

**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 Mabton**

**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 Mabton 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 Mabton to improve accuracy and foster a collaborative approach, and to assist Mabton in meeting its conjunctive responsibilities under these RCWs.

Review of UGA: Land Capacity Analysis (LCA)

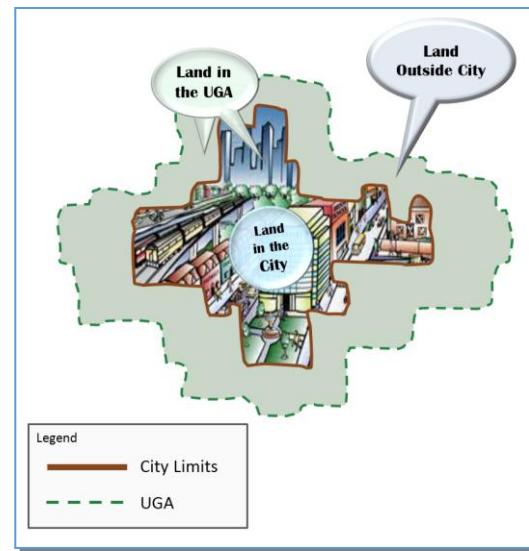
A Land Capacity Analysis is an essential component in reviewing a UGA. A LCA is a quantitative estimate of how much land a city will require as it grows over the succeeding 20-year period. The Urban Growth Area intent, description, and evaluation of quantity of land necessary for urban growth is identified 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 Mabton'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 Mabton'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 Mabton proposal for the 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: 57 acres	Vacant: 167 acres	Surplus: 224 acres	Vacant: 85 acres	Surplus: 142 acres
Commercially-zoned	Surplus: 16 acres	Vacant: 0 acres	Surplus: 16 acres	Vacant: 3 acres	Surplus: 19 acres
Community Facilities	Surplus: 64 acres	Vacant: 0 acres	Surplus: 64 acres	Vacant: 26 acres	Surplus: 90 acres
Total vacant land (excluding Industrially-zoned)	Surplus: 137 acres	Vacant: 167 acres	Surplus: 304 acres	Vacant: 114 acres	Surplus: 251 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 Mabton's projected 2015-2040 population growth, this analysis estimates 75 additional households will be added to the city's population by the year 2040.

2040 population forecast for city (County Planning)	2,649 people
2015 population in city (OFM's April 1 estimate)	2,325 people
Population increase in city 2015-2040	324 people
Average household size in city (2010 Census)	4.31 people
Additional households in city 2015-2040 (324 ÷ 4.31)	75 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:

$$\text{8,500 sq. ft. x 75 households} = \text{15 Acres}$$

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):

$$324 \text{ people} \times .0054 \text{ acres per capita} = \textbf{2 Acre}$$

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):

$$324 \text{ people} \times .0212 \text{ acres per capita} = \textbf{7 Acres}$$

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	15 Acres
+Commercial/retail acreage needed	2 Acre
+Community facilities acreage needed	7 Acres
=Subtotal	24 Acres
Total streets acreage needed (Subtotal x 0.15)	4 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 under 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)	17 Acres
+Acres needed for future commercial & retail uses (including streets)	2 Acre
+Acres needed for future community facilities (including streets)	8 Acres
= Total vacant acres needed for future non-industrial uses	27 Acres

Yakima County LCA	Mabton Proposal
Capacity for Growth within City:	No changes within City Proposed
137 (Acres of currently vacant non-industrially-zoned land in City)	
- 27 (Acres needed for growth)	
= 110 (Surplus vacant acres in City)	
Capacity for Growth within the UGA:	Proposed Capacity for Growth within the UGA:
304 (Acres of currently vacant non-industrially-zoned land within the UGA)	251 (Acres of currently vacant non-industrially-zoned land within the UGA)

- 27 (Acres needed for growth)	- 27 (Acres needed for growth)
= 277 (Surplus vacant acres within the UGA)	= 224 (Surplus vacant acres within the UGA)

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

- Residential land is reduced by 82 acres,
- Community Facilities is increased by 26 acres,
- Industrial land is reduced by 31 acres, and
- Commercial land is increased by 3 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:

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

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

Mabton's Computed MCF				
	Lands within the city	Lands outside the city	Growth in UGA	Proposed Lands outside city
Computed MCF	407%	619%	1,026%	423%
Years of growth available	127 years	155 years	282 years	106 years

Mabton's Computed MCF for lands within the entire UGA is 1,026%, which means that the amount of vacant land in the UGA is 1,026% more than needed for growth through 2040 (see [Attachment 1](#), line kk), in the same fashion this calculation shows that the UGA can accommodate 282 years of growth.

Mabton's UGA proposal would significantly reduce the MCF for the entire UGA from 1,026% (or 282 years of growth) to 830% (or 233 years of growth) resulting in a 17% decrease 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 Mabton.

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	92 acres	92 acres
Current developed industrially-zoned land outside city	28 acres	26 acres
Current vacant industrially-zoned land in city	4 acres	4 acres
Current vacant industrially-zoned land outside city	246 acres	215 acres
Industrial acres to add to UGA		241 acres
Industrial acres to remove from UGA		274 acres

The City of Mabton has been on a self-imposed moratorium to address infrastructure issues. Over the past ten years they have invested \$15 million in infrastructure. Mabton has been working with New Vision to determine how best to market their city to investors for activities such as the site selector. This has yielded information that investors covet large tracts of land with single ownership. Mabton feels like it is ready to embrace development.

The City of Mabton has one industry that provides for 100 year round jobs and up to 250 seasonal jobs. The city would like to enhance this job opportunity for its residence by working with the large property owner, Northwest Horticulture (NWH). Creative water usage and availability solutions have been crafted and are hinging on the approval of the amendments to Mabton’s UGA.

This city is partnering with Mr. Wheeler regarding his commercial development that currently exists but can’t expand without city water and sewer. Their agreement benefits both parties and like the NWH opportunity mentioned earlier, it hinges on the approval of the amendments to Mabton’s UGA.

The City of Mabton, on September 8, 2015, adopted Resolution No. 2015-05 (see [Attachment 7](#)) to fully support the planning proposals and adjustments to the Urban Growth Area and authorized the Mayor and staff to continue efforts to secure such amendments. The proposal supported by the Mabton City Council is the same proposal identified in this Staff Report as Mabton Proposal.

Mabton is proposing to remove 274 acres of industrial land uses and to add 241 acres to the UGA for Industrial purposes, related to NWH’s proposal above. This results in a net reduction of 33 acres of Industrial land outside the city. Mabton is proposing a reduction of residential land in its UGA by 82 acres. The removal of these areas in the UGA reduces the overall years of growth in land outside the city from 155 years to 106 years. A map showing the proposed changes to the UGA are included in [Attachment 5](#) and a map showing the specific changes by area are shown in [Attachment 6](#).

Review of Densities Permitted in the UGA

In addition to reviewing Mabton’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 Mabton has two Land Use Designations listed in its Comprehensive Plan that identify residential growth. The zoning districts and corresponding densities are as follows:

City of Mabton Zoning		
Zoning District	Min. Lot Size	Density
R-1	4,000 sq. ft.	7-8 du/acre
R-2	4,000 sq. ft.	26 du/acre
Yakima County UGA in the Urban Growth Area (YCC Title 19)		
Zoning District	Min. Lot Size	Density
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 57 acres of residentially zoned land in Mabton will accommodate over 290 dwelling units. With only 75 additional households projected through the year 2040, the permitted densities within the city will easily accommodate the projected population growth. The 85 acres of vacant residential land outside the city provides additional land for population growth (this is based on the Mabton proposal and results in an 82 acre reduction in vacant residentially zoned land).

Proposed Revised Plan Designations Within the Unincorporated UGA

The map included as Attachment 8 depicts the detailed urban future land use designations that the county planning staff, in collaboration with Mabton'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 Mabton representatives on August 17, 18, 25, and September 3 and have exchanged a number of emails and phone calls to review and discuss the County's land capacity analysis, the County's proposed future land use designations, the review of permitted densities and Mabton's planning issues. The Mayor of Mabton attended the Planning Commission workshop on September 9th and discussed his city's economic development strategy for the future. The Mabton City Council adopted Resolution 2015-05 (included in Attachment 7) supporting the urban growth area changes the city would like to pursue. 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 (Attachment 5).

Urban Growth Area policies in the comprehensive plan (**Plan 2015**) call for allowances for "market choice and location preferences" when determining Urban Growth Areas. LU-U 1.3 states: "Sufficient area should be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences not to exceed 25 percent or 80 acres, whichever is larger." In this case, the reduction of land in Mabton's UGA, will be 85 acres, a near exact amount identified in **Plan 2015**. Therefore, the reduction of residential land to Mabton's UGA is moving closer to consistency with the GMA and **Plan 2015**, despite the results of the Land Capacity Analysis.

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 8. 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 swap Industrial lands from the northern and eastern portion of the UGA and add it to the south of the city is in alignment with Mabton's economic development strategy.

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.

However, Mabton has been proactive in this vein and was able to provide Resolution 2015-05 (Attachment 7) that included nearly all of the requested items above. County planning staff requested the City of Mabton add further detail to their original submittal. On October 13, 2015 the Mabton City Council adopted Resolution 2015-06 (Attachment 9) that meets the criteria listed above. In addition to provision of written documentation the Mayor of Mabton presented the city's economic development strategy, affirmed the city's capacity to serve additional areas, and discussed the many creative approaches to development during the Yakima County Planning Commission workshop on September 9, 2015.

(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 proposes that southern UGA area be designated Industrial land. 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 Mabton'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 Mabton's UGA are map amendments rather than policy or text amendments.

Conclusions

1. The proposed detailed urban plan designations should be applied to the unincorporated area in Mabton's UGA.
2. The County's Land Capacity Analysis for Mabton calculates a surplus of 110 acres of vacant land available for future growth (excluding industrial growth) in the City, which presents available vacant land for 127 years of growth. The LCA also calculates a surplus of 277 acres of vacant land available for future growth (excluding industrial growth) in the UGA, which represent available vacant land for 282 years of growth. The existing UGA is able to accommodate the densities and projected non-industrial growth through 2040.
3. Mabton proposes to reallocate existing industrial land uses to areas that can be supported with Capital Facility Plans and that are in alignment with the City's economic development strategy. Overall the City proposes a reduction of 33 acres of industrial land uses in areas outside the city.
4. Given the Mabton proposal to begin bringing the UGA closer to 20-year growth needs and their economic development strategy to move industrial uses in the UGA to promote economic development for their community, the changes proposed should be considered. The proposal would reduce the years of growth available outside the city from 155 years to 106 years.

Recommendations

1. Yakima County's Future Land Use Designations will be applied to land added to Mabton's UGA (Attachment 8), along with corresponding zoning districts.

2. Yakima County planning staff recommendations to the City of Mabton's proposed UGA changes are outlined in the Table below: (A map showing each area is included as Attachment 6.)

Location (as shown in <u>Attachment 6</u>)	Mabton Proposal						County Planning Recommendation
	Add To UGA	Remove From UGA	Change within UGA	Current Land Use Designation	Proposed Land Use Designation	Proposed Zone	
Area 1			28.29 acres	Urban	Urban Public	Single Family R-1	Approve
Area 2		38.37 acres		Urban	Agricultural Resource	AG	Approve
Area 3		39.09 acres		Urban	Rural Self Sufficient	Rural 10/5	Approve
Area 4	5.61 acres			Agricultural Resource	Urban Commercial	General Commercial	Approve
Area 5		230.44 acres		Urban	Rural Self Sufficient	Rural 10/5	Approve
Area 6			29.53 acres	Urban	Urban Residential	From: Industrial To: Single Family R-1	Approve
Area 7	245.23 acres			Agricultural Resource	Urban Industrial	M-1	Approve
Area 8		24.75 acres		Urban	Agricultural Resource	AG	Approve

Attachments:

1. Mabton UGA Land Capacity Analysis (spreadsheet)
2. County's Population Projection for Mabton, 2015-2040
3. **Plan** 2015's description of the analytical process for the UGA Land Capacity Analysis
4. Mabton's LCA for City (current status) (map)
5. Proposed changes to City of Mabton's UGA boundary (map)
6. Proposed changes to City of Mabton's UGA with specific area callouts in acres (map)
7. Mabton Resolution No. 2015-05
8. Mabton Proposed Urban Plan Designations (map)
9. Mabton Resolution No. 2015-06 (Capital Facility Plan Addendum)

		Units	Mabton Current	Mabton Proposed
1 - Population and Households Analysis				
a	2040 population for City (County's preferred alternative medium projection)	people	2,649	2,649
b	2015 population in City (OFM's April 1 estimate)	people	2,325	2,325
c	City's projected population increase, 2015-2040 (a - b)	people	324	324
d	City's average household size (2010 Census)	people per household	4.31	4.31
e	Additional households projected for City, 2015-2040 (c ÷ d)	households	75	75
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	15	15
3 - Future Commercial & Retail Land Need				
h	Current developed commercial & retail land in City (from GIS analysis)	acres	13	13
i	Current developed commercial & retail land in City per person (h ÷ b)	acres per person	0.0056	0.0056
j	Land needed for future commercial & retail (i • c)	acres	2	2
4 - Future Community Facilities* Land Need				
k	Current developed community facilities land in City (from GIS analysis)	acres	49	49
m	Current developed community facilities land in City per person (k ÷ b)	acres per person	0.0211	0.0211
n	Land needed for future community facilities (m • c)	acres	7	7
5 - Future Streets Land Need				
p	Subtotal of land needed for future residential, commercial & retail, and community facilities (g + j + n)	acres	24	24
q	Land needed for future streets (p • 15%)	acres	4	4
6 - Land Capacity Analysis				
Residentially-zoned capacity				
r	Current vacant residentially-zoned land in City (from GIS analysis)	acres	57	57
s	(minus) Land needed for future housing and associated streets (-g • 115%)	acres	(17)	(17)
t	= Surplus (Deficit) of vacant residentially-zoned land in City (r + s)	acres	40	40
u	Current vacant residentially-zoned land outside City (from GIS analysis)	acres	167	85
v	(plus) Surplus (Deficit) of vacant residentially-zoned land in City (t)	acres	40	40
w	= Surplus (Deficit) of vacant residentially-zoned land in UGA (u + v)	acres	207	125
Commercially-zoned capacity				
x	Current vacant commercially-zoned land in City (from GIS analysis)	acres	16	16
y	(minus) Land needed for future commercial & retail and associated streets (-j • 115%)	acres	(2)	(2)
z	= Surplus (Deficit) of vacant commercially-zoned land in City (x + y)	acres	14	14
aa	Current vacant commercially-zoned land outside City (from GIS analysis)	acres	0	3
bb	(plus) Surplus (Deficit) of vacant commercially-zoned land in City (z)	acres	14	14
cc	= Surplus (Deficit) of vacant commercially-zoned land in UGA (aa + bb)	acres	14	17
Community Facilities capacity				
dd	Current vacant community facilities land in City (from GIS analysis)	acres	64	64
ee	(minus) Land needed for future community facilities and associated streets (-n • 115%)	acres	(8)	(8)
ff	= Surplus (Deficit) of vacant community facilities in City (dd + ee)	acres	56	56
gg	Current vacant community facilities land outside City (from GIS analysis)	acres	0	26
hh	(plus) Surplus (Deficit) of vacant community facilities land in City (ff)	acres	56	56
ii	= Surplus (Deficit) of vacant community facilities land in UGA (gg + hh)	acres	56	82
Capacity for growth in City (excluding Industrial growth)				
jj	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (t + z + ff)	acres	110	110
kk	Computed Market Choice Factor in City (MCF)**	%	407%	407%
mm	Years of growth available in City ((kk + 1) • 25)	years	127	127
Capacity for growth outside City (excluding Industrial growth)				
nn	Years of growth available outside City (rr - mm)	years	155	106
Capacity for growth in UGA (excluding Industrial growth)				
pp	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (w + cc + ii)	acres	277	224
qq	Computed Market Choice Factor in UGA (MCF)***	%	1026%	830%
rr	Years of growth available in UGA ((qq + 1) • 25)	years	282	233
7 - Future Industrial Land Need				
ss	Current developed industrially-zoned land in City (from GIS analysis)	acres	92	92
tt	Current developed industrially-zoned land outside City (from GIS analysis)	acres	28	26
uu	Current vacant industrially-zoned land in City (from GIS analysis)	acres	4	4
vv	Current vacant industrially-zoned land outside City (from GIS analysis)	acres	246	215
ww	Industrial acres to add to UGA (based on City's economic development strategy)	acres	0	241
xx	Industrial acres to remove from UGA (based on City's economic development strategy)	acres	0	274

*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

Mabton

Table 1. US Census and OFM Population Estimates Yakima County and Mabton							
	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
Mabton	1,891	2,114	2,286	2,290	2,290	2,305	2,310

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
Mabton	0.26%	0.67%	0.67%	0.62%	0.55%	0.49%	0.45%

Source: Yakima County.

Table 3. Yakima County's Preferred Alternative Twenty-year Projected Population Town of Mabton (See Tables 22a-e)						
	2015	2016	2017	2018	2019	2020
Yakima County	256,341	258,730	261,462	264,150	266,780	269,347
Mabton	2,325	2,341	2,356	2,371	2,386	2,401
	2021	2,022	2023	2024	2025	2026
Yakima County	271,956	274,512	277,037	279,530	282,057	284,652
Mabton	2,415	2,430	2,444	2,458	2,471	2,484
	2027	2028	2029	2030	2031	2032
Yakima County	287,148	289,615	292,046	294,445	297,036	299,485
Mabton	2,497	2,510	2,523	2,535	2,547	2,559
	2033	2034	2035	2036	2037	2038
Yakima County	301,896	304,276	306,636	309,052	311,443	313,811
Mabton	2,571	2,583	2,595	2,606	2,617	2,628
	2039	2040				
Yakima County	316,161	318,494				
Mabton	2,639	2,649				

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

Table 4. Yakima County Preferred Alternative Medium Population Projections for Yakima County, Mabton and Unincorporated Areas (2040)
(See Table 23)

	OFM's 2014 Population Estimates	Yakima County Preferred Alternative Medium Population Projection Year 2040	Total Population Change 2014-2040
Yakima County	248,800	318,494	69,694
Unincorporated Total	85,410	117,983	32,573
Incorporated Total	163,390	200,511	37,121
Mabton	2,310	2,649	339

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

The Office of Financial Management (OFM) has Mabton at an estimated population of 2,310 for 2014. Yakima County is projecting Mabton's population at 2,649 in the year 2040. That is an increase of 339 individuals over the twenty-six year timespan. This allocation of 339 individuals will be used by Yakima County and Mabton as part of the upcoming Urban Growth Area analysis and for other comprehensive planning needs.

Table. 5 Yakima County Preferred Alternative 2040 Employment Projection and Allocation
(Table 25 Section III.)

	2012 Civilian Labor Force#	Yakima County Preferred Alternative 2040 Projected Population	Yakima County Preferred Alternative 2040 Employment Projection	Number of Additional Jobs Needed by 2040
Yakima County	110,603	318,494	143,322	32,719
Mabton	877	2,649	1,015	138

Source: 2008-2012 American Community Survey US Census, Office of Financial Management and Yakima County.

The 2008-2012 American Community Survey US Census has Mabton at an estimated civilian labor force of 877 for 2012. Yakima County is projecting Mabton's civilian labor force at 1,015 in the year 2040. That is an increase of 138 jobs over the twenty-eight year timespan. This allocation of 138 jobs will be used by Yakima County and Mabton as part of the upcoming Urban Growth Area analysis and for other comprehensive planning needs.

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.

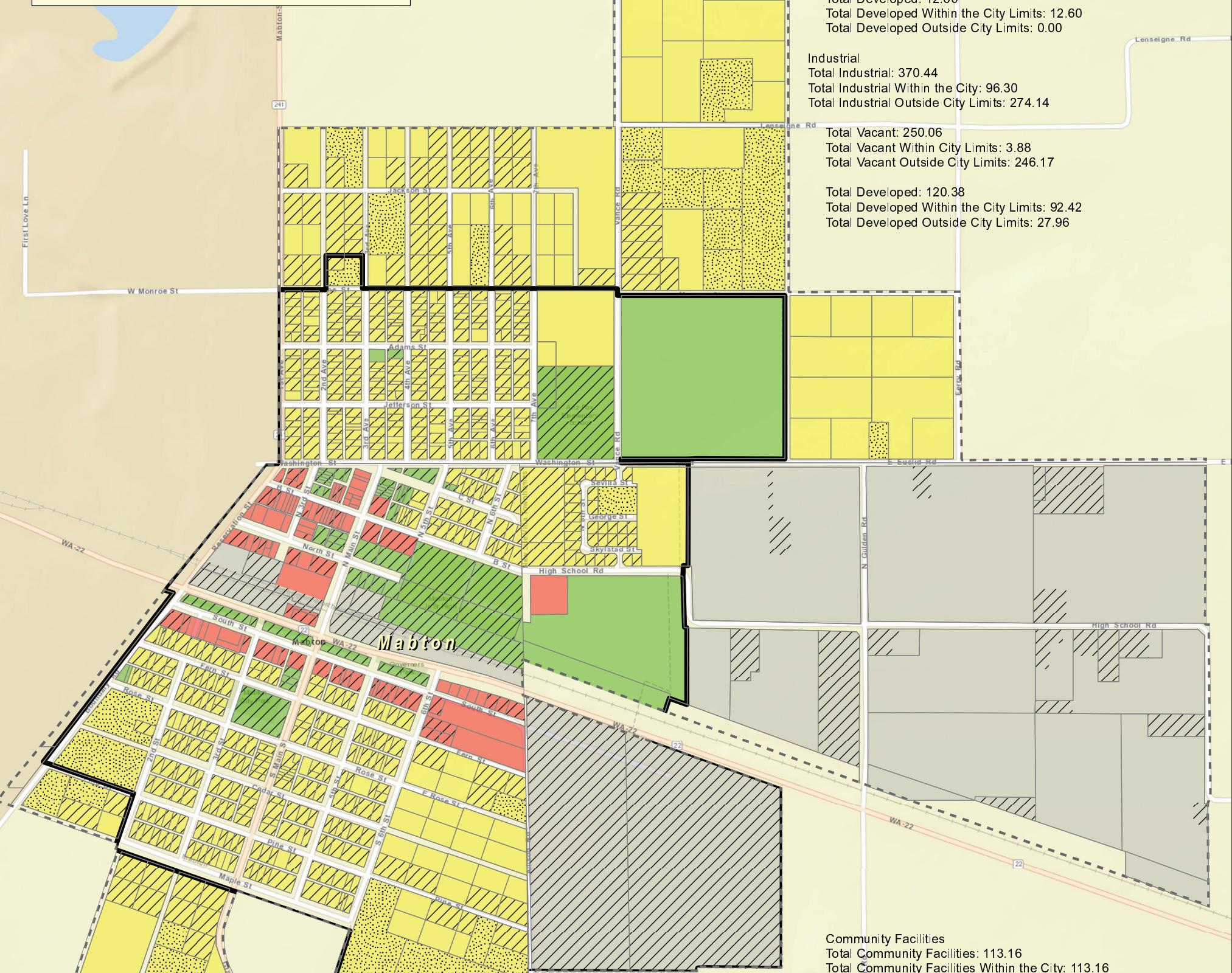
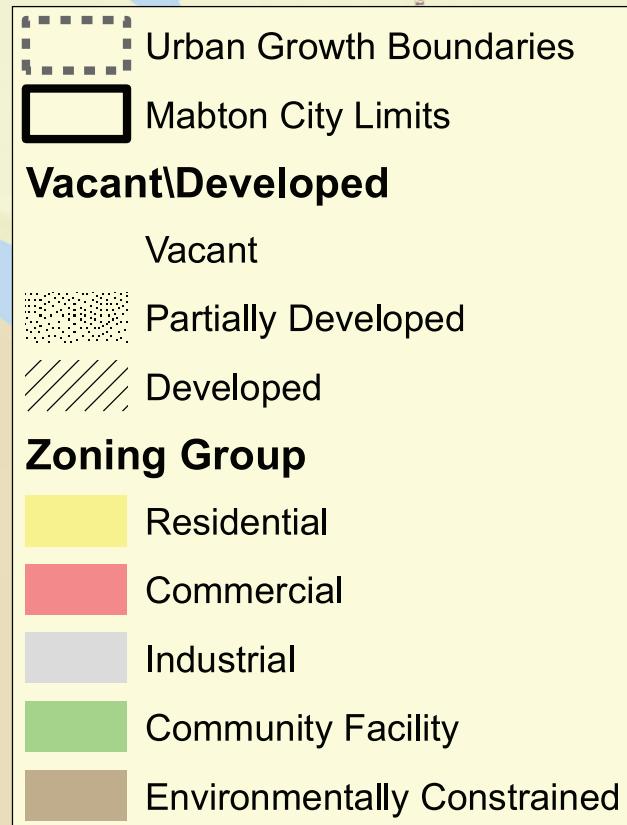
Industrial zoning is based on the city's economic development strategy and is not contingent on future population.

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

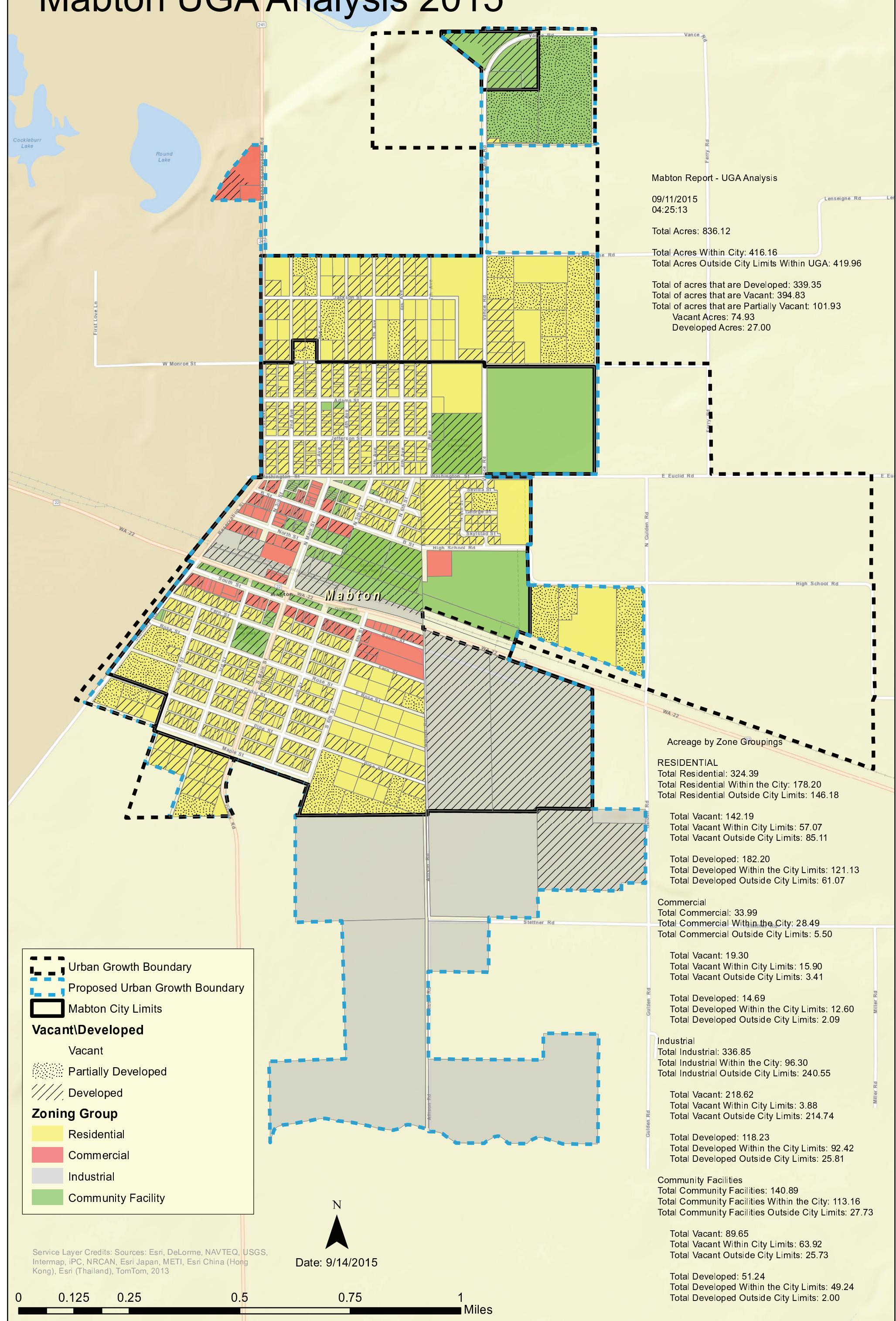
Identify the areas desired for UGA expansion based on the amount of acreage needed as identified in Steps #4 and #5. Ensure the requisite acreage is accurately allocated to residential, commercial/retail, and industrial. Areas desired for expansion should avoid Agricultural and Mineral Resource areas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

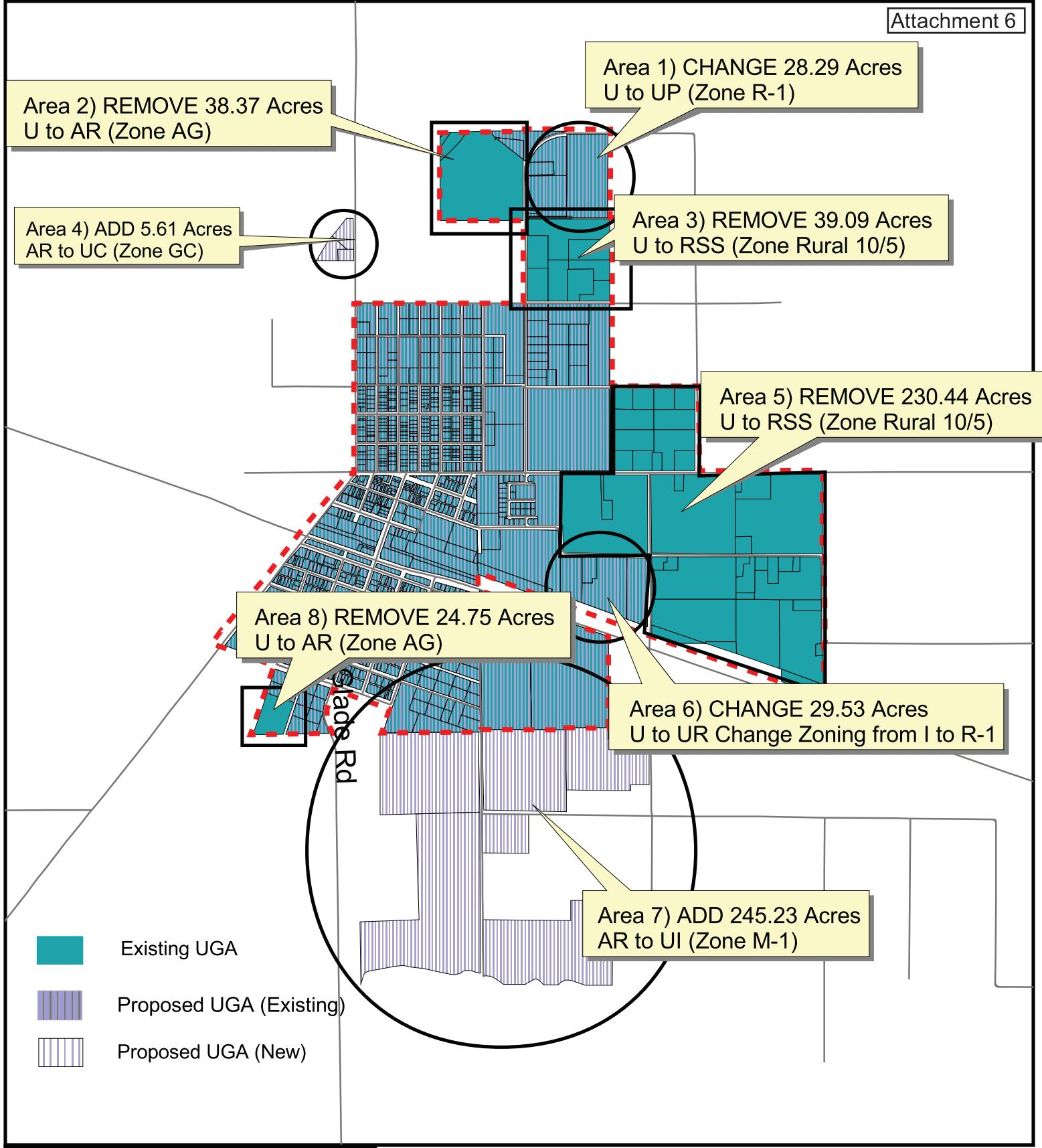
7. Capital Facilities Plan.

Mabton UGA Analysis 2015



Mabton UGA Analysis 2015





Mabton Proposed UGA Zoning

R-1 - Single Family Residential
GC - General Commercial
M-1 - Light Industrial
AG - Agriculture
"Rural 10/5"

Comprehensive Plan Designations

U - Urban
UR - Urban Residential
UP - Urban Public
UC - Urban Commercial
UI - Urban Industrial

~~~ Urban Growth Area Boundary

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MABTON SUPPORTING AN  
EMERGENCY APPLICATION FOR AMENDMENT OF THE URBAN GROWTH AREA (UGA)  
BOUNDARY**

WHEREAS, the Washington State Growth Management Act ("the Act"), codified as RCW 36.70A, requires counties planning under the Act to designate urban growth areas "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature"; and

WHEREAS, the Act at RCW 36.70A.110 (7) states, "An urban growth area designated in accordance with this section may include within its boundaries urban service areas or potential annexation areas designated for specific cities or towns within the county"; and

WHEREAS, the City of Mabton is in the process of updating its Urban Growth Area, reviewing economic development strategies, and evaluating amendments and adjustments to its Urban Growth Area; and

WHEREAS, the City of Mabton recognizes circumstances presently exist that require amendment of the Urban Growth Area on an emergency basis in order to support and develop the City's economic development opportunities and more efficiently provide public services over the planning period; and

WHEREAS, the City of Mabton has engaged in collaborative discussion with Yakima County long-term planning staff regarding the proposed urban growth area boundary amendment, and in this process has undertaken land capacity analysis, economic development planning, and capital facility planning; and

WHEREAS, the City of Mabton has engaged Gray & Osborne, Inc. Consulting Engineers to develop and submit cost-to-serve estimates for the proposed Urban Growth Area expansion; and

WHEREAS, the proposed amendments to the Urban Growth Area are illustrated in "City of Mabton, Wastewater Facility Plan, Figure 2-5, Sewer Map," attached,

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MABTON, AS FOLLOWS:**

1. City Council for City of Mabton has reviewed and fully supports the planning proposals and adjustments to the Urban Growth Area set forth on the attached map, and authorizes Mayor and staff to continue efforts to secure such amendments.

2. City Council further recognizes the significance of these long-term planning efforts and the urgency for implementation in order to facilitate and respond to immediate economic opportunities. The immediate potential impact is significant and the economic opportunities may be lost if the City is unable to respond in a prompt and efficient manner.

3. City Council notes that the request to amend the boundaries of the Urban Growth Area has been submitted to the public participation and hearing processes before the Mabton Planning Commission and the proposals have been met with strong community support.

4. The City of Mabton has reviewed the proposed amendments to the Urban Growth Area and resolves to continue to support the Urban Growth Area amendments.

Passed by the City Council and approved by the Mayor this 8th day of September, 2015.



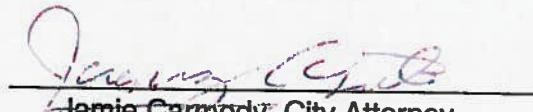
Mario Martinez, Mayor

ATTEST:

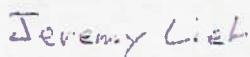


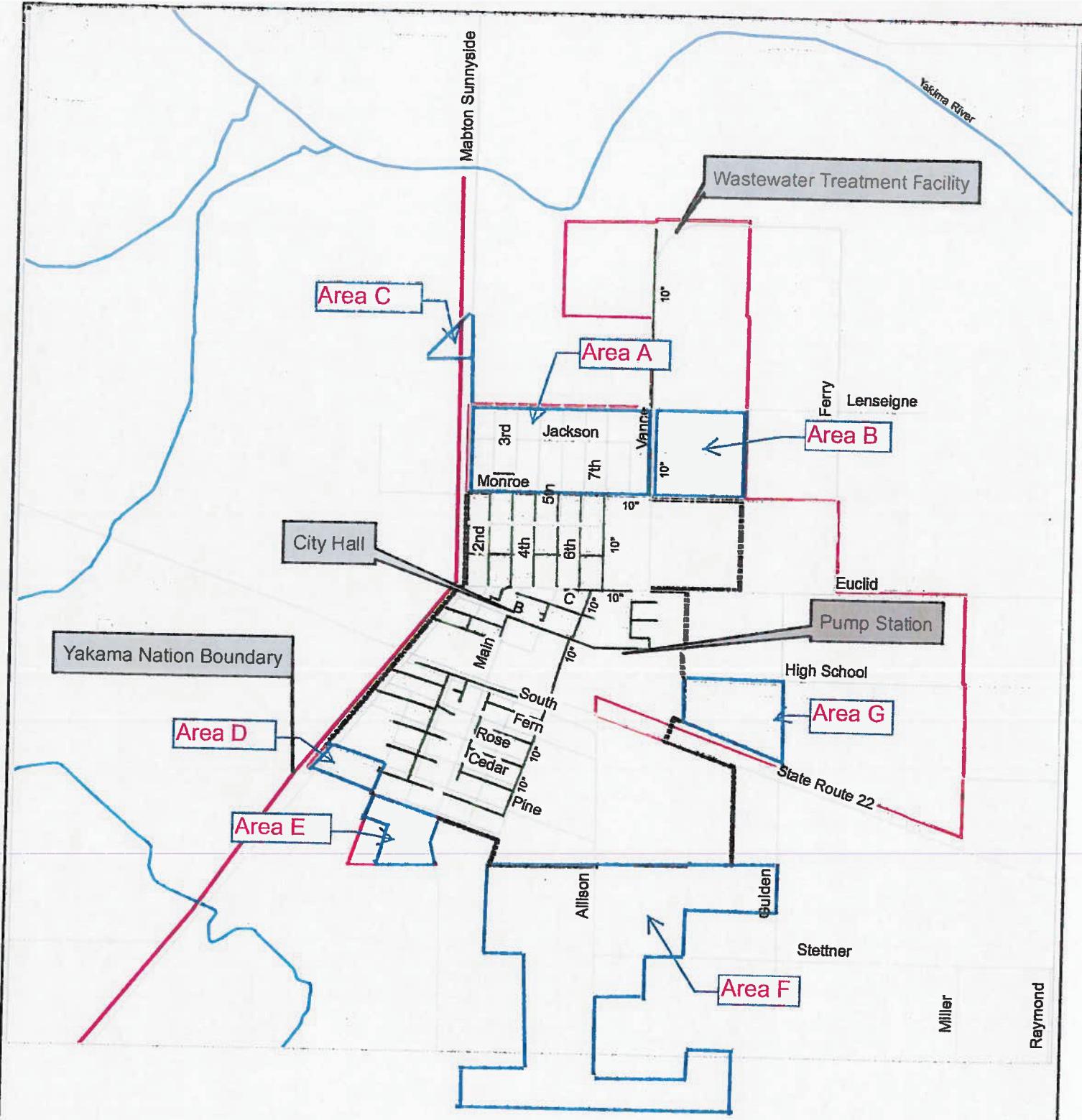
Walt Bratton, City Administrator

APPROVED AS TO FORM:



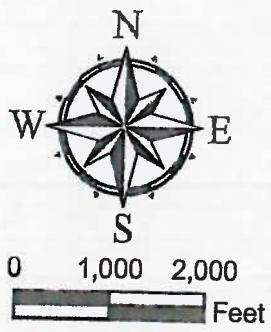
Jamie Connolly, City Attorney





**Legend:**

- Streams
- Sewer
- Streets
- City Limits
- PARCELS
- UGA



**CITY OF MABTON**  
Wastewater Facility Plan  
FIGURE 2-5  
Sewer Map

**Gray & Osborne, Inc.**  
CONSULTING ENGINEERS

**UGA Expansion  
Cost to Serve**

| Area <sup>(1)</sup> | Sewer mains <sup>(2)</sup> |             | Water mains <sup>(3)</sup> |             | Road <sup>(4)</sup> |             | Total Cost   |
|---------------------|----------------------------|-------------|----------------------------|-------------|---------------------|-------------|--------------|
|                     | Feet                       | Cost        | Feet                       | Cost        | Feet                | Cost        |              |
| Area A              | 11,000                     | \$1,650,000 | 11,000                     | \$1,430,000 | 13,200              | \$7,920,000 | \$11,000,000 |
| Area B              | 3,700                      | \$555,000   | 5,000                      | \$650,000   | 5,000               | \$3,000,000 | \$4,205,000  |
| Area C              | 900                        | \$135,000   | 900                        | \$117,000   | 0                   | \$0         | \$252,000    |
| Area D              | 750                        | \$112,500   | 750                        | \$97,500    | 1,975               | \$1,185,000 | \$1,395,000  |
| Area E              | 2,705                      | \$405,750   | 3,670                      | \$477,100   | 3,675               | \$2,205,000 | \$3,087,850  |
| Area F              | 8,800                      | \$1,320,000 | 8,800                      | \$1,144,000 | 8,200               | \$4,920,000 | \$7,384,000  |
| Area G              | 3,200                      | \$480,000   | 3,200                      | \$416,000   | 1,000               | \$600,000   | \$1,496,000  |
|                     |                            |             |                            |             |                     | Total       | \$28,819,850 |

- 1 See attached figure.
- 2 Estimate for 8-inch sewer mains.
- 3 Estimate for 8-inch water mains.
- 4 Estimate for roads are for a 40 foot pavement width with sidewalks on both sides.

Revised: September 4, 2015



ROBERT E. MANNE  
President and CEO

14113 River Bend Road  
Mount Vernon, WA 98273

C 206-422-0800  
F 360-424-8537  
E [robertmanne@northwesthort.com](mailto:robertmanne@northwesthort.com)

September 9, 2015

[www.northwesthort.com](http://www.northwesthort.com)

Walt Bratton-City Administrator  
City of Mabton  
305 Main Street  
PO BOX 655  
Mabton, Washington 98935

Dear Yakima County Planning Commission:

As one of the major employers in the City of Mabton, I am writing to offer our full support of the City of Mabton's Urban Growth Area (UGA) proposals. We have reviewed the information and find it comprehensive and good for the area.

Northwest Horticulture (NWH) has been in the community of Mabton since 1998. We have enjoyed a prosperous relationship with the city and would like to see Mayor Martinez's expansion project supported.

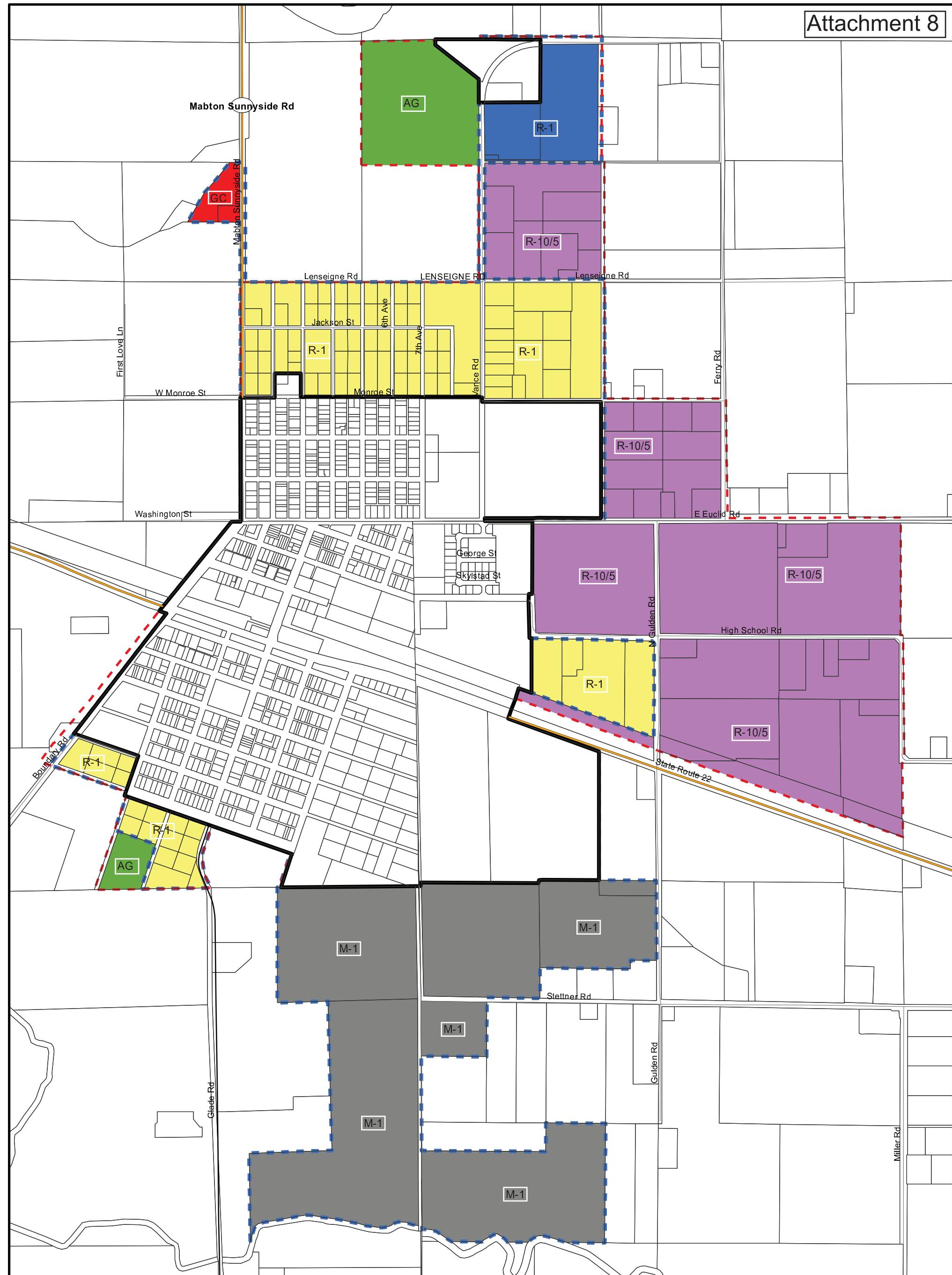
The new proposed sewer and water main along with road improvements will greatly improve the city's attributes and enhance NWH and other businesses' future possibilities for expansion and new business development.

I would like to thank the commissioners for taking the time to read my letter and please contact me for any future discussions.

Sincerely,

A handwritten signature in blue ink that reads "Robert E. Manne".

Robert Manne  
President/CEO  
Northwest Horticulture



## Proposed County Comp Plan Designations

and proposed zoning districts

Mabton UGA - Outside of City

Date: 9/14/2015

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

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

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this map was derived from several databases.  
The County cannot accept responsibility for any errors.  
Therefore, there are no warranties for this product.



Yakimap.com

## RESOLUTION NO. 2015-06

## A RESOLUTION APPROVING THE 2015 CAPITAL FACILITIES PLAN FOR CITY OF MABTON, WASHINGTON.

WHEREAS, a Capital Facilities Plan has been developed for the City of Mabton, Washington, by City Staff and City Engineers, and adopted on August 11, 2015, and

WHEREAS, the Capital Facilities Plan and the addendum to the Capital Facilities Plan meets the requirements of the Growth Management Act (GMA) RCW 36.70A.070 for a Capital Facilities Element, and

WHEREAS, the City of Mabton has determined that amendments to its UGA are essential for the future economic growth of the city, the amendments are properly addressed in the Capital Facilities Plan, and the proposed amendments to the UGA would bring the City of Mabton further into compliance with the Growth Management Act, and

WHEREAS, the City Council for the City of Mabton, Washington, has reviewed and considered the Capital Facilities Plan and the addendum to the Capital Facilities Plan,

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Mabton, Washington, as follows:

**1. Approval of the addendum to the 2015 Capital Facilities Plan:**

The addendum to the Capital Facilities Plan, developed for the City of Mabton, Washington, by City Staff and City Engineers, is hereby incorporated and adopted as part of the 2015 Capital Facilities Plan. The 2015 Capital Facilities Plan is hereby approved and adopted and from and after the effective date of this Resolution, shall be the Capital Facilities Plan for the City of Mabton until such a time a Plan is amended, repealed or otherwise changed.

**2. Effective Date:**

This Resolution shall be effective from and after its passage and approval and other requirements as required by law.

PASSED AND APPROVED by action of the City Council on the 13<sup>th</sup> day of October 2015.



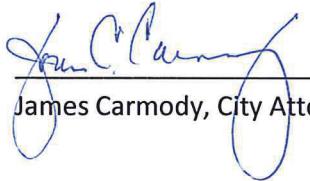
Mayor Mario Martinez

ATTEST:



Walt Bratton, City Administrator/City Clerk

APPROVED:



James Carmody, City Attorney

**UGA Expansion  
Cost to Serve**

| Area <sup>(1)</sup> | Sewer mains <sup>(2)</sup> |             | Water mains <sup>(3)</sup> |             | Road <sup>(4)</sup> |             | Total Cost   | Funding Source |
|---------------------|----------------------------|-------------|----------------------------|-------------|---------------------|-------------|--------------|----------------|
|                     | Feet                       | Cost        | Feet                       | Cost        | Feet                | Cost        |              |                |
| Area A              | 11,000                     | \$1,650,000 | 11,000                     | \$1,430,000 | 13,200              | \$7,920,000 | \$11,000,000 | Developer      |
| Area B              | 3,700                      | \$555,000   | 5,000                      | \$650,000   | 5,000               | \$3,000,000 | \$4,205,000  | Developer      |
| Area C              | 900                        | \$135,000   | 900                        | \$117,000   | 0                   | \$0         | \$252,000    | Developer      |
| Area D              | 750                        | \$112,500   | 750                        | \$97,500    | 1,975               | \$1,185,000 | \$1,395,000  | Developer      |
| Area E              | 2,705                      | \$405,750   | 3,670                      | \$477,100   | 3,675               | \$2,205,000 | \$3,087,850  | Developer      |
| Area F              | 8,800                      | \$1,320,000 | 8,800                      | \$1,144,000 | 8,200               | \$4,920,000 | \$7,384,000  | Developer      |
| Area G              | 3,200                      | \$480,000   | 3,200                      | \$416,000   | 1,000               | \$600,000   | \$1,496,000  | Developer      |
|                     |                            |             |                            |             | Total               |             | \$28,819,850 |                |

1 See attached figure.

2 Estimate for 8-inch sewer mains.

3 Estimate for 8-inch water mains.

4 Estimate for roads are for a 40 foot pavement width with sidewalks on both sides.

5 Developer of Wheeler Gas station has agreed to extend Water and Sewer to the site once the area is in the UGA

**Possible Funding Sources**

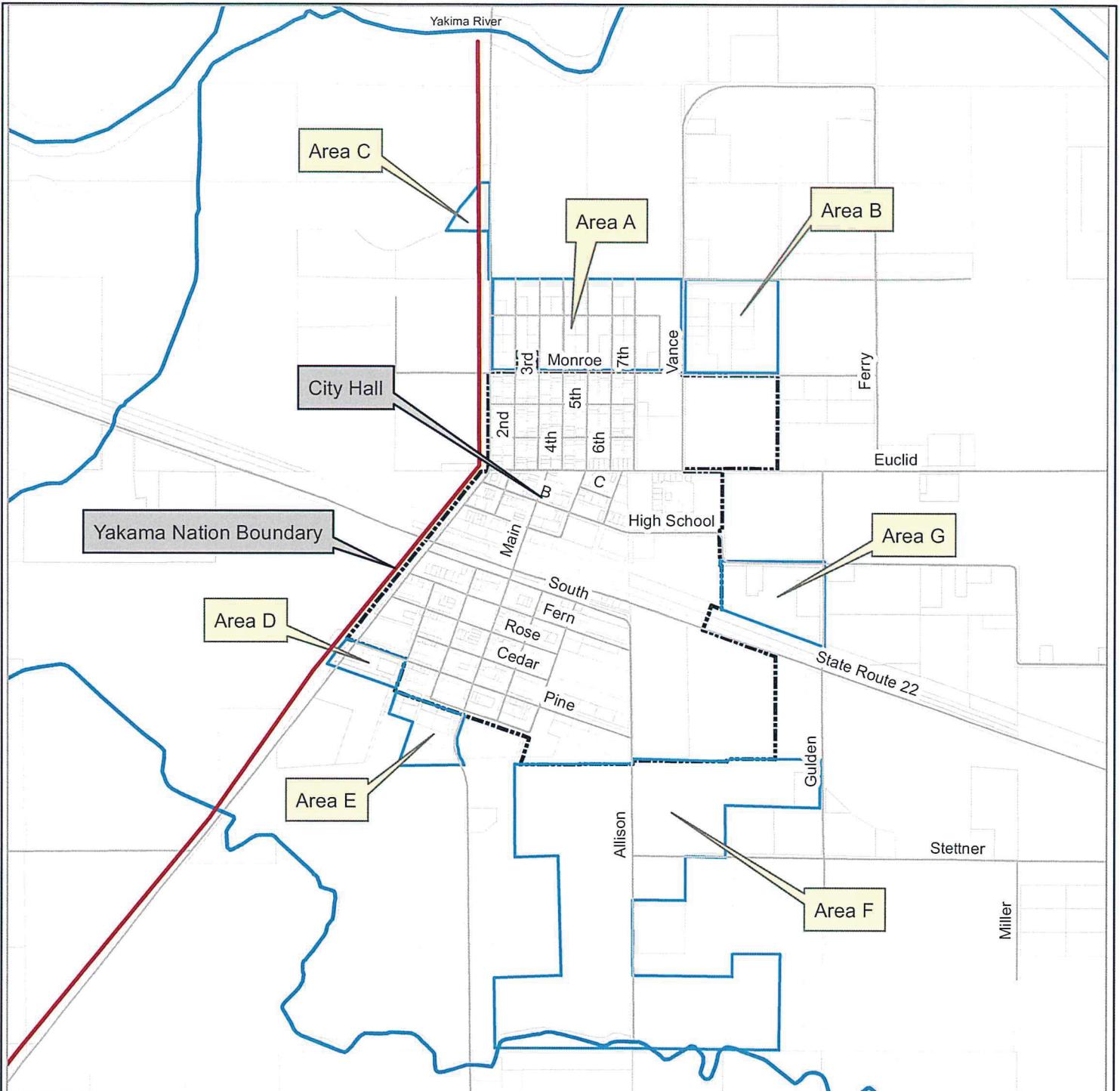
**Area A, Area B, Area G, Area D or Area E** - Department of Health DWSRF or Rural Development could fund water mains if the private wells are contaminated with Nitrates. Department of Ecology SRF, CCWRF or Rural Development could fund the sewer mains if the septic systems are failing. The City could utilize a Local Improvement District to fund all of the improvements.

**Area C** - The developer has agreed to fund the water and sewer improvements if the area is included in the UGA.

**Area F** - The City could utilize a local Improvement District to fund all of the improvements. If a commercial or industrial operation is slated to build in the industrial area then Economic Development money can be utilized to fund the improvements.

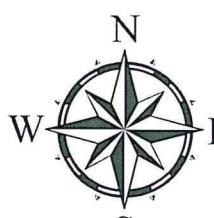
Revised: October 6, 2015

City of Mabton, Washington



**Legend:**

- Streams
- Streets
- City Limits
- Parcels
- UGA Service Areas



0 1,000 2,000  
Feet

**CITY OF MABTON**

UGA Cost of Service

  
**Gray & Osborne, Inc.**  
CONSULTING ENGINEERS