

**Yakima County
Public Services Department
Planning Division**

**Yakima County's 2017 Review of its UGAs and Permitted Densities
(as required by the Growth Management Act)**

**Urban Growth Area for
City of Sunnyside**

**Revised Staff Report
October 12, 2015**

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Introduction

The Growth Management Act (GMA) provides:

“(a) Each county that designates urban growth areas under RCW 36.70A.110 shall review, according to the schedules established in subsection (5) of this section, its designated urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas.

“(b) The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period ...”
[RCW 36.70A.130(3)]

Subsection (5) of section RCW 36.70A.130 requires Yakima County and its cities to complete these UGA reviews and revisions by June 30, 2017.
[RCW 36.70A.130(5)(c)]

This is the Sunnyside analysis of the second of two reports Yakima County will issue as a strategic milestone in meeting the mandate to review and update Yakima County **Plan 2015**. This analysis is paired with Report 1 - Yakima County Population and Employment Projections and Allocations (Attachment 2) issued on July 14, 2015 that set the foundation for the number of people to accommodate for the year 2040. Report 2 – Land Capacity Analysis identifies the amount of land each city has for future growth within its city limits and the amount of land each city has in its Urban Growth Area. Report 2 – Land Capacity Analysis is part of Yakima County's efforts to meet its obligations under the RCWs cited above. It constitutes a recommendation to the County Planning Commission as well as the County's initial “show-your-work” exhibit as required by the GMA. A draft of this analysis was shared with the City of Sunnyside to improve accuracy and foster a collaborative approach, and to assist Sunnyside in meeting its conjunctive responsibilities under these RCWs.

Review of UGA: Land Capacity Analysis (LCA)

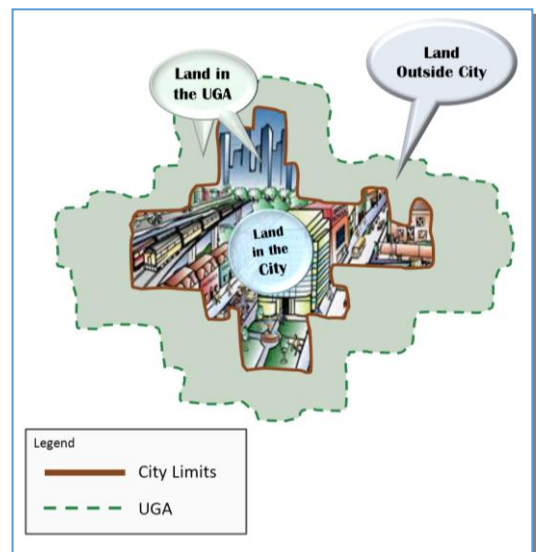
A Land Capacity Analysis is an essential component in reviewing a UGA. A LCA is a quantitative estimate of how much land a city will require as it grows over the succeeding 20-year period. The Urban Growth Area intent, description, and evaluation of quantity of land necessary for urban growth is identified in **Plan 2015** (Attachment 3). It begins with consultation between a county and its cities and towns to select a population growth projection from a range of population growth projections provided by the state Office of Financial Management (OFM). The population projection, together with a county employment growth forecast, is then allocated primarily to UGAs, to assist in sizing UGAs to accommodate future urban growth.

After reviewing OFM's most recent population projections for Yakima County, the Yakima County Planning Division issued a draft report on January 16, 2015 that allocated the projected population and employment growth among the county's 14 cities. In sharing the report with the county's cities and the Yakima Valley Conference of Governments, the Planning Division met with and requested comments on the draft allocations. After considering all comments received, the Planning Division issued a revised report dated July 14, 2015. This LCA report is based on the revised population allocations.

Three terms will be used throughout this analysis. They will be used to describe potential growth as follows:

- 1) Land in city. This is used to describe lands within the city limit.
- 2) Land outside city. This is used to describe the land between the UGA boundary and city limits.
- 3) Land in UGA. This is used to describe the area inside the city limits AND the land outside the city. It could also be described as item 1 + 2 = 3.

The LCA quantifies the amount of land needed for Sunnyside's growth according to the analytical process outlined in the "Urban Lands" section in the Land Use Element of Yakima County's Comprehensive Plan (**Plan 2015**). The general calculation is outlined below:



Total Acres Needed for Future Growth:

Acres needed for Future Residential
+ Acres needed for Future Commercial
+ Acres needed for Future Community Facilities
+ Acres needed for Future Streets
+ Acres needed for Future Industrial
= **Total Acreage Needed for City's Growth**

Subtract Currently Vacant Land (Excluding Environmentally Constrained Land):

- Acres of Currently Vacant Residentially-zoned land
- Acres of Currently Vacant Commercially-zoned land
- Acres of Currently Vacant Other-zoned land
- Acres of Currently Vacant Industrially-zoned land
= **Subtract the Vacant Acreage Available for Growth within the Current UGA**

Equals Net Acreage Needed in the UGA for Future Growth.

The assumptions and calculations for Sunnyside's LCA are summarized below based on the spreadsheet in Attachment 1 that performs the calculations.

Quantity of land calculation for non-industrial uses

Yakima County's Division of Geographic Information Services (GIS) determined the current acreage of developed residential, commercial & retail, and community facilities. GIS also determined the acreage of current vacant land and partially vacant land in each zoning district to arrive at the figures in the spreadsheet.

This analysis was conducted with two versions. The first is the general LCA update, performed similarly to other cities and towns in the county. The second is the Sunnyside proposal for land outside the city to add, remove, and swap lands in the UGA to better fit their immediate economic development strategy. The analysis findings summary are identified in Table 1 below:

Table 1: Land Capacity Analyses (LCA) Summary – Excluding Industrially-zoned Land

| Zoning Group | Within City Limits | Outside City Limits & Within Current UGA | <i>Total: Within City Limits and Within Current UGA</i> | Outside City Limits and Within Proposed UGA | <i>Total: Within City Limits and Within Proposed UGA</i> |
|--------------------------------------------------|-------------------------|-------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------|
| Residentially-zoned | Surplus: 471 acres | Vacant: 1,182 acres | <i>Surplus: 1,653 acres</i> | Vacant: 1,160 acres | <i>Surplus: 1,631 acres</i> |
| Commercially-zoned | Surplus: 354 acres | Vacant: 85 acres | <i>Surplus: 439 acres</i> | Vacant: 46 acres | <i>Surplus: 400 acres</i> |
| Community Facilities | Surplus: 416 acres | Vacant: 25 acres | <i>Surplus: 441 acres</i> | Vacant: 139 acres | <i>Surplus: 555 acres</i> |
| Total vacant land (excluding Industrially-zoned) | Surplus: 1,241 acres | Vacant: 1,292 acres | <i>Surplus: 2,533 acres</i> | Vacant: 1,345 acres | <i>Surplus: 2,586 acres</i> |

The analysis shown below illustrates how the numbers were achieved in Table 1 and gives greater detail as to how each calculation was made. Further details can be found in the attached UGA Land Capacity Analysis (Attachment 1).

1. Population and Households Analysis: Based on Sunnyside's projected 2015-2040 population growth, this analysis estimates 842 additional households will be added to the city's population by the year 2040.

| | |
|-------------------------------------------------------------|-----------------------|
| 2040 population forecast for city (County Planning) | 19,397 people |
| 2015 population in city (OFM's April 1 estimate) | 16,365 people |
| Population increase in city 2015-2040 | 3,032 people |
| Average household size in city (2010 Census) | 3.60 people |
| Additional households in city 2015-2040 (324 ÷ 4.31) | 842 households |

2. Future Residential Land Need: The acreage needed for future residential growth through 2040 was calculated by assuming an average future density of 5.1 dwelling units per acre (i.e., 8,500 sq. ft. for each household) and multiplying this amount by the number of projected new future households:

$$8,500 \text{ sq. ft.} \times 842 \text{ households} = 164 \text{ Acres}$$

3. Future Commercial & Retail Land Need: The acreage needed for future commercial and retail growth through 2040 was calculated by multiplying the projected population increase by the current per capita acreage of developed commercially-zoned lands within the city after subtracting the acreage classified for community facilities (as determined by GIS analysis):

$$3,032 \text{ people} \times .0262 \text{ acres per capita} = 79 \text{ Acre}$$

4. Future Community Facilities Land Need: The acreage needed for future community facilities growth through 2040 was calculated by multiplying the projected population increase by the current per capita acreage of developed community facilities land within the city (as determined by GIS analysis):

$$3,032 \text{ people} \times .0340 \text{ acres per capita} = 103 \text{ Acres}$$

5. Future Streets Land Need: The acreage needed for future rights-of-way to accommodate streets and utilities through 2040 was calculated by multiplying the acreage needed for future residential, commercial & retail, and community facilities by 15%:

| | |
|-------------------------------------------------------|-----------------|
| Residential acreage needed | 164 Acres |
| +Commercial/retail acreage needed | 79 Acre |
| +Community facilities acreage needed | 103 Acres |
| =Subtotal | 346 Acres |
| Total streets acreage needed (Subtotal x 0.15) | 52 Acres |

6. Land Capacity Analysis

Next, the needs for land identified above are compared with the amount of existing vacant land to determine if there is currently a surplus or a deficit of vacant land within the city and the unincorporated UGA to accommodate projected growth through 2040. The surplus and deficit are shown in Table 1 above. The calculations are shown in UGA Land Capacity Analysis (Attachment 1), in item #6 and are also summarized below:

Total amount of vacant land needed in UGA for future growth (excluding Industrial growth):

Adding the needed acres from the categories above results in the total acreage calculated below:

| | |
|----------------------------------------------------------------------|------------------|
| Acres needed for future residential uses (including streets) | 189 Acres |
| +Acres needed for future commercial & retail use (including streets) | 91 Acre |
| +Acres needed for future community facilities (including streets) | 118 Acres |
| =Total vacant acres needed for future non-industrial uses | 398 Acres |

| Yakima County LCA | Sunnyside Proposal |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Capacity for Growth within City: 1,241 (Acres of currently vacant non-industrially-zoned land in City) - 398 (Acres needed for growth) = 843 (Surplus vacant acres in City) | No changes within City Proposed |
| Capacity for Growth within the UGA: 2,533 (Acres of currently vacant non-industrially-zoned land within the UGA) - 398 (Acres needed for growth) = 2,135 (Surplus vacant acres within the UGA) | Proposed Capacity for Growth within the UGA: 2,586 (Acres of currently vacant non-industrially-zoned land within the UGA) - 398 (Acres needed for growth) = 2,188 (Surplus vacant acres within the UGA) |

The City of Sunnyside has proposed changes to its UGA as follows:

- Residential land is reduced by 22 acres,
- Community Facilities is increased by 114 acres,
- Industrial land is reduced by 218 acres, and
- Commercial land is reduced by 39 acres.

A map showing the current configuration and total land area within the UGA is included as [Attachment 4](#). Proposed changes to the boundary and land area within the UGA are shown in [Attachment 5](#).

Computed Market Choice Factor (MCF)

One way of characterizing the surplus of vacant land in a city and within its UGA is to express the surplus as a percentage of the amount of vacant land that is needed for growth. For example, if a city has 125 vacant acres and needs 100 vacant acres for future growth, it has 25% more vacant land than needed for growth. So the Computed MCF is 25%, as calculated below:

$$[(\text{acres currently vacant}) \div (\text{acres needed for future growth})] - 1.00 = \text{Computed MCF}$$

$$\text{Example: } [125 \text{ acres} \div 100 \text{ acres}] - 1.00 = 0.25 = 25\%$$

| Sunnyside's Computed MCF | | | | |
|---------------------------|-----------------------|------------------------|---------------|------------------------------------|
| | Lands within the city | Lands outside the city | Growth in UGA | Proposed Lands outside city |
| Computed MCF | 212% | 324% | 536% | 338% |
| Years of growth available | 78 years | 81 years | 159 years | 85 years |

Sunnyside's Computed MCF for lands within the entire UGA is 536%, which means that the amount of vacant land in the UGA is 536% more than needed for growth through 2040 (see [Attachment 1](#), line kk), in the same fashion this calculation shows that the UGA can accommodate 159 years of growth.

Sunnyside's UGA proposal would increase the MCF for lands outside the city from 324% (or 81 years of growth) to 338% (or 85 years of growth) resulting in a 5% increase in MCF (see [Attachment 5](#)).

The Computed MCF

Due to the ample availability for growth in the city and UGA and because the GMA [RCW 36.70A.130(b)] requires UGAs to accommodate the urban growth projected to occur for the succeeding 20-year period the county will not include a MCF in the calculations for the LCA. County Planning staff has determined that the UGA will accommodate the future growth anticipated for the City of Sunnyside.

7. Future Industrial Land Needs

As provided by the analytical process outlined in the “Urban Lands” section in the Land Use Element of Yakima County’s Comprehensive Plan (*Plan 2015*), as provided in [Attachment 3](#), the amount of land needed for future industrial land “is based on the city’s economic development strategy and is not contingent on future population.”

The GIS analysis provides the following current acreages of industrially-zoned lands:

| | Current | Proposed |
|--------------------------------------------------------|-----------|-----------|
| Current developed industrially-zoned land in city | 333 acres | 333 acres |
| Current developed industrially-zoned land outside city | 142 acres | 124 acres |
| Current vacant industrially-zoned land in city | 821 acres | 821 acres |
| Current vacant industrially-zoned land outside city | 823 acres | 623 acres |
| Industrial acres to add to UGA | | 0 acres |
| Industrial acres to remove from UGA | | 218 acres |

The City of Sunnyside is proposing to an overall reduction to the UGA of 261 acres. The specific map additions and reductions can be viewed in [Attachment 6](#). The reductions to the UGA are driven by the ability of the city to provide capital facilities and urban infrastructure to these areas within in the 25 year planning horizon. A map showing the proposed changes to the UGA are included in [Attachment 5](#).

Review of Densities Permitted in the UGA

In addition to reviewing Sunnyside’s UGA as done above, RCW 36.70A.130(3)(a) requires Yakima County to review the densities permitted within both the incorporated and unincorporated portions of the UGA.

The City of Sunnyside has four Land Use Designations listed in its Comprehensive Plan that identify residential growth identified as: Rural Residential/Residential Suburban, Low Density Residential, Moderate Density Residential, and High Density Residential. The zoning districts and corresponding densities are as follows:

| City of Sunnyside Zoning | | |
|---------------------------------|-----------------------------|-----------------------|
| <i>Zoning District</i> | <i>Min. Lot Size</i> | <i>Density</i> |
| URA | 43,560 sq. ft. | 1 du/acre |
| R-1 | 6,500 sq. ft. | 1-5 du/acre |
| R-2 | 4,300 sq. ft. | 1-9 du/acre |
| R-3 | 4,300 sq. ft. | 1-10+du/acre |

| Yakima County UGA in the Urban Growth Area (YCC Title 19) | | |
|------------------------------------------------------------------|-----------------------------------------------|-----------------------|
| <i>Zoning District</i> | <i>Min. Lot Size</i> | <i>Density</i> |
| R-1 | 4,000 – 10,000 sq. ft. (7,000 sq. ft. for SF) | 7 units per acre |

Assuming a minimum density of 5.1 dwelling units per acre, the vacant 471 acres of residentially zoned land in the City of Sunnyside will accommodate over 2,402 dwelling units. With only 842 additional households projected through the year 2040, the permitted densities within the city will easily accommodate the projected population growth. The 1,160 acres of vacant residential land outside the city provides additional land for population growth (this is based on the Sunnyside proposal and results in a 22 acre reduction in residentially zoned land).

Proposed Revised Plan Designations Within the Unincorporated UGA

The map included as Attachment 7 depicts the detailed urban future land use designations that the county planning staff, in collaboration with Sunnyside's personnel and its comprehensive plan, proposes for the UGA outside of the city. Corresponding Zoning Districts (Single Family Residential (R-1); Commercial (C); and Light Industrial (M-1)) will be applied within the proposed designations.

City/County Collaboration

County staff met with City of Sunnyside representative on August 31st and have exchanged a number of emails and phone calls to review and discuss the County's land capacity analysis. A number of these discussions focused on the City's UGA proposal (Attachment 5). Pulling land out of the UGA due to difficult land development sites, inability to provide capital facilities to certain areas due to roads, geography, and lack of demand, and adding land to the north of the city where there are strong development demands for higher end housing. The City UGA proposal has thoughtfully considered expansion of sewer services based on topography and gravity fed sewer lines. The proposal has discussed the difficulty in converting existing developed land in the UGA into higher urban densities, and that the cost and difficulty to do so leads the city to seek development opportunities beyond the expected developed lands. The staff recommended UGA proposal and the City UGA proposal are one and the same at the time of the Yakima County Planning Commission public hearing.

Major Rezone and Plan Amendment Review Criteria

YCC 19.36.040 provides that amendments to the zoning map that are contingent upon legislative approval of a comprehensive plan amendment shall be considered a major rezone and are subject to the procedures outlined in YCC 16B.10. Specifically, YCC 16B.10.090 requires that rezones completed as part of the plan amendment process shall be reviewed against the criteria as for plan amendments in Section 16B.10.095; and 16B.10.095 provides the following approval criteria when considering proposed amendments to Yakima County's comprehensive plan:

- (1) *The following criteria shall be considered in any review and approval of amendments to Yakima County Comprehensive Plan Policy Plan Maps:*
 - (a) *The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan, the Yakima Urban Area Comprehensive Plan and applicable sub-area plans, applicable city comprehensive plans, applicable capital facilities plans and official population growth forecasts and allocations;*
 - (b) *The site is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing map designation;*

- (c) *The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity;*
- (d) *For a map amendment, substantial evidence or a special study has been furnished that compels a finding that the proposed designation is more consistent with comprehensive plan policies than the current designation;*
- (e) *To change a resource designation, the policy plan map amendment must be found to do one of the following:*
 - (i) *Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or*
 - (ii) *Better implement applicable comprehensive plan policies than the current map designation; or*
 - (iii) *Correct an obvious mapping error; or*
 - (iv) *Address an identified deficiency in the plan. In the case of Resource Lands, the applicable de-designation criteria in the mapping criteria portion of the land use subchapter of Yakima County Comprehensive Plan, Volume 1, Chapter I, shall be followed. If the result of the analysis shows that the applicable de-designation criteria has been met, then it will be considered conclusive evidence that one of the four criteria in paragraph (e) has been met. The de-designation criteria are not intended for and shall not be applicable when resource lands are proposed for re-designation to another Economic Resource land use designation;*
- (f) *A full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools;*
- (g) *The proposed policy plan map amendment will not prematurely cause the need for nor increase the pressure for additional policy plan map amendments in the surrounding area.*

Findings: County Planning staff proposes to change the County's comprehensive plan designation in the unincorporated UGA from Urban to the more detailed plan designations shown in Attachment 7. This change is consistent with the comprehensive plan as long as the proposed related text amendments are also adopted. The detailed designations are consistent with the city's comprehensive plan.

- (2) *The following criteria shall be considered in any review and approval of changes to Urban Growth Area (UGA) boundaries:*
 - (a) *Land Supply:*
 - (i) *The amount of buildable land suitable for residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted population allocation and density targets;*
 - (ii) *The amount of buildable land suitable for purposes other than residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted forecasted urban development density targets within the succeeding twenty-year period;*
 - (iii) *The Planning Division will use the definition of buildable land in YCC [16B.02.045](#), the criteria established in RCW [36.70A.110](#) and .130 and applicable criteria in the Comprehensive Plan and development regulations;*
 - (iv) *The Urban Growth Area boundary incorporates the amount of land determined to be appropriate by the County to support the population density targets;*
 - (b) *Utilities and services:*
 - (i) *The provision of urban services for the Urban Growth Area is prescribed, and funding responsibilities delineated, in conformity with the comprehensive plan, including applicable capital facilities, utilities, and transportation elements, of the municipality;*
 - (ii) *Designated Ag. resource lands, except for mineral resource lands that will be reclaimed for urban uses, may not be included within the UGA unless it is shown that there are no practicable alternatives and the lands meet the de-designation criteria set forth in the comprehensive plan.*

Findings: The City's proposal to adjust its industrial, residential, commercial, and community facility lands in the UGA is directly related to its ability to provide urban services within the 25 year planning horizon. Areas were removed from the UGA where the city has determined it too costly to provide services.

During this process the county planning staff wrote a letter to each of the five cities and towns proposing amendments to their UGA boundaries. The letter requested the following items to be provided to the county in an Addendum to each city or town's Capital Facility Plan for proposed areas of expansion in the UGA for 2015:

1. Expansion Area (location)
2. Cost to Serve (sewer, water, and road including type of service - e.g. 8-inch sewer, 8-inch water, and 40 ft. road with sidewalks on both sides)
3. Identify funding source (i.e. city/grant/developer funded)
4. Narrative for storm water (generally to retain on-site)
5. Narrative for timeline.
6. Capacity for water and sewer (availability to serve)
7. Resolution/Ordinance showing that the addendum was adopted as a part of the Capital Facility Plan.

These items were not required prior to or in conjunction with the LCA or the Proposed UGA amendment maps. This has limited the ability of staff to use the Capital Facility Plan as a specific criteria by which to review and analyze the UGA amendments. Each city has verbally discussed and testified to the ability of its jurisdiction to provide services to and the capacity to serve each of the areas proposed for a UGA expansion. The cities and towns were given until November 13, 2015 to provide an adopted Capital Facility Plan Addendum so as to be included in information presented to the Board for the public hearing scheduled in December.

- (3) *Land added to or removed from Urban Growth Areas shall be given appropriate policy plan map designation and zoning by Yakima County, consistent with adopted comprehensive plan(s).*

Findings: The City had proposed the lands to be added to the north be residential, with 10 acres set aside for a school. Land to be removed from the UGA has been identified by county staff and will be consistent with surrounding land uses.

- (4) *Cumulative impacts of all plan amendments, including those approved since the original adoption of the plan, shall be considered in the evaluation of proposed plan amendments.*

Findings: A table showing the cumulative impacts of all proposed amendments being considered in 2015 will be provided as part of the SEPA analysis (File#SEP2015-00053).

- (5) *Plan policy and other text amendments including capital facilities plans must be consistent with the GMA, SMA, CWPP, other comprehensive plan goals and policies, and, where applicable, city comprehensive plans and adopted inter-local agreements.*

Findings: Not applicable. The changes to Sunnyside's UGA are map amendments rather than policy or text amendments.

- (6) *Prior to forwarding a proposed development regulation text amendment to the Planning Commission for its docketing consideration, the Administrative Official must make a determination that the proposed amendment is consistent with the GMA, CWPP, other comprehensive plan goals and policies, and, where applicable, city comprehensive plans and adopted inter-local agreements.*

Findings: Not applicable. The changes to Sunnyside's UGA are map amendments rather than policy or text amendments.

Conclusions

The proposed detailed urban plan designations should be applied to the unincorporated area in Sunnyside's UGA.

1. The County's Land Capacity Analysis for Sunnyside calculates a surplus of 843 acres of vacant land available for future growth (excluding industrial growth) in the City, which presents available vacant land for 78 years of growth. The LCA calculates a surplus of 2,135 acres of vacant land available for future growth (excluding industrial growth) in the UGA, which represent available vacant land for 159 years of growth. The City of Sunnyside's UGA proposal would represent an increase in the vacant land available for future growth (excluding industrial growth) of 53 acres representing available land for 163 years of growth. The existing UGA is able to accommodate the densities and projected non-industrial growth through 2040.
2. Sunnyside proposes to remove 218 acres of existing industrial land use designations from the UGA because they have determined through Capital Facility Planning that those areas would be too difficult to serve. This is in alignment with their economic development strategy.
3. Given the Sunnyside proposal to begin bringing the UGA closer to 20-year growth needs and their economic development strategy to remove industrial uses in the UGA based on capital facilities planning, the changes proposed should be considered for approval.

Recommendations

1. Yakima County's Future Land Use Designations will be applied to land added to Sunnyside's UGA ([Attachment 7](#)), along with corresponding zoning districts.
2. Yakima County planning staff recommendations to the City of Sunnyside's proposed UGA changes are outlined in the Table below: (A map showing each area is included as [Attachment 6](#).)

| Location (as shown in Attachment 6) | Sunnyside Proposal | | | | | County Planning Recommendation |
|------------------------------------------------------------|--------------------|-----------------------|------------------------------------|-------------------------------------|------------------|-----------------------------------|
| | Add To UGA | Remove From UGA | Current Land Use Designation | Proposed Land Use Designation | Proposed Zone | |
| Area 1 | | 170 acres | Urban | Rural Self Sufficient | Rural 10/5 | Approve |
| Area 2 | | 79 acres | Urban | Rural Self Sufficient | Rural 10/5 | Approve |
| Area 3 | | 234.2 acres | Urban | Rural Self Sufficient | Rural 10/5 | Approve |
| Area 4 | | 40.27 acres | Urban | Rural Self Sufficient | Rural 10/5 | Approve |
| Area 5 | | 3.13 acres | Urban | Rural Self Sufficient | Rural 10/5 | Approve |
| Area 6 | | 20.53 acres | Urban | Rural Self Sufficient | Rural 10/5 | Approve |
| Area 7 | | 49.1 acres | Urban | Rural Self Sufficient | Rural 10/5 | Approve |
| Area 8 | 77.55 | | Rural Self | Urban | Single | Approve |

| | | | | | | |
|---------|----------------|--|--------------------------|----------------------|----------------------|---------|
| | acres | | Sufficient | Residential | Family R-1 | |
| Area 9 | 237 acres | | Agricultural Resource | Urban Residential | Single Family R-1 | Approve |
| Area 10 | 15.12 acres | | Agricultural Resource | Urban Public | Single Family R-1 | Approve |

Note: Acres are approximate.

Attachments:

1. Sunnyside UGA Land Capacity Analysis (spreadsheet)
2. County's Population Projection for City of Sunnyside, 2015-2040
3. ***Plan 2015's*** description of the analytical process for the UGA Land Capacity Analysis
4. Sunnyside LCA for City (current status) (map)
5. Proposed changes to City of Sunnyside's UGA boundary (map)
6. Proposed changes to City of Sunnyside's UGA with specific area callouts in acres (map)
7. Sunnyside Proposed Urban Plan Designations (map)

| | | Units | Sunnyside Current | Sunnyside Proposed |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------|----------------------|-----------------------|
| 1 - Population and Households Analysis | | | | |
| a | 2040 population for City (County's preferred alternative medium projection) | people | 19,397 | 19,397 |
| b | 2015 population in City (OFM's April 1 estimate) | people | 16,365 | 16,365 |
| c | City's projected population increase, 2015-2040 (a - b) | people | 3,032 | 3,032 |
| d | City's average household size (2010 Census) | people per household | 3.60 | 3.60 |
| e | Additional households projected for City, 2015-2040 (c ÷ d) | households | 842 | 842 |
| 2 - Future Residential Land Need | | | | |
| f | Desired average density of future housing, 2015-2040 (5.1 dwelling units per acre) | sq. ft. per dwelling unit | 8,500 | 8,500 |
| g | Land needed for future housing (e • f ÷ 43,560 sq. ft. per acre) | acres | 164 | 164 |
| 3 - Future Commercial & Retail Land Need | | | | |
| h | Current developed commercial & retail land in City (from GIS analysis) | acres | 429 | 429 |
| i | Current developed commercial & retail land in City per person (h ÷ b) | acres per person | 0.0262 | 0.0262 |
| j | Land needed for future commercial & retail (i • c) | acres | 79 | 79 |
| 4 - Future Community Facilities* Land Need | | | | |
| k | Current developed community facilities land in City (from GIS analysis) | acres | 557 | 557 |
| m | Current developed community facilities land in City per person (k ÷ b) | acres per person | 0.0340 | 0.0340 |
| n | Land needed for future community facilities (m • c) | acres | 103 | 103 |
| 5 - Future Streets Land Need | | | | |
| p | Subtotal of land needed for future residential, commercial & retail, and community facilities (g + j + n) | acres | 346 | 346 |
| q | Land needed for future streets (p • 15%) | acres | 52 | 52 |
| 6 - Land Capacity Analysis | | | | |
| Residentially-zoned capacity | | | | |
| r | Current vacant residentially-zoned land in City (from GIS analysis) | acres | 471 | 471 |
| s | (minus) Land needed for future housing and associated streets (-g • 115%) | acres | (189) | (189) |
| t | = Surplus (Deficit) of vacant residentially-zoned land in City (r + s) | acres | 282 | 282 |
| u | Current vacant residentially-zoned land outside City (from GIS analysis) | acres | 1,182 | 1,160 |
| v | (plus) Surplus (Deficit) of vacant residentially-zoned land in City (t) | acres | 282 | 282 |
| w | = Surplus (Deficit) of vacant residentially-zoned land in UGA (u + v) | acres | 1,464 | 1,442 |
| Commercially-zoned capacity | | | | |
| x | Current vacant commercially-zoned land in City (from GIS analysis) | acres | 354 | 354 |
| y | (minus) Land needed for future commercial & retail and associated streets (-j • 115%) | acres | (91) | (91) |
| z | = Surplus (Deficit) of vacant commercially-zoned land in City (x + y) | acres | 263 | 263 |
| aa | Current vacant commercially-zoned land outside City (from GIS analysis) | acres | 85 | 46 |
| bb | (plus) Surplus (Deficit) of vacant commercially-zoned land in City (z) | acres | 263 | 263 |
| cc | = Surplus (Deficit) of vacant commercially-zoned land in UGA (aa + bb) | acres | 348 | 309 |
| Community Facilities capacity | | | | |
| dd | Current vacant community facilities land in City (from GIS analysis) | acres | 416 | 416 |
| ee | (minus) Land needed for future community facilities and associated streets (-n • 115%) | acres | (118) | (118) |
| ff | = Surplus (Deficit) of vacant community facilities in City (dd + ee) | acres | 298 | 298 |
| gg | Current vacant community facilities land outside City (from GIS analysis) | acres | 25 | 139 |
| hh | (plus) Surplus (Deficit) of vacant community facilities land in City (ff) | acres | 298 | 298 |
| ii | = Surplus (Deficit) of vacant community facilities land in UGA (gg + hh) | acres | 323 | 437 |
| Capacity for growth in City (excluding Industrial growth) | | | | |
| jj | Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (t + z + ff) | acres | 843 | 843 |
| kk | Computed Market Choice Factor in City (MCF)** | % | 212% | 212% |
| mm | Years of growth available in City ((kk + 1) • 25) | years | 78 | 78 |
| Capacity for growth outside City (excluding Industrial growth) | | | | |
| nn | Years of growth available outside City (rr - mm) | years | 81 | 85 |
| Capacity for growth in UGA (excluding Industrial growth) | | | | |
| pp | Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (w + cc + ii) | acres | 2,135 | 2,188 |
| qq | Computed Market Choice Factor in UGA (MCF)*** | % | 536% | 550% |
| rr | Years of growth available in UGA ((qq + 1) • 25) | years | 159 | 163 |
| 7 - Future Industrial Land Need | | | | |
| ss | Current developed industrially-zoned land in City (from GIS analysis) | acres | 333 | 333 |
| tt | Current developed industrially-zoned land outside City (from GIS analysis) | acres | 142 | 124 |
| uu | Current vacant industrially-zoned land in City (from GIS analysis) | acres | 821 | 821 |
| vv | Current vacant industrially-zoned land outside City (from GIS analysis) | acres | 823 | 623 |
| ww | Industrial acres to add to UGA (based on City's economic development strategy) | acres | 0 | 0 |
| xx | Industrial acres to remove from UGA (based on City's economic development strategy) | acres | 0 | 218 |

*Community Facilities such as parks, schools, libraries, city halls, fire stations, churches

** (vacant acres in City ÷ needed acres) - 1 = (r + x + dd) ÷ (-s - y - ee) - 1

*** (vacant acres in UGA ÷ needed acres) - 1 = (r + u + x + aa + dd + gg) ÷ (-s - y - ee) - 1

Note: numbers in parentheses are negative

Sunnyside

| Table 1. US Census and OFM Population Estimates Yakima County and Sunnyside | | | | | | | |
|--------------------------------------------------------------------------------|--------------------------|-------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | 2000 US Census Pop | OFM 2005 Pop Est. | 2010 US Census Pop | OFM 2011 Pop Est. | OFM 2012 Pop Est. | OFM 2013 Pop Est. | OFM 2014 Pop Est. |
| Yakima County | 222,581 | 231,902 | 243,231 | 244,700 | 246,000 | 247,250 | 248,800 |
| Unincorporated | 93,192 | 87,019 | 83,755 | 84,300 | 84,800 | 84,910 | 85,410 |
| Incorporated Total | 129,389 | 144,883 | 159,476 | 160,400 | 161,200 | 162,340 | 163,390 |
| | | | | | | | |
| Sunnyside | 2,530 | 2,968 | 3,246 | 3,270 | 3,285 | 3,315 | 3,495 |

Source: US Census, Office Financial Management (OFM).

| Table 2. Yakima County Preferred Alternative Twenty-year Population Projection Growth Rates (See Table 21 in Section II.) | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------|-------|-------|-------|-------|-------|
| City | OFM Population Estimates 2010-2014 Annual Growth Rate (Step 2.) | Yakima County Adjusted Annual Growth Rate (Step 3.) | Adjusted Growth Rates Used Showing Decline | | | | | |
| | | | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 |
| Sunnyside | 0.58% | 0.83% | 0.83% | 0.78% | 0.71% | 0.65% | 0.61% | 0.55% |

Source: Yakima County.

| Table 3. Yakima County's Preferred Alternative Twenty-year Projected Population City of Sunnyside (See Tables 22a-e) | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------|---------|---------|---------|---------|---------|---------|
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Yakima County | 256,341 | 258,730 | 261,462 | 264,150 | 266,780 | 269,347 |
| Sunnyside | 16,365 | 16,499 | 16,633 | 16,766 | 16,898 | 17,030 |
| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
| Yakima County | 271,956 | 274,512 | 277,037 | 279,530 | 282,057 | 284,652 |
| Sunnyside | 17,160 | 17,289 | 17,417 | 17,543 | 17,668 | 17,791 |
| | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| Yakima County | 287,148 | 289,615 | 292,046 | 294,445 | 297,036 | 299,485 |
| Sunnyside | 17,913 | 18,034 | 18,153 | 18,271 | 18,388 | 18,505 |
| | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
| Yakima County | 301,896 | 304,276 | 306,636 | 309,052 | 311,443 | 313,811 |
| Sunnyside | 18,621 | 18,736 | 18,850 | 18,963 | 19,074 | 19,183 |
| | 2039 | 2040 | | | | |
| Yakima County | 316,161 | 318,494 | | | | |
| Sunnyside | 19,291 | 19,397 | | | | |

Source: Office Financial Management (OFM) and Yakima County.

Plan 2015 - Policy Plan
Land Use

Urban Lands

Urban Growth Areas

Purpose The intent of the *Urban Growth Areas* land use category is to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. The Urban designation is intended to include land that is characterized by urban growth or will be needed for urbanization, consistent with forecasted population growth and the ability to extend urban services. The Urban Growth Area designation is intended to establish the area within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's Urban Growth Area land use category is also intended to implement Washington Administrative Code, which states that "the physical area within which that jurisdiction's vision of urban development can be realized over the next twenty years." Specific discrete plan designations such as residential, open space, urban reserve, commercial or industrial are found in the respective jurisdiction's comprehensive, subarea or neighborhood plan.

General Description In general, an urban growth area extends from each of Yakima County's 14 cities and towns. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife

habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the 20 year planning period.

In evaluating the quantity of land necessary for urban growth, the following analytical process should be followed:

- 1. Determine how much housing is necessary for 20 years of growth.**

Subtract the City's current year population from the projected 20 year population figure to determine the additional number that represents 20 years of growth. Based on a city's average household size, calculate the number of additional dwelling units to allow for.

- 2. Determine the necessary residential acreage.**

Determine the desired and appropriate housing densities in collaboration with the cities. Calculate how many acres are needed to accommodate the number of new dwelling units based on the desired and appropriate densities. A percentage can be added to allow for market choice and location preference.

- 3. Determine the necessary commercial and retail acreage.**

Divide the existing commercial and retail acreage by the current population to arrive at a commercial/retail acreage per capita figure. Multiply this per capita number by the additional population identified in Step #1. This will give you the amount of additional commercial/retail acreage needed. A percentage can be added to allow for market choice and location preference.

Approval of any UGA expansion by Yakima County will be subject to adoption of an adequate and appropriate Capital Facilities Plan by the respective elected legislative body to ensure necessary facilities and services will be provided to the entire expanded UGA within the 20 year period.

4. Determine the net amount of total additional acreage needed for non-industrial uses.

Determine the currently available undeveloped acreage within the existing UGA for both residential and commercial/retail. Subtract these figures from the acreage identified in Steps # 2 and #3 to determine if acreage is needed for UGA expansion for residential or commercial/retail. Factor in additional acreage needed for open space, critical areas, parks, and other public facilities such as schools and libraries based on appropriate level of service standards. Add appropriate acreage to allow for streets.

5. Identify areas needed for Industrial zoning.

Industrial zoning is based on the city's economic development strategy and is not contingent on future population.

6. Identify areas that are desired and appropriate for expansion.

Identify the areas desired for UGA expansion based on the amount of acreage needed as identified in Steps #4 and #5. Ensure the requisite acreage is accurately allocated to residential, commercial/retail, and industrial. Areas desired for expansion should avoid Agricultural and Mineral Resource areas if possible. If Resource areas are unavoidable, justification for encroaching into the Resource area will be required.

7. Capital Facilities Plan.

Sunnyside UGA Analysis 2015

Sunnyside Report - UGA Analysis

08/31/2015
12:42:25

Total Acres: 6888.45
Total Acres Within City: 4151.57
Total Acres Outside City Limits Within UGA: 2736.87

Total of acres that are Developed: 2428.29
Total of acres that are Vacant: 3352.09
Total of acres that are Partially Vacant: 1108.06
Vacant Acres: 831.06
Developed Acres: 277.00

Acreage by Zone Groupings

RESIDENTIAL
Total Residential: 2775.19
Total Residential Within the City: 1241.90
Total Residential Outside City Limits: 1533.29

Total Vacant: 1653.25
Total Vacant Within City Limits: 471.22
Total Vacant Outside City Limits: 1182.03

Total Developed: 1121.94
Total Developed Within the City Limits: 770.68
Total Developed Outside City Limits: 351.26

Commercial
Total Commercial: 891.00
Total Commercial Within the City: 782.87
Total Commercial Outside City Limits: 108.13

Total Vacant: 438.66
Total Vacant Within City Limits: 353.88
Total Vacant Outside City Limits: 84.77

Total Developed: 452.35
Total Developed Within the City Limits: 428.99
Total Developed Outside City Limits: 23.36

Industrial
Total Industrial: 2119.43
Total Industrial Within the City: 1154.60
Total Industrial Outside City Limits: 964.83

Total Vacant: 1643.83
Total Vacant Within City Limits: 821.14
Total Vacant Outside City Limits: 822.69

Total Developed: 475.59
Total Developed Within the City Limits: 333.46
Total Developed Outside City Limits: 142.14

Community Facilities
Total Community Facilities: 1094.38
Total Community Facilities Within the City: 972.21
Total Community Facilities Outside City Limits: 122.18

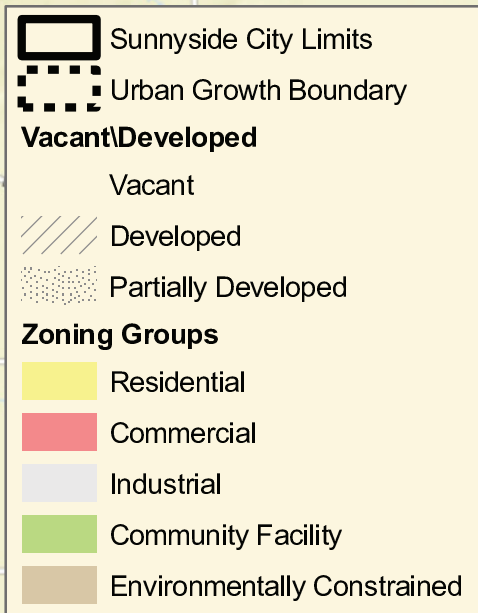
Total Vacant: 441.02
Total Vacant Within City Limits: 415.54
Total Vacant Outside City Limits: 25.49

Total Developed: 653.36
Total Developed Within the City Limits: 556.67
Total Developed Outside City Limits: 96.69

Environmentally Constrained
Total Environmentally Constrained: 8.45
Total Environmentally Constrained Within the City: 0.00
Total Environmentally Constrained Outside City Limits: 8.45

Total Vacant: 6.40
Total Vacant Within City Limits: 0.00
Total Vacant Outside City Limits: 6.40

Total Developed: 2.04
Total Developed Within the City Limits: 0.00
Total Developed Outside City Limits: 2.04



Service Layer Credits: Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri-Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013



8/31/2015



A scale bar with markings at 0, 0.25, 0.5, 1, 1.5, and 2 miles.

City of Sunnyside Proposed UGA




 Existing UGA Boundary

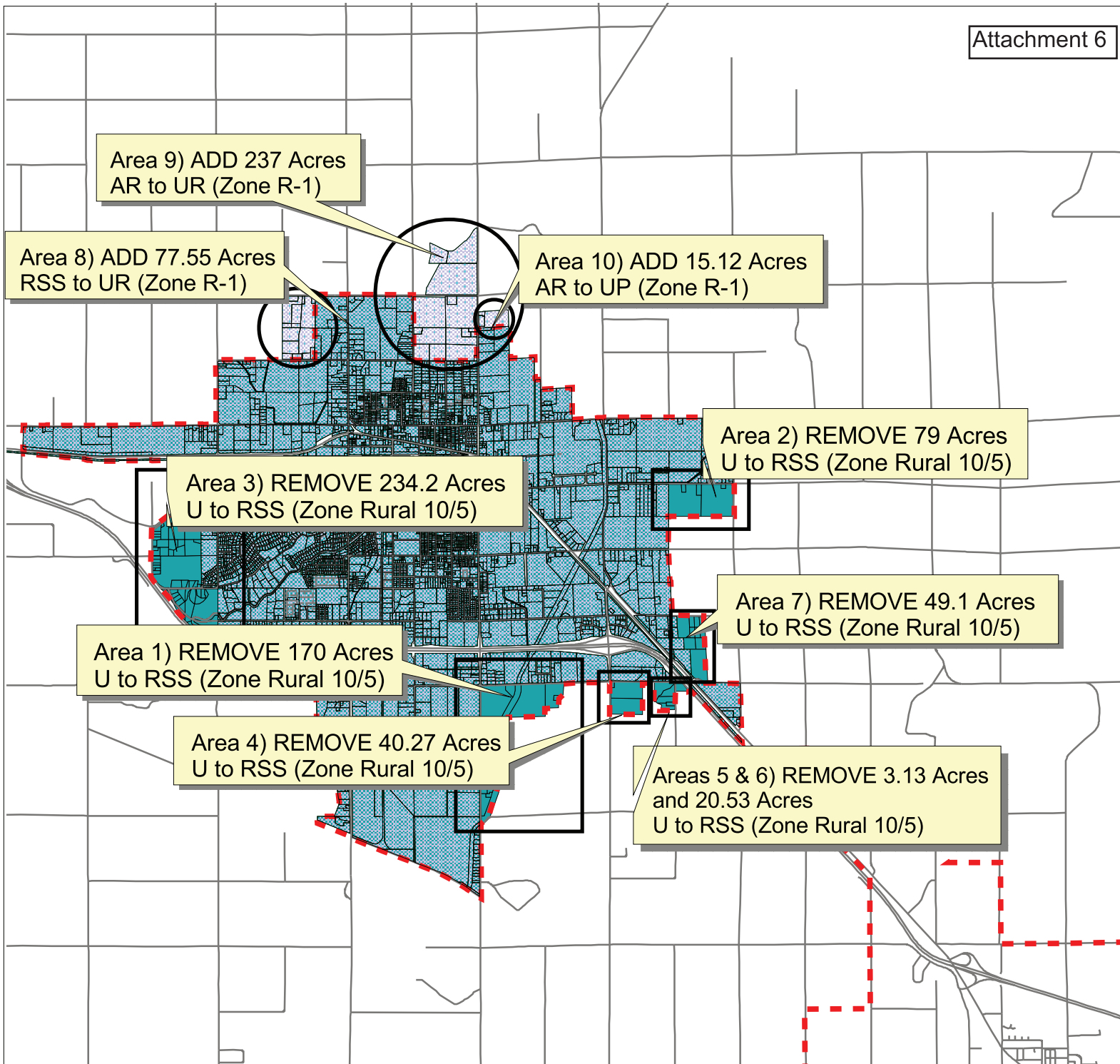
Comprehensive Plan Designations

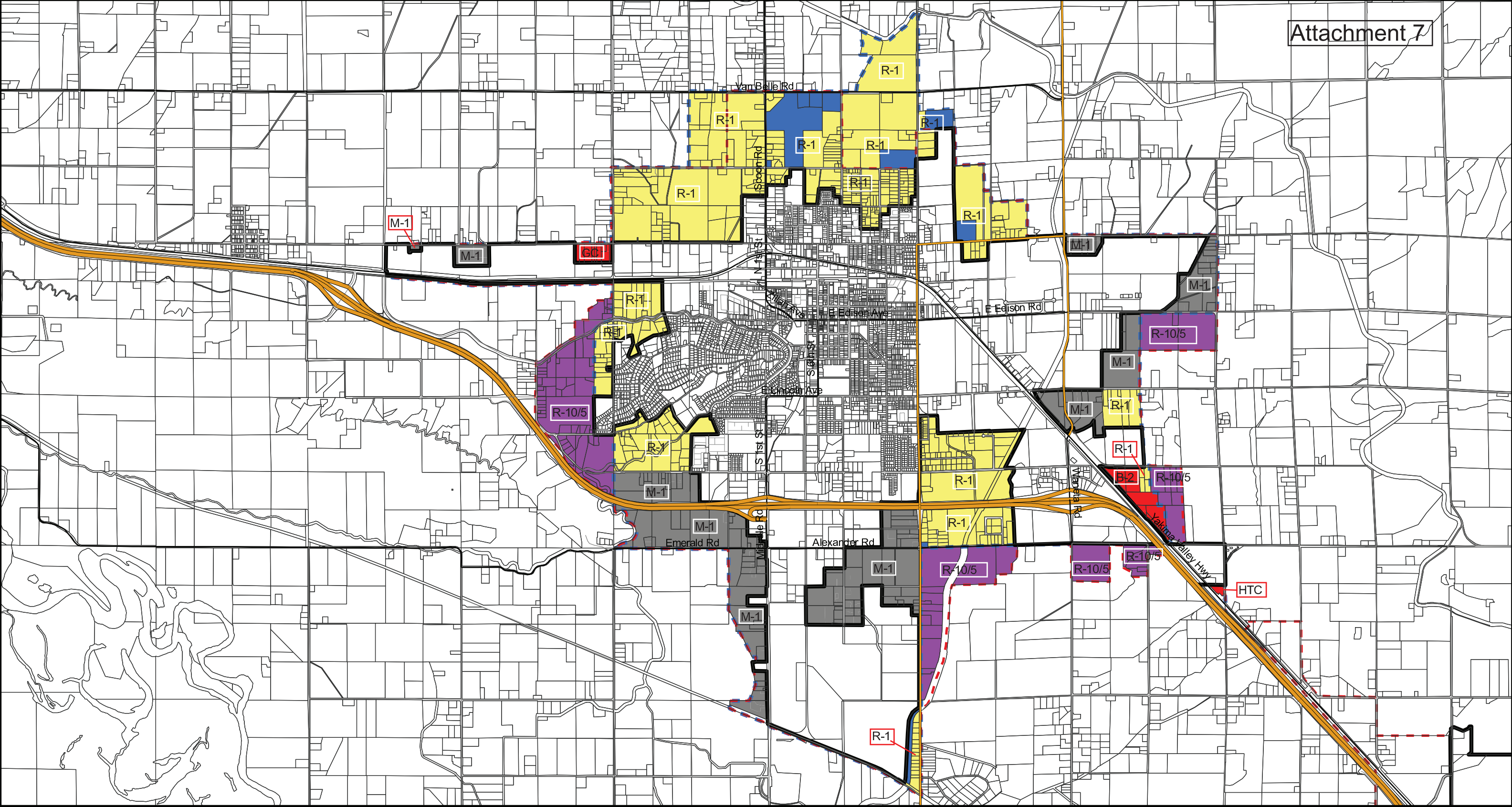
U - Urban
UR - Urban Residential
UP - Urban Public
RSS - Rural Self-Sufficient
AR - Agricultural Resource

Zoning

R-1 Single Family
Residential
Rural 10/5 (Formerly VR)

 Existing UGA
 Proposed UGA
(Existing)
 Proposed UGA
(New)





| | | | |
|-------------------|-------------------------------------|------------------------------------|--------------|
| Tax Lots | Proposed Urban Growth Area Boundary | Current Urban Growth Area Boundary | City Limits |
| Urban Residential | Rural Self Sufficient | Urban Commercial | |
| Urban Industrial | Urban Public | Urban Parks and Open Space | Urban Tribal |

Parcel Lot lines are for visual display only. Do not use for legal purposes.

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