

**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)**

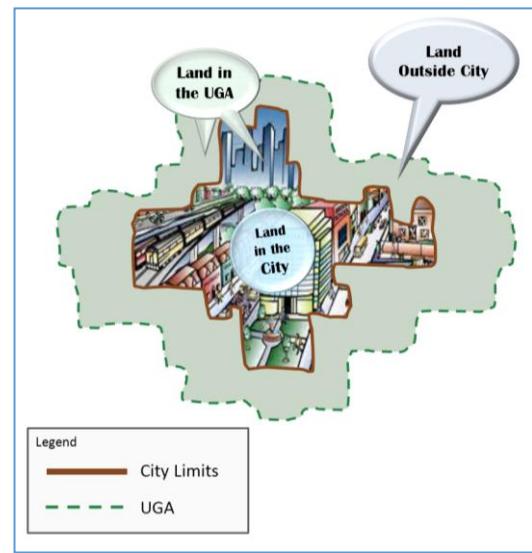
A Land Capacity Analysis is an essential component in reviewing a UGA. A LCA is a quantitative estimate of how much land a city will require as it grows over the succeeding 20-year period. The Urban Growth Area intent, description, and evaluation of quantity of land necessary for urban growth is identified 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:**

$$\begin{aligned} & \text{Acres needed for Future Residential} \\ & + \text{Acres needed for Future Commercial} \\ & + \text{Acres needed for Future Community Facilities} \\ & + \text{Acres needed for Future Streets} \\ & + \text{Acres needed for Future Industrial} \\ & = \text{Total Acreage Needed for City's Growth} \end{aligned}$$

### **Subtract Currently Vacant Land (Excluding Environmentally Constrained Land):**

$$\begin{aligned} & - \text{Acres of Currently Vacant Residentially-zoned land} \\ & - \text{Acres of Currently Vacant Commercially-zoned land} \\ & - \text{Acres of Currently Vacant Other-zoned land} \\ & - \text{Acres of Currently Vacant Industrially-zoned land} \\ & = \text{Subtract the Vacant Acreage Available for Growth within the Current UGA} \end{aligned}$$

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

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.

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

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 sq. ft. x 842 households =**

**164 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):

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

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):

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

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
<b>Total streets acreage needed (Subtotal x 0.15)</b>	<b>52 Acres</b>

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
<b>=Total vacant acres needed for future non-industrial uses</b>	<b>398 Acres</b>

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)	<b>Proposed</b> 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:

<b>City of Sunnyside Zoning</b>		
<b>Zoning District</b>	<b>Min. Lot Size</b>	<b>Density</b>
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

<b>Yakima County UGA in the Urban Growth Area (YCC Title 19)</b>		
<b>Zoning District</b>	<b>Min. Lot Size</b>	<b>Density</b>
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 31<sup>st</sup> 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 redesignation 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 <a href="#">Attachment 6</a> )	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 acers (map)
7. Sunnyside Proposed Urban Plan Designations (map)

		Units	Sunnyside Current	Sunnyside Proposed
<b>1 - Population and Households Analysis</b>				
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
<b>2 - Future Residential Land Need</b>				
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
<b>3 - Future Commercial &amp; Retail Land Need</b>				
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
<b>4 - Future Community Facilities* Land Need</b>				
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
<b>5 - Future Streets Land Need</b>				
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
<b>6 - Land Capacity Analysis</b>				
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
<b>7 - Future Industrial Land Need</b>				
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
Sunnyside	0.58%	0.83%	0.83%	0.78%	0.71%	0.65%	0.61%

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	2,022	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.

## 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.*

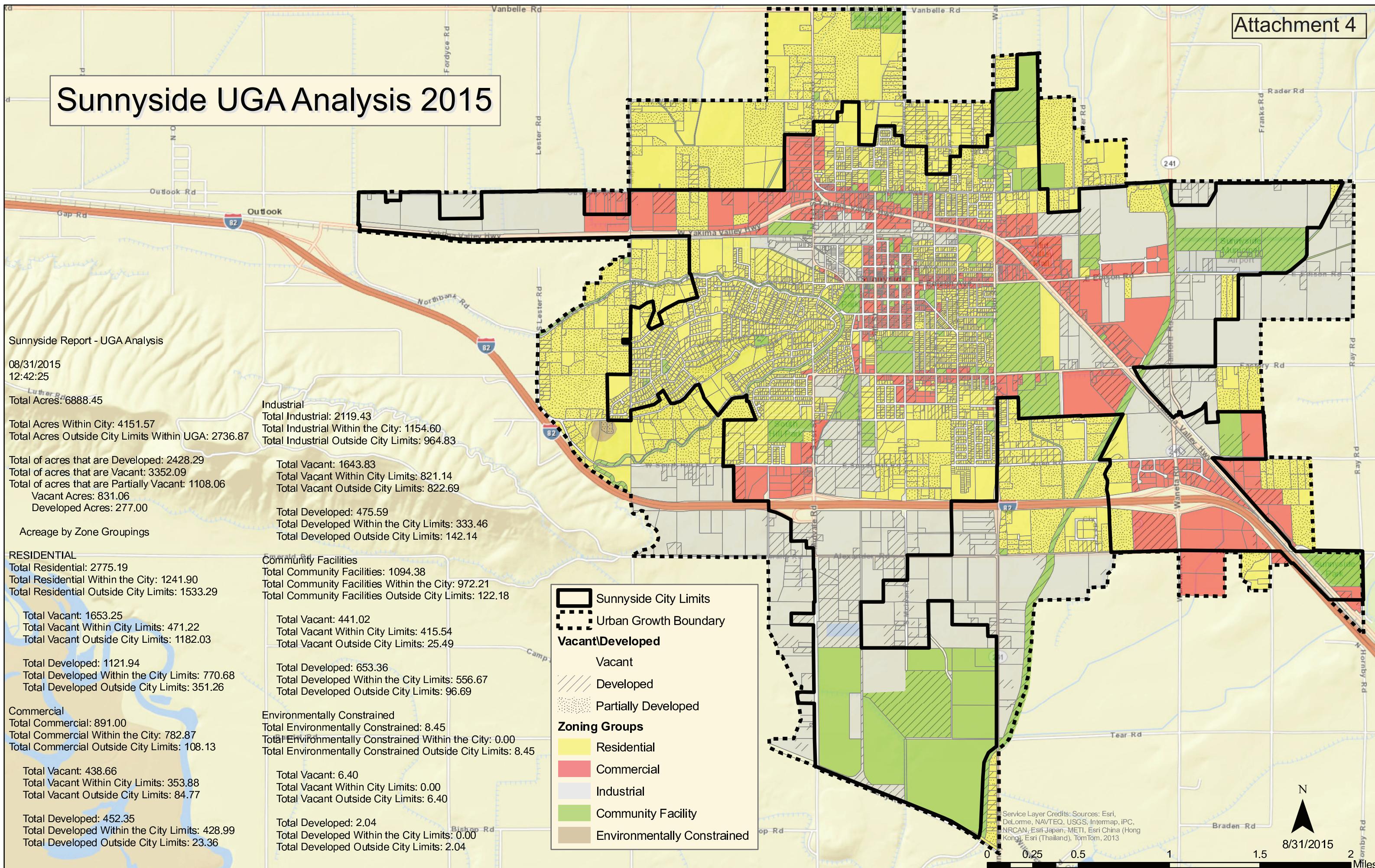
**5. Identify areas needed for Industrial zoning.**

*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

09/15/2015  
09:51:28

Total Acres: 6641.34

Total Acres Within City: 4151.57

Total Acres Outside City Limits Within UGA: 2489.77

Total of acres that are Developed: 2353.25

Total of acres that are Vacant: 3158.41

Total of acres that are Partially Vacant: 1129.69

Vacant Acres: 870.69

Developed Acres: 259.00

## Acreage by Zone Groupings

### RESIDENTIAL

Total Residential: 2724.71

Total Residential Within the City: 1241.90

Total Residential Outside City Limits: 1482.82

Total Vacant: 1630.79

Total Vacant Within City Limits: 471.22

Total Vacant Outside City Limits: 1159.57

Total Developed: 1093.93

Total Developed Within the City Limits: 770.68

Total Developed Outside City Limits: 323.25

### Commercial

Total Commercial: 848.75

Total Commercial Within the City: 782.87

Total Commercial Outside City Limits: 65.88

Total Vacant: 400.27

Total Vacant Within City Limits: 353.88

Total Vacant Outside City Limits: 46.38

Total Developed: 448.49

Total Developed Within the City Limits: 428.99

Total Developed Outside City Limits: 19.50

### Industrial

Total Industrial: 1900.92

Total Industrial Within the City: 1154.60

Total Industrial Outside City Limits: 746.32

### Total Vacant: 1443.93

Total Vacant Within City Limits: 821.14

Total Vacant Outside City Limits: 622.79

### Total Developed: 456.99

Total Developed Within the City Limits: 333.46

Total Developed Outside City Limits: 123.53

### Community Facilities

Total Community Facilities: 1166.95

Total Community Facilities Within the City: 972.21

Total Community Facilities Outside City Limits: 194.75

### Total Vacant: 554.12

Total Vacant Within City Limits: 415.54

Total Vacant Outside City Limits: 138.58

### Total Developed: 612.84

Total Developed Within the City Limits: 556.67

Total Developed Outside City Limits: 56.17

Proposed Urban Growth Boundary

Sunnyside City Limits

Urban Growth Boundary

### Vacant/Developed

Vacant

Developed

Partially Developed

### Zoning Groups

Residential

Commercial

Industrial

Community Facility

Environmentally Constrained

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

9/15/2015

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)

Area 9) ADD 237 Acres  
AR to UR (Zone R-1)

Area 8) ADD 77.55 Acres  
RSS to UR (Zone R-1)

Area 10) ADD 15.12 Acres  
AR to UP (Zone R-1)

Area 2) REMOVE 79 Acres  
U to RSS (Zone Rural 10/5)

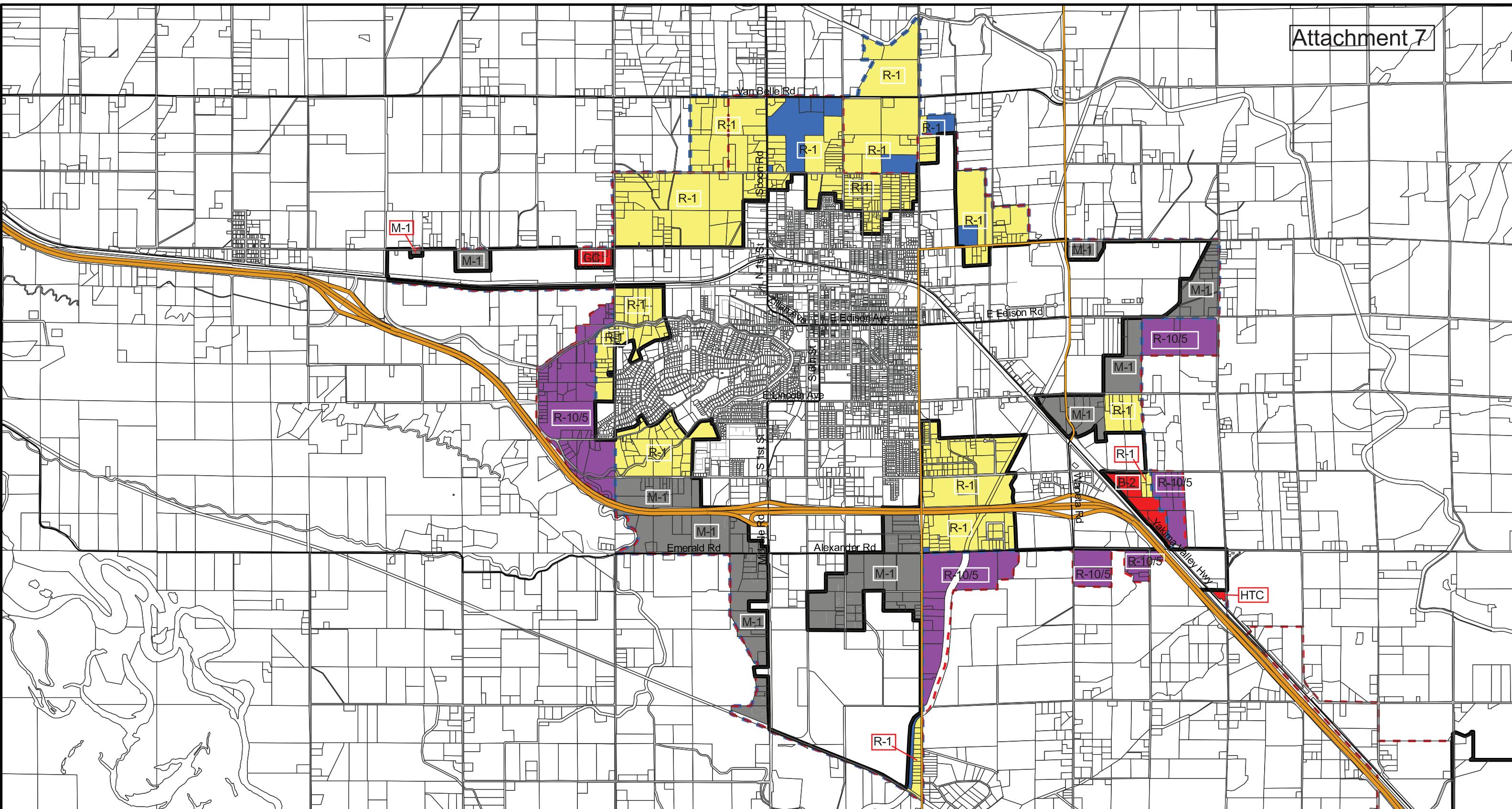
Area 3) REMOVE 234.2 Acres  
U to RSS (Zone Rural 10/5)

Area 1) REMOVE 170 Acres  
U to RSS (Zone Rural 10/5)

Area 4) REMOVE 40.27 Acres  
U to RSS (Zone Rural 10/5)

Area 7) REMOVE 49.1 Acres  
U to RSS (Zone Rural 10/5)

Areas 5 & 6) REMOVE 3.13 Acres  
and 20.53 Acres  
U to RSS (Zone Rural 10/5)



## GEOGRAPHIC INFORMATION SERVICES

## Proposed County Comp Plan Designations

and proposed zoning districts

### Sunnyside UGA - Outside of City

Date: 9/18/2015

YAKIMA COUNTY

Tax Lots	Proposed County Comprehensive Plan Designations	Urban Industrial
Proposed Urban Growth Area Boundary	Urban Residential	Urban Public
Current Urban Growth Area Boundary	Rural Self Sufficient	Urban Parks and Open Space
City Limits		Urban Tribal
		Urban Commercial

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

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 The County cannot accept responsibility for any errors.  
 Therefore, there are no warranties for this product.

0 750 1,500 3,000 4,500 6,000  
 Feet  
 1 inch = 3,187 feet

