

3.11 Population

AFFECTED ENVIRONMENT

Consistent with Growth Management Act requirements for comprehensive planning, the Washington State Office of Financial Management (OFM) prepares a 20-year population projection for each County that has adopted a Comprehensive Plan under the Growth Management Act, including Thurston County. Within Thurston County, the Thurston Regional Planning Council reviews the OFM population projection for the entire County, and then projects population growth for each City and its associated Urban Growth Area, unincorporated Urban Growth Areas, and unincorporated areas within Thurston County. This population allocation is utilized by each jurisdiction in its comprehensive planning process and by the County in establishing appropriately sized urban growth areas.

The *City of Yelm Comprehensive Plan* was reviewed for consistency with the Growth Management Act in 2006. Several updates were adopted at that time, including updated population projections. At that time, however, the most recent population projections available from the Thurston Regional Planning Council had been prepared in 2005 (see Table 3.8.11-1).

Table 3.11-1. Population projections for the City of Yelm and its UGA: 2005 (TRPC).

| | 2005 | 2026 | 2030 |
|---|-------|--------|--------|
| Projected Population | 5,590 | 10,560 | 11,480 |
| Dwelling units needed to serve population | | 2,719 | 3,239 |

The *Yelm Comprehensive Plan* adopted these projections, but noted that the development of Tahoma Terra and Thurston Highlands would likely affect the official population forecasts in the future.

The most recent population projections for Yelm and its Urban Growth Area were adopted by the Thurston Regional Planning Council in October of 2007 as part of the *Buildable Lands Report for Thurston County* (TRPC 2002 and updates). These projections are reported in Table 3.11-2.

Table 3.11-2. Revised population projections for the City of Yelm and its UGA: October 2007 (TRPC).

| | 2010 | 2015 | 2020 | 2025 | 2030 |
|---|-------|--------|--------|--------|--------|
| Projected Population | 8,380 | 12,090 | 15,660 | 18,600 | 22,230 |
| Dwelling units needed to serve population | 3,500 | 5,120 | 6,990 | 8,640 | 10,670 |

The October 2007 projections, based on comparisons with other small cities in which Master Planned Communities have developed, project that the Thurston Highlands Master Planned Community will be two-thirds built-out in 2030. This is a more conservative estimate than the City is using for its planning purposes, which assumes full build-out of Thurston Highlands by 2030.

POTENTIAL CONSTRUCTION IMPACTS

The physical impacts associated with constructing the Thurston Highlands Master Planned Community to serve the projected resident population are described throughout Chapter 3 of this Draft EIS in relation to each element of the environment.

DEVELOPED CONDITION IMPACTS

For the purpose of the impact analysis, the full build-out population of each conceptual land use alternative was calculated using household sizes based on the *2006 Population Worksheet for City of Yelm* published by the Washington State Office of Financial Management (OFM), and the conservative assumption that household size would remain constant over the 10- to 30-year build-out of the project.

Table 3.11-3. Population projections per household, by dwelling unit type (OFM).

| | |
|---|----------|
| Single-Family Dwellings (SFD) | 2.912938 |
| Duplexes | 3.137255 |
| Multi-family (3 and 4 units per building) | 1.747368 |
| Multi-family (5+ units per building) | 1.280193 |

The build-out population and housing unit projections for each of the conceptual land use alternatives analyzed in this Draft EIS are presented in Table 3.11-4.

Table 3.11-4. Thurston Highlands build-out population and dwelling unit projections for the conceptual land use alternatives.

| | Projected Population at build-out | SFD | Duplexes | Multi-family (3 and 4 units/bldg) | Multi-family (5+ units/bldg) | Total Housing units |
|-------------------------|--|------------|-----------------|--|-------------------------------------|----------------------------|
| Preferred Alternative | 12,548 | 3,000 | 546 | 509 | 945 | 5,000 |
| Traditional Development | 13,859 | 4,000 | 400 | 400 | 200 | 5,000 |
| Urban Village | 10,998 | 1,000 | 1,240 | 1,420 | 1,340 | 5,000 |

As the Thurston Highlands Master Planned Community has been included in the *City of Yelm Comprehensive Plan*, and has been considered as part of the City’s population projections, development of this project over time will not significantly alter anticipated population growth within the City of Yelm or its UGA.

The difference in impact on population growth between the conceptual land use alternatives is relatively insignificant in relation to the City’s total projected population in the year 2030.

POSSIBLE MITIGATION MEASURES

Because no adverse impacts to anticipated population growth are anticipated, no mitigation measures for such impacts have been identified.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

From a City planning perspective, no significant unavoidable adverse impacts to population growth within the City of Yelm and its UGA would be anticipated.

