BOARD OF YAKIMA COUNTY COMMISSIONERS

ORDINANCE NO. 14 - 2016

IN THE MATTER OF AMENDING BOTH THE YAKIMA COUNTY COMPREHENSIVE PLAN - ***PLAN 2015*** AND YAKIMA COUNTY CODE TITLE 19 – UNIFIED LAND DEVELOPMENT CODE, AS PART OF PHASE 2 URBAN GROWTH AREA BOUNDARY MAP AMENDMENTS RELATING TO THE 2017 GMA REQUIRED COMPREHENSIVE PLAN UPDATE.

GENERAL

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the Board of Yakima County Commissioners adopted the comprehensive plan - ***Plan 2015***, on May 20, 1997, and adopted development regulations on May 5, 2015; and

WHEREAS, RCW 36.70A.130 requires that Yakima County as a "fully planning" county; shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws; and

WHEREAS, updates can be done on a continuing basis, but must be done in a deliberate manner every eight years according to a schedule established by RCW 36.70A.130(5); and

WHEREAS, under RCW 36.70A.130, the plan and development regulations are subject to continuing review and evaluation, but the plan may be amended no more than one time per year; and

WHEREAS, as part of its comprehensive plan and development regulations update process, the County has established a public participation program, YCC 16B.10, which sets forth minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process; and

WHEREAS, the Growth Management Act, RCW 36.70A.130(2)(a), requires Yakima County to establish procedures and schedules whereby comprehensive plan amendments are considered by the board; and

2017 GMA Mandated UGA Review

WHEREAS, the Growth Management Act, RCW 36.70A.130(3), requires Yakima County to review its designated urban growth areas (UGAs) every 8 years and revise them, if necessary, to accommodate the urban growth projected to occur in the succeeding 20-year period; and

WHEREAS, in 2012 the Washington State Office of Financial Management (OFM) released the 20-year low, medium and high population projections for the state and each of the thirty-nine counties; and

WHEREAS, both the Growth Management Act and the Yakima Countywide Planning Policies require Yakima County to select between the low, medium and high OFM population projections and project the 20-year population for each of the fourteen cities and towns in the County; and

WHEREAS, on July 14, 2015 Yakima County issued its 20-year population projections for each of the fourteen cities and towns of the County based on OFM's medium county population projections; and

WHEREAS, both the Growth Management Act and ***Plan 2015*** require Yakima County to conduct a land capacity analysis to analyze the growth needs for all fourteen cities and towns in Yakima County as part of the required update; and

WHEREAS, both the Growth Management Act and ***Plan 2015*** require all fourteen cities and towns in Yakima County to submit up to date and approved capital facilities plans showing how all proposed UGAs are to be served with capital facilities; and

WHEREAS, Yakima County concluded Phase 1 of its UGA review for four of the fourteen cities and towns (Grandview, Harrah, Mabton, and Naches) in 2015 with the adoption of Ordinance 8-2015; and

WHEREAS, twelve cities and towns (Granger, Harrah (updated), Moxee, Naches (updated), Selah, Sunnyside, Tieton, Toppenish, Wapato, Union Gap, Yakima, and Zillah) are part of Phase 2 of the UGA update in 2016; and

WHEREAS, the reviews of those twelve cities and towns will conclude the 2017 GMA mandated Comprehensive Plan update; and

WHEREAS, throughout 2016 County Planning Staff presented their findings of the land capacity analysis to representatives of each of the twelve cities and towns and made the necessary corrections; and

WHEREAS, both the Growth Management Act and ***Plan 2015*** require Yakima County to conduct a land capacity analysis to analyze the growth needs for all fourteen cities and towns in Yakima County as part of the required update; and

WHEREAS, both the Growth Management Act and ***Plan 2015*** require the twelve cities and towns (Granger, Harrah, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Wapato, Union Gap, Yakima, and Zillah) in Yakima County proposing to add land into the UGA as part of Phase 2 to submit up to date and approved capital facilities plans showing how all proposed UGAs are to be served with capital facilities; and

WHEREAS, the proposed UGA map amendments to ***Plan 2015*** and Title 19 were presented to the Planning Commission for their review on March 9, April 13, May 11, May 25, July 8, and September 14, 2016; and

WHEREAS, the Planning Commission conducted a properly advertised public hearings on June 08, July 13, October 19, and November 2 of 2016 to hear testimony on the proposed UGA map amendments; and

WHEREAS, the Planning Commission held their deliberations on June 08, July 13, October 19, and November 2 of 2016 on the proposed UGA map amendments immediately after the close of the open record public hearing; and

WHEREAS, on October 3, 2016 Yakima County provided a 60-Day notice to the Department of Commerce, as required by RCW 36.70A.106 on the proposed UGA amendments; and

WHEREAS, Yakima County issued on October 19, 2016 a *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2016 Comprehensive Plan and Zoning Amendments* which analyzed the environmental and growth management impacts of all proposed actions and included individual reports on each of the remaining proposed amendments; and

WHEREAS, the Planning Commission after having carefully considered the applicant's justification, the staff recommendation, and the written and oral testimony in its deliberations presented to the Board of Yakima County Commissioners on December 16, 2016 their Findings and Recommendations on the proposed UGA map amendments; and

WHEREAS, the Board of Yakima County Commissioners conducted a properly advertised public hearing on December 6, 2016 to hear testimony on the proposed text amendments outlined in the Planning Commission recommendations; and

WHEREAS, the Board of Yakima County Commissioners held their deliberations on December 27, 2016 immediately after the close of the open record public hearing and did adopt motions approving, denying or modifying the proposed UGA amendments; and

OTHER

WHEREAS, on October 19, 2016 Yakima County staff prepared a *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2016 Comprehensive Plan and Zoning Amendments* which analyzed the environmental and growth management impacts of all proposed actions and included individual reports on each of the remaining proposed amendments; and

WHEREAS, the Board of Yakima County Commissioners considered proposed amendments to the comprehensive plan concurrently in order to ascertain their cumulative effects, as set forth in the SEPA documents referenced above; and

WHEREAS, the Board has determined that all Plan and development regulation amendments are internally consistent; and

NOW, THEREFORE, Yakima County does hereby ordain as follows:

Section 1. Reasons for Action.

The 2016 amendments before the Board of Yakima County Commissioners are as follows:

A. Twelve proposed Urban Growth Boundary changes (ZON2016-001) are considered part of our 2017 Growth Management Act required comprehensive plan and UGA update.

Staff reports for the each of docketed amendment requests were provided to the Planning Commission that identified specific issues and recommended approval, modification or denial of the proposed amendments. Following public testimony and deliberations the Planning Commission has determined which of the proposed amendments are needed to correct errors, address deficiencies or more closely correspond to the goals, policies and intent of ***Plan 2015*** and presented their findings and recommendations to the Board of Yakima County Commissioners for their consideration. The Board of Yakima County Commissioners then reviewed said amendment requests, held public hearing and made a decision to approve, modify or deny the proposed amendments.

Section 2. Findings.

A. Compliance with Growth Management Act. The Board of Yakima County Commissioners find that the amendments to Yakima County Comprehensive Plan - ***Plan 2015***, and development regulations, adopted by this ordinance are in substantial compliance with RCW 36.70A (the Growth Management Act, or GMA). The Comprehensive Plan is internally consistent and policies within and among elements are complementary, not contradictory. The Comprehensive Plan contains policies, implementation measures, and procedures which provide for its review and adjustment if internal conflicts are discovered.

B. Yakima County adopted ***Plan 2015*** on May 20, 1997. The plan was designed to integrate SEPA and GMA consistent with the provisions of WAC 197-11- 210 through 197-11-235. The Board of Yakima County Commissioners finds that ***Plan 2015***'s Volume 1, Chapter I, the Policy Plan and Chapter III, the Environmental Analysis Element along with Volume 3 Appendices, along with the October 19, 2016 issuance of the *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2015 Comprehensive Plan and Zoning Amendments,* provides the environmental evaluation and documentation required under SEPA.

C. Analysis of Cumulative Effects. The cumulative effects has been considered as part of the SEPA review process outlined in subsection B. above.

D. Compliance with 2017 Plan Update Process. The Board of Yakima County Commissioners find that Yakima County's phased approach to meeting its GMA comprehensive plan update review and analysis is in compliance with RCW 36.70A, including the following initial steps taken this year in the GMA Update process, including (1) establishment of a public participation program that identifies procedures and schedules for review, evaluation, and possible revision process; (2) issuance of the 20-year population projections for the fourteen cities and towns; (3) evaluation of all fourteen cities and towns UGA boundaries; (4) the development of a land capacity analysis; (5) the requirement of adopted capital facility plan addendums submitted by the four cities and towns requesting UGA boundary changes and (6) the adoption of an appropriate ordinance and/or amendments.

E. The Board of Yakima County Commissioners adopts the twelve city-specific UGA map amendments (ZON2016-001, Granger, Harrah, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah) as detailed in the findings and recommendations of the Planning Commission dated September 14, 2016, except as follows:

i. Granger – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Granger without any modifications as shown in Exhibit 1.

ii. Harrah – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the Town of Harrah with modifications as shown in Exhibit 2.

iii. Moxee – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Moxee without any modifications as shown in Exhibit 3.

iv. Naches – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the Town of Naches without any modifications as shown in Exhibit 4.

v. Selah – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Selah without any modifications as shown in Exhibit 5.

vi. Sunnyside – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Sunnyside without any modifications as shown in Exhibit 6.

vii. Tieton – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Tieton with modifications as shown in Exhibit 7.

viii. Toppenish – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Toppenish without any modifications as shown in Exhibit 8.

ix. Union Gap – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Union Gap without any modifications as shown in Exhibit 9.

x. Wapato – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Wapato without any modifications as shown in Exhibit 10.

xi. Yakima – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Yakima without any modifications as shown in Exhibit 11a and 11b.

xii. Zillah – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Zillah without any modifications as shown in Exhibit 12.

F. The Board of Yakima County Commissioners adopts the city approved capital facilities addendums as part of the UGA map amendments (ZON2016-001, Harrah, Moxee, Naches, Sunnyside) as shown in the following exhibits:

i. Harrah – Exhibit 2a.
ii. Moxee – Exhibit 3a.
iii. Naches – Exhibit 4a.
vi. Sunnyside – Exhibit 6a.

Section 4. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity

of the remainder of the resolution, or the validity of its application to any other persons or circumstances.

Section 5. Effective Date. Pursuant to the Growth Management Act (RCW 36.70A), Yakima County must publish a Notice of Adoption within 10 days after the Board's approval of this ordinance, thus starting the required 60 appeal period. Therefore, this ordinance becomes effective on the 61st day after posting of the Notice of Adoption, unless successfully appealed.

DONE this 27th day of December, 2016

Michael D. Leita, Chairman

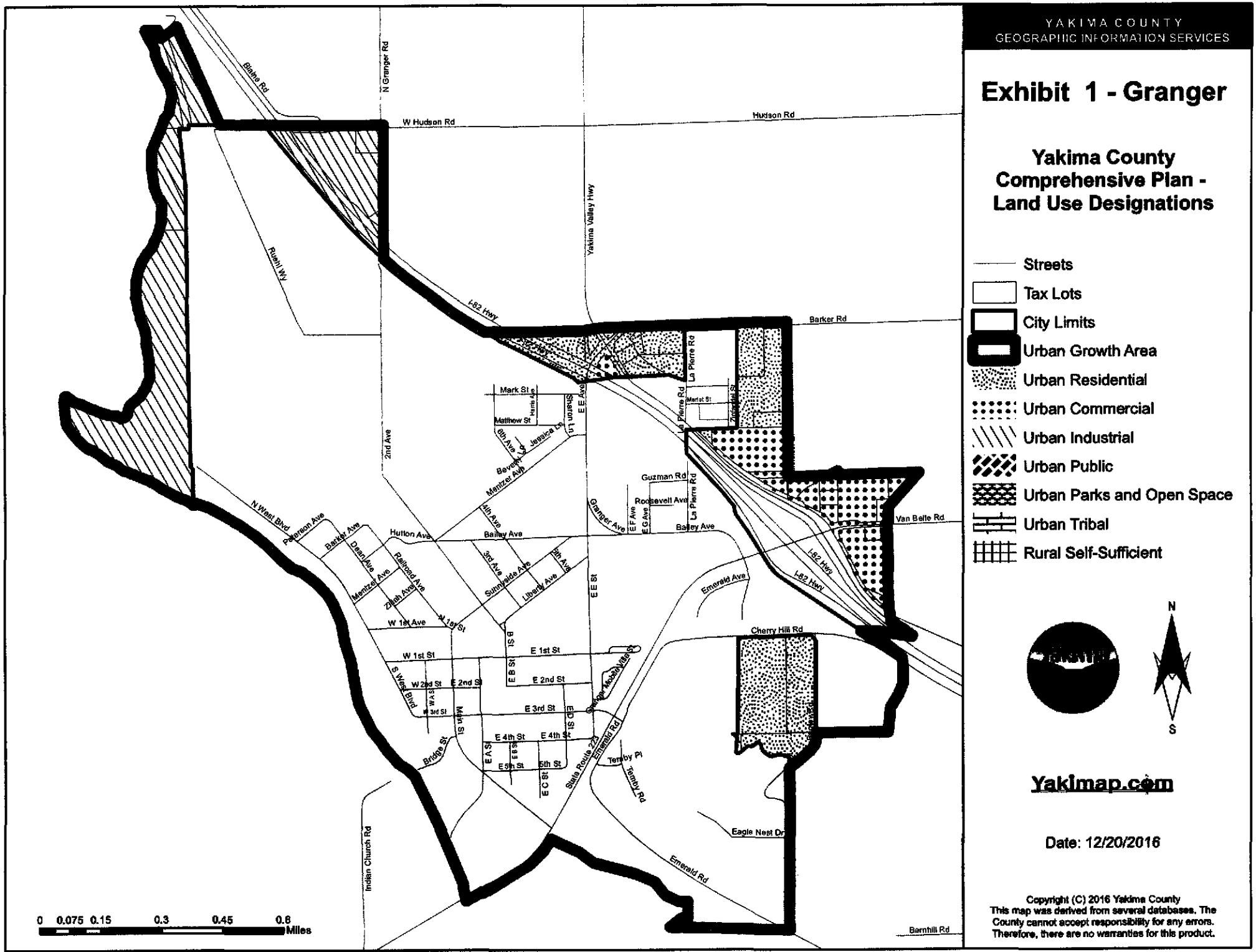
Kevin J. Bouchey, Commissioner

J. Rand Elliott, Commissioner

Constituting the Board of County Commissioners for Yakima County, Washington

Attest: Tiera L. Girard
Clerk of the Board

Note Exhibits – Maps of UGA Changes


YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES
Exhibit 1 - Granger
Yakima County
Comprehensive Plan -
Land Use Designations
Streets
Tax Lots
City Limits
Urban Growth Area
Urban Residential
Urban Commercial
Urban Industrial
Urban Public
Urban Parks and Open Space
Urban Tribal
Rural Self-Sufficient
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Ruehl Wy
I-82 Hwy
Barker Rd
La Pierre Rd
Mark St
Matthew St
Sharon Ln
E E Ave
2nd Ave
6th Ave
Jessica Ln
Beverly Ln
Menzer Add
Guzman Rd
Roosevelt Ave
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E G Ave
Granger Ave
Bailey Ave
Van Belle Rd
N West Blvd
Peterson Ave
Barker Ave
Dean Ave
Hutton Ave
4th Ave
Railroad Ave
Menzel Ave
28th Ave
3rd Ave
Sunnyside Ave
5th Ave
Liberty Ave
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Emerald Ave
Cherry Hill Rd
B St
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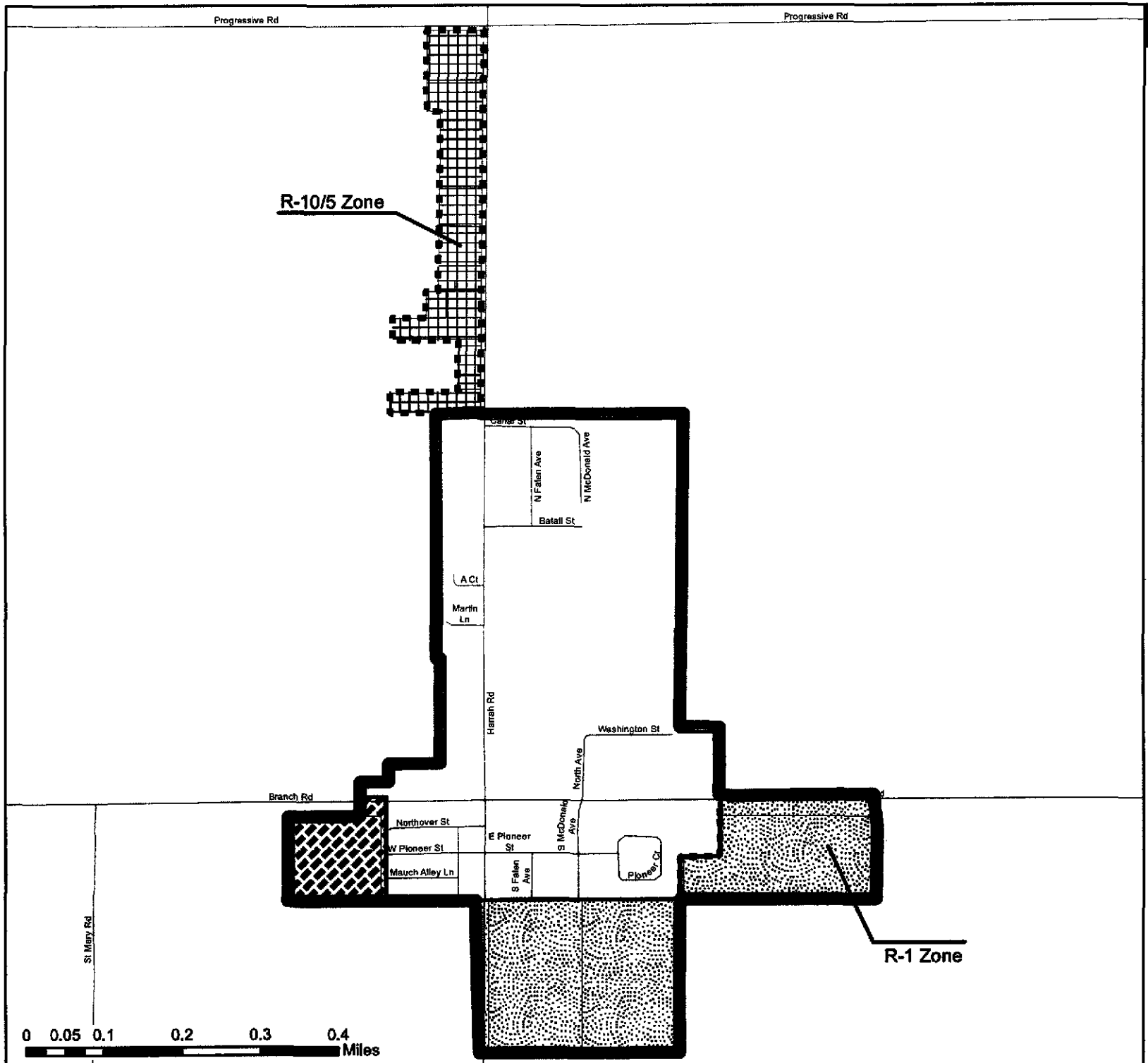
Indian Church Rd
Barnhill Rd



YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 2 - Harrah

Yakima County Comprehensive Plan - Land Use Designations and Rezones

- Streets
- Rezone Areas
- Tax Lots
- City Limits
- Urban Growth Area
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and *Open Space*
- Urban Tribal
- Rural Self-Sufficient

Date: 12/22/2016

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Exhibit 2a. Harrah

Public Services ( ) CAM
KEELAN
NOV 13 2015

TOWN OF HARRAH

Vern Gary Don Lynn
Dave Lisa Carmen

P.O. Box 10
Harrah, WA 98933-0010

Phone: (509) 848-2432
Fax: (509) 848-2430

November 12, 2015

Yakima County Planning
128 North Second Street
Yakima, WA 98901

Re: 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

Public Services (OAS
KEELAN
NOV 13 2015

Vern Gary Don Lynn
Dave Lisa Carmen

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

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 buildout 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 Forcemain	$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 placee 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.

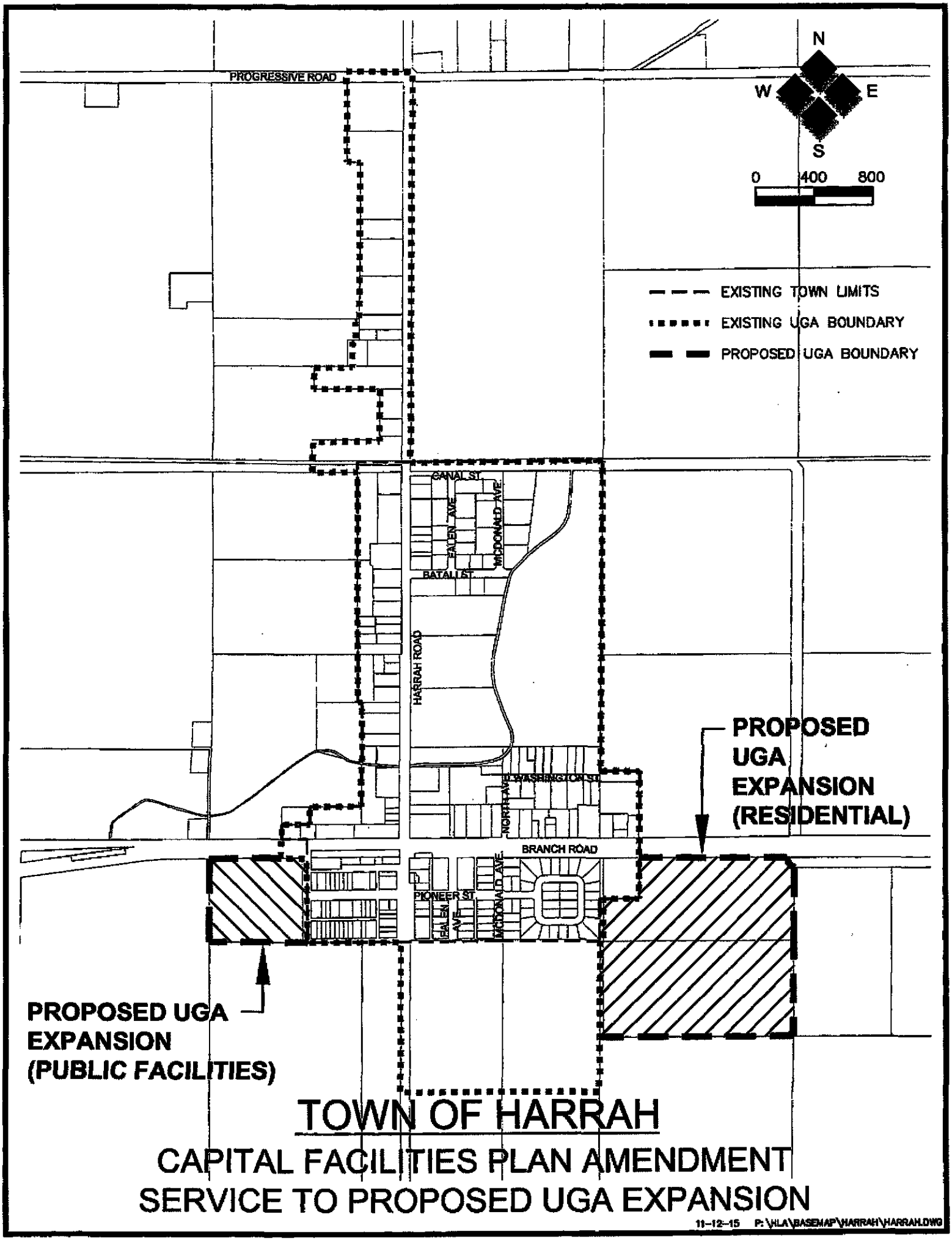
Capacity of Wastewater Treatment Plant Improvements

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.



TOWN OF HARRAH

CAPITAL FACILITIES PLAN AMENDMENT

SERVICE TO PROPOSED UGA EXPANSION

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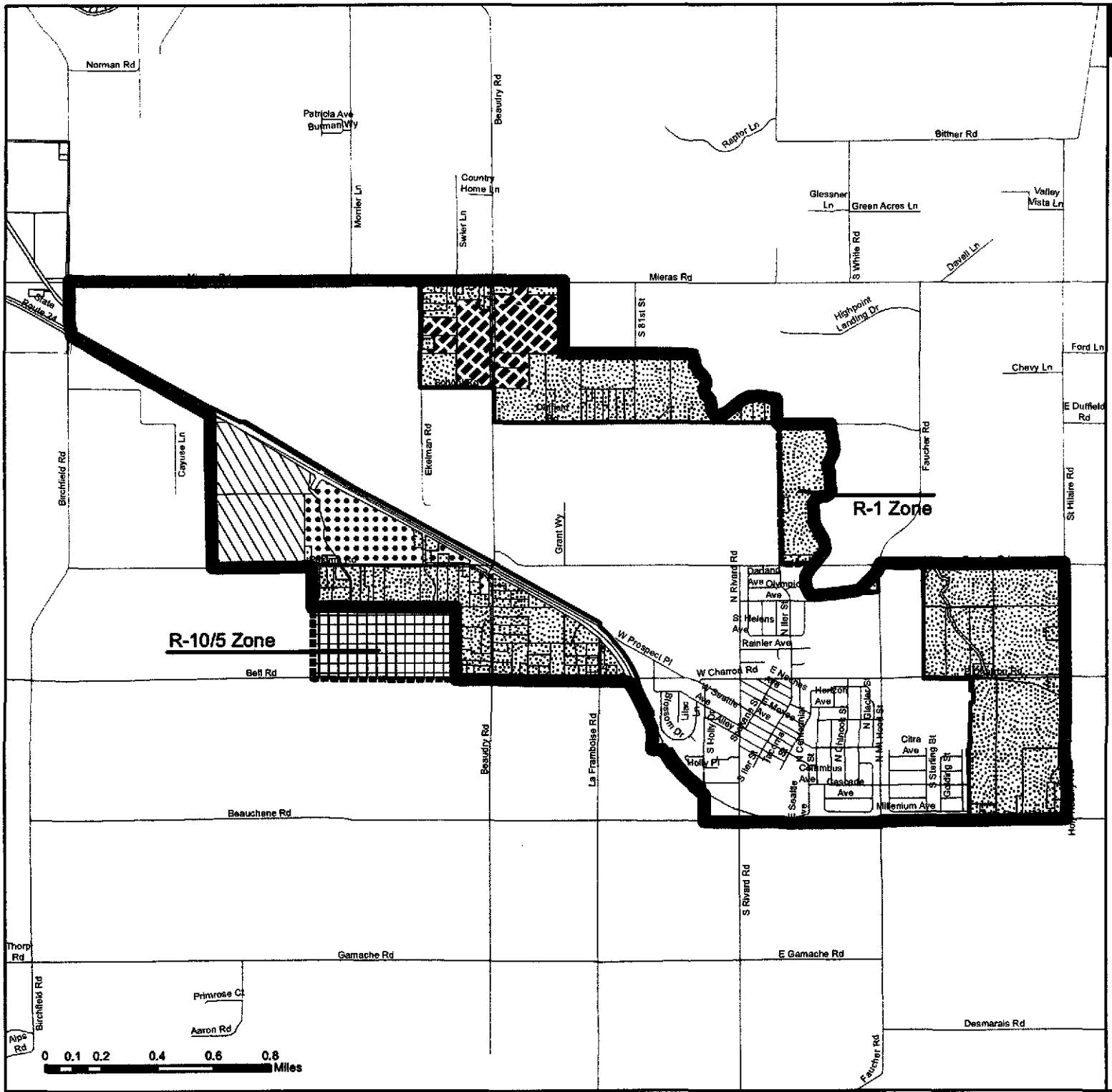

YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 3 - Moxee

Yakima County Comprehensive Plan - Land Use Designations and Rezones

- Streets
- Rezone Areas
- Tax Lots
- City Limits
- Urban Growth Area
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient

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Date: 12/20/2016

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CITY OF MOXEE
RESOLUTION 2016-08

A RESOLUTION of the City Council of the City of Moxee, Washington adopting an amendment to the City of Moxee Capital Facilities Plan.

WHEREAS, The City of Moxee owns, operates and/or utilizes the following capital facilities within its immediate service area: Roadway, storm drainage, domestic water, irrigation, sanitary sewer, and parks recreation. The City of Moxee continually plans for the upgrade and operation of each of these individual systems; and,

WHEREAS, from time to time the Plan needs to be amended to include new facilities and,

WHEREAS, the Capital Facilities Plan includes an inventory of existing capital facilities owned by the City, showing the locations and capacities of the capital facilities; a forecast of the future needs for such capital facilities; the proposed locations and capacities for expanded or new capital facilities; and,

WHEREAS, the selection of capital improvement projects is based on a number of criteria varying for each individual system. Public health, safety, and welfare and compliance with regulatory requirements are considered to be of primary importance and weigh considerably in the selection of a project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOXEE, WASHINGTON, as follows

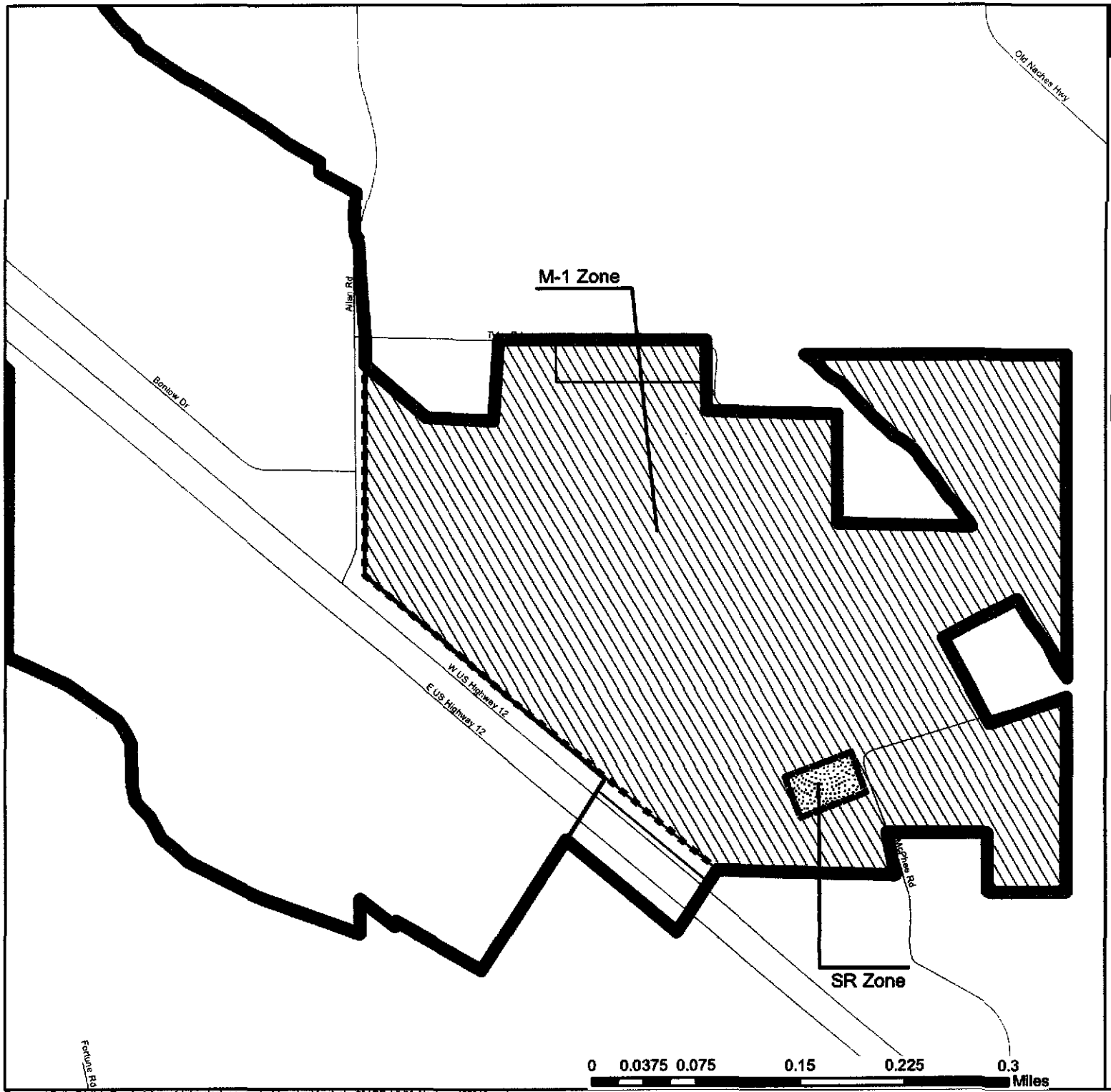
That the proposed amendment to the Capital Facilities Plan, titled Addendum No. 1 as presented this December 8th, 2016 a copy of which is attached hereto shall be incorporated and made part of the adopted Capital Facilities Plan.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOXEE, WASHINGTON, this 8th day of December 2016.

Marvell Gonzalez
MAYOR Pro-Tem

ATTEST:

Kristi A. Hutchman
City Clerk - Treasurer



YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 4 - Naches

Yakima County Comprehensive Plan - Land Use Designations and Rezones

- Streets
- Re-Zone Areas
- City Limits
- Urban Growth Boundary
- Tax Lots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient

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Date: 12/20/2016

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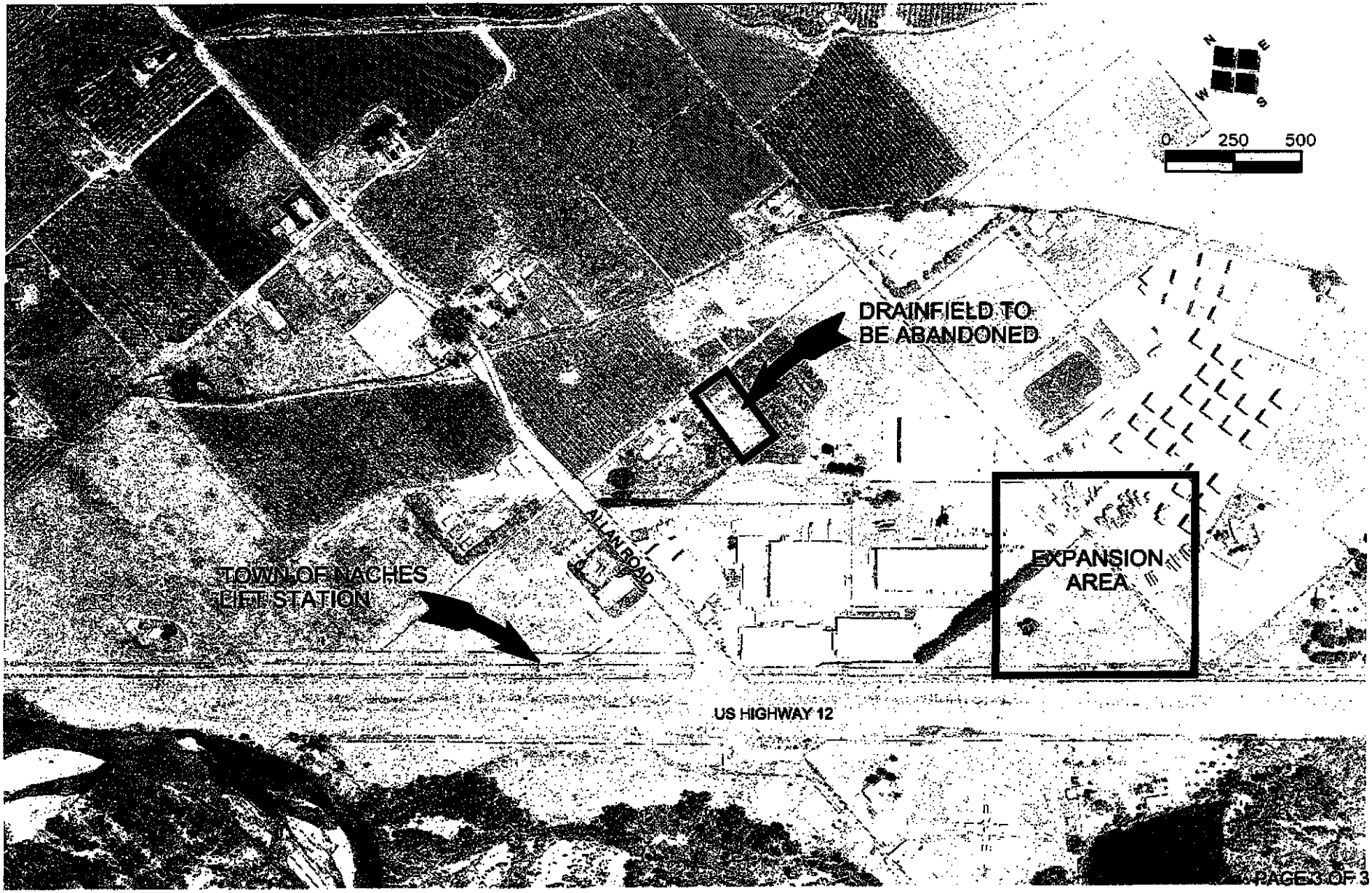
Document Path: R:\disk_5\projects\county\planning\uga_analysis\naches\Analysis_2015\Exhibit_Naches_122016.mxd

Town of Naches					HLA Project No. 16001
Wastewater Treatment Facility					July 12, 2016
ENGINEER'S OPINION OF PROBABLE COST					
WWTP Headworks Improvements					
Item No.	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	$20,000	$20,000
2	Furnish New Perforated Plate Screen	LS	1	$135,000	$135,000
3	Furnish New Washer Compactor	LS	1	$45,000	$45,000
4	Modify Existing Influent Channel	LS	1	$25,000	$25,000
5	Install Screen and Washer Compactor	LS	1	$15,000	$15,000
6	Install Screen Washwater Supply System	LS	1	$5,000	$5,000
7	Install New Fiberglass Lower Level Door and Frame	LS	0	$5,200	$0
8	Replace Headworks Building Windows	LS	0	$6,300	$0
9	Install New Headworks Roof	LS	1	$24,000	$24,000
10	Furnish and Install New Sampler	LS	0	$5,500	$0
11	Install Owner-Furnished Headworks Pump	LS	0	$3,000	$0
12	Electrical and Control System, Complete	LS	1	$30,000	$30,000
				Subtotal	**$299,000**
	Contingency	15%			$45,000
	Washington State Sales Tax	7.90%			$28,000
	Total Estimated Construction Cost			**Subtotal**	**$372,000**
	Engineering and Construction Administration Cost	25%			$93,000
	Total Estimated Cost				**$465,000**

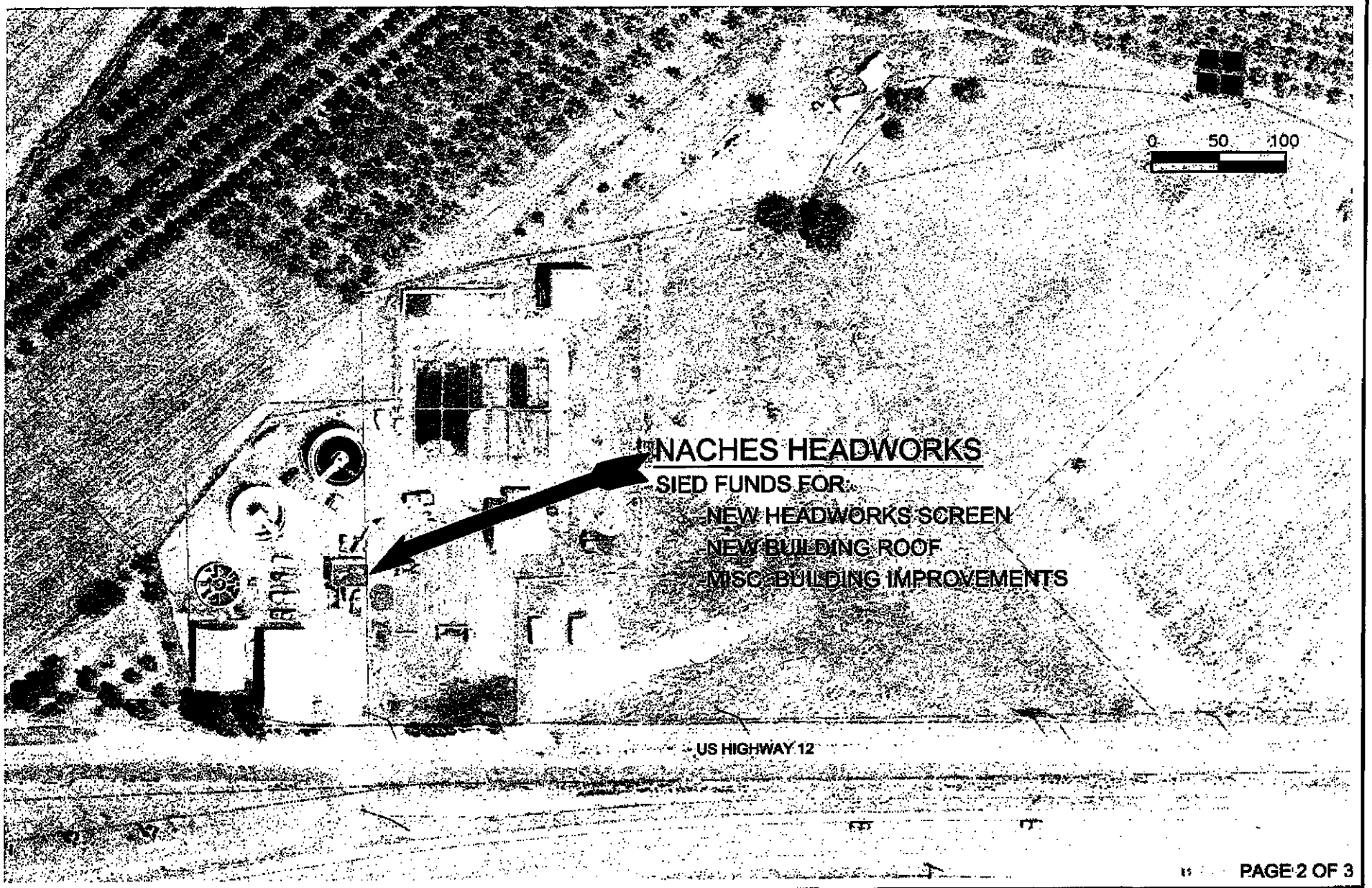


HLA
Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

JOB NO: 16001G
DRAWING: SIEDWWTP.dwg
DATE: 07-12-16
DRAWN BY: AJH
CHECKED BY: TWP

NACHES WWTP HEADWORKS IMPROVEMENTS

SIED APPLICATION
ALLAN BROS. FRUIT - PRIVATE DEVELOPMENT



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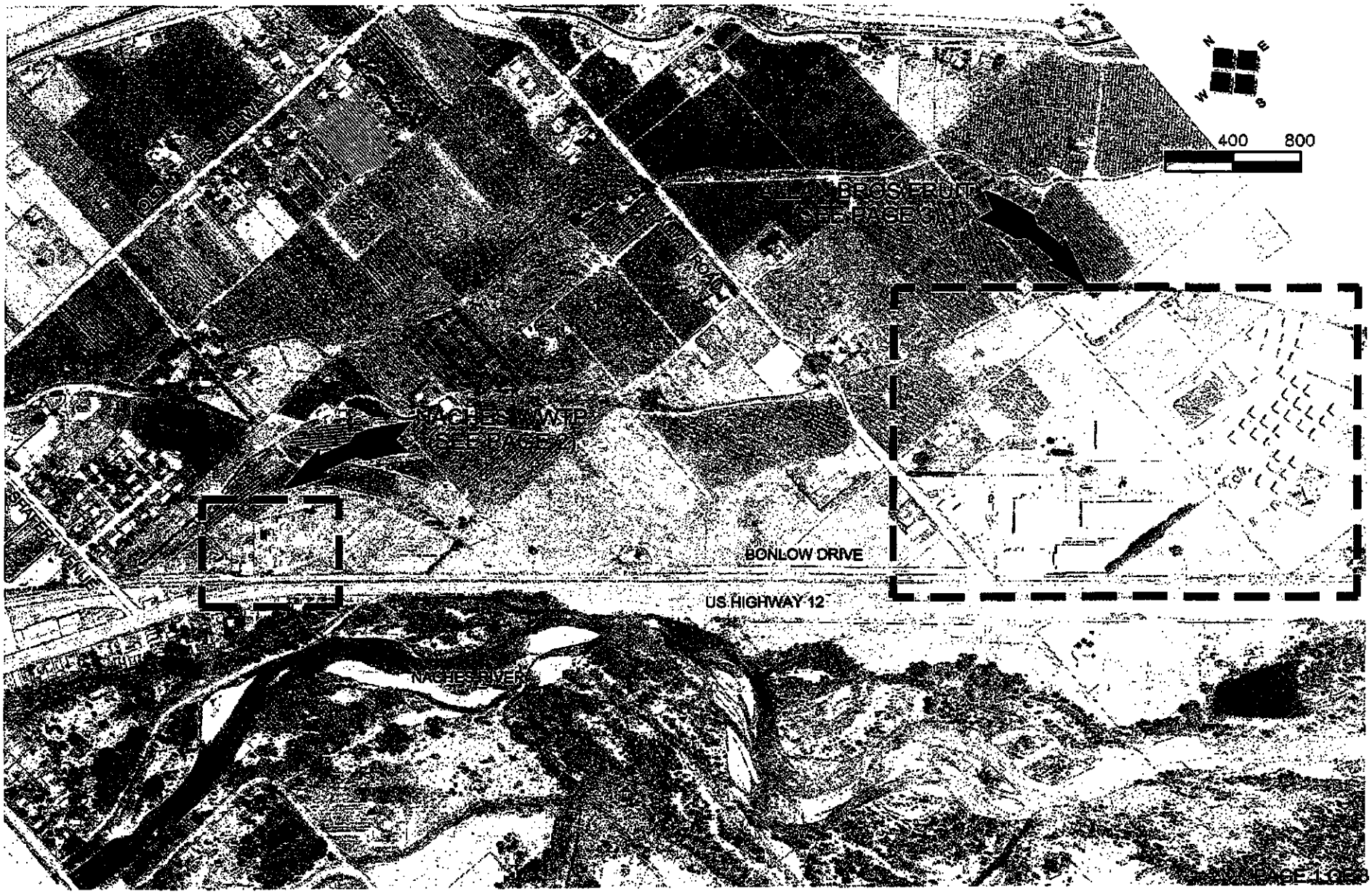
JOB NO: 16001G
DRAWING: SIEDWWTP.dwg
DATE: 07-12-16
DRAWN BY: AJH
CHECKED BY: TWP

NACHES WWTP
HEADWORKS IMPROVEMENTS
SIED APPLICATION
NACHES WWTP - PUBLIC INFRASTRUCTURE



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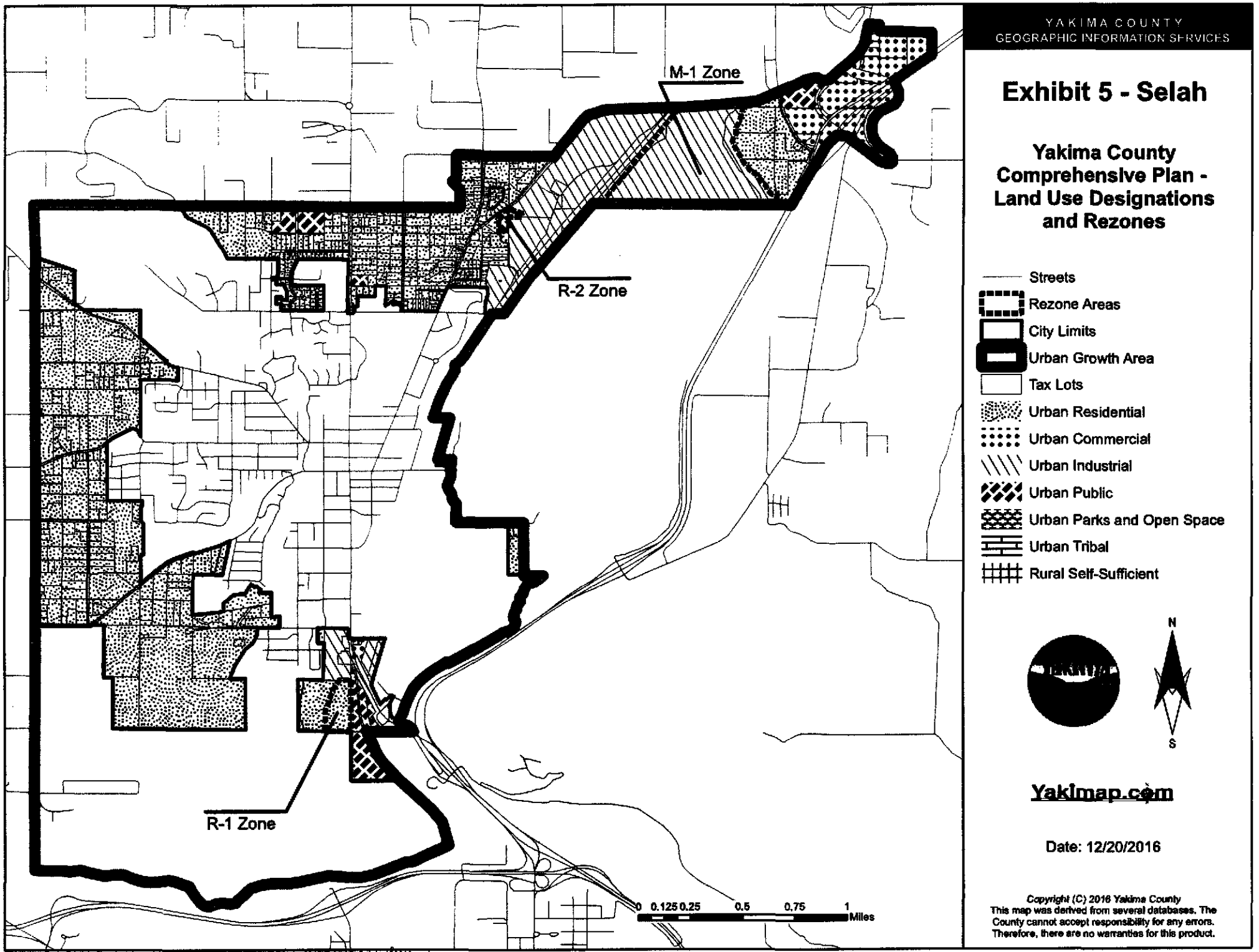
JOB NO: 16001G
DRAWING: SIEDWWTP.dwg
DATE: 07-12-16
DRAWN BY: AJH
CHECKED BY: TWP

NACHES WWTP HEADWORKS IMPROVEMENTS

SIED APPLICATION

LOCATION MAP



YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 5 - Selah

Yakima County Comprehensive Plan - Land Use Designations and Rezones

- Streets
- Rezone Areas
- City Limits
- Urban Growth Area
- Tax Lots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient

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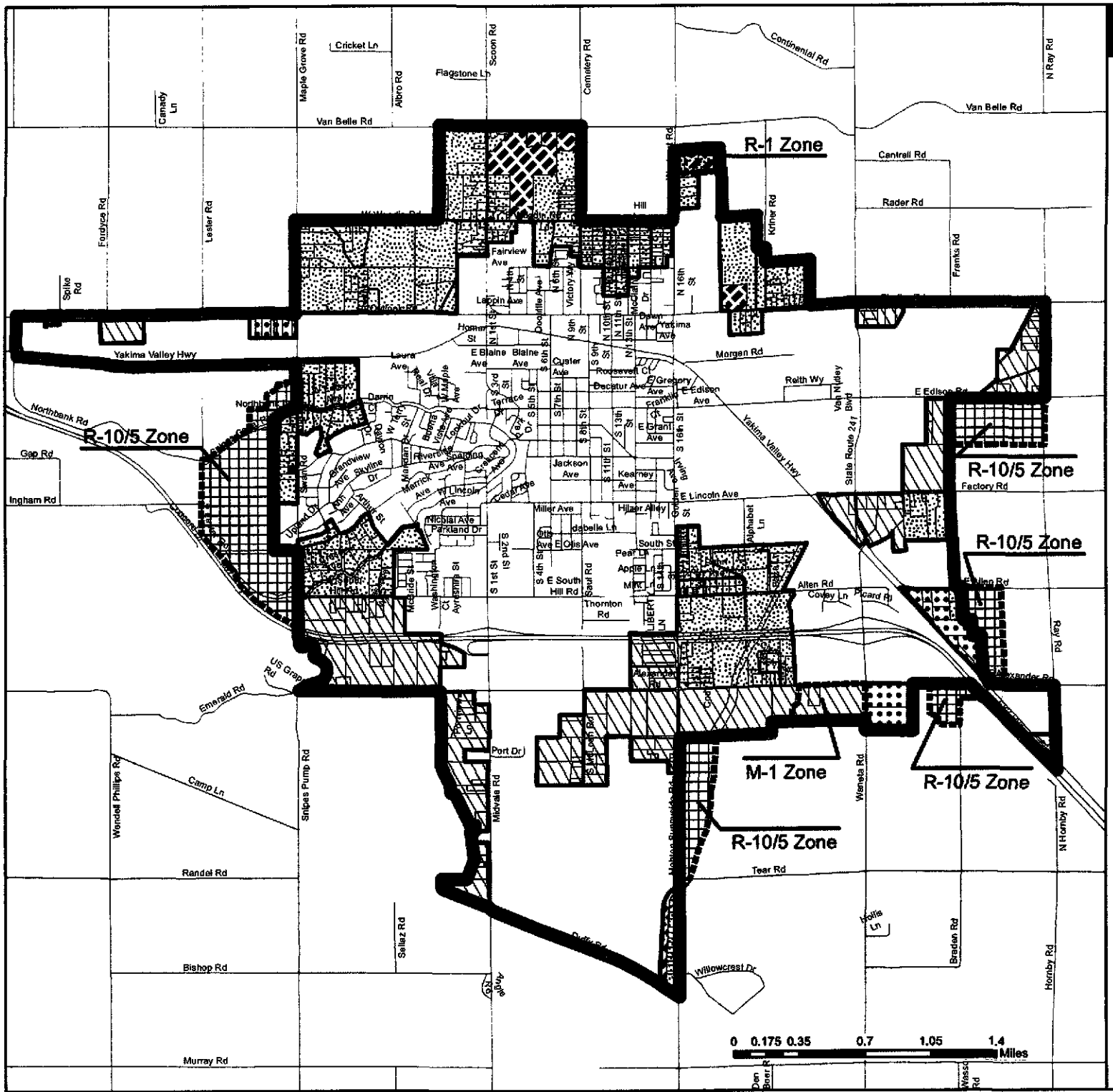

YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 6 - Sunnyside

Yakima County Comprehensive Plan - *Land Use Designations* and Rezones

- Streets
- Rezone Areas
- Tax Lots
- City Limits
- Urban Growth Area
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient

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A RESOLUTION APPROVING THE 2016 CAPITAL FACILITIES PLAN AMENDMENT FOR THE CITY OF ~~SUNNYSIDE~~, WASHINGTON.

WHEREAS, a Capital Facilities Plan has been developed for the City of Sunnyside, Washington, by City Staff and City Engineers, and adopted on November 9, 2015, and

WHEREAS, the Capital Facilities Plan and the addendum to the Capital Facilities Plan, meets the requirements of the Growth Management Act (GMA0 RCW 36.70A.070 for a Capital Facilities Element, and

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

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

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

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

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

PASSED AND APPROVED by action of the City Council on the 14th day of November 2016

Mayor, James A Restucci

ATTEST:

Deborah Estrada, City Clerk

UGA Expansion

Cost to Serve

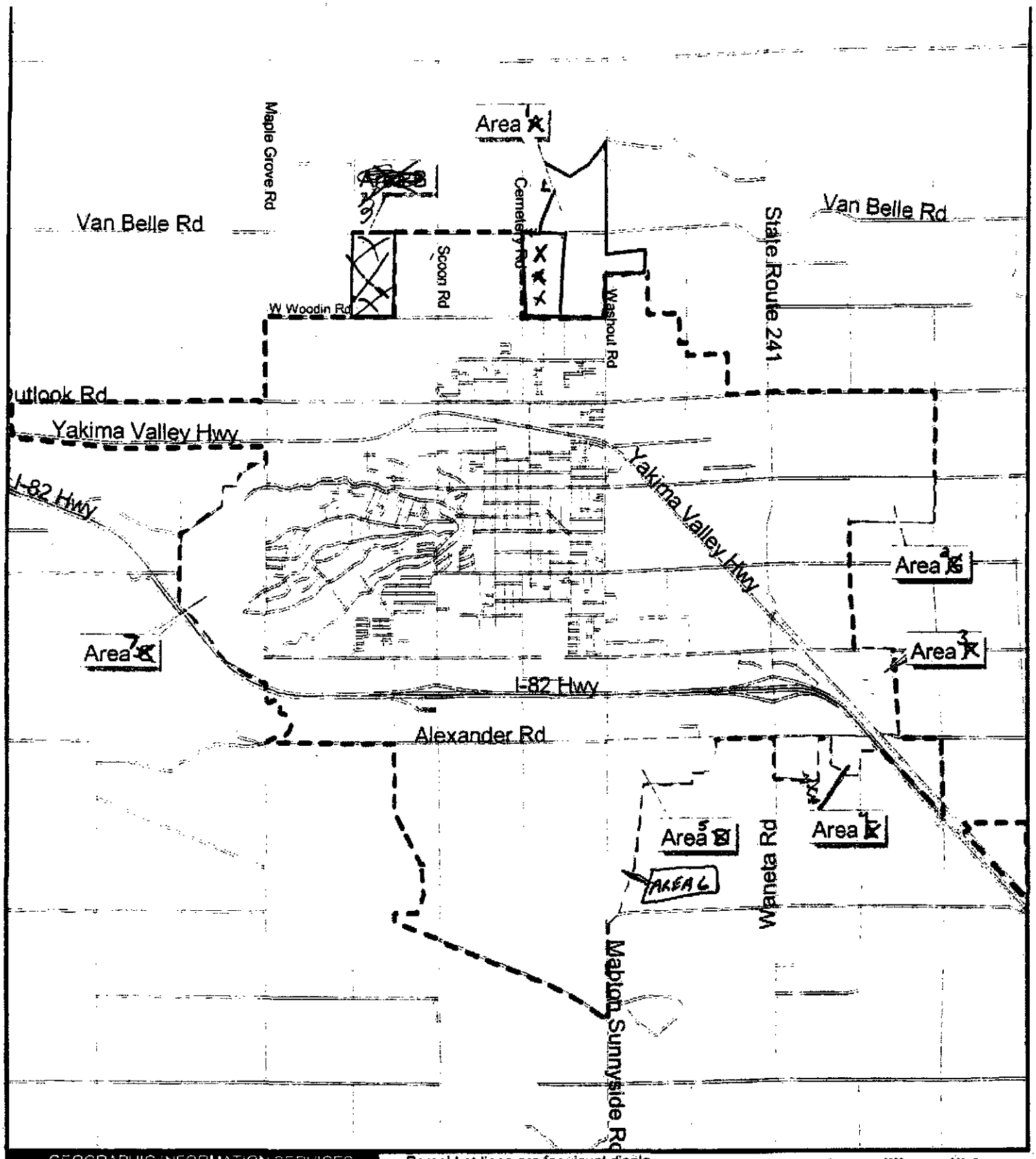
	SEWER MAIN		Water Main		Road			
Area	Feet	Cost	Feet	Cost	Feet	Cost	Total Cost	Funding Source
1	2579	$386,850	2579	$335,270	2579	$773,700	$1,495,820	Developer
5	6200	$930,000	6200	$806,000	6200	$1,860,000	$3,596,000	Developer

Possible Funding Sources

Area 1, - The City could utilize a Local Improvement District to fund all of the improvements, Developer will pay cost of minimum utilities for project and city will fund the difference to upsize the pipes for water and sewer through an LID.

Area 5, - The City will apply for a SEID Loan/Grant to install up to a million dollars of the infrastructure and the Hospital will be responsible for the remainder of the utilities in conjunction with the hospital and clinic construction.

Area 2, 3, 4, 6 and Area 7 are proposed to be removed from growth area and will not be served with utilities.



GEOGRAPHIC INFORMATION SERVICES

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

0 2000 4000 Feet

1" = 4000 feet

YAKIMA COUNTY

Urban Growth Bndry
All Roads
Tax Lots

Sunnyside

UGA Cost of Service
Capital Facilities Addendum

SUNNYSIDE

N

Plot date Oct 28 2015

Exhibit 3A

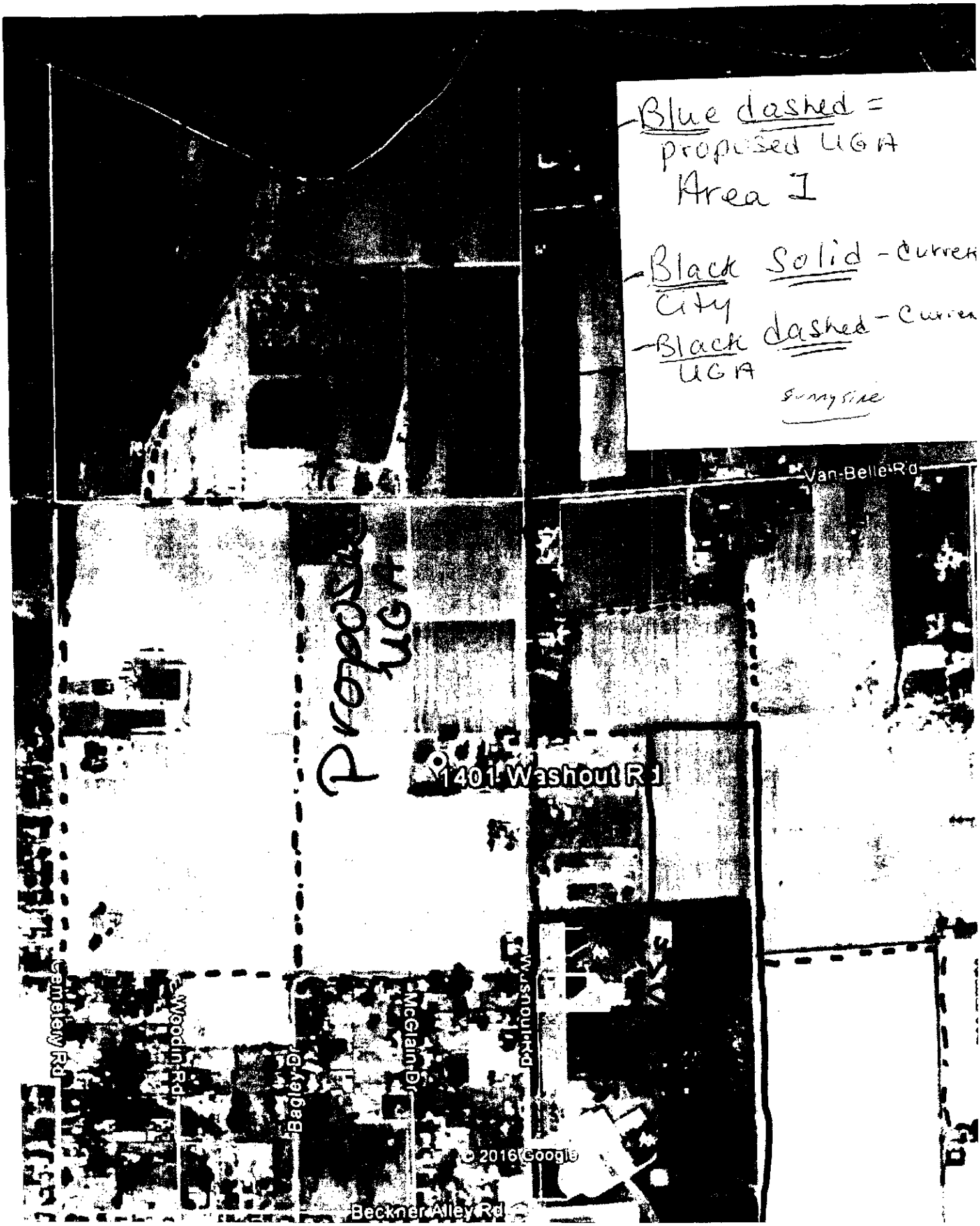
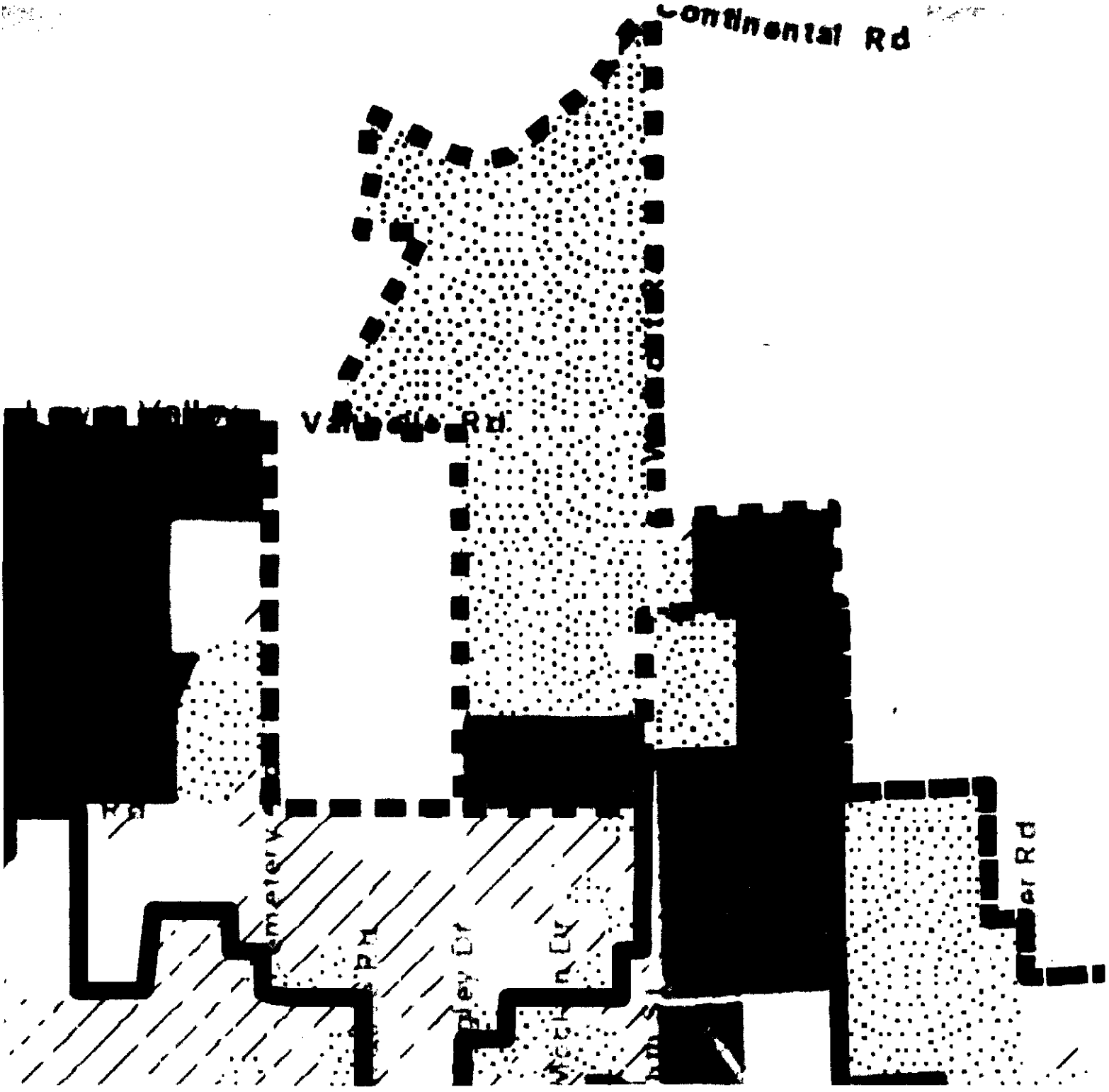
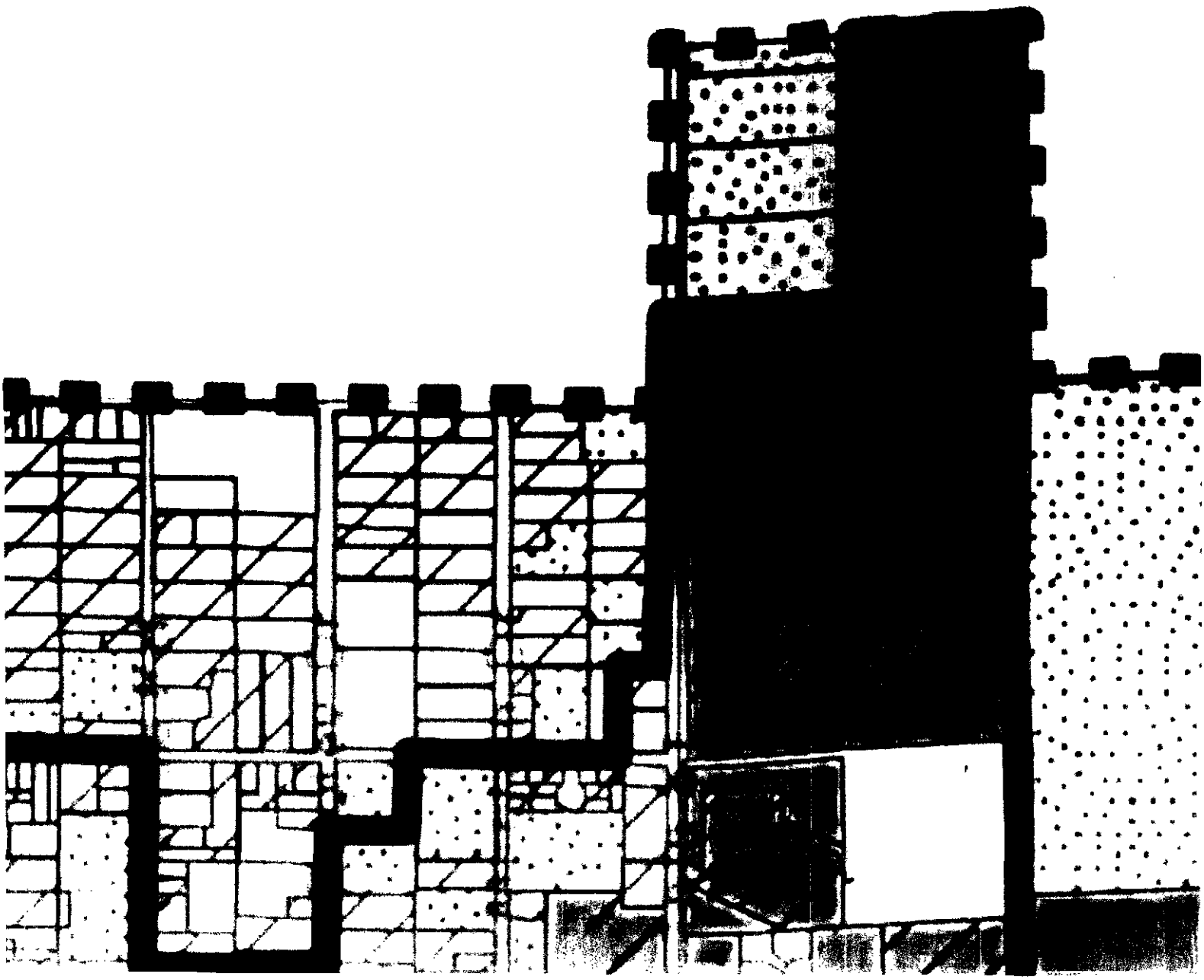
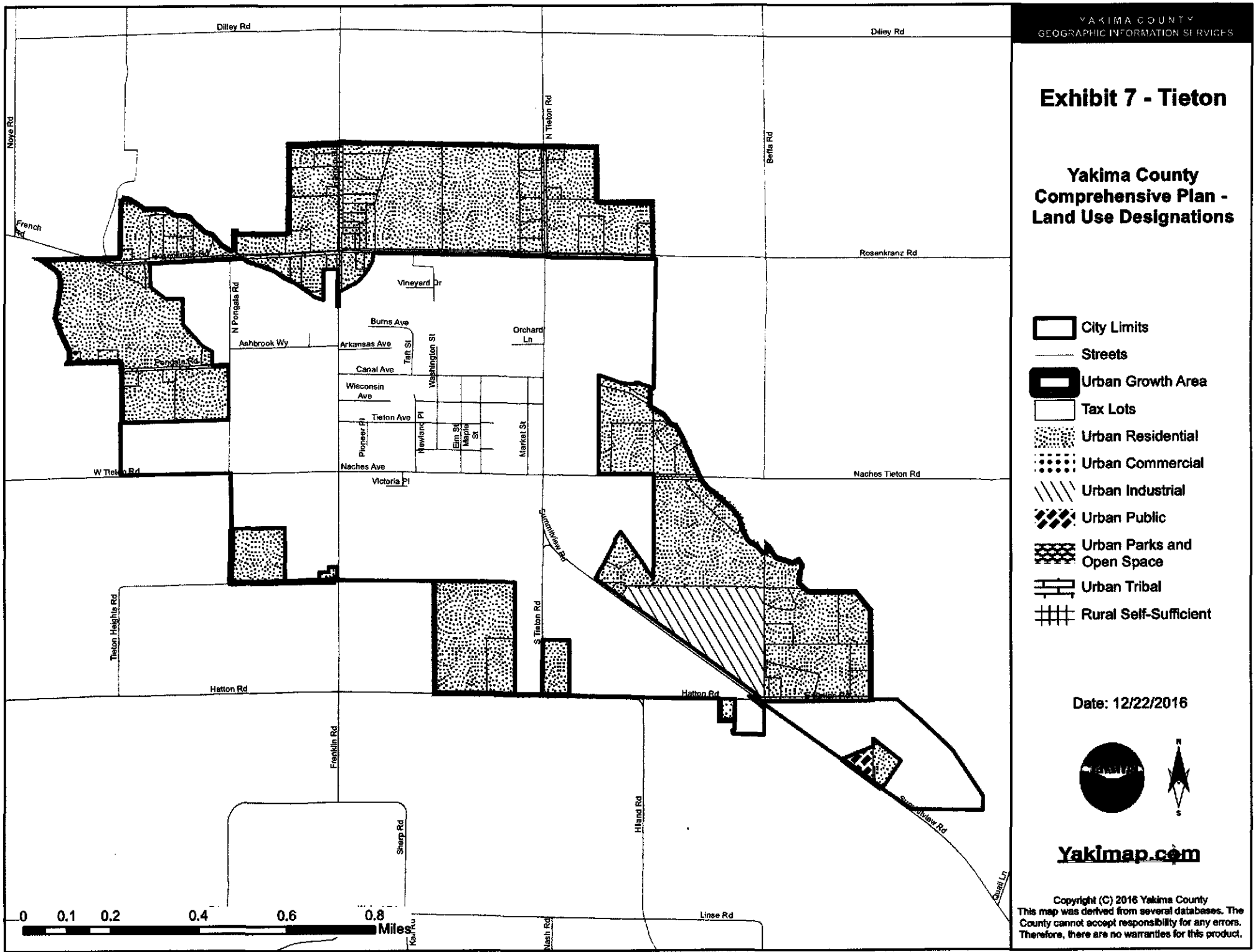

Blue dashed = proposed UGA Area I
Black Solid - current City
Black dashed - Curren UGA
Sunnyside
Van Belle Rd
Proposed UGA
1401 Washout Rd
Cemetery Rd
NW Wood Rd
Bagley Dr
McGlain Dr
Washout Rd
© 2016 Google
Beckner Alley Rd

Exhibit 3B







YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 7 - Tieton

Yakima County Comprehensive Plan - Land Use Designations

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

Date: 12/22/2016

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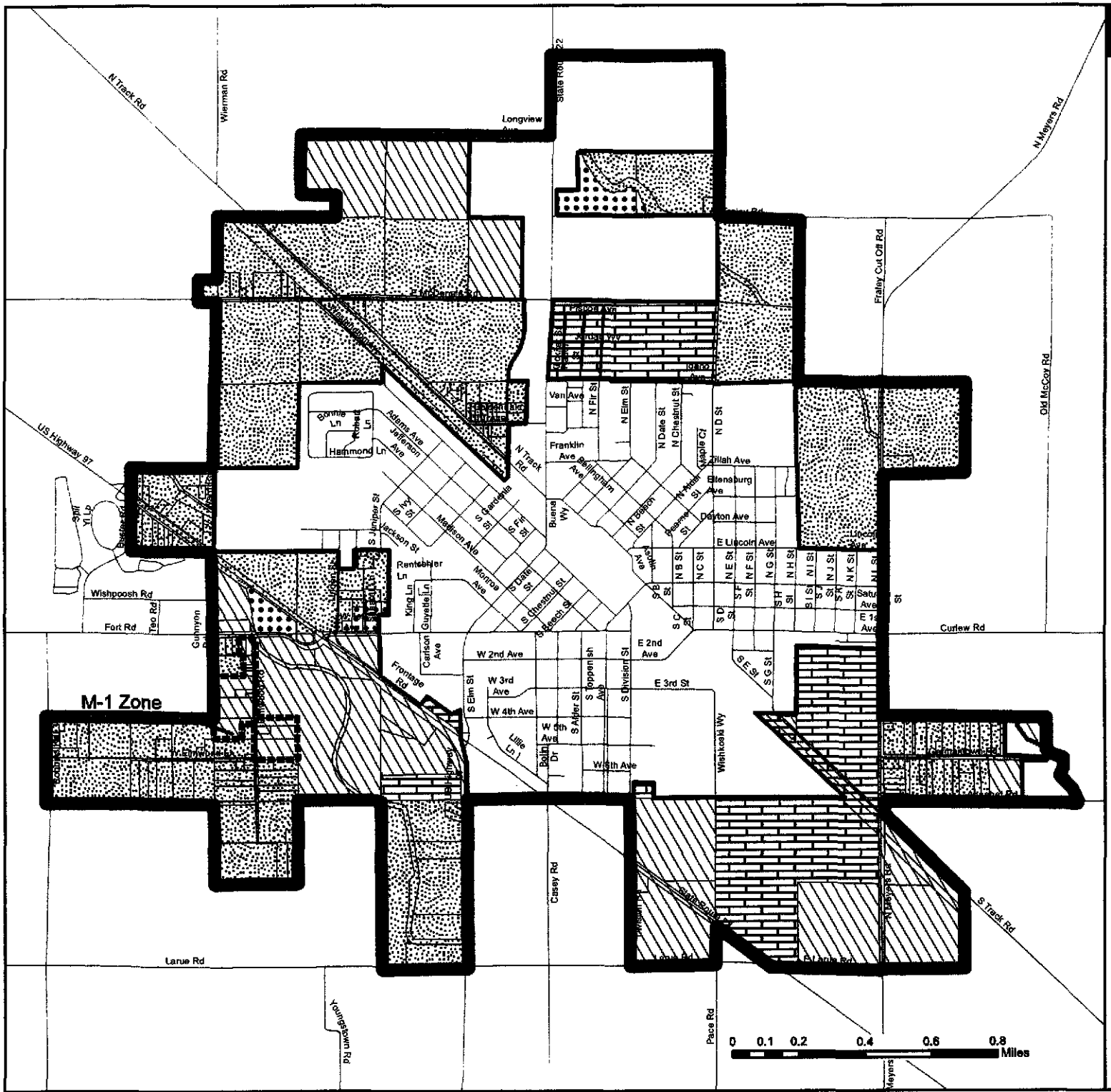

YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 8 - Toppenish

Yakima County Comprehensive Plan - Land Use Designations and Rezones

- Streets
- Rezone Areas
- Tax Lots
- City Limits
- Urban Growth Area
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient

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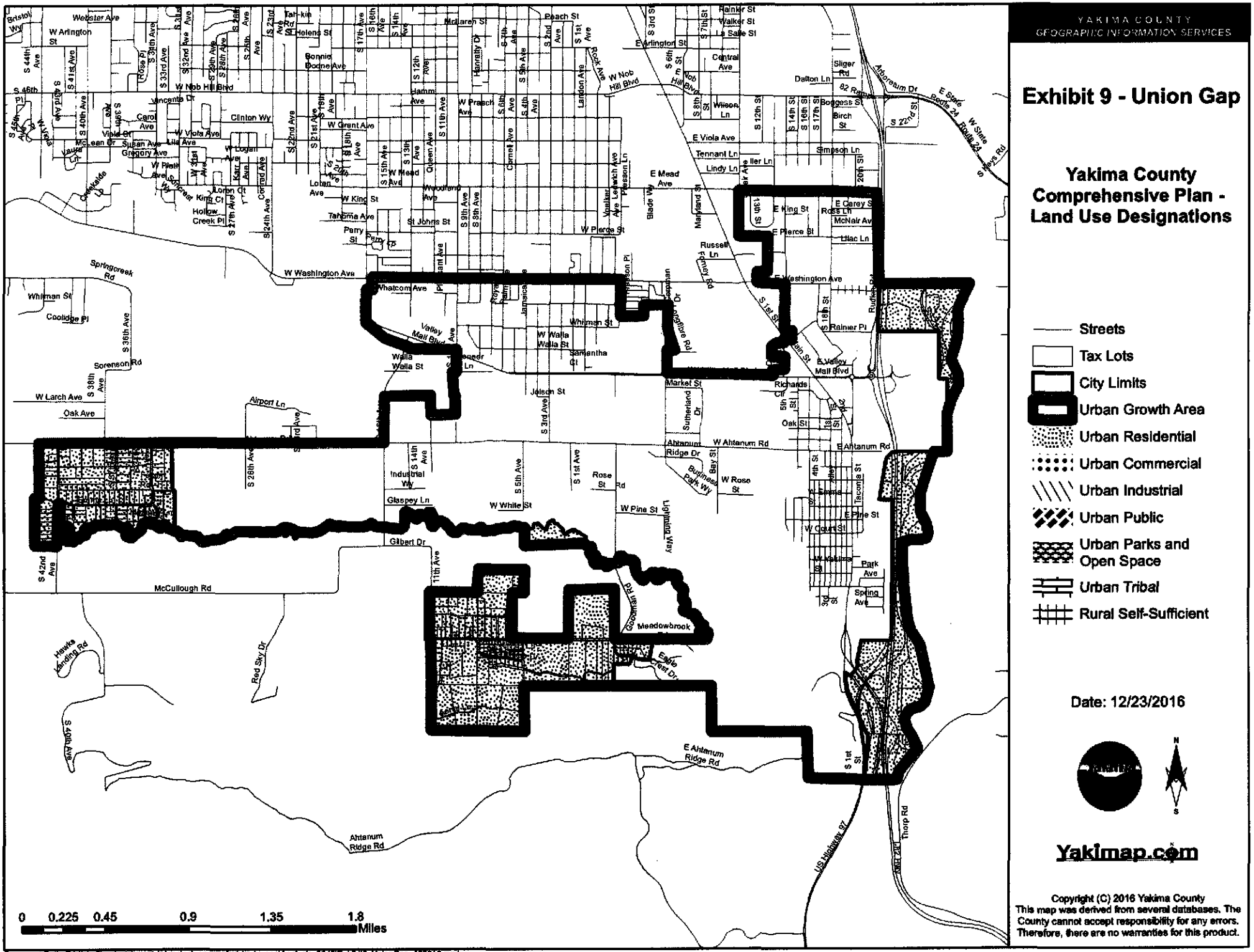
YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES
Exhibit 9 - Union Gap
Yakima County Comprehensive Plan - Land Use Designations
Streets
Tax Lots
City Limits
Urban Growth Area
Urban Residential
Urban Commercial
Urban Industrial
Urban Public
Urban Parks and Open Space
Urban Tribal
Rural Self-Sufficient
Date: 12/23/2016
N
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0 0.225 0.45 0.9 1.35 1.8 Miles
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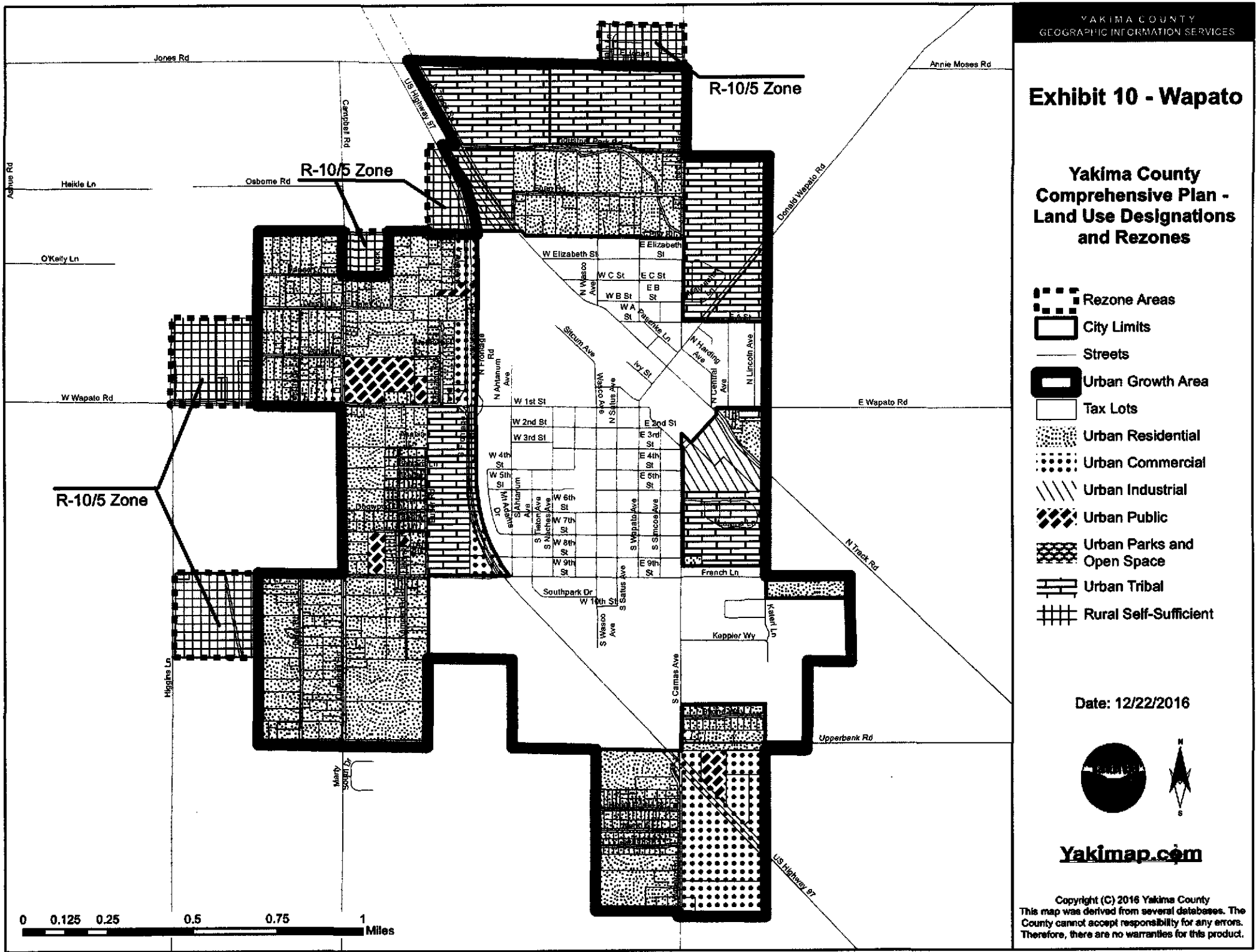
YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES
Exhibit 10 - Wapato
Yakima County Comprehensive Plan - Land Use Designations and Rezones
R-10/5 Zone
R-10/5 Zone
R-10/5 Zone
Rezone Areas
City Limits
Streets
Urban Growth Area
Tax Lots
Urban Residential
Urban Commercial
Urban Industrial
Urban Public
Urban Parks and Open Space
Urban Tribal
Rural Self-Sufficient
Date: 12/22/2016
Yakimap.com
Jones Rd
Annie Moses Rd
Campbell Rd
US Highway 97
Donald Wapato Rd
Ashue Rd
Heikle Ln
Osborne Rd
O'Kelly Ln
W Wapato Rd
E Wapato Rd
N Track Rd
French Ln
Southpark Dr
Keppler Wy
Kaiser Ln
Higgins Ln
Upperbank Rd
US Highway 97
W Elizabeth St
E Elizabeth St
W 1st St
W 2nd St
W 3rd St
W 4th St
W 5th St
W 6th St
W 7th St
W 8th St
W 9th St
E 2nd St
E 3rd St
E 4th St
E 5th St
E 9th St
W 10th St
N Wasco Ave
S Wasco Ave
S Satus Ave
S Wapato Ave
S Simcoe Ave
S Camas Ave
N Lincoln Ave
N Harding Ave
N Ahtanum Rd
S Ahtanum Ave
Ivy St
Sitcum Ave
Patsanike Ln
0 0.125 0.25 0.5 0.75 1 Miles
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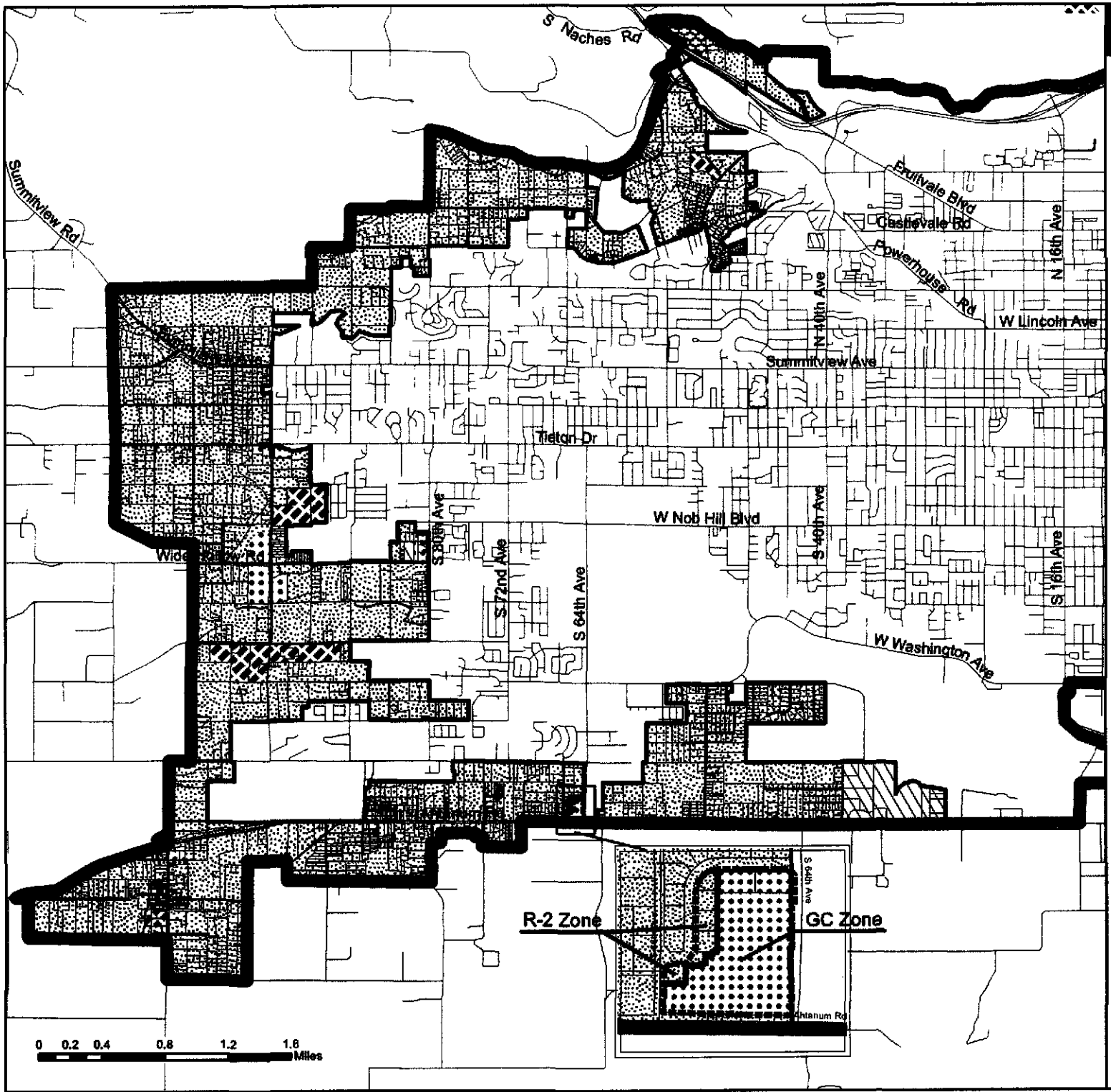

YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 11a - Yakima

West Valley Area

Yakima County Comprehensive Plan - Land Use Designations and Rezones

- Streets
- Re-Zone Areas
- Tax Lots
- City Limits
- Urban Growth Boundary
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient

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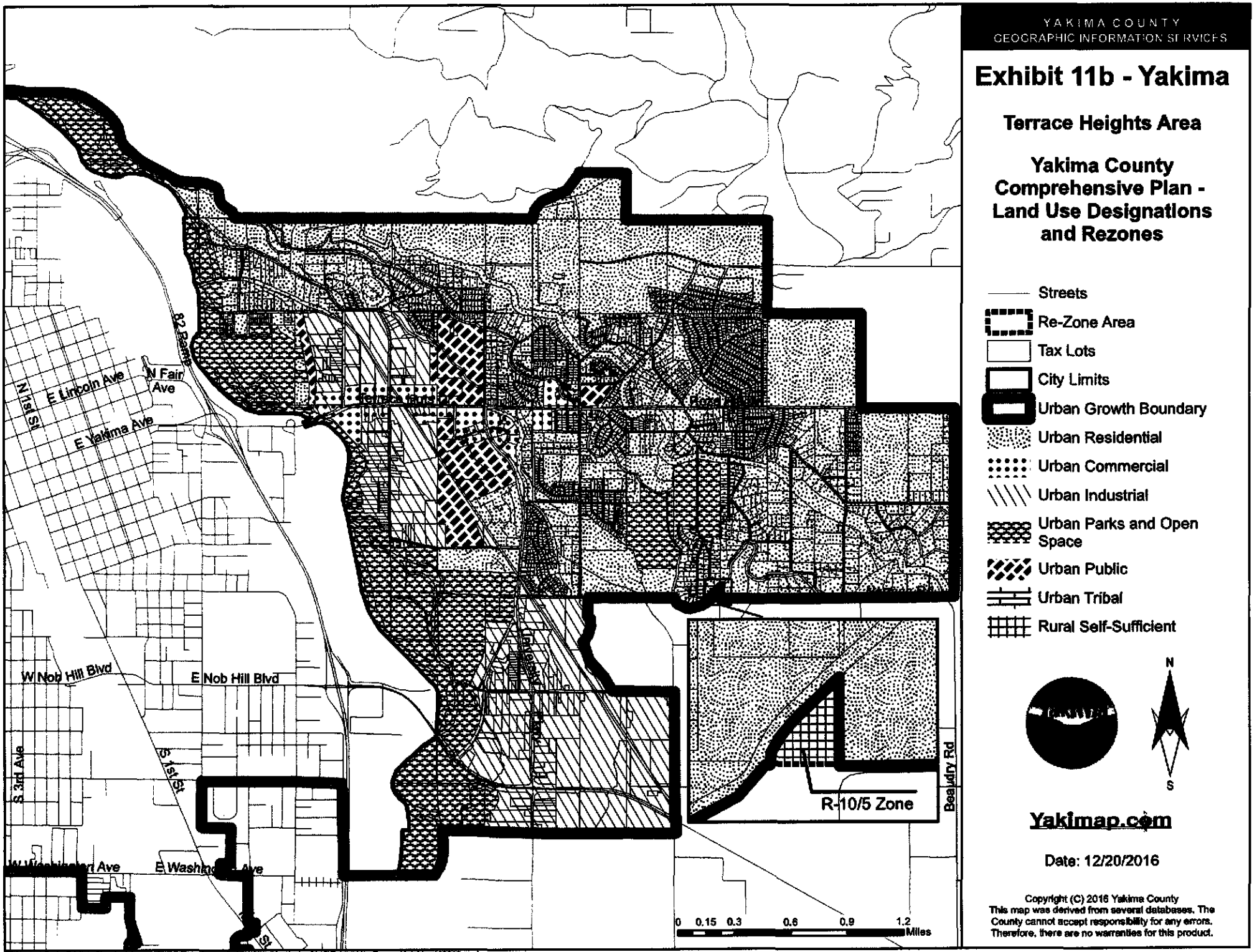
YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES
Exhibit 11b - Yakima
Terrace Heights Area
Yakima County Comprehensive Plan - Land Use Designations and Rezones
Streets
Re-Zone Area
Tax Lots
City Limits
Urban Growth Boundary
Urban Residential
Urban Commercial
Urban Industrial
Urban Parks and Open Space
Urban Public
Urban Tribal
Rural Self-Sufficient
N
S
Yakimap.com
Date: 12/20/2016
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R-10/5 Zone
E Lincoln Ave
N Fair Ave
E Yakima Ave
N 1st St
W Nob Hill Blvd
E Nob Hill Blvd
S 3rd Ave
S 1st St
Beaudry Rd
0 0.15 0.3 0.6 0.9 1.2 Miles
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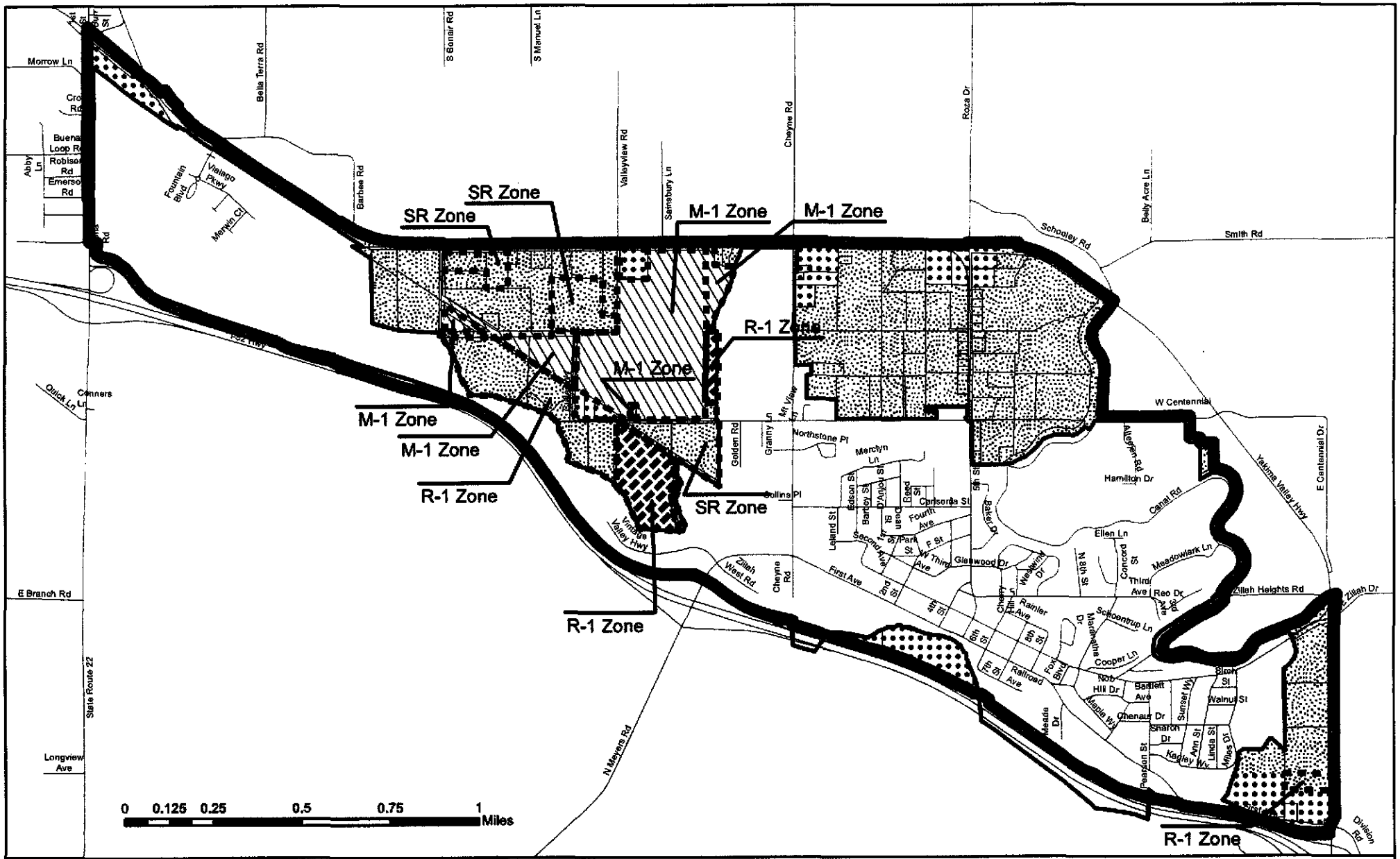

Exhibit 12 - Zillah

Yakima County Comprehensive Plan - Land Use Designations and Rezones

- Streets
- Rezone Areas
- Tax Lots
- City Limits
- Urban Growth Area
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient

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