

**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
Town of Harrah**

**Staff Report
August 26, 2016**

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1. 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 Urban Growth Area (UGA) reviews and revisions by June 30, 2017.
[RCW 36.70A.130(5)(c)]

The mandates mentioned above are being met by two reports:

- a. Report 1 – Yakima County Population and Employment Projections and Allocations was issued on July 14, 2015 and establishes the number of people to accommodate in each of the County's 14 UGAs in year 2040. Attachment 2 is the excerpt from Report 1 showing the population projections for Harrah.
- b. Report 2 – UGA Land Capacity Analysis identifies the amount of land each of the County's 14 cities has for future growth within their Urban Growth Areas. This staff report includes the Land Capacity Analysis for Harrah's UGA (Attachment 3) and 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.

2. Review of Urban Growth Area: Land Capacity Analysis

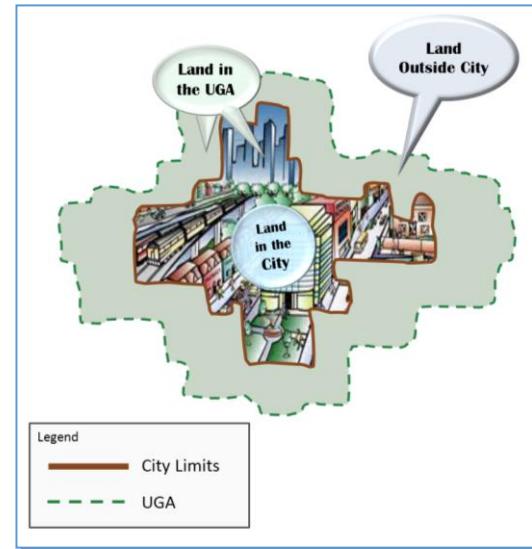
- a. Overview

A Land Capacity Analysis (LCA) is an essential component in reviewing a UGA. An LCA is a quantitative estimate of how much vacant land (i.e., land available for future urban development) a city currently has and will require as it grows over the succeeding 20-year period. It begins with consultation between a county and each of 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 specific population projections for the Town of Harrah as shown in [Attachment 2](#).

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

- i. Land in city. This is used to describe lands within the city limits.
- ii. Land outside city. This is used to describe the land between the UGA boundary and city limits.
- iii. 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 i + ii = iii.



The LCA quantifies the amount of vacant land needed for Harrah's growth according to the analytical process (see [Attachment 1](#)) outlined in the "Urban Lands" section in the Land Use Element of Yakima County's Comprehensive Plan ([Plan 2015](#)). This acreage is then compared to the amount of vacant land currently within the UGA to determine if there is a surplus or a deficit of vacant land for future growth to year 2040. The general calculation is outlined below:

$$\begin{aligned}
 & \text{Acres Needed for Future Growth in the UGA}^1 \\
 & - \text{Acres Currently Vacant in the UGA}^2 \\
 & = \text{Surplus (or Deficit) of Vacant Land in the UGA}
 \end{aligned}$$

b. Quantity of Land Calculations 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

¹ Acres needed for Future Growth = Vacant acres needed for: Residential uses + Commercial uses + Community Facilities + Streets.

² Acres currently vacant = Vacant acres zoned or owned for: Residential uses + Commercial uses + Community Facilities (this excludes Environmentally Constrained lands and Tribal lands).

determined the acreage of current vacant land and partially vacant³ land in each zoning district to arrive at the figures used in the LCA spreadsheet (Attachment 3). These GIS data are reported and depicted geographically in Attachment 4.

The Land Capacity Analysis calculations are described below. The spreadsheet in Attachment 3 (“UGA Land Capacity Analysis”) performs the calculations and provides additional information.

- 1) Population and Households Analysis: Based on Harrah’s projected 2015-2040 population growth, this analysis estimates 35 additional households will be added to the town’s population by the year 2040.

2040 population forecast for city (County Planning)	773 people
2015 population in city (OFM’s April 1 estimate)	650 people
Population increase in city 2015-2040	123 people
Average household size in city (2010 Census)	3.53 people
Additional households in city 2015-2040 (123 ÷ 3.53)	35 households

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

$$8,500 \text{ sq. ft.} \times 35 \text{ households} = 297,500 \text{ sq. ft.} / 43,560 \text{ sq. ft. (1 acre)} = 7 \text{ acres}$$

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

$$123 \text{ people} \times 0.0046 \text{ acres per capita} = \textbf{1 Acres}$$

- 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):

$$123 \text{ people} \times 0.0338 \text{ acres per capita} = \textbf{4 Acres}$$

- 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	7 Acres
+Commercial/retail acreage needed	1 Acres
+Community facilities acreage needed	4 Acres

³ Parcels classified as “partially vacant” are those greater than one acre and have more than \$10,000 in assessed improvements. For such parcels GIS counts one acre as developed and counts the remainder acreage as vacant (i.e., available for development). Note: Not all parcel meeting these criteria are classified as partially vacant. Aerial photo interpretation, local knowledge, and city input are used to limit this classification mostly to residential parcels.

=Subtotal	12 Acres
Total streets acreage needed (Subtotal x 0.15)	2 Acres

6) Land Capacity Analysis for Non-Industrial Uses

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 UGA to accommodate projected growth through 2040. The calculations are shown in Attachment 3 under Section “6 – Land Capacity Analysis” and 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 ⁴	8 Acres
+Acres needed for future commercial & retail uses ⁴	1 Acres
+Acres needed for future community facilities ⁴	5 Acres
=Total vacant acres needed for future non-industrial uses ⁴	14 Acres

Using the figures in Attachment 3, Table 1 summarizes whether each zoning group has a surplus or a deficit of vacant land to accommodate growth through 2040:

Table 1: Land Capacity Analyses (LCA) Summary – Excluding Industrially-zoned Land			
Zoning Group	Within City Limits ⁴	Outside City Limits & Within Current UGA	Total: Within City Limits and Within Current UGA ⁴
Residential	Surplus: 0 acres	Vacant: 38 acres	Surplus: 38 acres
Commercial	Surplus: 1 acre	Vacant: 1 acre	Surplus: 2 acres
Community Facilities	Deficit: 5 acres	Vacant: 0 acres	Deficit: 5 acres
Total of above Zoning Groups	Deficit: 4 acres	Vacant: 39 acres	Surplus: 35 acres

Using the figures in Attachment 3, Table 2 summarizes whether the city and the UGA have a surplus or a deficit of vacant land to accommodate growth through 2040:

Table 2: LCA Summary – In City and In UGA – Excluding Industrially-zoned Land
Current UGA
Capacity for Growth within City:
10 (Acres of currently vacant land in City)
- 14 (Acres needed for growth)
= 4 (Deficit of vacant acres in City)
Capacity for Growth in the Current UGA :
39 (Acres of currently vacant land outside the city)
+ 10 (Acres vacant within City)
- 14 (Acres needed for growth)
= 35 (Surplus vacant acres within the Current UGA)

⁴ Including associated streets

Computed Market Choice Factor (MCF) and “Years of Growth” (excluding Industrial growth)

One way of quantifying the surplus (or deficit) of vacant land in a city and within its UGA is to express the surplus (or deficit) as a percentage of the amount of vacant land that is needed for growth over the 25-year period from 2015 to 2040. For example, if a city has 120 vacant acres and needs 100 vacant acres for future growth, it has 20% more vacant land than needed for growth. So the Computed MCF is 20%, as calculated below:

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

$$\text{Example: } [120 \text{ acres} \div 100 \text{ acres}] - 1.00 = 0.20 = 20\%$$

An additional way of quantifying the surplus (or deficit) of vacant land available for future growth is to express the surplus (or deficit) as the number of years it would take to develop all the vacant land at the projected future growth rate. This metric is a function of the MCF. For example, if a city has a 0% MCF, this means that the acres of vacant land are equal to the number of acres needed for growth over the 25-year period from 2015 to 2040, so it has enough land for 25 years of growth, as calculated below. If a city has a MCF of 100%, this means that it has twice the number of vacant acres available as are needed for 25 years of growth, so it has enough vacant land for 50 years of growth, as calculated below:

$$(\text{Computed MCF} + 1) \times 25 \text{ years} = \text{years of growth available}$$

$$\text{Example 1: } (0\% \text{ MCF} + 1) \times 25 \text{ years} = 25 \text{ years of growth available}$$

$$\text{Example 2: } (100\% \text{ MCF} + 1) \times 25 \text{ years} = (1 + 1) \times 25 \text{ years} = 50 \text{ years of growth available.}$$

The figures for both the “MCF” and “years of growth” metrics for Harrah are provided in Table 3.

Table 3: Harrah’s Computed MCF and Years of Growth Available - Excluding Industrially-zoned lands			
	Within the city	Outside the city and within the Current UGA	Within the Current UGA
Computed MCF	-29%	N/A	250%
Years of growth available	18 years	70 years	88 years

c. Future Industrial Land Needs

As provided by the analytical process (see Attachment 1) outlined in the “Urban Lands” section in the Land Use Element of Yakima County’s Comprehensive Plan (**Plan 2015**), the amount of land needed for future industrial uses “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 (Attachment 3, Section “7 – Future Industrial Land Need”):

Current developed industrially-zoned land in city	7 Acres
Current developed industrially-zoned land outside city	0 Acres
Current vacant industrially-zoned land in city	2 Acres
Current vacant industrially-zoned land outside city	0 Acres
Industrial acres to add to UGA	0 Acres
Industrial acres to remove from UGA	0 Acres

Harrah is not proposing any changes to industrially-zoned land.

3. **Review of Densities Permitted in the UGA**

In addition to reviewing Harrah'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 to ensure projected growth may be accommodated.

The Town of Harrah has one Residential zoning district within its city limits for multiple uses. Yakama Nation land within the city limits is not in Yakima County or Harrah's jurisdiction and not included in the LCA. The County has one Residential zoning districts within the UGA and outside of the City. The zoning districts and their corresponding minimum lot sizes and maximum densities are as follows:

Table 4: Permitted Densities Under Current Zoning		
Town of Harrah Zoning (Harrah Municipal Code Title 17)		
Zoning District	Minimum Lot Size	Maximum Density
(Residential)	7,200 sq. ft.	1 dwelling unit per lot: Single-family and manufactured home 4 dwelling units per structure and 1 structure per lot: Multi- family
Yakima County Zoning (YCC Title 19)		
Zoning District	Minimum Lot Size	Maximum Density
R-1 (Single Family Residential)	7,000 sq. ft. for single family residence 4,000 – 8,000 sq. ft. (depending on DU type)	7 dwelling units per acre

There are currently 8 vacant acres of residentially-zoned land in Harrah's city limits. Assuming Harrah's maximum allowed R-1 density of 6 dwelling units (DUs) per acre, the vacant 7 acres of residentially-zoned land (including associated streets) in Harrah will accommodate 42 dwelling units:

$$8 \text{ acres} \times 85\% \text{ (i.e., 15\% is subtracted for streets)} = 7 \text{ acres available for dwelling units}; \\ 7 \text{ acres} \times 6 \text{ DU/acre} = 42 \text{ dwelling units.}$$

Therefore, the 35 dwelling units projected through 2040 could be accommodated by the Town's current development regulations, and provided that urban water and sewer services are concurrently provided.

There are currently 38 vacant acres of residentially-zoned land outside of the city. Assuming the County's maximum density of 7 dwelling units per acre, the existing 32 acres of residentially-

zoned land outside of the city (including associated streets) could accommodate an additional 224 dwelling units:

38 acres x 85% (i.e., 15% is subtracted for streets) = 32 acres available for dwelling units;
32 acres x 7 DU/acre = 224 dwelling units.

Therefore, the 35 dwelling units projected through 2040 could be accommodated by the County's current development regulations, provided that urban water and sewer services are concurrently provided. In addition, the LCA indicates that future commercial activity could also be accommodated within the City and UGA, but not community facilities due to a 5-acre deficit in this land capacity category.

4. City/County Collaboration

County planning staff spoke with Mayor Barbara Harrer on several occasions in 2016 to discuss the Land Capacity Analysis and reached a general agreement on the vacant/developed classifications of each parcel. Harrah proposed on several occasions to bring in Lon Inaba's 35 acres of agriculturally-zoned land to develop farmworker housing and location for a new town well. The 2015 UGA review of this addition was denied due having too much vacant residentially-zoned land, primarily the Gasseling property. They were told this proposal could be revisited in 2016. Since then, the town of Harrah has passed two resolutions to remove 20 acres of unincorporated lands to the north and add Inaba's 35 acres.

5. Proposed Revised Plan Designations within the Unincorporated UGA

Attachment 7 (Harrah Proposed Urban Plan Designations and Zoning Map") depicts the detailed urban comp plan designations and zoning that Harrah and County Staff are proposing for the unincorporated UGA.

6. 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 recommends changing the County's comprehensive plan designations in the unincorporated UGA from "Urban" to the more detailed plan designations as shown in Attachment 7. This change is consistent with the comprehensive plan text amendments in Ordinance No. 8-2015 adopted on December 15, 2015. These proposed comp plan designations are not consistent with the Town's 1995 comp plan in all locations, but Harrah may propose changes to the unincorporated area at a later date, at which time consistency will be considered.

(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 town's proposal to adjust its UGA is directly related to the ability to provide urban services within the 25-year planning horizon.

During this process the county planning staff wrote a letter to each of the 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 and 2016:

1. Map of 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 stormwater (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

See Attachment 8, Harrah Resolution NO. 2015-15 and Capital Facilities Plan Amendment.

(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: Lands added and removed from the UGA in Attachment 6 will be consistent with Yakima County Urban Growth Area future land use text amendments in Ordinance No. 8-2015 and County zoning designations.

(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 2016 will be provided as part of the SEPA analysis (file # SEP2016-00006).

(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 Harrah'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 Harrah's UGA are map amendments rather than policy or text amendments.

7. Conclusions

- a. The County's Land Capacity Analysis for Harrah calculates 18 years of future growth within the city due a five-acre deficit within the UGA for community facilities.
- b. The LCA calculates a surplus of 35 acres of vacant land available for future growth (excluding industrial growth) in the UGA, which represent available vacant land for 88 years of growth. The existing UGA is able to accommodate the densities and projected non-industrial growth through 2040.
- c. Harrah's proposes to remove a total of 20 acres, Areas 1 and 2, from the UGA and have no future plans to provide utilities to these areas (Attachment 6). Only 9 of these acres are vacant for development. This would also remove the only 1 acre of vacant commercial land outside the city limits.
- d. The addition of Inaba's 35 acres, Area 3 and 4, would increase Harrah's years of growth from 88 years of growth to 132 years.

8. Recommendations

- a. Apply the detailed comp plan designations and zoning districts to the Town's unincorporated UGA as depicted in Attachment 7.

Use Table 5 for the following:

- b. County staff recommends approval to remove the 20 acres of unincorporated lands north of the city limits but not the addition of Inaba's 35 acres. As shown in Section 3. "Review of Densities Permitted in the UGA," Harrah's development standards in the Residential zoning: Single-family (1 unit per lot) and Multi-family housing (4 units per lot/1 structure per lot), allows for more units than what is needed throughout the projected period. The addition of Inaba's two parcels would increase Harrah's growth by 44-years.
- c. Staff's recommendation would reduce Harrah's years of growth to 70 years and bring the UGA closer to 20-year growth needs.

Table 5: Proposed Area Designations & Recommendations

Location (as shown in <u>Attachment 6</u>)	Harrah Proposal					County Planning Recommendation
	Add To UGA	Remove From UGA	Current Land Use Designation	Proposed Land Use Designation	Proposed Zone	
Area 1		3 acres	Urban Business	Rural Self-Sufficient	R-10/5	Approve
Area 2		17 acres	Urban Residential	Rural Self-Sufficient	R-10/5	Approve
Area 3	15 acres		Agricultural Resource	Urban Residential	R-1	Deny
Area 4	20 acres		Agricultural Resource	Urban Residential	R-1	Deny
Total	35 acres	20 acres				

- d. Based on Mayor Harrer's letter to Yakima County Planning, dated November 12, 2015, [Attachment 8](#), the Washington State Department of Health will only allow Harrah a few new hookups and requires the town to add a second well. The town does have the option to look in other areas where lower drilling depths can be reached if Inaba's property is not made available.
- e. Consider Plan 2015, Plan Policy: LU-U 1.3 – Sufficient area should be included in the urban growth areas to accommodate the 20-year population forecast. Additional land may be included to allow for market choice and location preferences not to exceed 10 percent or 80 acres, whichever is larger.

9. Planning Commission Recommendations

The Planning Commission's hearing and deliberations were held on June 8, 2016. The Planning Commission voted 4-1-1 in favor of recommending Harrah's proposal to remove 20 acres of unincorporated land, add Inaba's 35 acres (see [Attachment 10](#)), and apply the 6 new land use designations and zoning changes ([Attachment 11](#)).

Attachments:

1. ***Plan*** 2015's description of the analytical process for the UGA Land Capacity Analysis
2. County's Population Projection for City, 2015-2040
3. UGA Land Capacity Analysis (spreadsheet)
4. Harrah Current UGA Analysis 2016 (GIS map & report)
5. Harrah Proposed UGA Analysis 2016 (GIS map & report)
6. Harrah Proposed UGA Changes
7. Harrah Proposed Urban Plan Designations and Zoning Map
8. Harrah Resolution No. 2015-15 & Capital Facilities Plan Amendment
9. Harrah Resolution No. 2016-9 & Harrah Resolution No. 2016-10
10. Planning Commission's Recommended UGA Changes
11. Planning Commission's Recommended Comp Plan Designations and Zoning Changes

Plan 2015 - Policy Plan**Land Use****Urban Lands****Urban Growth Areas**

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

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

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

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

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

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

2. Determine the necessary residential acreage.

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

3. Determine the necessary commercial and retail acreage.

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

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

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

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

5. Identify areas needed for Industrial zoning.

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

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

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

7. Capital Facilities Plan.

Harrah

Table 1. US Census and OFM Population Estimates Yakima County and Harrah							
	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
Harrah	566	628	630	630	650	645	645

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
Harrah	0.60%	0.84%	0.84%	0.79%	0.72%	0.66%	0.62%

Source: Yakima County.

Table 3. Yakima County's Preferred Alternative Twenty-year Projected Population Town of Harrah (See Tables 22a-e)						
	2015	2016	2017	2018	2019	2020
Yakima County	256,341	258,730	261,462	264,150	266,780	269,347
Harrah	650	656	661	667	672	677
	2021	2,022	2023	2024	2025	2026
Yakima County	271,956	274,512	277,037	279,530	282,057	284,652
Harrah	682	688	693	698	703	708
	2027	2028	2029	2030	2031	2032
Yakima County	287,148	289,615	292,046	294,445	297,036	299,485
Harrah	713	718	723	727	732	737
	2033	2034	2035	2036	2037	2038
Yakima County	301,896	304,276	306,636	309,052	311,443	313,811
Harrah	741	746	751	755	760	764
	2039	2040				
Yakima County	316,161	318,494				
Harrah	769	773				

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

Table 4. Yakima County Preferred Alternative Medium Population Projections for Yakima County, Harrah 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
Harrah	645	773	128

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

The Office of Financial Management (OFM) has Harrah at an estimated population of 645 for 2014. Yakima County is projecting Harrah's population at 773 in the year 2040. That is an increase of 128 individuals over the twenty-six year timespan. This allocation of 128 individuals will be used by Yakima County and the Town of Harrah 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
Harrah	251	773	298	47

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

The 2008-2012 American Community Survey US Census has Harrah at an estimated civilian labor force of 251 for 2012. Yakima County is projecting Harrah's civilian labor force at 298 in the year 2040. That is an increase of 47 jobs over the twenty-eight year timespan. This allocation of 47 jobs will be used by Yakima County and Harrah as part of the upcoming Urban Growth Area analysis and for other comprehensive planning needs.

		Units	Harrah Current 2016	Harrah Proposed 2016	County Staff Recommended 2016
1 - Population and Households Analysis					
a	2040 population for City (County's preferred alternative medium projection)	people	773	773	773
b	2015 population in City (OFM's April 1 estimate)	people	650	650	650
c	City's projected population increase, 2015-2040 (a - b)	people	123	123	123
d	City's average household size (2010 Census)	people per household	3.53	3.53	3.53
e	Additional households projected for City, 2015-2040 (c ÷ d)	households	35	35	35
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	8,500
g	Land needed for future housing (e • f ÷ 43,560 sq. ft. per acre)	acres	7	7	7
3 - Future Commercial & Retail Land Need					
h	Current developed commercial & retail land in City (from GIS analysis)	acres	3	3	3
i	Current developed commercial & retail land in City per person (h ÷ b)	acres per person	0.0046	0.0046	0.0046
j	Land needed for future commercial & retail (i • c)	acres	1	1	1
4 - Future Community Facilities* Land Need					
k	Current developed community facilities land in City (from GIS analysis)	acres	22	22	22
m	Current developed community facilities land in City per person (k ÷ b)	acres per person	0.0338	0.0338	0.0338
n	Land needed for future community facilities (m • c)	acres	4	4	4
5 - Future Streets Land Need					
p	Subtotal of land needed for future residential, commercial & retail, and community facilities (g + j + n)	acres	12	12	12
q	Land needed for future streets (p • 15%)	acres	2	2	2
6 - Land Capacity Analysis					
Residentially-zoned capacity					
r	Current vacant residentially-zoned land in City (from GIS analysis)	acres	8	8	8
s	(minus) Land needed for future housing and associated streets (-g • 115%)	acres	(8)	(8)	(8)
t	= Surplus (Deficit) of vacant residentially-zoned land in City (r + s)	acres	0	0	0
u	Current vacant residentially-zoned land outside City (from GIS analysis)	acres	38	64	29
v	(plus) Surplus (Deficit) of vacant residentially-zoned land in City (t)	acres	0	0	0
w	= Surplus (Deficit) of vacant residentially-zoned land in UGA (u + v)	acres	38	64	29
Commercially-zoned capacity					
x	Current vacant commercially-zoned land in City (from GIS analysis)	acres	2	2	2
y	(minus) Land needed for future commercial & retail and associated streets (-j • 115%)	acres	(1)	(1)	(1)
z	= Surplus (Deficit) of vacant commercially-zoned land in City (x + y)	acres	1	1	1
aa	Current vacant commercially-zoned land outside City (from GIS analysis)	acres	1	0	0
bb	(plus) Surplus (Deficit) of vacant commercially-zoned land in City (z)	acres	1	1	1
cc	= Surplus (Deficit) of vacant commercially-zoned land in UGA (aa + bb)	acres	2	1	1
Community Facilities capacity					
dd	Current vacant community facilities land in City (from GIS analysis)	acres	0	0	0
ee	(minus) Land needed for future community facilities and associated streets (-n • 115%)	acres	(5)	(5)	(5)
ff	= Surplus (Deficit) of vacant community facilities in City (dd + ee)	acres	(5)	(5)	(5)
gg	Current vacant community facilities land outside City (from GIS analysis)	acres	0	0	0
hh	(plus) Surplus (Deficit) of vacant community facilities land in City (ff)	acres	(5)	(5)	(5)
ii	= Surplus (Deficit) of vacant community facilities land in UGA (gg + hh)	acres	(5)	(5)	(5)
Capacity for growth in City (excluding Industrial growth)					
jj	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (t + z + ff)	acres	(4)	(4)	(4)
kk	Computed Market Choice Factor in City (MCF)**	%	-29%	-29%	-29%
mm	Years of growth available in City ((kk + 1) • 25)	years	18	18	18
Capacity for growth outside City (excluding Industrial growth)					
nn	Years of growth available outside City (rr - mm)	years	70	114	52
Capacity for growth in UGA (excluding Industrial growth)					
pp	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (w + cc + ii)	acres	35	60	25
qq	Computed Market Choice Factor in UGA (MCF)***	%	250%	429%	179%
rr	Years of growth available in UGA ((qq + 1) • 25)	years	88	132	70
7 - Future Industrial Land Need					
ss	Current developed industrially-zoned land in City (from GIS analysis)	acres	7	7	7
tt	Current developed industrially-zoned land outside City (from GIS analysis)	acres	0	0	0
uu	Current vacant industrially-zoned land in City (from GIS analysis)	acres	2	2	2
vv	Current vacant industrially-zoned land outside City (from GIS analysis)	acres	0	0	0
ww	Industrial acres to add to UGA (based on City's economic development strategy)	acres	0	0	0
xx	Industrial acres to remove from UGA (based on City's economic development strategy)	acres	0	0	0

*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

Harrah Current UGA Analysis 2016

Attachment 4

Harrah Report - UGA Analysis

05/24/2016
03:00:56

Total Acres: 174.38

Total Acres Within City: 114.81
Total Acres Outside City Limits Within UGA: 59.57

Total of acres that are Developed: 87.72
Total of acres that are Vacant: 18.63
Total of acres that are Partially Vacant: 68.03
Vacant Acres: 57.03
Developed Acres: 11.00

Acreage by Zone Groupings

RESIDENTIAL

Total Residential: 101.89
Total Residential Within the City: 53.52
Total Residential Outside City Limits: 48.37

Total Vacant: 46.57
Total Vacant Within City Limits: 8.22
Total Vacant Outside City Limits: 38.35

Total Developed: 55.31
Total Developed Within the City Limits: 45.30
Total Developed Outside City Limits: 10.02

Commercial

Total Commercial: 7.66
Total Commercial Within the City: 4.70
Total Commercial Outside City Limits: 2.95

Total Vacant: 2.30
Total Vacant Within City Limits: 1.56
Total Vacant Outside City Limits: 0.74

Total Developed: 5.36
Total Developed Within the City Limits: 3.15
Total Developed Outside City Limits: 2.21

Industrial

Total Industrial: 8.63
Total Industrial Within the City: 8.63
Total Industrial Outside City Limits: 0.00

Total Vacant: 1.86
Total Vacant Within City Limits: 1.86
Total Vacant Outside City Limits: 0.00

Total Developed: 6.77
Total Developed Within the City Limits: 6.77
Total Developed Outside City Limits: 0.00

Community Facilities

Total Community Facilities: 30.28
Total Community Facilities Within the City: 22.02
Total Community Facilities Outside City Limits: 8.25

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

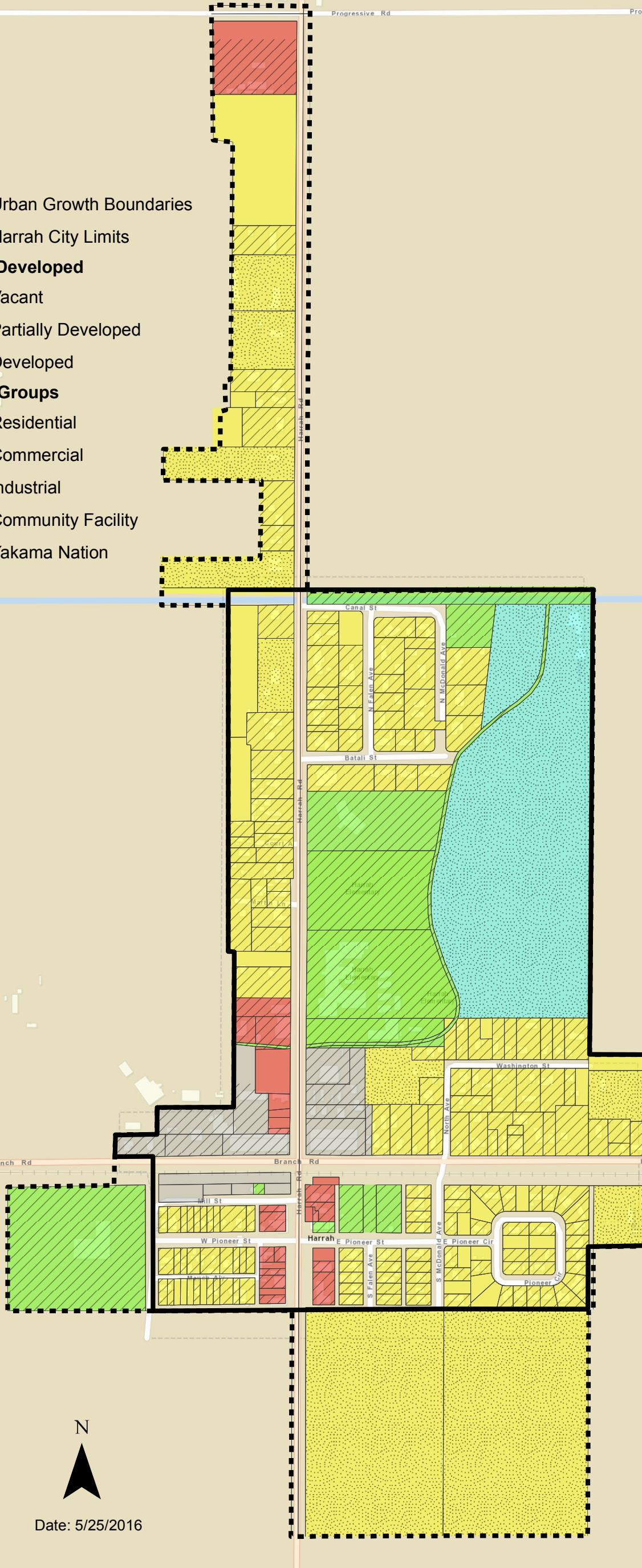
Total Developed: 30.28
Total Developed Within the City Limits: 22.02
Total Developed Outside City Limits: 8.25

Yakama Nation Lands

Total Yakama Nation Lands: 25.93
Total Yakama Nation Lands Within the City: 25.93
Total Yakama Nation Lands Outside City Limits: 0.00

Total Vacant: 23.93
Total Vacant Within City Limits: 23.93
Total Vacant Outside City Limits: 0.00

Total Developed: 2.00
Total Developed Within the City Limits: 2.00
Total Developed Outside City Limits: 0.00



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

Harrah Proposed UGA Analysis 2016

Attachment 5

Harrah Report - UGA Analysis

05/24/2016

03:23:07

Total Acres: 189.49

Total Acres Within City: 114.82

Total Acres Outside City Limits Within UGA: 74.67

Total of acres that are Developed: 81.50
 Total of acres that are Vacant: 47.71
 Total of acres that are Partially Vacant: 60.28
 Vacant Acres: 53.28
 Developed Acres: 7.00

Acreage by Zone Groupings

RESIDENTIAL

Total Residential: 119.94
 Total Residential Within the City: 53.52
 Total Residential Outside City Limits: 66.42

Total Vacant: 72.64
 Total Vacant Within City Limits: 8.22
 Total Vacant Outside City Limits: 64.42

Total Developed: 47.30
 Total Developed Within the City Limits: 45.30
 Total Developed Outside City Limits: 2.00

Commercial

Total Commercial: 4.70
 Total Commercial Within the City: 4.70
 Total Commercial Outside City Limits: 0.00

Total Vacant: 1.56
 Total Vacant Within City Limits: 1.56
 Total Vacant Outside City Limits: 0.00

Total Developed: 3.15
 Total Developed Within the City Limits: 3.15
 Total Developed Outside City Limits: 0.00

Industrial

Total Industrial: 8.63
 Total Industrial Within the City: 8.63
 Total Industrial Outside City Limits: 0.00

Total Vacant: 1.86
 Total Vacant Within City Limits: 1.86
 Total Vacant Outside City Limits: 0.00

Total Developed: 6.77
 Total Developed Within the City Limits: 6.77
 Total Developed Outside City Limits: 0.00

Community Facilities
 Total Community Facilities: 30.28
 Total Community Facilities Within the City: 22.03
 Total Community Facilities Outside City Limits: 8.25

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

Total Developed: 30.28
 Total Developed Within the City Limits: 22.03
 Total Developed Outside City Limits: 8.25

Yakama Nation Lands
 Total Yakama Nation Lands: 25.93
 Total Yakama Nation Lands Within the City: 25.93
 Total Yakama Nation Lands Outside City Limits: 0.00

Total Vacant: 23.93
 Total Vacant Within City Limits: 23.93
 Total Vacant Outside City Limits: 0.00

Total Developed: 2.00
 Total Developed Within the City Limits: 2.00
 Total Developed Outside City Limits: 0.00

Proposed Urban Growth Boundaries

Urban Growth Boundaries

Harrah City Limits

Vacant Developed

Vacant

Partially Developed

Developed

Zoning Groups

Residential

Commercial

Industrial

Community Facility

Yakama Nation



Date: 5/25/2016

GEOGRAPHIC INFORMATION SERVICES

Harrah Proposed UGA Changes

Date: 5/26/2016

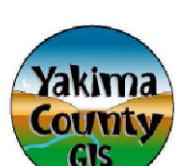
- Harrah City Limits
- Proposed Urban Growth Boundaries
- Urban Growth Boundaries

County Zoning

R-1 - Single Family Residential
AG - Agricultural
B-2 - Local Commercial
R-10/5 - Rural -10/5

County Comprehensive
Plan Designations

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



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Area 3) ADD 15 Acres
AR (AG) to UR (R-1)

Area 3 and 4)
Staff Recommended Denial

Area 4) ADD 20 Acres
AR (AG) to UR (R-1)

0 0.05 0.1 0.2 0.3 0.4 0.5 0.6 Miles

GEOGRAPHIC INFORMATION SERVICES

Harrah Proposed Urban Plan Designations and Zoning Map

Date: 5/25/2016

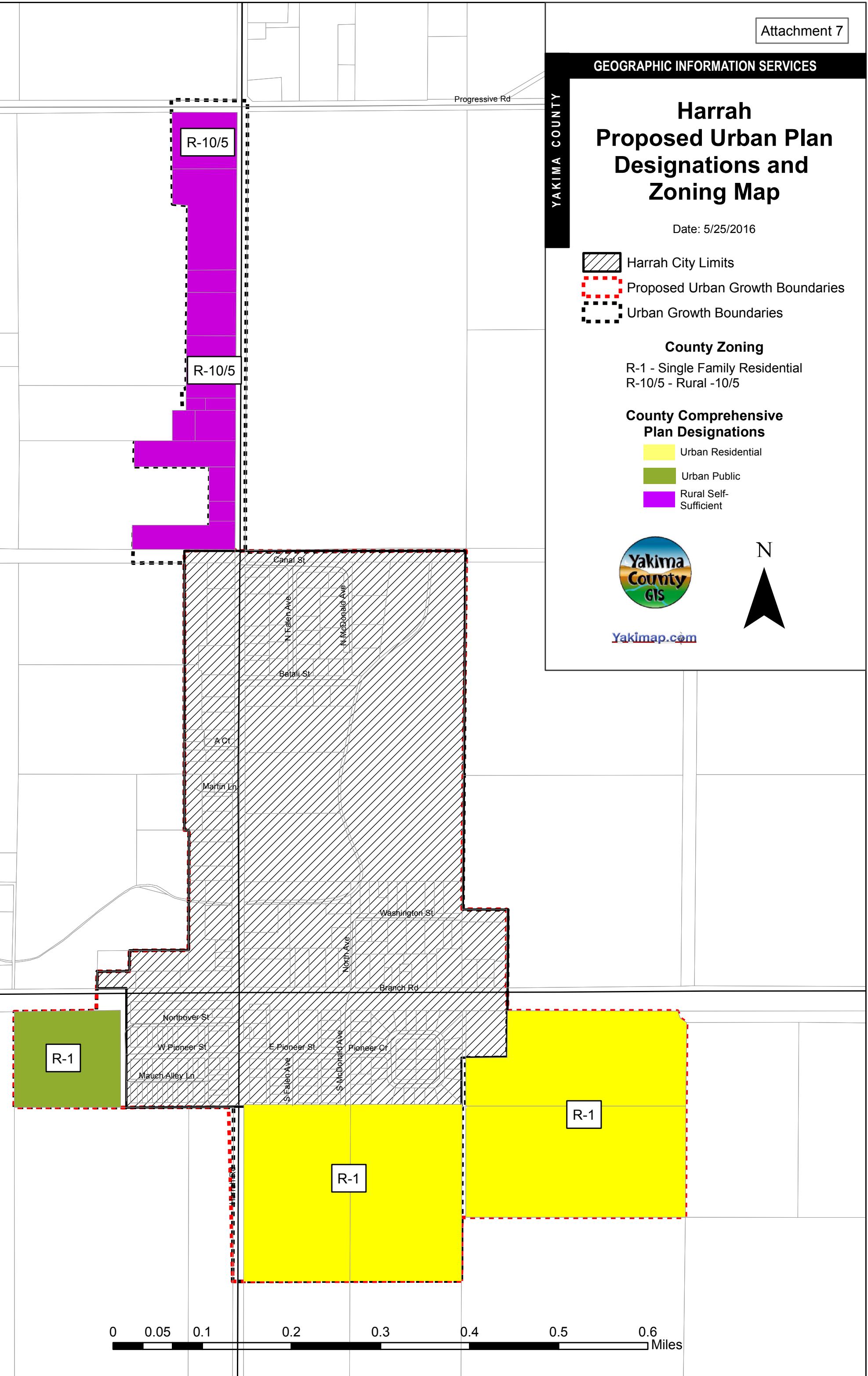
-  Harrah City Limits
-  Proposed Urban Growth Boundaries
-  Urban Growth Boundaries

County Zoning

- R-1 - Single Family Residential
- R-10/5 - Rural -10/5

**County Comprehensive
Plan Designations**

-  Urban Residential
-  Urban Public
-  Rural Self-Sufficient


Yakimap.com


RESOLUTION NO. 2015-15

**A RESOLUTION OF THE TOWN OF HARRAH, WASHINGTON, APPROVING
AMENDMENTS TO THE TOWN OF HARRAH'S CAPITAL FACILITIES PLAN RELATING TO
SERVICE FOR PROPOSED UGA EXPANSION**

WHEREAS, the Town of Harrah received a letter written by Keelan McPhee, Yakima County Planning Staff, informing the town that on September 23, 2015 the Yakima County Planning Commission voted to recommend that the Yakima County Board of Commissioners approve Harrah's requested changes to their Urban Growth Area Boundary, and,

WHEREAS, the letter requested the submittal of a Capital Facilities Plan or Capital Facilities Plan Addendum regarding Harrah's plan to service the proposed new Urban Growth areas, and,

WHEREAS, a public hearing on these amendments has been held at the regular council meeting on November 24, 2015, and no opposition to such amendments has been heard,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HARRAH, WASHINGTON AS FOLLOWS:

The amendments to the Town of Harrah Capital Facilities Plan as set forth in the attached amendment are hereby adopted by the Town Council and shall become a part of the Capital Facilities Plan of the Town of Harrah.

Approved by the Town Council and signed by the Mayor at its regular meeting on November 24, 2015

MAYOR

Barbara Harrer

ATTEST:

Sarah Harris

CITY CLERK

APPROVED AS TO FORM:

John E. Maxwell
CITY ATTORNEY

KEELAN
NOV 13 2015

TOWN OF HARRAH

P.O. Box 10
Harrah, WA 98933-0010Vern Gary Don Lynn
Dave Lisa CarmanPhone: (509) 848-2432
Fax: (509) 848-2430

November 12, 2015

Yakima County Planning
128 North Second Street
Yakima, WA 98901Re: Capital Facilities Plan Amendment
Service to Proposed UGA Expansion

Yakima County Commissioners:

The Town Council of the Town of Harrah was pleased to receive a letter informing the Town that The Yakima County Planning Commission voted to recommend approval by The Board of County Commissioners of the requested changes to Harrah's Urban Growth Area Boundary. The two formerly designated Harrah Urban Growth Areas (the first one is north of the Town limits on the West side of Harrah Road to Progressive Road and the second one, in 2007, south of the Town limits and east of Harrah Road remain just as they were when designated, as there is apparently no interest by the property owners in annexation or development).

If the new Urban Growth Area is approved, Inaba Farms will request that it be annexed to Harrah. Then the parcels will be developed from their current agriculture designation to residential, with perhaps a small commercial area, because the plan is to construct farm worker housing for which there is a great need in our area. Currently, Harrah has very limited growth potential because nearly all the property within the Town limits is developed. There are one-hundred fourteen-and-a-half (114.5) acres in Harrah. Twenty-five (25) acres of the eastern portion north of Branch Road is Yakama Trust land, which is leased to a farmer.

On September 8, 2015, the Harrah Town Council adopted Ordinance 2015-5, which amended The Town Comprehensive Plan and Development Regulations. The updated amendments to the Capital Facilities Element addressed obtaining water rights, the need for a second well, future wastewater demand, the 2016 upgrade at the wastewater treatment plant, and storm water drainage systems when streets are constructed or improved. If an additional thirty-five (35) acres is brought into the UGA and then annexed to Harrah and developed, additional parks and recreational facilities must also be added.

A second municipal well has been needed for years and now that the Department of Health has declared that Harrah will be allowed only a few new hookups, the new well is a necessity even if the proposed Urban Growth Area is not approved. The proposed Urban Growth Area is closer to the water tower than the well on which we now depend, and information about wells recently drilled in areas relatively close to the proposed growth area indicate that suitable aquifer is not as deep as the 1,474 feet of the current well.

The Harrah Town Council has made an in-depth study of the Capital Facilities Plan Amendments included with this letter and agree with them. A public hearing on these amendments will be held at the next Harrah Town Council meeting on November 24. After the hearing, the council will take action on them and the result of that action will be forwarded to the Planning Commission.

We look forward to receiving final approval of our request to change our Urban Growth Area. If you have any questions, please feel free to contact me at (509) 848-2432.

Sincerely,

Barbara Harrer

Barbara Harrer
Mayor

**Town of Harrah
Capital Facilities Plan Amendment
Service to Proposed UGA Expansion**

Vern Gary Don Lynn
Dave Lisa Carmen

November 2015

The Town of Harrah is considering expansion of its Urban Growth Area (UGA) in two locations as shown on the attached map. The first location is to the west, on the south side of Branch Road. This expansion consists of approximately 8.25 acres of "Community Facility" land now occupied by the Harrah Christian School. Town utilities are already provided to this parcel, so there is no impact on the capital facilities as a result of expanding the UGA to include this parcel. The second location is to the southeast, also on the south side of Branch Road. This expansion of the UGA consists of approximately 35 acres of undeveloped "Residential" land. The purpose of this Capital Facilities Plan Amendment is to examine the capital facilities needed to serve this 35-acre portion of the UGA expansion. The information provided below is arranged in direct response to the Yakima County Public Services' request for an addendum to the Capital Facilities Plan.

1. **Expansion Area (Location):** The proposed UGA expansion is located within the northwest quarter of Section 35, Range 18 E, Township 11 N, and encompasses Yakima County Parcel Numbers 181135-21003 and 181135-21002 as shown on the attached map.
2. **Cost to Serve:** Estimated costs to provide water, sewer, and street improvements needed to serve the proposed UGA expansion are provided below. The estimated costs are concept level only. Actual costs will vary from those shown due to refinement in the scope of work, prices at the time of construction, bidding climate, and contractor availability. At a minimum, proposed improvements are expected to include the following:
 - a. Approximately 2,600 feet of new 8-inch water distribution main within the development and approximately 1,000 feet of new 8-inch water distribution main to extend water service to the development.
 - b. Approximately 2,600 feet of new 8-inch sewer collection pipe within the development.
 - c. Approximately 2,600 feet of local access street within the expansion area: 50-foot right-of-way, two 12-foot driving lanes, 8-foot parking lane, curb and gutter on both sides, and 5-foot sidewalk on one side of the street.
 - d. New water supply source well and well house located on a 1-acre parcel within the development.
 - e. Sewage lift station and force main extending to the existing sewer collection system located in Branch Road.

Costs were estimated assuming public construction of the proposed improvements, and all improvements would be constructed to Town of Harrah standards. The costs shown also assume full buildup of the proposed UGA expansion area, including all improvements internal to the development, as well as those improvements external to the development as needed to connect to the existing water distribution and sewer collection systems.

Estimated Cost to Serve

Item	Proposed Improvement	Estimated Cost
a.	Water Distribution System Improvements	\$725,000
b.	Sewer Collection System Improvements	\$715,000
c.	Local Access Street Improvements	\$837,000
d.	New Water Supply Source Well and Well House	\$672,000
e.	Sewage Lift Station and Force main	\$381,000
	TOTAL ESTIMATED COST	\$3,330,000

3. **Funding Source:** All funding necessary to extend capital facilities to serve the development will be the responsibility of the developer. As discussed below, a new water supply source well will be needed to both serve the development and meet the long-term needs of the Town. The cost of the new source well will be shared between the developer and the Town. The Town's share of the cost will be funded through a combination of grants (Community Development Block Grant) and loans (Drinking Water State Revolving Fund). Loans will be repaid through water rates.
4. **Narrative for Stormwater:** The Town's storm drainage system is included in the roadway system. When roadway improvements are made, the associated drainage facilities are evaluated and the necessary improvements are incorporated into the street project. The Town of Harrah follows the requirements of the Stormwater Management Manual for Eastern Washington for both public facility and private development projects. The general approach is to require all runoff to be retained on site, and use approved infiltration methods as the preferred method of disposal. These same requirements will apply to the UGA expansion area. After construction, Harrah would assume operation and maintenance responsibilities for those stormwater facilities located within the public right-of-way.
5. **Narrative for Timeline:** Inaba Farms (the current property owner) plans to develop the area in four phases as a residential community mainly for farm worker housing, with perhaps a small commercial section. An initial phase of five to seven years would include the installation of the main infrastructure (water distribution system, sewer collection system, and streets) needed to serve the first phase of the development. However, some of the water system upgrades (new source well) will need to be completed concurrent with the first phase of the development because of the limited available capacity to add new services. The sewage lift station will also need to be completed in the first phase. The other three phases would probably be completed in three to five years each. Therefore, the development would probably take between 22 to 30 years to complete. Remaining water distribution system improvements, collection system improvements, and street improvements could be constructed concurrent with the phases of the development.

6. **Capacity for Water and Sewer:**

System Demands: The proposed UGA expansion will add 35 acres of area available for residential development. Using the values provided in the "UGA Land Capacity Analysis" of 5.1 dwelling units per acre, 3.53 people per household, and 15% of the land needed for streets, the 35 acres could support a maximum of 150 dwelling units housing 530 people. The actual population will likely be lower since part of the land might be used for commercial activity, and portions will be set aside for a new water supply well and for parks and recreation

needs. However, the full estimated population will be used to examine water and sewer system capacity.

The Capital Facilities Element of the Comprehensive Plan lists 176 water system connections using an average of 55,000 gallons per day. Therefore, the average daily consumption is 310 gallons per connection per day. At the full buildout of 150 dwelling units in the expansion area, an additional 46,500 gallons of average day water system demand would be placed on the water system. Maximum day, peak hour, and annual demands will be examined as part of the update to the water system plan, as will an evaluation of storage requirements.

Current sewer system flows are given in the "Ammonia Removal Engineering Report" as 32,000 gallons per day average, and 38,000 gallons per day maximum month. For the 630 people served by the system at that time, the average day per capita flow is 50.8 gallons per person per day (gpcd), and the maximum month per capita flow is 60.3 gpcd. At the full buildout population of the expansion area of 530 people, the additional sewer flows would be 27,000 gallons per day average, and 32,000 gallons per day maximum month.

Water System Capacity: The Town of Harrah operates a Group A – Community public water system regulated by the Washington State Department of Health, Office of Drinking Water (Water System ID 31400). As currently configured, the Department of Health (DOH) has approved 189 total connections to the water system. Since there are now 176 connections to the system, only 13 more connections are available, which is well below the number of connections expected from the UGA expansion area.

The Capital Facilities Element of the Comprehensive Plan anticipated the need to increase water system capacity and listed the following projects in Table 3.5:

Table 3.5. Water System Projects Priority Rankings

Priority	Project Name	Year
1	Identify/obtain water rights	2016
2	Updated Water System Plan	2016
3	New second water source	2017
4	Telemetry system	2017

The above projects will consider the additional water system demands created by the proposed UGA expansion, as well as the possible increase in the rate of population growth created by the available housing. Fortunately, the proposed expansion area is planned to include a parcel on which a second source well could be drilled, providing added water supply and improving water system reliability and redundancy. The current municipal well, drilled in 1984, is located in the northeast area of Town. In order to obtain sufficient water, it had to be drilled to 1,474 feet. The proposed UGA expansion is adjacent to the southeast area of the Town, and information on recently drilled wells in the County relatively close to that area indicate potable water can be obtained at less depth. When the new well is completed, the Town will have two sources of supply located in separate areas of the water distribution system.

Sewer System Capacity: Harrah is planning improvements to its wastewater treatment facility to meet stringent regulatory requirements for ammonia removal. Planning for those improvements considered both population growth in the 20-year planning horizon, and the additional demand placed on the system by an anticipated farm worker housing development.

Current wastewater flows, the design capacity of the proposed wastewater treatment facility improvements, and the capacity available for growth are listed in the table below.

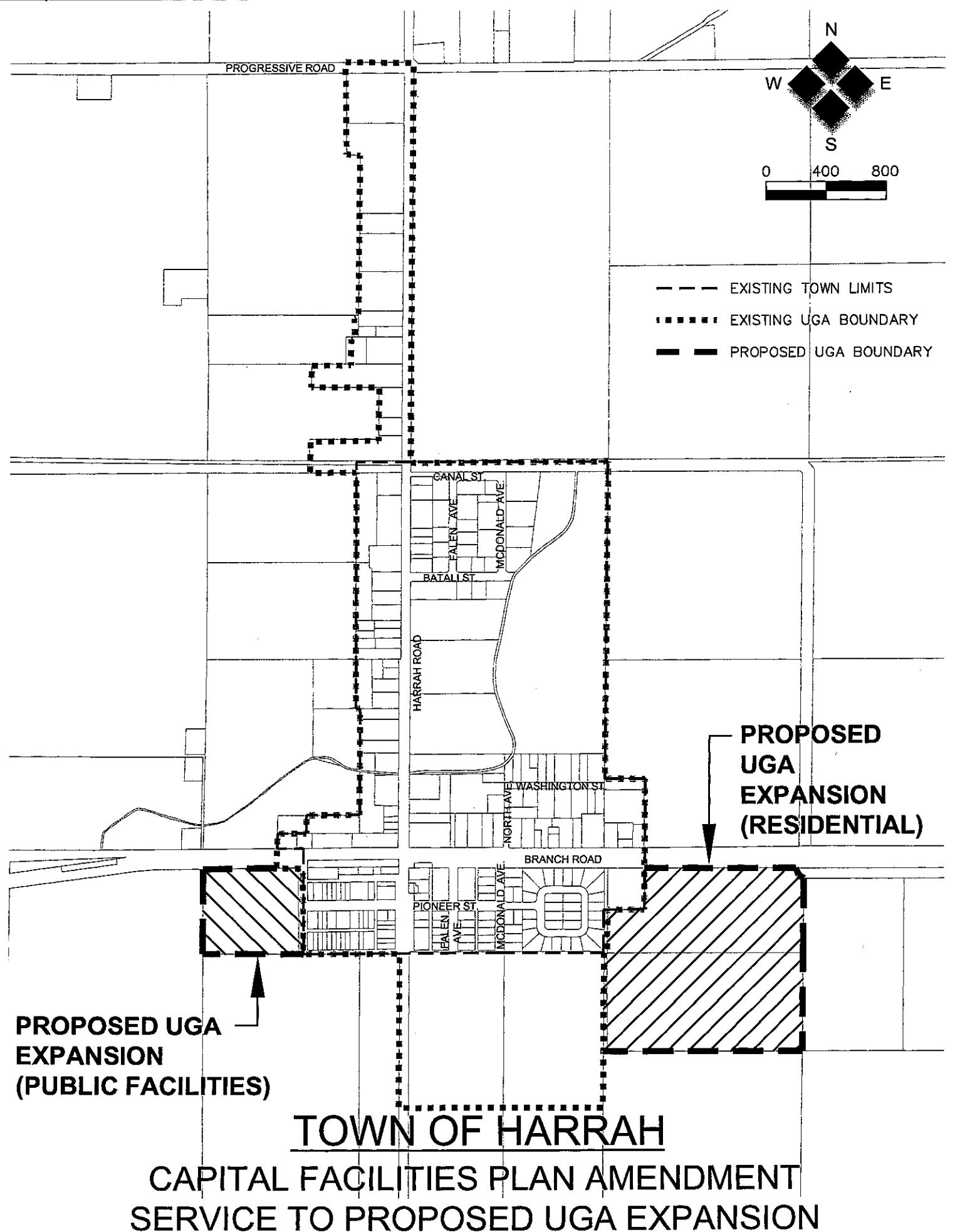
Capacity of Wastewater Treatment Plant Improvements

Flow	Current Flow	Treatment Plant Design Capacity	Capacity Available for Growth
Average Annual	0.032 mgd	0.060 mgd	0.028 mgd
Maximum Month	0.038 mgd	0.070 mgd	0.032 mgd
Peak Day	0.071 mgd	0.130 mgd	0.059 mgd

When the sewer system demands calculated above are compared with the improved treatment plant capacity available for growth, the treatment plant can handle all of the growth expected from the expanded UGA. Growth could occur within the Town limits, within the existing UGA, or within the expanded UGA, so growth in other areas could offset the ability to serve full buildout of the expanded UGA. However, it is important to note the sewer system has capacity available for growth in the foreseeable future, especially within the timeline described above for development of the UGA expansion area.

With proper planning, Harrah can provide service to the Town and UGA as population grows. The water system planning effort begins with updating the Water System Plan to refine the scope of the required improvements needed to serve long-term demands. Harrah is actively proceeding with improvements to the wastewater treatment plant. Funding is in place and construction is planned for 2016, with completion in the fall of 2016.

7. **Adoption of Capital Facility Plan Amendment:** The Town of Harrah Comprehensive Plan Amendment was adopted September 8, 2015. The Capital Facilities Element identifies the need for additional water rights, and the need for a second water supply well (page 3.3 and page 3.4). Page 3.4 also has a general statement on stormwater. Future wastewater demand is discussed on pages 3.5 and 3.6. Page 3.7 addresses additional parks and recreation facilities. Therefore, much of the information provided in this Capital Facility Plan Amendment is already included in the Capital Facilities Element of the adopted Comprehensive Plan Amendment. Nonetheless, this Capital Facility Plan Amendment will be adopted by Town Council at its November 24, 2015, meeting.



RESOLUTION NO. 2016-9

**A RESOLUTION OF THE TOWN OF HARRAH, WASHINGTON AUTHORIZING
THE REQUEST TO REMOVE THE TOWN OF HARRAH'S NORTH URBAN
GROWTH AREA**

WHEREAS, the 20 acre Harrah Urban Growth Area West of Harrah Road from the North Town limits to Progressive Road has been designated Urban Growth Area for over thirty years and the property owners have never contacted the Town of Harrah regarding annexation; and,

WHEREAS, in March and April of 2016 a survey of eighty five percent of the property owners in that North Urban Growth Area have stated they have no objections to the Urban Growth Area designation being removed; and,

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HARRAH, WASHINGTON AS FOLLOWS:

The Harrah Town Council requests that the Urban Growth Area consisting of 20 acres West of Harrah Road from the North Town limits to Progressive Road be removed.

Approved by the Town Council and signed by the Mayor at its regular meeting on May 24, 2016.

MAYOR

Barbara Harren

ATTEST:

Sarah Horis
CITY CLERK

APPROVED AS TO FORM:

John E. Maxwell
CITY ATTORNEY

RESOLUTION NO. 2016-10

**A RESOLUTION OF THE TOWN OF HARRAH, WASHINGTON REQUESTING
THE ADDITION OF INABA FARMS 35 ACRES TO HARRAH'S UGA FOR
ANNEXATION AND COMMUNITY GROWTH**

WHEREAS, Inaba farms has requested designating 35 acres of their property to the East and South of Harrah town limits (boundaries) as Urban Growth area; and,

WHEREAS, Inaba Farms plan includes the annexation of the 35 acres into the Town of Harrah and developing them into residential property for critically needed farm workers housing and housing for other residents in the community; and,

WHEREAS, the Town of Harrah needs a one acre site for a second well and Inaba Farms has agreed the well site could be located on their annexed property; and

WHEREAS, federal and state mandates require expensive projects in both wastewater and water infrastructure and additional housing units would help pay for these projects which are going to increase Harrah's service capacity; and

WHEREAS, Policy Lu-U1.3 of the Yakima Comprehensive Plan, states that cities are allowed to have 10% of their land mass or 80 acres in urban growth, whichever is greater, and the addition of 35 acres of Inaba property would make Harrah's Urban Growth area only 65 acres; and

WHEREAS, a very limited supply of owner occupied and rental housing exists in Harrah which has only a few vacant lots, the addition of the 35 acres of Inaba property and the adjacent 30 acres of Urban Growth would lay the foundation for orderly growth for many years.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HARRAH, WASHINGTON AS FOLLOWS:

The Town Council of the Town of Harrah, Washington requests the addition of Inaba Farms 35 acres into Harrah's UGA to be annexed for community growth.

Approved by the Town Council and signed by the Mayor at its regular meeting on May 24, 2016.

MAYOR

Barbara Harren

ATTEST:

Sarah Hovis
CITY CLERK

APPROVED AS TO FORM:

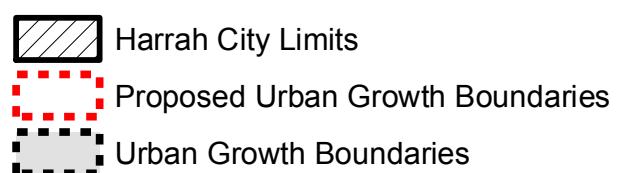
John E. Maxwell
CITY ATTORNEY

GEOGRAPHIC INFORMATION SERVICES

Harrah UGA Planning Commission's Recommended Changes

Note: The changes are to the UGA Boundary, to Comp Plan Designations, and to Zoning.

Date: 8/5/2016



County Zoning

R-1 - Single Family Residential
AG - Agricultural
B-2 - Local Commercial
R-10/5 - Rural -10/5

County Comprehensive Plan Designations

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



Yakimap.com

Area 3) ADD 15 Acres
AR (AG) to UR (R-1)

Area 4) ADD 20 Acres
AR (AG) to UR (R-1)

0 0.05 0.1 0.2 0.3 0.4 0.5 0.6 Miles

GEOGRAPHIC INFORMATION SERVICES

Harrah UGA Planning Commission's Recommended Changes

Note: The changes are to the UGA Boundary, to Comp Plan Designations, and to Zoning.

Date: 8/5/2016

-  Harrah City Limits
-  Proposed Urban Growth Boundaries
-  Urban Growth Boundaries

County Zoning

R-1 - Single Family Residential
R-10/5 - Rural -10/5

Proposed County Comprehensive Plan Designations

-  Urban Residential
-  Urban Public
-  Rural Self-Sufficient



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