

**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 Tieton**

**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 Tieton.
- 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 Tieton'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

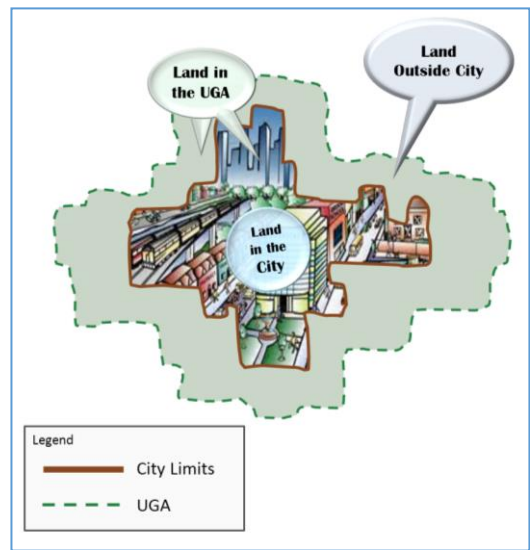
- a. Overview

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 City of Tieton 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 Tieton'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 Tieton’s projected 2015-2040 population growth, this analysis estimates 135 additional households will be added to the city’s population by the year 2040.

2040 population forecast for city (County Planning)	1,706 people
2015 population in city (OFM’s April 1 estimate)	1,255 people
Population increase in city 2015-2040	451 people
<u>Average household size in city (2010 Census)</u>	<u>3.33 people</u>
Additional households in city 2015-2040 (451 ÷ 3.33)	135 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:

$$8,500 \text{ sq. ft.} \times 135 \text{ households} = 1,147,500 \text{ sq. ft.} / 43,560 \text{ sq. ft. (1 acre)} = 26 \text{ acres}$$

- 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):

$$451 \text{ people} \times 0.0064 \text{ acres per capita} = 3 \text{ Acres}$$

- 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):

$$451 \text{ people} \times 0.0064 \text{ acres per capita} = 3 \text{ Acres}$$

- 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	26 Acres
+Commercial/retail acreage needed	3 Acres
+Community facilities acreage needed	3 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	32 Acres
Total streets acreage needed (Subtotal x 0.15)	5 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	30 Acres
+Acres needed for future commercial & retail uses ⁴	3 Acres
+Acres needed for future community facilities ⁴	3 Acres
=Total vacant acres needed for future non-industrial uses⁴	36 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	<i>Total: Within City Limits and Within Current UGA⁴</i>
Residential	Surplus: 222 acres	Vacant: 288 acres	<i>Surplus: 510 acres</i>
Commercial	Deficit: 2 acres	Vacant: 0 acres	<i>Deficit: 2 acres</i>
Community Facilities	Surplus: 31 acres	Vacant: 1 acre	<i>Surplus: 32 acres</i>
Total of above Zoning Groups	Surplus: 251 acres	Vacant: 289 acres	<i>Surplus: 540 acres</i>

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:
287 (Acres of currently vacant land in City)
- 36 (Acres needed for growth)
= 251 (Surplus of vacant acres in City)
Capacity for Growth in the Current UGA:
289 (Acres of currently vacant land outside the city)
+ 287 (Acres vacant within City)
- 36 (Acres needed for growth)
= 540 (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 Tieton are provided in Table 3.

Table 3: Tieton’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	697%	N/A	1500%
Years of growth available	199 years	201 years	400 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	City Proposed	County Staff Recommended
Current developed industrially-zoned land in city	74 Acres	75 Acres	75 Acres
Current developed industrially-zoned land outside city	12 Acres	0 Acres	12 Acres
Current vacant industrially-zoned land in city	5 Acres	21 Acres	21 Acres
Current vacant industrially-zoned land outside city	17 Acres	0 Acres	17 Acres
Industrial acres to add to UGA	0 Acres	17 Acres	17 Acres
Industrial acres to remove from UGA	0 Acres	29 Acres	0 Acres

Tieton is proposing to rezone 17 acres of city residentially-zoned land to industrial and remove 29 acres of industrially-zoned land ([Attachment 7](#)).

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

In addition to reviewing Tieton'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 City of Tieton has one Residential zoning district within its city limits for multiple uses. 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		
City of Tieton Zoning (Tieton Municipal Code Title 17)		
<i>Zoning District</i>	<i>Minimum Lot Size</i>	<i>Maximum Density</i>
R1 (Single Family Residential)	7,200 sq. ft.	1 dwelling unit per lot
R2 (High Density Residential)	6,200 sq. ft. for single family residence 7,200 sq. ft. for multi-family residence duplex, with an additional 1,800 sq. ft. for each additional unit	1 dwelling unit per lot 2 or more dwelling units per lot
R3 (Rural Residential)	Required densities pursuant to the R1 zone.	
R4 (Residential Retail)	Required densities pursuant to the R2 zone.	
Yakima County Zoning (YCC Title 19)		
<i>Zoning District</i>	<i>Minimum Lot Size</i>	<i>Maximum Density</i>
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 252 vacant acres of residentially-zoned land in Tieton's city limits. Assuming Tieton's maximum allowed R-1 density of 6 dwelling units (DUs) per acre, the vacant 214 acres of residentially-zoned land (including associated streets) in Tieton will accommodate 1,284 dwelling units:

252 acres x 85% (i.e., 15% is subtracted for streets) = 214 acres available for dwelling units;
214 acres x 6 DU/acre = 1,284 dwelling units.

Therefore, the 135 dwelling units projected through 2040 could be accommodated by the City's current development regulations, and provided that urban water and sewer services are concurrently provided.

There are currently 288 vacant acres of residentially-zoned land outside of the city. Assuming the County's maximum density of 7 dwelling units per acre, the existing 245 acres of residentially-zoned land outside of the city (including associated streets) could accommodate an additional 1,715 dwelling units:

$$\begin{aligned} 288 \text{ acres} \times 85\% \text{ (i.e., 15\% is subtracted for streets)} &= 245 \text{ acres available for dwelling units;} \\ 245 \text{ acres} \times 7 \text{ DU/acre} &= 1,715 \text{ dwelling units.} \end{aligned}$$

Therefore, the 135 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 community facilities could also be accommodated within the City and UGA, but not for commercial activities due to a 2-acre deficit in this land capacity category.

4. City/County Collaboration

County planning staff and Tieton's representatives met on two occasions during February 2nd and 18th, 2016 to discuss the Land Capacity Analysis and reached a general agreement on the vacant/developed classifications of each parcel. As shown in Attachment 7 and conclusion of the first meeting, Tieton proposed to remove 164 acres of residentially-zoned land and 29 acres of industrially-zoned land. In return, add 24 acres of agriculturally-zoned land and two city-owned parcels totaling 7 acres of two rural transitionally-zoned lands. Considerations were made during the second meeting to revise their proposal to remove only 46 acres of residentially-zoned land and add the two city parcels. That proposal was presented to the Planning Commission for a study session on February 25, 2016. A third meeting was held shortly thereafter with Yakima County and Tieton representatives to ensure that this report reflected their original proposal prior to the Planning Commission's hearing on June 8, 2016.

5. Proposed Revised Plan Designations within the Unincorporated UGA

Attachment 8 ("Tieton Proposed Urban Plan Designations and Zoning Map") and Attachment 9 ("County Staff Recommended Urban Plan Designations and Zoning Map") depicts the detailed urban comp plan designations and zoning proposed 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 I, 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 recommends changing the County's comprehensive plan designations in the unincorporated UGA from "Urban" to the more detailed plan designations shown in [Attachment 8](#) or [Attachment 9](#). 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 City's 2008 comp plan in all locations, but Tieton 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 City'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. Tieton was presented their letter on February 18, 2016. 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
- (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 7 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 Tieton'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 Tieton's UGA are map amendments rather than policy or text amendments.

7. Conclusions

- a. The County's Land Capacity Analysis for Tieton calculates a surplus of 251 acres of vacant land in the city available for future growth (excluding industrial growth), which represent available vacant land for 199 years of growth.
- b. The LCA calculates a surplus of 540 acres of vacant UGA land available for future growth (excluding industrial growth), which represent available vacant land for 400 years of growth.
- c. Tieton's proposal, Attachment 7, represents a significant decrease of vacant UGA land available to approximately 406 acres for future growth (excluding industrial growth) or 307 years of growth within the UGA. Table 5 provides the details of their proposal.

8. Recommendations

- a. Apply the detailed comp plan designations and zoning districts to the City's unincorporated UGA as depicted in Attachment 8 or Attachment 9.

Use Table 5 for the following:

- b. County staff recommends approval of Tieton's proposal for Areas 1, 2, 5, 6, 7, and 9 due to brining in the UGA closer to 20-year growth needs (Attachment 7).
- c. County staff recommends denial of Tieton's Proposal to add Area 3 and removal of Area 8 (Attachment 7).
 - i. Area 3 – Strand Bailout LLC owns two adjacent residentially-zoned properties in the UGA; 13 city acres to the north and 25 county acres to the east. All 3 parcels are currently being used for agricultural purposes. Recommend denial due to a surplus of available vacant residential land and preserving agricultural resource land.
 - ii. Area 8 –Industrial land does not count against the years of growth. This parcel is located next to Summitview Road which has water and sewer lines. The availability of utilities provides for good urban development goals and policies.

Table 5: Proposed Area Designations & Recommendations						
Location (as shown in <u>Attachment 7</u>)	Tieton Proposal					County Planning Recommendation
	Add To UGA	Remove From UGA	Current Land Use Designation	Proposed Land Use Designation	Proposed Zone	
Area 1		51 acres	Urban Residential	Rural Self- Sufficient	R-10/5	Approve
Area 2		41 acres	Urban Residential	Agricultural Resource	AG	Approve
Area 3	24 acres		Agricultural Resource	Urban Residential	R-1	Deny
Area 4		17 acres	Urban Residential	Urban Industrial	L-1	NA: City Rezone
Area 5	5 acres		Rural Transitional	Urban Public	SR	Approve
Area 6	2 acres		Rural Transitional	Urban Public	SR	Approve
Area 7		38 acres	Urban Residential	Rural Self- Sufficient	R-10/5	Approve
Area 8		29 acres	Urban Industrial	Agricultural Resource	AG	Deny
Area 9		34 acres	Urban Residential	Agricultural Resource	AG	Approve
Total	31 acres	210 acres				

Note: Acres are approximate.

9. Planning Commission Recommendations

The Planning Commission's hearing and deliberations were held on June 8, 2016. As seen in Attachment 10, the Planning Commission voted 6-0 in favor of recommending Tieton's proposal of removing 164 acres of residentially-zoned lands, Areas 1, 2, 7, and 9, and adding the 7 acres of city owned/rural transitionally-zoned lands, Areas 5 and 6. However, Strand Bailout LLC's 24 acres of agriculturally-zoned land (Area 3) was recommended not to be added due to having too much land within the UGA. Evan's 29 acres of industrially-zoned land (Area 8) was also recommended not to be removed since the industrial property does not count against Tieton's years of growth and near utilities. The Planning Commission also recommended to 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. Tieton Current UGA Analysis 2016 (GIS map & report)
5. Tieton Proposed UGA Analysis 2016 (GIS map & report)
6. County Staff Recommended UGA Analysis (GIS map & report)
7. Tieton Proposed/Staff Recommended UGA Changes
8. Tieton Proposed Urban Plan Designations and Zoning Map
9. County Staff Recommended Urban Plan Designations and Zoning Map
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.

Tieton

Table 1. US Census and OFM Population Estimates Yakima County and Tieton							
	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
Tieton	1,154	1,191	1,191	1,195	1,195	1,235	1,255

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	2040
Tieton	1.33%	1.33%	1.33%	1.28%	1.21%	1.15%	1.11%	1.05%

Source: Yakima County.

Table 3. Yakima County's Preferred Alternative Twenty-year Projected Population City of Tieton (See Tables 22a-e)						
	2015	2016	2017	2018	2019	2020
Yakima County	256,341	258,730	261,462	264,150	266,780	269,347
Tieton	1,272	1,288	1,305	1,322	1,339	1,357
	2021	2,022	2023	2024	2025	2026
Yakima County	271,956	274,512	277,037	279,530	282,057	284,652
Tieton	1,374	1,391	1,408	1,425	1,443	1,460
	2027	2028	2029	2030	2031	2032
Yakima County	287,148	289,615	292,046	294,445	297,036	299,485
Tieton	1,477	1,495	1,512	1,529	1,547	1,564
	2033	2034	2035	2036	2037	2038
Yakima County	301,896	304,276	306,636	309,052	311,443	313,811
Tieton	1,582	1,600	1,617	1,635	1,653	1,671
	2039	2040				
Yakima County	316,161	318,494				
Tieton	1,688	1,706				

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

Table 4. Yakima County Preferred Alternative Medium Population Projections for Yakima County, Tieton 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
Tieton	1,255	1,706	451

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

The Office of Financial Management (OFM) has Tieton at an estimated population of 1,255 for 2014. Yakima County is projecting Tieton's population at 1,706 in the year 2040. That is an increase of 451 individuals over the twenty-six year timespan. This allocation of 451 individuals will be used by Yakima County and the City of Tieton 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
Tieton	577	1,706	824	247

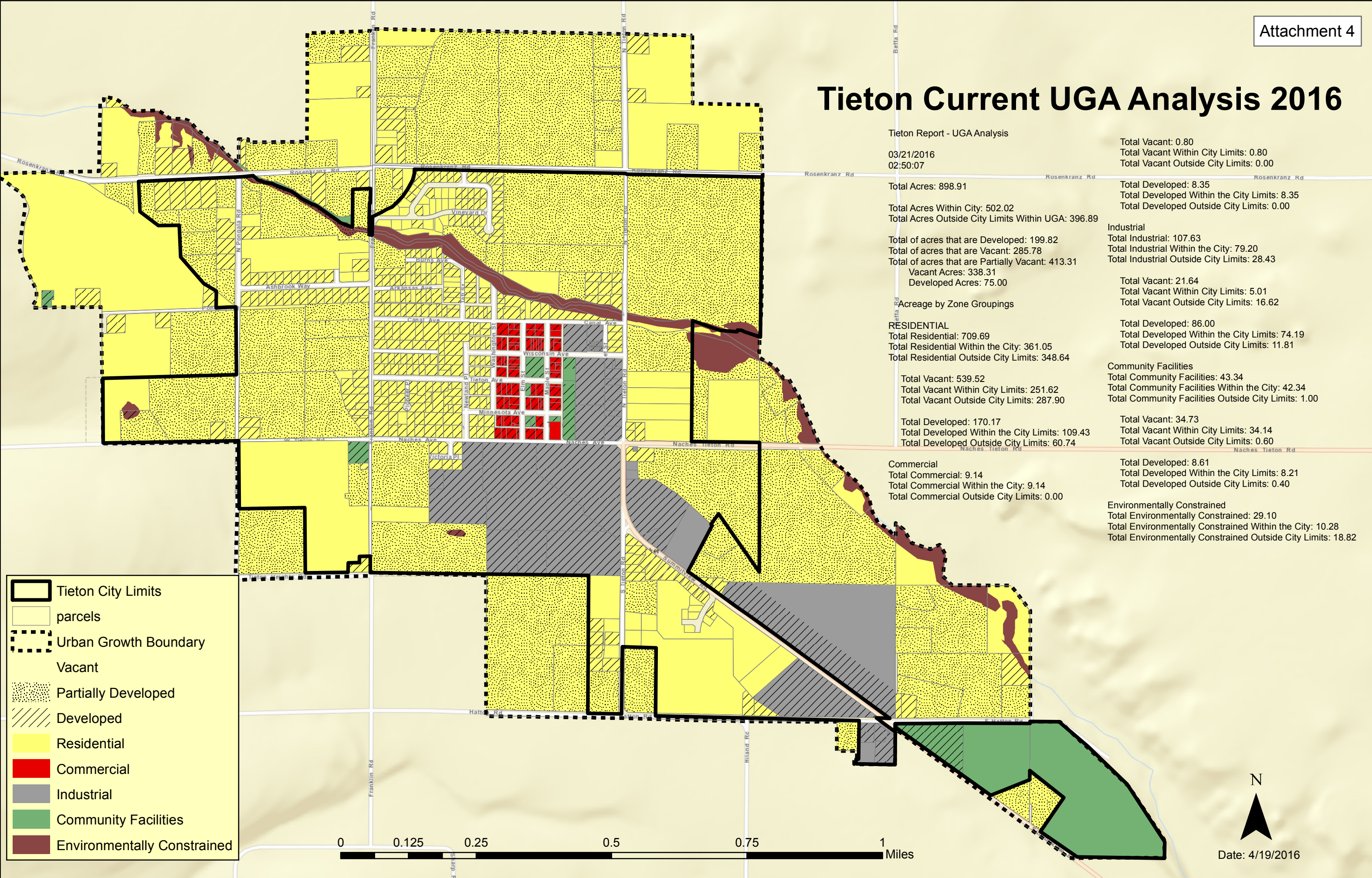
Source: 2008-2012 American Community Survey US Census, Office of Financial Management and Yakima County.

The 2008-2012 American Community Survey US Census has Tieton at an estimated civilian labor force of 577 for 2012. Yakima County is projecting Tieton's civilian labor force at 824 in the year 2040. That is an increase of 247 jobs over the twenty-eight year timespan. This allocation of 247 jobs will be used by Yakima County and Tieton as part of the upcoming Urban Growth Area analysis and for other comprehensive planning needs.

		Units	Tieton Current	Tieton Proposed	County Staff Recommended
1 - Population and Households Analysis					
a	2040 population for City (County's preferred alternative medium projection)	people	1,706	1,706	1,706
b	2015 population in City (OFM's April 1 estimate)	people	1,255	1,255	1,255
c	City's projected population increase, 2015-2040 (a - b)	people	451	451	451
d	City's average household size (2010 Census)	people per household	3.33	3.33	3.33
e	Additional households projected for City, 2015-2040 (c ÷ d)	households	135	135	135
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	26	26	26
3 - Future Commercial & Retail Land Need					
h	Current developed commercial & retail land in City (from GIS analysis)	acres	8	8	8
i	Current developed commercial & retail land in City per person (h ÷ b)	acres per person	0.0064	0.0064	0.0064
j	Land needed for future commercial & retail (i • c)	acres	3	3	3
4 - Future Community Facilities* Land Need					
k	Current developed community facilities land in City (from GIS analysis)	acres	8	8	8
m	Current developed community facilities land in City per person (k ÷ b)	acres per person	0.0064	0.0064	0.0064
n	Land needed for future community facilities (m • c)	acres	3	3	3
5 - Future Streets Land Need					
p	Subtotal of land needed for future residential, commercial & retail, and community facilities (g + j + n)	acres	32	32	32
q	Land needed for future streets (p • 15%)	acres	5	5	5
6 - Land Capacity Analysis					
	Residentially-zoned capacity				
r	Current vacant residentially-zoned land in City (from GIS analysis)	acres	252	236	236
s	(minus) Land needed for future housing and associated streets (-g • 115%)	acres	(30)	(30)	(30)
t	= Surplus (Deficit) of vacant residentially-zoned land in City (r + s)	acres	222	206	206
u	Current vacant residentially-zoned land outside City (from GIS analysis)	acres	288	164	141
v	(plus) Surplus (Deficit) of vacant residentially-zoned land in City (t)	acres	222	206	206
w	= Surplus (Deficit) of vacant residentially-zoned land in UGA (u + v)	acres	510	370	347
	Commercially-zoned capacity				
x	Current vacant commercially-zoned land in City (from GIS analysis)	acres	1	1	1
y	(minus) Land needed for future commercial & retail and associated streets (-j • 115%)	acres	(3)	(3)	(3)
z	= Surplus (Deficit) of vacant commercially-zoned land in City (x + y)	acres	(2)	(2)	(2)
aa	Current vacant commercially-zoned land outside City (from GIS analysis)	acres	0	0	0
bb	(plus) Surplus (Deficit) of vacant commercially-zoned land in City (z)	acres	(2)	(2)	(2)
cc	= Surplus (Deficit) of vacant commercially-zoned land in UGA (aa + bb)	acres	(2)	(2)	(2)
	Community Facilities capacity				
dd	Current vacant community facilities land in City (from GIS analysis)	acres	34	34	34
ee	(minus) Land needed for future community facilities and associated streets (-n • 115%)	acres	(3)	(3)	(3)
ff	= Surplus (Deficit) of vacant community facilities in City (dd + ee)	acres	31	31	31
gg	Current vacant community facilities land outside City (from GIS analysis)	acres	1	7	7
hh	(plus) Surplus (Deficit) of vacant community facilities land in City (ff)	acres	31	31	31
ii	= Surplus (Deficit) of vacant community facilities land in UGA (gg + hh)	acres	32	38	38
	Capacity for growth in City (excluding Industrial growth)				
jj	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (t + z + ff)	acres	251	235	235
kk	Computed Market Choice Factor in City (MCF)**	%	697%	653%	653%
mm	Years of growth available in City ((kk + 1) • 25)	years	199	188	188
	Capacity for growth outside City (excluding Industrial growth)				
nn	Years of growth available outside City (rr - mm)	years	201	119	103
	Capacity for growth in UGA (excluding Industrial growth)				
pp	Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (w + cc + ii)	acres	540	406	383
qq	Computed Market Choice Factor in UGA (MCF)***	%	1500%	1128%	1064%
rr	Years of growth available in UGA ((qq + 1) • 25)	years	400	307	291
7 - Future Industrial Land Need					
ss	Developed industrially-zoned land in City (from GIS analysis)	acres	74	75	75
tt	Developed industrially-zoned land outside City (from GIS analysis)	acres	12	0	12
uu	Current vacant industrially-zoned land in City (from GIS analysis)	acres	5	21	21
vv	Current vacant industrially-zoned land outside City (from GIS analysis)	acres	17	0	17
ww	Industrial acres to add to UGA (based on City's economic development strategy)	acres	0	17	17
xx	Industrial acres to remove from UGA (based on City's economic development strategy)	acres	0	29	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

Tieton Current UGA Analysis 2016



Tieton City Limits

parcels

Urban Growth Boundary

Vacant

Partially Developed

Developed

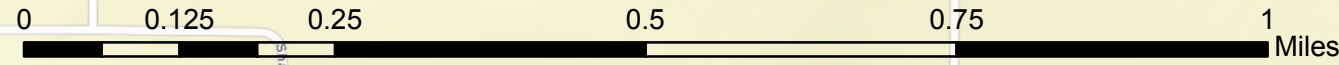
Residential

Commercial

Industrial

Community Facilities

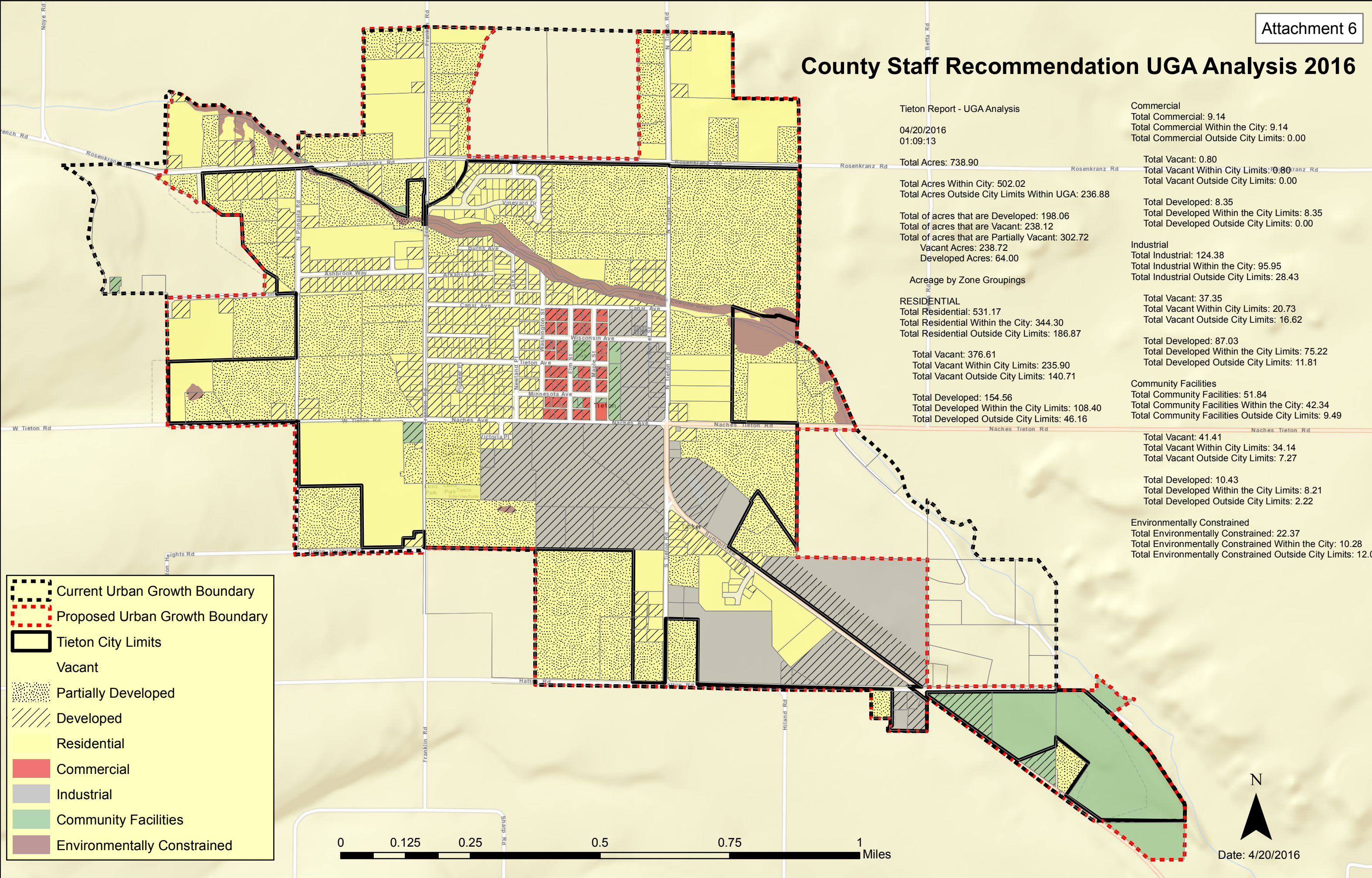
Environmentally Constrained



N

Date: 4/19/2016

County Staff Recommendation UGA Analysis 2016



Tieton Report - UGA Analysis

04/20/2016
01:09:13

Total Acres: 738.90

Total Acres Within City: 502.02
Total Acres Outside City Limits Within UGA: 236.88

Total of acres that are Developed: 198.06
Total of acres that are Vacant: 238.12
Total of acres that are Partially Vacant: 302.72
Vacant Acres: 238.72
Developed Acres: 64.00

Acreage by Zone Groupings

RESIDENTIAL
Total Residential: 531.17
Total Residential Within the City: 344.30
Total Residential Outside City Limits: 186.87

Total Vacant: 376.61
Total Vacant Within City Limits: 235.90
Total Vacant Outside City Limits: 140.71

Total Developed: 154.56
Total Developed Within the City Limits: 108.40
Total Developed Outside City Limits: 46.16

Commercial
Total Commercial: 9.14
Total Commercial Within the City: 9.14
Total Commercial Outside City Limits: 0.00

Total Vacant: 0.80
Total Vacant Within City Limits: 0.80
Total Vacant Outside City Limits: 0.00

Total Developed: 8.35
Total Developed Within the City Limits: 8.35
Total Developed Outside City Limits: 0.00

Industrial
Total Industrial: 124.38
Total Industrial Within the City: 95.95
Total Industrial Outside City Limits: 28.43

Total Vacant: 37.35
Total Vacant Within City Limits: 20.73
Total Vacant Outside City Limits: 16.62

Total Developed: 87.03
Total Developed Within the City Limits: 75.22
Total Developed Outside City Limits: 11.81

Community Facilities
Total Community Facilities: 51.84
Total Community Facilities Within the City: 42.34
Total Community Facilities Outside City Limits: 9.49

Total Vacant: 41.41
Total Vacant Within City Limits: 34.14
Total Vacant Outside City Limits: 7.27

Total Developed: 10.43
Total Developed Within the City Limits: 8.21
Total Developed Outside City Limits: 2.22

Environmentally Constrained
Total Environmentally Constrained: 22.37
Total Environmentally Constrained Within the City: 10.28
Total Environmentally Constrained Outside City Limits: 12.09

Current Urban Growth Boundary

Proposed Urban Growth Boundary

Tieton City Limits

Vacant

Partially Developed

Developed

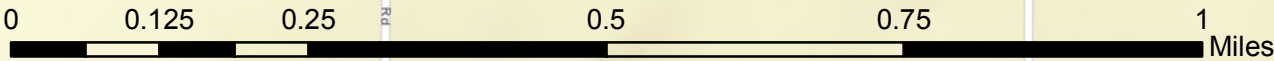
Residential

Commercial

Industrial

Community Facilities

Environmentally Constrained



N

Date: 4/20/2016

