in their facility planning.

ACTION: Enter into an Interlocal Agreement with the Tenino School District to implement the collection of school impact fees for new development.

Policy CF 1.4: Coordinate needed facility improvements with other facility providers.

***Policy CF 1.5:** If Bucoda expands its urban growth area over the next 20 years,

guarantee that new developments within the unincorporated urban growth area build water and other public facility systems to Town standards (as a means to ensure the efficient transfer of the public facilities to Town ownership in the future).

***ACTION:** Work with Thurston County to ensure common standards are developed and employed during the permit review process.

***Policy CF 1.6:** In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Goal CF 2: Conduct utility installations, road improvements and other facility upgrades or repairs in a manner sensitive to the environment and overall community aesthetics.

Policy CF 2.1: Ensure that all developer-led and Town construction projects are consistent with the State Environmental Policy Act, the Bucoda Critical Areas Ordinance, and best management practices for the protection of the environment.

ACTION: Ensure that projects meet the provisions of the Bucoda Critical Areas Ordinance.

Policy CF 2.2: Encourage utility installations and system upgrades in a manner that enhances the appearance of the community.

ACTION: Require the under-grounding of utilities in new developments where feasible.

ACTION: Encourage the under-grounding of utilities in system upgrades.

ACTION: Encourage the planting of appropriate street trees wherever possible.

Goal CF 3: Ensure the Capital Facilities Plan is consistent with other elements of the Comprehensive Plan and with the capital facilities plans of other jurisdictions.

Policy CF 3.1: Update the Capital Improvement Program every at least every six years.

Policy CF 3.2: Review the Capital Facilities Plan whenever changes are made to other elements of the Comprehensive Plan to ensure that the entire plan remains internally consistent.

Policy CF 3.3: Reassess the Capital Facilities Plan and other elements of the Comprehensive Plan to ensure that all elements are coordinated and consistent if probable funding falls short of meeting existing needs.

***Policy CF 3.4:** Coordinate with Thurston County to ensure consistency between the capital facilities plans of Bucoda and Thurston County.

B. TOWN BUILDINGS AND EQUIPMENT

Town Buildings. The Town of Bucoda owns and maintains 10 buildings. Many of the structures, such as the park buildings and the pump house, are extremely small and range in size from 60 to 120 square feet.

These structures are mentioned here as a means to catalogue the facilities. The age of these buildings and their estimated value are presented in Table CF-1.

Table CF-1: City Building Inventory			
Data	Year Built	Square Footage	Building Value (Estimate)
Fire Station	1983	4,862	\$456,084
Bucoda Community Center/ Town Hall	1921	6,880	\$774,670
Town Gym	1941	6,111	\$650,987
Town Shop	1985	1,840	\$48,775
Pump House	1976	120	\$48,371
Park Concession	1959	60	\$10,730
Park Dugout	1999	92	\$1,259
Park Dugout	1999	92	\$1,259
Park Kitchen	1959	480	\$29,917
Park Restroom	1959	264	\$51,876

Source: Town of Bucoda, Risk Management Service Agency (RMSA) Report for the Association of Washington Cities

The upkeep of these facilities varies. The Community Center has been remodeled extensively since 2010 and the facility is in good condition. New windows were also recently installed in the Town gym. Anticipated future improvements to the Town buildings include:

- **Bucoda Community Center/Town Hall** – Finalizing the back two rooms and coating/epoxying the building to help keep out water.
- **Town Gym** – Adding fire sprinklers, heat rise detectors, new gutters, new siding, and fire retardant on exterior walls.
- **Town Shop** – Replacing roof, adding new lighting, and fire sprinklers.
- **Fire Station** – Adding fire sprinklers.

Town Equipment. In addition to these structures, the Town of Bucoda maintains several vehicles, including fire trucks, backhoes and pickups, necessary to operate the Fire and Public Works Departments. The Town of Bucoda has identified the following goals and policies for Town buildings and equipment:

Goal CF 4: Prioritize and plan improvements for existing and needed structures.

Policy CF 4.1: Budget for the improvements necessary for community buildings.

Policy CF 4.2: Work to establish reasonable maintenance budgets to extend the useful life of community facilities.

Policy CF 4.3: Where possible, identify and seek funding sources for necessary building improvements.

Goal CF 5: Make cost-effective decisions related to Town equipment.

Policy CF 5.1: Continue to purchase equipment wisely, weighing the costs and benefits of renting, borrowing, and purchasing the item outright. Use grants, surplus sales, and other innovative means to purchase equipment.

Policy CF 5.2: Establish agreements with other entities (such as cities, schools, fire authorities, and for-profit entities) to share necessary equipment.

C. STORMWATER MANAGEMENT

The Town of Bucoda has few public stormwater management facilities. Within the community, stormwater treatment is typically addressed through the use of infiltration and/or dry wells, though some catch basins feed into larger treatment systems. In the future, new developments will address stormwater treatment on a site-by-site basis, and the Town may seek to install swales and new catch basins where drainage troubles exist. In the flat portion of Bucoda, the community tends to have highly porous soils, which allows the effective infiltration of water in most cases.

Level of Service. All new housing, commercial developments, and major remodels in the Town of Bucoda are required to meet the 2009 Thurston County Drainage Design and Erosion Control Manual or any subsequent versions of the document.

Proposed Projects and Sources of Funding. The Town of Bucoda will require future developments to install stormwater facilities in accordance with community standards. The Town will also pursue stormwater enhancements in the design and construction of new or existing streets and parking lots. Stormwater improvements included within a street project will typically be financed out of the funding received for the road improvement.

The Town of Bucoda has identified the following goals and policies for stormwater management in the community:

Goal CF 6: Work to limit flooding and pollution associated with stormwater runoff.

Policy CF 6.1: Require all new developments to meet Town of Bucoda stormwater treatment standards.

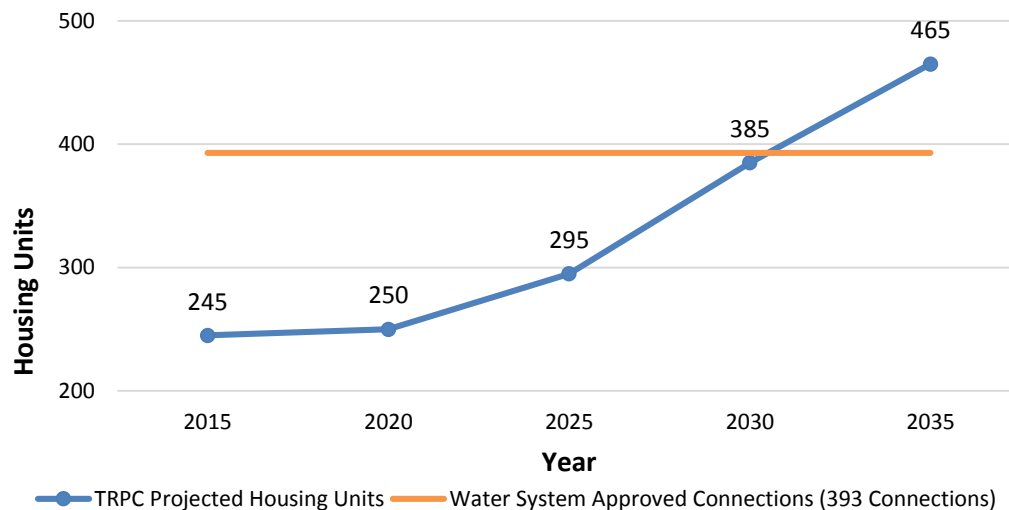
Policy CF 6.2: Continue to incorporate Best Management Practices for stormwater as part of street projects, in accordance with the Thurston County Drainage Design and Erosion Control Manual.

Policy CF 6.3: Seek to preserve wetlands (especially their flood control functions) in accordance with the Bucoda Critical Areas Ordinance as a means of storing and filtering stormwater.

D. WATER SYSTEM

The Town of Bucoda water system serves 257 customers and pumps roughly 1.3 million gallons of water per month. The community has groundwater rights for 157 acre-feet per year of water, with an instantaneous pumping rate of 500 gallons per minute. Given the present water facilities, these existing water rights are approved by the Department of Health to serve approximately 393 equivalent residential connections.

Figure CF-1: Projected Housing Units Compared to Department of Health Approved Connections.



Source: Thurston Regional Planning Council, Population and Housing Estimates; and Town of Bucoda Small Water System Management Program (2009), prepared by JW Morrisette and Associates

Projected Water Demand. Figure CF-1 above shows the projected housing units as compared to the Department of Health approved connections. If growth occurs as projected by Thurston Regional Planning Council, existing ground water rights will be sufficient for projected growth until roughly 2030, at which time the community will have to tap additional water. In order to meet the residential demand projected for 2035, the Town would need to draw an additional 29 acre-feet or 9,450,000 gallons of water each year – potentially from the Town’s water rights from the Skookumchuck River (see Table CF-2). According to the Washington State Department of Ecology, the Chehalis watershed “is one of the most intensely farmed basins in western Washington, and much of the water has already been spoken for” (Washington State Department of Ecology Publication No. 11-11-027).

Although the Town has substantial water rights equal to 8,759 acre-feet of water that may be drawn from the Skookumchuck, changes in the Skookumchuck River’s water level impact fish and other aquatic and water-dependent species. To draw these surface water rights, the community will need to ensure that the water rights are perfected through the Washington State Department of Ecology and consider how best to construct facilities to access and treat the water. Processes associated with tapping these water rights take time and the community’s efforts should begin sometime in the next few years. If water rights are not secured in time to serve the additional growth, the Town will work with the Washington State

Department of Ecology to identify a solution, which may include water conservation projects and system improvements that reduce water leakage.

Table CF-2: Water Rights Information				
Permit Certificate/ Claim Number	Source Type*		Existing Water Rights	
	Ground	Surface	Max. Instantaneous Flow Rate	Max. Annual Volume
G2-23763	X		500 gpm (1.1 cfs)	157 ac-ft
541 Surface Water Right		X	4,982 gpm (11.1 cfs)	8,035.5 ac-ft
2215 Surface Water Right		X	449 gpm (1.0 cfs)	724 ac-ft

**Existing water sources are all primary rights.
Source: Town of Bucoda Small Water System Management Program (2009), prepared by JW Morrisette and Associates*

System Characteristics

- Water Source.** Two wells provide water to Bucoda. Well 1 is a 10-inch diameter well that was constructed in 1975 and Well 2 is a 14-inch well built in 1996. Both of the wells are drilled to a depth of approximately 95 feet (see Table CF-3), and are located within the flood zone in the Town of Bucoda.

Table CF-3: Water System Characteristics		
Water Source (well) Information	Well No. 1	Well No. 2
Year Drilled	1975	1996
Width (inches)	10	14
Depth Drilled (feet below ground surface)	94	95
Pump (horsepower)	10	10
Life Expectancy (Years)	30	30
Water Storage Information	Reservoir 1	
Year Installed	1996	
Material	Concrete	
Nominal Volume (gallons)	120,000	
Life Expectancy (Years)	50	

Source: Town of Bucoda Small Water System Management Program (2009), prepared by JW Morrisette and Associates.

The average life expectancy for the wells is 30 years; as a result, the Town anticipates replacing Well 1 within the next 20 years. The Town has identified a potential site outside of the flood zone, and has begun planning for development of a well in the area.

- Water Storage.** The Town of Bucoda has one reservoir that stores water and helps provide needed water pressure to the community. The reservoir is generally considered to be in good condition,

and is anticipated to be sufficient to serve the number of connections approved by the Department of Health within the community.

- **Water Distribution.** The water distribution system consists primarily of polyvinyl chloride (PVC), asbestos cement (AC), and ductile pipe with 12 inch mains, and lines of 8, 6, 4, and 2 inches.

Over the next 6-20 years, Bucoda will pursue a number of improvements to the water distribution system. Improving existing water system connections at 3rd Street and 9th that cross the railroad tracks is a priority for the Town. The crossing at 3rd Street will be expanded from a 3-inch galvanized pipe to an 8-inch PVC pipe; the crossing at 9th Street will be expanded from a 6-inch AC pipe to an 8-inch PVC pipe. The Town will also look to replace the remaining AC pipes with PVC pipes. Key projects include the replacement of the existing water line along Nenant and 7th Streets. In addition to these primary water system improvements, new development will require that additional mains and service lines be constructed. These water system enhancements will primarily be borne by new development. Water improvements such as those outlined above are generally anticipated to be funded by the Community Development Block Grant program.

Level of Service. Level of service standards for the water system are located in the Town's Small Water System Management Program, which are herein adopted by reference. Beyond these requirements, all new fire hydrants are required to be powder coated.

The following are goals and policies for Bucoda's water system.

Goal CF 7: Ensure sufficient water rights are available to accommodate Bucoda's anticipated growth.

Policy CF 7.1: Perfect the water rights for water drawn from the Skookumchuck River.

Policy CF 7.2: Determine how to use water from the river as potable/usable water.

Policy CF 7.3: Use the availability of water as a potential business recruitment tool.

Goal CF 8: Maintain a high-quality of drinking water.

Policy CF 8.1: Continue to implement Bucoda's wellhead protection plan as a means to preserve the community's drinking water supply.

Policy CF 8.2: Limit the potential for contamination of the water supply due to failing septic systems by pursuing connection to or development of a wastewater treatment system.

Goal CF 9: Install new water lines to improve the water system and reduce leakage.

Policy CF 9.1: Construct new water lines and/or loops in areas that will enhance the performance of the existing water system and will not likely be constructed as part of future development.

Policy CF 9.2: Require private developers to extend and/or loop water lines when the water lines primarily benefit their property. Utilize latecomer agreements when these lines will be utilized by other properties in the future.

E. WASTEWATER TREATMENT

Septic systems treat all of the wastewater in the Town of Bucoda. These systems typically consist of a septic tank and a subsurface absorption system (i.e., a drainfield, a sump, or both). The tank separates the solid and liquid portions of the waste stream, stores the solid portions of the waste, and provides an environment for anaerobic decomposition of solids. Liquids move from the tank to a subsurface absorption system where, under ideal circumstances, the fluids are absorbed and treated within the soil.

System Characteristics and Deficiencies. When on-site septic systems are properly designed and constructed, installed in adequate soils, and used at low development densities, the systems can represent a satisfactory solution for sewage disposal. However, if they are improperly designed or constructed, installed in inadequate soils, or used at high development densities, the systems can impact the quality of surface and groundwater sources and adversely affect public health. These potential drawbacks are key reasons the Town of Bucoda is exploring centralized wastewater treatment. A description of key issues associated with septic systems is provided below:

- **Pervious Soils and Bucoda’s Drinking Water** – The Town has extremely pervious soils overlaying its drinking water aquifer. The community is located almost entirely within an Extreme Critical Aquifer Recharge Area, and improperly designed, constructed or maintained septic systems could impact the quality of the drinking water.
- **Restricted Development Options** – Reliance on septic systems also discourages business and residential development in Bucoda. The Washington State Department of Health and the Environmental Health division of Thurston County Public Health and Social Services Department specify the maximum amount of septic effluent that is allowed to be generated on a development site based on a number of factors. These standards typically allow a maximum of two dwelling units per acre or the equivalent amount of wastewater flow from a commercial use provided certain conditions are met.

The space required to accommodate drainfields necessitates the use of larger development sites. This is especially difficult in Bucoda, an older community that was platted with numerous small lots. New businesses in the community are required to balance having sufficient space to accommodate a septic system, a drainfield, and a reserve, with the space necessary for the building and the required parking. Restaurants must additionally install pre-treatment for septic systems, taking up further space on a site and adding to a prospective entrepreneur’s start-up costs. Few large sites that can accommodate a sizable business and a septic system are present in Bucoda.

Level of Service Standards. Level of service standards for the wastewater treatment system are presented below:

- **Septic Standards** – All housing and commercial developments constructed on septic systems are required to meet Thurston County Environmental Health regulations. To ensure that new homes and businesses can easily connect to a future sewer system, new structures are required to have a valve box at the property line that enables a STEP pump to be connected to the individual systems (to pump liquids to the sewer treatment plant).

- **Sewer Standards** – All housing and commercial developments constructed on a sewer system are required to meet the standards articulated in any future Comprehensive Sewer Plan for the Town of Bucoda.

Proposed Projects and Sources of Funding. Construction of a centralized wastewater treatment system or connection to an existing system is expensive and will be difficult for the Town of Bucoda realize. However, the Town understands two things. First, a sewer system is the best way to protect the Town’s water supply in the long-term. Second, new businesses are unlikely to move to the community when sewer service is unavailable.

In light of these factors, the primary capital facility project associated with wastewater treatment over the next 20 years is the construction of a sewer treatment facility. The Town of Bucoda will explore a variety of methods to realize this possibility including connecting to Tenino’s existing system, connecting to a future plant on the Trans Alta site, or building a new facility. Although this project is not likely to occur in the next six years and is therefore not included as part of the Six-Year Capital Improvement Program, the Town of Bucoda recognizes the need to plan for a sewer system and has adopted Goal CF 11 and Policy CF 11.1 to address this need.

The following are goals and policies for wastewater treatment in Bucoda.

Goal CF 10: Seek to ensure that septic systems function properly in Bucoda, and do not pollute the drinking water aquifer in the area.

Policy CF 10.1: Proactively address known septic issues.

Policy CF 10.2: Consider the creation of a septic system management area that requires septic systems in Bucoda to be checked every three years.

Goal CF 11: Provide cost-effective sewer treatment to residents and businesses in the Town of Bucoda.

Policy CF 11.1: Proceed with the preliminary planning for financing and construction of a sewage disposal system. The system should be an appropriate scale and technology to accommodate the projected build-out of the city and the UGA.

Policy CF 11.2: Ensure that subdivisions built on septic systems (before a wastewater treatment facility is constructed) are best designed to facilitate the conversion to sewer treatment in the future.

Policy CF 11.3: Ensure that adequate water rights are perfected and can accommodate expected growth prior to establishing a sewer treatment plant.

F. PARKS

The Town of Bucoda has three parks: the Memorial Park adjacent to the railroad line and across Main Street from the fire station; Volunteer Park, located on the east bank of the Skookumchuck River; and Penitentiary Park, located on the west bank of the Skookumchuck River.

Memorial Park. Memorial Park encompasses a number of vacant properties in downtown Bucoda, sandwiched between the railroad line and Main Street. The Commons has a swing set, a picnic table, and a small gazebo that is underutilized.

Volunteer Park. Volunteer Park is the Town’s primary location for recreation opportunities. In addition to the kitchen, concession stand, and restrooms listed in Section B of this element, the 14-acre site includes a softball field, playground equipment, a horseshoe pitch, benches, and picnic tables. The Town also operates a 16-site RV park.

Penitentiary Park. Penitentiary Park was the location of the Washington Territorial Prison and is considered a historic site. Although small in size, the park has a memorial, a small basketball court, benches, and picnic tables.

The Town of Bucoda has the following goals related to Parks in the community:

Goal CF 12: Ensure existing park facilities are well-maintained and in good repair.

Goal CF 13: Seek funding to improve existing park facilities.

Policy 13.1: Consider adoption of a Parks plan to increase opportunities for grant funding of park facilities.

Policy 13.2: Identify ways to expand recreation opportunities at park facilities.

G. FUNDING AND CAPITAL IMPROVEMENT PROGRAM

Table CF-4 lists the projects the Town of Bucoda will pursue over the next six years and represents investments that will help the Town maintain and improve Town services. As indicated by Goal CF 1 of this Plan, the city will need to regularly amend the Capital Improvement Program to maintain an up-to-date list of projects; the Town recognizes that.

The Capital Improvement Program assumes that existing funding sources rely heavily on state and federal assistance, including grants available to the Town. Like the TIP outlined in the transportation element of this plan, the capital improvement program is fiscally constrained by the community’s status as a small town. The ability of some projects to proceed will depend on the successful receipt of outside grants, and where funding is not available, the project is either delayed or cannot be pursued. If probable funding falls short of expectations, the Town of Bucoda will work with partners at the state and federal level to determine viable solutions to the issues. Partners may include the United States Department of Agriculture, Thurston County, Washington State Department of Transportation, and the United States Department of Housing and Urban Development, among others.

Table CF-4: Six-Year (2016-2021) Capital Improvement Program

Project Type	Anticipated Project Date	Project	Estimated Cost	Potential Grants and Loans*
Buildings	2017	Paint fire station	\$10,000	CDBG, USDA-Community Facilities
Buildings	2017	Replace roof on Town shop	\$25,000	CDBG, USDA-Community Facilities
Water	2017	New well (site acquisition and well construction)	Unknown	Drinking Water State Revolving Fund, Public Works Trust Fund
Streets and Sidewalks	2017	Miscellaneous pothole and shoulder repairs as needed within Town limits.	\$44,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	4 th Street improvements.	\$74,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	Nenant Street improvements	\$606,000	CDBG (grant applied for)
Streets and Sidewalks	2017	8 th Street improvements.	\$55,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	Ohop Road chip sealing	\$25,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	7 th Street East improvements.	\$194,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	5 th Street sidewalk extension.	\$16,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	7 th , 8 th , and Wright Street improvements.	\$472,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	9 th Street improvements	\$59,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)

Table CF-4: Six-Year (2016-2021) Capital Improvement Program (continued)

Project Type	Anticipated Project Date	Project	Estimated Cost	Potential Grants and Loans*
Streets and Sidewalks	2017	West 3 rd Street improvements	\$59,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	Thurman Street improvements	\$70,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	Main Street South improvements	\$242,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Streets and Sidewalks	2017	Seatco Street overlay	\$50,000	State and Federal Transportation Grants (State TIB, Regional STP, Transportation Alternatives)
Stormwater	2017	7 th Street stormwater drainage/repair	\$36,000	Public Works Board Construction Loan Program, Clean Water State Revolving Fund
Buildings	2018	Replace siding on Town gym	\$56,000	CDBG, USDA-Community Facilities, Historical Structure Grants
Buildings	2018	Replace gutters on Town gym	\$4,000	CDBG, USDA-Community Facilities, Historical Structure Grants
Buildings	2018	Install sprinkler system in gym	\$65,000	CDBG, USDA-Community Facilities, Historical Structure Grants
Buildings	2018	Replace HVAC system in fire station	\$10,000	CDBG, USDA-Community Facilities
Buildings	2019	Install sprinkler system in fire station	\$40,000	CDBG, USDA-Community Facilities

**Much of the work proposed by the Town requires outside funding in order to accomplish. Potential Grants and Loans represent funding sources in addition to what the Town has available in its budget, which is updated on an annual basis.*

Source: Town of Bucoda

UTILITIES ELEMENT

This utilities element has been developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) to address utility services in the Town of Bucoda for the next 20 years. The GMA defines electricity, gas, telecommunications, and cable TV as utilities while water and sewer systems are considered public facilities. As used in this Comprehensive Plan, “utility” and “public facilities” are not interchangeable terms. Sewer and water are considered “capital facilities” and are addressed in the Capital Facilities Element. This Utilities Element describes the location and capacity of all significant existing and proposed utilities and articulates policies for existing and future service.

A. GENERAL GOALS AND POLICIES

The following are general goals and policies for utilities in Bucoda. Where the jurisdictions of unincorporated Thurston County and the Town of Bucoda intersect, the Town encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

Goal UT 1: Coordinate with utility providers to ensure that sufficient utilities are available to developments when they are constructed.

Policy UT 1.1: Share information about new developments with Puget Sound Energy, Tenino Telephone, Comcast, and other service providers to help them plan how they will serve the development.

Policy UT 1.2: Ensure that development regulations are consistent with and do not otherwise impair the fulfillment of public service obligations imposed upon utilities by federal and State law.

Goal UT 2: Ensure that utilities are installed efficiently and consider aesthetics of new developments.

Policy UT 2.1 Require the undergrounding of utilities wherever feasible as part of new development.

Policy UT 2.2: Assist in coordination between developers, the Town and service providers during a project’s life cycle to promote efficient layout, construction and maintenance of utilities.

Policy UT 2.3: Consider utility permits simultaneously with the proposal requesting the service. Whenever possible, approve utility permits when the project to be served is approved.

Policy UT 2.4: Coordinate with Thurston County and utility providers to ensure consistency between available utilities and planned growth.

Goal UT 3: Coordinate with utility providers on improvements to currently built-out

areas.

***Policy UT 3.1:** Where possible, encourage the joint use of transportation rights-of-way and utility corridors for utilities.

Policy UT 3.2: Provide timely and effective notification about road construction and maintenance to facilitate coordination between public and private construction and trenching activities in Bucoda.

Goal UT 4: Strive to maintain up-to-date information about existing private utilities within Bucoda.

Policy UT 4.1: Recognize that planning for private utilities is primarily the responsibility of the private utility providing the service.

Policy UT 4.2: Work to understand the needs of utility providers wherever possible.

Policy UT 4.3: Maintain information about the known plans of private utility providers in the Bucoda Comprehensive Plan or other planning documents.

GOAL UT 5: Ensure environmentally sensitive, safe, and reliable utility services.

Policy UT 5.1: Consistent with the utility's public service obligations, require utilities to be reasonably compatible with surrounding land uses and that their environmental impacts are minimized.

B. ELECTRICITY

Electricity is provided to the Town of Bucoda by Puget Sound Energy (PSE). Puget Sound Energy is a private investor-owned utility responsible for providing electrical service to approximately 1.1 million customers in parts of western and central Washington State.

In accordance with state law, Puget Sound Energy has an obligation to provide electricity upon demand and in accordance with "tariffs" on file with the Washington Utilities and Trade Commission (WUTC). As a result, Puget Sound Energy is required to provide electricity to customers within its service territory as that service is requested. This obligation is known as a utility's duty to serve.

Consistent with its duty to serve, PSE will provide electrical service as needed to development both inside and outside of the Bucoda town limits. As development occurs within the community, increased demand for electricity is expected.

System Inventory and Forecast of Future Needs. The Town of Bucoda is served by a 115 kV line, the Tono-Blumaer line that originates from PSE's Blumaer Substation in Tenino. At present, the line has the capacity to meet the current and projected demand for electricity in the Bucoda area. Puget Sound Energy plans to add a second transmission line to serve Bucoda over the next 20 years.

Energy Conservation Programs for Customers. To encourage the efficient use of electricity among customers and extend the capacity of existing facilities, Puget Sound Energy operates a variety of conservation programs. Conservation offerings and incentive levels change from time to time and interested businesses and residents can explore available programs on the Puget Sound Energy website. Additional programs through governmental agencies such as the Washington State Department of

Commerce and organizations such as Thurston Energy and the Community Action Council also provide home weatherization assistance to local governments, business owners and families.

The following goals apply to electrical distribution in Bucoda.

Goal UT 6: Encourage reduced per capita energy use and more renewable energy creation in Bucoda.

Policy UT 6.1: Partner with Puget Sound Energy and other organizations to weatherize existing buildings, and/or conduct other energy efficiency upgrades to homes, businesses and public buildings.

Policy UT 6.2: Strive to reduce the cost of day-to-day Town operations through increased energy efficiency of structures and facilities.

Policy UT 6.3: Encourage local energy generation among residents and organizations.

C. NATURAL GAS

The Town of Bucoda is not currently served by Puget Sound Energy’s regional natural gas distribution system. Unlike electricity or basic telephone service, Puget Sound Energy is not obligated to provide gas service to customers upon request, as natural gas is considered a convenience and not a necessity. Puget Sound Energy only extends lines where demand warrants the extension and is prohibited from passing on the cost of new distribution facilities to existing customers.

Long-Term Prospect of Natural Gas in Bucoda. Extension of natural gas service to Bucoda is not feasible or likely in the next 20 years. Construction of a new gas main to Bucoda would cost in excess of \$10 million (not including the price to connect the service to each household) and would involve the extension of a pipeline approximately 14 miles from the existing Rainer Gate Station (located northeast of Bucoda) to the community. An alternate route that directly connects Bucoda to the regional Williams and Olympic gas pipelines is also possible but would cost an amount similar to the Rainier extension as construction of a new gate station would be needed.

Long-term factors that might influence the prospect of natural gas availability within Bucoda include the relative costs of gas and electricity, regional power planning priorities, and trends in residential and commercial development.

The following goal applies to the provision of natural gas:

Goal UT 7: Encourage the extension of natural gas to Bucoda.

Policy UT 7.1: Inform Puget Sound Energy as larger developments occur in or near Bucoda to encourage them consider the expansion of natural gas to the community.

D. TELECOMMUNICATIONS SERVICES

Standard Telephone Service. Providers of basic telephone service have a duty to provide service as requested within their service areas because the service is considered a necessity. Basic telephone services are currently provided in Bucoda by the Tenino Telephone Company, whose service area includes Bucoda, Tenino, and the surrounding rural areas. Tenino Telephone has operated in the area since 1905.

Tenino Telephone has miles of fiber optic cables that travel through their service area as well as a number of other services and technologies available. Long distance services are offered by Scatter Creek Communications (a division of Tenino Telephone), as well as AT&T, Sprint and a variety of other companies. Major Tenino Telephone fiber optic cables extend through Bucoda along SR 507 and feeder lines serve a number of homes and businesses. Though they do not provide service to Bucoda, a number of fiber optic trunk lines also travel alongside the BNSF mainline. Internet service through Tenino Telephone is provided by Scatter Creek InfoNet, an affiliate of the Tenino Telephone Company with locations in Cowlitz and Thurston Counties.

Telecommunications and Cellular Telephone Service. The speed of technological advancements in the telecommunications industry makes it difficult to project how services will be provided in the future. The Federal Communications Commission (FCC) regulates internet and cellular providers in each geographic service area, and there are several FCC-licensed providers that serve Bucoda.

At the state level, cellular telecommunication companies are regulated by the Washington Utilities and Transportation Commission. Though it is increasingly used as a reliable backup communication system during emergencies, the Commission still considers cellular technology a utility of convenience and not a necessity. Cellular providers are thus not required to provide service upon demand.

One cellular tower with three providers collocated on it currently serves the Town of Bucoda. Located on private property in northwest Bucoda, as of 2015 the tower is occupied by Sprint, Verizon and Nextel.

Cable Service. No cable service is provided in the Town of Bucoda, and there are no plans to extend cable service to the community at this time. To have choices about television programming, many residents have satellite dishes.

Goals. The following goals and policies apply to the telecommunications industry in Bucoda.

Goal UT 8: Ensure that Bucoda residents and businesses have access to a variety of high-quality options for phone, internet, and cable services.

Policy UT 8.1: Encourage competition among phone, internet and cable providers to get the best possible service available in Bucoda.

Policy UT 8.2: Promote the development of cheap internet access in Bucoda.

Policy UT 8.3: Promote additional teleworking opportunities among area residents.

Goal UT 9: Strive to have first-class internet services available for local businesses.

Policy UT 9.1: Consider internet as a facility that is as important as sewer and water

for commercial and industrial development.

Policy UT 9.2: Promote the construction of a high-quality internet infrastructure in downtown and major new employment areas.

Policy UT 9.3: Work with organizations such as the South Thurston Economic Development Initiative and the Thurston Economic Development Council to build the capacity of area businesses to reach online markets.

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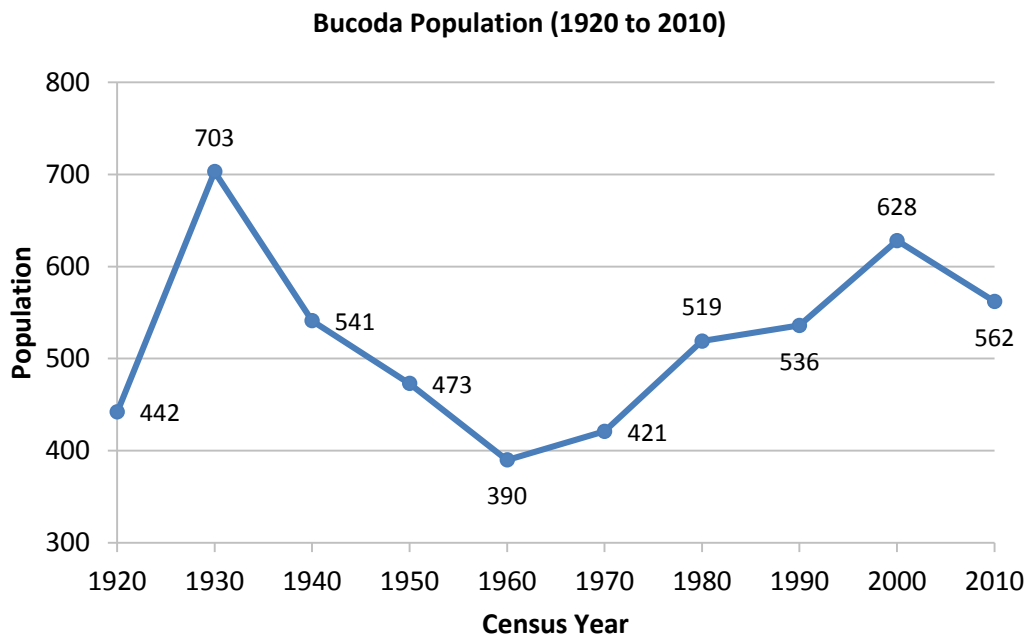
APPENDICES

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APPENDIX A. DEMOGRAPHICS

In order to forecast land use, capital facility, and quality of life needs over a 20-year planning horizon, population trends must be considered. This appendix looks at past trends and future projections to forecast scenarios for future growth in Bucoda.

Historic Growth Trends. The following figure and table shows the changes in Bucoda’s population since 1920. In the latter part of the 19th century up until the community incorporated in 1910, Bucoda was a bustling town powered by the railroad, neighboring coal fields, and the lumber industry. Bucoda’s first census in 1920 showed there were 442 people living in the community. As the Mutual Lumber Company expanded so did the population and by 1930, the community’s population peaked at 703 residents.



Bucoda and its formative industries declined during World War II. The community struggled to recover and experienced declining population from the 1930s to the 1960s. Beginning in the 1970s the growth rate increased and in 2000, the population was near 1930 levels. However, between 2000 and 2010, the population once again declined.

Population Forecasts. Projecting future population given a cycle of growth and contraction is difficult. However, Thurston Regional Planning Council (TRPC) has projected future population growth for the Town of Bucoda as part of their regional projections. The most recent forecast was completed in 2012 and is shown in the following table. This forecast projects that the population of Bucoda will increase by roughly 500 people from 2010 to 2035, with the majority of the population increase projected to occur after a sewer is installed in Bucoda (the forecast assumes will occur sometime between 2025 and 2030).

**TRPC Population Forecast for Bucoda 2010
– 2035**

Year	Population	Ave. Annual Rate of Change
2010	560	--
2015	570	0.4%
2020	575	0.2%
2025	675	3.3%
2030	890	5.7%
2035	1065	3.7%
2040	1,215	2.7%

Source: TRPC – Population and Employment Forecast, 2015. Assumes that Bucoda will construct a sewer between 2025 and 2030.

These population trends and projections present a baseline for planning future land uses and capital facilities in Bucoda over the next 20 years. While the trends may change or occur slightly different than projected, the forecast shown has informed the bulk of the facility and land use priorities within this plan.

APPENDIX B. ESSENTIAL PUBLIC FACILITIES

The Town of Bucoda provides for the siting of essential public facilities as required by state law. Essential public facilities are defined as those state or regional facilities and services of state-wide significance that are typically difficult to site. These include uses 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.

Although no element of the Bucoda Comprehensive Plan precludes the siting of listed essential public facilities, the Town has the discretion to indicate where these types of uses are most appropriate. The Town of Bucoda has established in its zoning code standards for addressing the siting of essential public facilities. Such uses may be conditionally allowed in the Commercial (C), Parks/Public Use (P), and Industrial (I) zones but are not allowed in the Environmentally Sensitive (ES), Single Family/Duplex Residential (SF/D), or Multi-Family Residential (MF) zones. Secure community transition facilities may be conditionally allowed only in the Industrial zone.

Essential Public Facilities Use Schedule						
Key: C = Conditional Use Permit required -- = use not allowed						
Essential Public Facility Type	ES	SF/D	MF	C	I	P
Secure Community Transition Facilities	--	--	--	--	C	--
All other Essential Public Facilities	--	--	--	C	C	C

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APPENDIX C. HOUSING TYPES

The Town of Bucoda allows a variety of housing types, as required by state law. These various housing types, as well as the zones where the types are allowed, are presented below:

Allowance of Various Housing Types in Bucoda	
Type of Housing	Zones Allowed
Government-Assisted Housing	Permitted in all zones, so long as the type of housing proposed (Single-Family, Duplex, Multifamily, Mixed Use) is consistent with the allowed uses in the zone.
Housing for Low-Income Families	Permitted in all zones, so long as the type of housing proposed (Single-Family, Duplex, Multifamily, Mixed Use) is consistent with the allowed uses in the zone.
Manufactured Housing	Permitted in zones where single-family housing is allowed.
Multifamily Housing	Permitted in the multifamily zone, so long as septic requirements can be addressed.
Group Homes	Group homes that transfer individuals from jail to more independent living arrangements are regulated as an essential public facility; see Appendix B for locational requirements. Group homes associated with mental or physical disabilities are also present in the zoning code. Adult family homes are permitted in the Single Family/Duplex and the Multiple-Family Residential zones.
Foster Care Facility	Group Foster Homes of more than five children require a conditional use in residential zones. Homes of less than five children are presumably allowed outright.

Beyond the need to more clearly address provisions for the housing of disabled individuals, sufficient land is available for each of these housing types at present.

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APPENDIX D. PUBLIC PARTICIPATION

Since this Comprehensive Plan is adopted in its entirety by the Town of Bucoda, and in part by Thurston County, different processes for amending the plan must be followed depending on the nature of the proposed amendment.

Amendment Process. For proposed amendments to plan text, goals, policies, actions and maps that affect only the incorporated areas within Bucoda’s urban growth boundary, Bucoda alone will consider the proposed amendment. The Town’s process for considering such amendments will involve public notification and a public hearing as well as a recommendation by the Planning Commission and final approval by the Town Council.

For proposed amendments to plan text, goals, policies, actions, and maps that affect the unincorporated areas within Bucoda’s urban growth boundary (if Bucoda expands to have an unincorporated urban growth boundary), the Town and County will each consider the proposed amendments. Per the Thurston County County-wide Planning Policies, the Town will assume lead responsibility for preparing the joint plan amendments for the urban growth area in consultation with the county and adjoining jurisdictions. Thurston County will consider any amendments proposed by the Town, and their process for considering such amendments will involve a public hearing and approval by both the County Planning Commission and Board of County Commissioners. This process will take place either concurrently with or after the Town of Bucoda’s process.

In accordance with RCW 36.70A.130, proposed amendments to or revisions of the Comprehensive Plan will be considered no more frequently than once every year, except as ordered by an agency or court with authority. The Town and County however may also adopt amendments or revisions to the Comprehensive Plan that conform to RCW 36.70A.130 under the following circumstances:

- During initial adoption of a subarea plan.
- Due to the adoption or amendment of a Shoreline Master Program.
- As part of an amendment to a Capital Facilities Element (if it occurs concurrently with adoption or amendment of a city budget).

Notification. The Town of Bucoda will notify property owners or other affected or interested parties of proposed amendments to the Comprehensive Plan or development regulations, in a manner similar to the notification requirements under the State Environmental Policy Act (SEPA).

The Town will further:

- Notify the Washington State Department of Commerce at least 60-days prior to an intended date of adoption for any changes to the Comprehensive Plan or development regulations.
- Provide copies of the Comprehensive Plan and development regulation amendments to affected jurisdictions and those parties that have expressed an interest in reviewing the documents.
- Submit a signed copy of adopted Comprehensive Plan and development regulations to the Department of Commerce within 10 days of the adoption of the ordinance.

Public Participation Plan. Amendments to Comprehensive Plans under the Growth Management Act require cities and counties to develop a Public Participation Plan. In Bucoda, public participation in the update of Comprehensive Plans will meet the requirements in 36.70A.035(1) at minimum, and will include:

- Public participation early and often throughout the update.
- Posting of information pertaining to the amendments in conspicuous locations in the community (including the Post Office and Town Hall).
- Publishing information in the newspaper of general circulation.
- Providing notice to individual property owners about site-specific changes.

The purpose of these items is to provide citizens with information about, and an opportunity to comment on the Town's Comprehensive Plan. Potential additional methods of notification include:

- Including information on the reader board entering Town.
- Inserting informational flyers into water bills.
- Holding open houses hosted by Planning Commission or Council.
- Posting notification to the City's website.

APPENDIX E. REGULATORY TAKINGS

Government agencies within Washington State are required to assure that their regulatory or administrative actions do not result in an unconstitutional taking of private property. The Washington State Attorney General's office published an advisory memorandum that provides a recommended process for evaluating proposed regulatory or administrative actions to avoid unconstitutional takings of private property (December 2015). The memorandum identifies five 'warning signals' communities should take note of when considering a regulatory taking:

1. *Does the regulation or action result in a permanent or temporary physical occupation of private property?*
2. *Does the regulation or action deprive the owner of all economically viable uses of the property?*
3. *Does the regulation or action deny or substantially diminish a fundamental attribute of property ownership?*
4. *Does the regulation or action require a property owner to dedicate a portion of property, to grant an easement, or to undertake some independent financial obligation?*
5. *Does the regulatory action have a severe impact on the landowner's economic interest?*

Whenever a regulation or action is proposed by the Town that may have a detrimental effect on a property owner, the Town will consult with staff and its legal counsel to determine whether or not the taking is reasonable and constitutional, and whether there are reasonable and financially viable alternatives available that the Town may instead pursue.