

**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 Union Gap**

**Staff Report
August 26, 2016**

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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 Union Gap staff report represents the second of two reports that Yakima County will issue as a strategic milestone in meeting the mandate to review and update Yakima County **Plan 2015** (See Attachment 1). 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 – UGA Land Capacity Analysis (Attachment 3) 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 – UGA 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 Union Gap to improve accuracy and foster a collaborative approach, and to assist Union Gap in meeting its conjunctive responsibilities under these RCWs. As part of the GMA required UGA update, Union Gap is not proposing any changes to the UGA boundary, therefore this analysis identifies Union Gap's current land capacity results only.

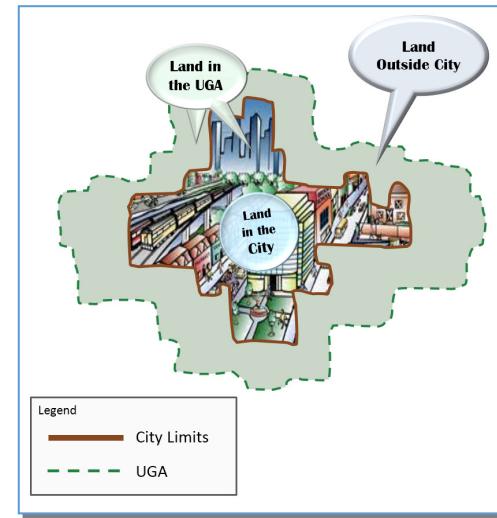
Review of Urban Growth Area (UGA): Land Capacity Analysis (LCA)

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 1)***. 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 specific population projections for the City of Union Gap as shown in Attachment 2.

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

- Land in city. This is used to describe lands within the city limit.
- Land outside city. This is used to describe the land between the UGA boundary and city limits.
- 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 Union Gap'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:

Currently Vacant Land (Excluding Environmentally Constrained Land):

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

Subtract Land Needed for Future Growth:

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

Equals Surplus (or Deficit) of Vacant Acreage Needed for Future Growth.

The assumptions and calculations for Union Gap's LCA are summarized below based on the spreadsheet in [Attachment 3 \(UGA Land Capacity Analysis\)](#) 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. These GIS data are reported and depicted geographically on the attached map.

This analysis was conducted with only one version. This is because the City of Union Gap is not proposing any changes to their UGA boundary, therefore a "current" and "proposed" analysis is not needed. The analysis findings are summarized in the following table:

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: 80 acres	Vacant: 344 acres	<i>Surplus: 424 acres</i>	N/A	N/A
Commercially-zoned	Surplus: 109 acres	Vacant: 0 acres	<i>Surplus: 109 acres</i>	N/A	N/A
Community Facilities	Surplus: 262 acres	Vacant: 5 acres	<i>Surplus: 267 acres</i>	N/A	N/A
Total vacant land (excluding Industrially-zoned)	Surplus: 451 acres	Vacant: 349 acres	<i>Surplus: 800 acres</i>	N/A	N/A

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 are provided in [Attachment 3 \("UGA Land Capacity Analysis"\)](#).

1. **Population and Households Analysis:** Based on Union Gap's projected 2015-2040 population growth, this analysis estimates 183 additional households will be added to the city's population by the year 2040.

2040 population forecast for city (County Planning)	7,151 people
2015 population in city (OFM's April 1 estimate)	6,150 people
Population increase in city 2015-2040	1,011 people
Average household size in city (2010 Census)	2.90 people
Additional households in city 2015-2040 (1,011 ÷ 2.90)	348 households

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

$$8,500 \text{ sq. ft.} \times 348 \text{ households} = 2,955,000 \text{ sq. ft.} / 43,560 \text{ sq. ft. (1 acre)} = 68 \text{ Acres}$$

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):

$$1,011 \text{ people} \times 0.042 \text{ acres per capita} = \mathbf{42 \text{ Acres}}$$

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):

$$1,011 \text{ people} \times 0.032 \text{ acres per capita} = \mathbf{32 \text{ Acres}}$$

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

Residential acreage needed	68 Acres
+Commercial/retail acreage needed	42 Acres
+Community facilities acreage needed	32 Acres
=Subtotal	142 Acres
Total streets acreage needed (Subtotal x 0.15)	21 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 UGA to accommodate projected growth through 2040. The surpluses are shown in Table 1 above. 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 (including associated streets)	78 Acres
+Acres needed for future commercial & retail uses (including associated streets)	48 Acres
+Acres needed for future community facilities (including associated streets)	37 Acres
=Total vacant acres needed for future non-industrial uses (including streets)	163 Acres

Yakima County LCA	Union Gap's Proposal
Capacity for Growth within City:	N/A
614 (Acres of currently vacant non-industrially-zoned land in City)	
- 163 (Acres needed for growth)	
= 451 (Surplus vacant acres in City)	
Capacity for Growth in the Current UGA:	

349 (Acres of currently vacant non- Industrially-zoned land outside the city) + 451 (Acres vacant within City)	N/A
= 800 acres (Surplus vacant acres within the UGA)	N/A

The City of Union Gap has proposed NO changes to its UGA:

A map showing the configuration and total land area within the current UGA is shown in Union Gap's Existing UGA Analysis 2016 ([Attachment 4](#)).

Computed Market Choice Factor (MCF) (excluding Industrial growth)

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:

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

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

Union Gap's Computed MCF				
	Lands within the city	Lands outside the city	Growth in Current UGA	Growth in the UGA under Union Gap's Proposal
Computed MCF	277%	%	491%	N/A
Years of growth available	94 years	54 years	148 years	N/A

Union Gap's Computed MCF for lands within the City is 277% more than needed for growth through 2040 (see [Attachment 3](#), line kk).

Union Gap's Computed MCF for vacant land within the UGA is 491% more than is needed for growth through 2040 (See [Attachment 3](#), line qq).

The Computed MCF: The County's 2007 UGA Update inflated the amount of vacant needed for the subsequent 20 years of growth by 25% to determine the amount of vacant land that should exist within each UGA, that is, we applied a 25% MCF. In 2015, however, County Planning staff is not recommending additional MCF, because all cities have excess land in their UGAs to accommodate the 25 years of growth being planned for.

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 1](#), 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 (Attachment 3, Section 7):

Current developed industrially-zoned land in city	489 Acres
Current developed industrially-zoned land outside city	7 Acres
Current vacant industrially-zoned land in city	681 Acres
Current vacant industrially-zoned land outside city	52 Acres
Industrial acres to add to UGA (based on City's Economic Development strategy)	0 Acres
Industrial acres to remove from UGA (based on City's Economic Development strategy)	0 Acres

Union Gap is not adding or removing any Industrial acres from the UGA.

Review of Densities Permitted in the UGA

In addition to reviewing Union Gap'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 Union Gap has four Residential zoning districts within its city limits and the County has one Residential zoning district within the UGA and outside of the City. Since Yakama Nation land is not within either Yakima County or Union Gap's jurisdiction, this acreage is not included in the Land Capacity Analysis. The zoning districts and their corresponding densities are as follows:

City of Union Gap Zoning (Union Gap Municipal Code Title 17)		
Zoning District	Minimum Lot Size	Density
R-1 (Single-Family Residential District)	7,000 sq. ft.	Up to 5.5 dwelling units per acre
R-2 (Two-Family Residential District)	6,000 sq. ft.	Up to 7 dwelling units per acre
R-3 (Multi-Family Residential District)	5,000 sq. ft.	>20 dwelling units per acre
R-4 (Corridor Multi-Family Residential District)	5,000 sq. ft.	Up to 12 dwelling units per acre

Yakima County Zoning (YCC Title 19)		
Zoning District	Minimum Lot Size	Density
R-1 (Single Family Residential)	4,000 – 10,000 sq. ft. (depending on use) 7,000 sq. ft. for single family residence	Up to 7 dwelling units per acre

Assuming a minimum density of 5.1 dwelling units per acre, the vacant 157 acres of residentially-zoned land in Union Gap will accommodate the 800 dwelling units including associated streets. With only 345 additional households projected through 2040, the permitted densities and additional 344 acres of vacant residential land currently outside of the City will easily accommodate the projected population growth.

City/County Collaboration

County staff met with Union Gap's representatives on February 29, 2016 to review and discuss the County's land capacity analysis. Union Gap proposed no UGA boundary changes at this time. The County received confirmation shortly thereafter to move forward with this proposal. Subsequent G:\Long Range\Projects\Plan 2040 Update\UGA_Analysis_2040\Union Gap\PC_Recomm_Final-8-26-16\UGA_staff_report_UnionGap_TC_PCFinal_8_26_16.doc

discussions between County and City staff also resulted in the proposed urban future land use designations and zoning that would be applied to the UGA outside of the City.

Proposed Revised Plan Designations within the Unincorporated UGA

The attached map ([Attachment 5](#)) depicts the detailed urban future land use designations and zoning that the County planning staff, in collaboration with Union Gap's personnel and its comprehensive plan, proposes for the UGA outside of the City.

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 5. This change is consistent with the comprehensive plan text amendments in Ordinance No. 8 -2015 adopted on December 15, 2015.

- (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: Yakima County staff analysis above supports the conclusion that this proposal is consistent with the above criteria.

- (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: No lands are to be added or removed from Union Gap's UGA, however existing land use designations and zoning 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 Union Gap'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 Union Gap's UGA are map amendments rather than policy or text amendments.

Conclusions

1. Union Gap is not proposing any UGA boundary changes.
2. The County's Land Capacity Analysis for Union Gap calculates a surplus of 451 acres of land available for future growth (excluding industrial growth) in the City, which represents available vacant land for 94 years of growth. The surplus is directly related to the 2015-2040 population projection and LCA beyond the 20 years of growth.

The “current” LCA also calculates a surplus of 800 acres of vacant land available for future growth (excluding industrial growth) in the UGA, which represents available vacant land for 148 years of growth.

3. Union Gap currently has 489 acres of developed industrially-zoned land within the City and 7 acres of developed industrially-zoned land within the unincorporated UGA. Also, 681 acres of vacant Industrial land existing within the current City and 52 vacant acres exists in the unincorporated UGA for a total 733 vacant acres in the UGA. Union Gap proposes not to add or remove any industrial acres.

Staff Recommendation

1. Apply the detailed future comprehensive plan designations and zoning districts to the City's unincorporated UGA as depicted in Attachment 5.

Planning Commission Recommendation

1. The Planning Commission's hearing and deliberations on Union Gap's UGA were held on June 8, 2016. The Planning Commission voted 6-0 to accept the staff's recommendation.

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. Union Gap Existing UGA Analysis 2016 (GIS map & report)
5. Union Gap Proposed Urban Plan Designations and Zoning Map
6. Planning Commission's Recommended Plan Designations and Zone Map

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.

Union Gap

Table 1. US Census and OFM Population Estimates Yakima County and Union Gap							
	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
Union Gap	5,621	5,809	6,047	6,055	6,105	6,110	6,140

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
Union Gap	0.38%	0.73%	0.73%	0.68%	0.61%	0.55%	0.51%

Source: Yakima County.

Table 3. Yakima County's Preferred Alternative Twenty-year Projected Population City of Union Gap (See Tables 22a-e)						
	2015	2016	2017	2018	2019	2020
Yakima County	256,341	258,730	261,462	264,150	266,780	269,347
Union Gap	6,185	6,229	6,274	6,317	6,361	6,404
	2021	2,022	2023	2024	2025	2026
Yakima County	271,956	274,512	277,037	279,530	282,057	284,652
Union Gap	6,447	6,489	6,530	6,571	6,611	6,651
	2027	2028	2029	2030	2031	2032
Yakima County	287,148	289,615	292,046	294,445	297,036	299,485
Union Gap	6,690	6,728	6,766	6,803	6,840	6,877
	2033	2034	2035	2036	2037	2038
Yakima County	301,896	304,276	306,636	309,052	311,443	313,811
Union Gap	6,913	6,949	6,984	7,019	7,053	7,086
	2039	2040				
Yakima County	316,161	318,494				
Union Gap	7,119	7,151				

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

Table 4. Yakima County Preferred Alternative Medium Population Projections for Yakima County, Union Gap 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
Union Gap	6,140	7,151	1,011

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

The Office of Financial Management (OFM) has Union Gap at an estimated population of 6,140 for 2014. Yakima County is projecting Union Gap's population at 7,151 in the year 2040. That is an increase of 1,011 individuals over the twenty-six year timespan. This allocation of 1,011 individuals will be used by Yakima County and the City of Union Gap 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
Union Gap	2,431	7,151	2,846	415

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

The 2008-2012 American Community Survey US Census has Union Gap at an estimated civilian labor force of 2,431 for 2012. Yakima County is projecting Union Gap's civilian labor force at 2,846 in the year 2040. That is an increase of 415 jobs over the twenty-eight year timespan. This allocation of 415 jobs will be used by Yakima County and Union Gap as part of the upcoming Urban Growth Area analysis and for other comprehensive planning needs. The jobs represented in this table only reflect those jobs held by residents of Union Gap and not those living outside of the city but working in Union Gap.

		Units	Union Gap
1 - Population and Households Analysis			
a	2040 population for City (County's preferred alternative medium projection)	people	7,151
b	2015 population in City (OFM's April 1 estimate)	people	6,150
c	City's projected population increase, 2015-2040 (a - b)	people	1,001
d	City's average household size (2010 Census)	people per household	2.90
e	Additional households projected for City, 2015-2040 (c ÷ d)	households	345
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
g	Land needed for future housing (e • f ÷ 43,560 sq. ft. per acre)	acres	67
3 - Future Commercial & Retail Land Need			
h	Current developed commercial & retail land in City (from GIS analysis)	acres	262
i	Current developed commercial & retail land in City per person (h ÷ b)	acres per person	0.0426
j	Land needed for future commercial & retail (i • c)	acres	43
4 - Future Community Facilities* Land Need			
k	Current developed community facilities land in City (from GIS analysis)	acres	197
m	Current developed community facilities land in City per person (k ÷ b)	acres per person	0.0320
n	Land needed for future community facilities (m • c)	acres	32
5 - Future Streets Land Need			
p	Subtotal of land needed for future residential, commercial & retail, and community facilities (g + j + n)	acres	142
q	Land needed for future streets (p • 15%)	acres	21
6 - Land Capacity Analysis			
Residentially-zoned capacity			
r	Current vacant residentially-zoned land in City (from GIS analysis)	acres	157
s	(minus) Land needed for future housing and associated streets (-g • 115%)	acres	(77)
t	= Surplus (Deficit) of vacant residentially-zoned land in City (r + s)	acres	80
u	Current vacant residentially-zoned land outside City (from GIS analysis)	acres	344
v	(plus) Surplus (Deficit) of vacant residentially-zoned land in City (t)	acres	80
w	= Surplus (Deficit) of vacant residentially-zoned land in UGA (u + v)	acres	424
Commercially-zoned capacity			
x	Current vacant commercially-zoned land in City (from GIS analysis)	acres	158
y	(minus) Land needed for future commercial & retail and associated streets (-j • 115%)	acres	(49)
z	= Surplus (Deficit) of vacant commercially-zoned land in City (x + y)	acres	109
aa	Current vacant commercially-zoned land outside City (from GIS analysis)	acres	0
bb	(plus) Surplus (Deficit) of vacant commercially-zoned land in City (z)	acres	109
cc	= Surplus (Deficit) of vacant commercially-zoned land in UGA (aa + bb)	acres	109
Community Facilities capacity			
dd	Current vacant community facilities land in City (from GIS analysis)	acres	299
ee	(minus) Land needed for future community facilities and associated streets (-n • 115%)	acres	(37)
ff	= Surplus (Deficit) of vacant community facilities in City (dd + ee)	acres	262
gg	Current vacant community facilities land outside City (from GIS analysis)	acres	5
hh	(plus) Surplus (Deficit) of vacant community facilities land in City (ff)	acres	262
ii	= Surplus (Deficit) of vacant community facilities land in UGA (gg + hh)	acres	267
Capacity for growth in City (excluding Industrial growth)			
jj	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (t + z + ff)	acres	451
kk	Computed Market Choice Factor in City (MCF)**	%	277%
mm	Years of growth available in City ((kk + 1) • 25)	years	94
Capacity for growth outside City (excluding Industrial growth)			
nn	Years of growth available outside City (rr - mm)	years	54
Capacity for growth in UGA (excluding Industrial growth)			
pp	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (w + cc + ii)	acres	800
qq	Computed Market Choice Factor in UGA (MCF)***	%	491%
rr	Years of growth available in UGA ((qq + 1) • 25)	years	148
7 - Future Industrial Land Need			
ss	Current developed industrially-zoned land in City (from GIS analysis)	acres	489
tt	Current developed industrially-zoned land outside City (from GIS analysis)	acres	7
uu	Current vacant industrially-zoned land in City (from GIS analysis)	acres	681
vv	Current vacant industrially-zoned land outside City (from GIS analysis)	acres	52
ww	Industrial acres to add to UGA (based on City's economic development strategy)	acres	0
xx	Industrial acres to remove from UGA (based on City's economic development strategy)	acres	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

GEOGRAPHIC INFORMATION SERVICES

Proposed County Comp Plan Designations and Zoning Map

Union Gap UGA Outside of City

Date: 3/30/2016

Urban Growth Boundary

Union Gap - City Limits

Zones
 R-1 Single Family Residential
 SR Suburban Residential
 M-1 Light Industrial

Proposed County Comprehensive Plan Designations

Urban Residential

Urban Industrial

0 0.175 0.35 0.7 1.05 1.4
Miles



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