

**Yakima County  
Public Services Department  
Planning Division**

## **Yakima County's 2025 Review of its UGAs and Permitted Densities (as required by the Growth Management Act)**

## Urban Growth Area for **Town of Harrah**

## Staff Report

September 17, 2025

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## Introduction

The Growth Management Act (GMA) provides:

*"(a) Each county that designates urban growth areas under RCW 36.70A.110 shall review, according to the schedules established in subsection... (5)\* of this section, its designated urban growth area or areas, patterns of development occurring within the 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 Town or 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 Town 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 Town or City located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding 20-year period ... "*

[RCW 36.70A.130(3)]

\*Subsection (5) of section RCW 36.70A.130 requires Yakima County and its Towns and Cities to complete these UGA reviews and revisions by December 31, 2026. [RCW 36.70A.130(5)(c)]

This report is part of Yakima County's efforts to meet its obligations under the RCWs cited above. It constitutes a recommendation to the County Planning Commission as well as the County's initial "show-your-work" exhibit as required by the GMA. A draft was shared with the Town of Harrah to improve accuracy and foster a collaborative approach, and to assist the Town in meeting its responsibilities under these RCWs.

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

2

3 A Land Capacity Analysis (LCA) is an essential component in reviewing a UGA. An LCA is a  
4 quantitative estimate of how much land a Town or City will require as it grows over the succeeding  
5 20-year period. It begins with consultation between a county and its cities and towns to select a  
6 population growth projection from a range of population growth projections provided by the state  
7 Office of Financial Management (OFM). The population projection, together with a county  
8 employment growth forecast, is then allocated primarily to UGAs, to assist in sizing UGAs to  
9 accommodate future urban growth.

10

11 After reviewing OFM's most recent population projections for Yakima County, the Yakima County  
12 Planning Division prepared a draft report entitled *Yakima County – Draft 2046 Population Projections*  
13 and *Allocations* that allocated the projected population growth among the county's 14 cities. The  
14 Planning Division shared the report with the County's cities on April 15, 2024, and met with each  
15 Town or City during the subsequent summer to review the report and get their comments on the draft  
16 allocations.

17

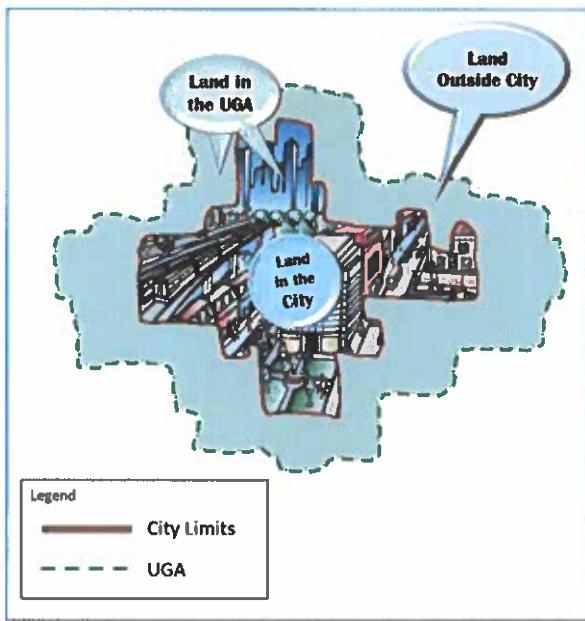
18 Finally, staff reviewed all received comments and  
19 issued a final report on April 8, 2025. This LCA  
20 report reflects those final population allocations.

21

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

25

- 26 1) **Land in Town or City:** This is used to  
27 describe lands within the Town limit.
- 28 2) **Land outside Town or City:** This is used  
29 to describe the land in the UGA over  
30 which the county has jurisdiction.
- 31 3) **Land in UGA:** This term refers to the  
32 Town's current area plus the areas the  
33 Town plans to annex and develop over a  
34 20-year period. The analysis combines  
35 terms 1 and 2 to determine its size.



36

37 The LCA quantifies the amount of land needed for Harrah's growth according to the analytical process  
38 outlined in the "Urban Lands" section in the Land Use Element of Yakima County's Comprehensive  
39 Plan (*Horizon 2046*). The general inputs and calculations<sup>1</sup> are outlined below:

40

41 **Calculation of Net Acreage Available in the UGA for Future Growth:**

42

43     Acres needed for future residential  
44     (plus) Acres needed for future commercial  
45     (plus) Acres needed for future community facilities  
46     (plus) Acres needed for future Streets  
47     (plus) Acres needed for future industrial

<sup>1</sup> The spreadsheet in Attachment 1 provides expanded descriptions for assumptions and calculations. This section is explanatory and provides a synopsis of the methods and inputs used for UGA and LCA analysis.

1      4. **Future Community Facilities Land Need:** The acreage needed for future community  
 2      facilities growth through 2046 was calculated by multiplying the projected population  
 3      increase by the current per person acreage of developed community facilities land within  
 4      the Town:

33 people x 0.0855 acres per person =	3 acres
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6      5. **Future Streets Land Need:** The acreage needed for future rights-of-way to accommodate  
 7      streets and utilities through 2046 was calculated by multiplying the acreage needed for  
 8      future residential, commercial and retail, and community facilities by 15%:

Residential acreage needed	2 acres
(plus) Commercial/retail acreage needed	0 acres
(plus) Community facilities acreage needed	1 acres
<b>Subtotal</b>	<b>3 acres</b>
<b>Equals: Total streets acreage needed (Subtotal x 0.15)</b>	<b>3.45 acres</b>

11     6. **Land Capacity Analysis (LCA)<sup>3</sup>**

12     For this analysis we compare the identified land needs to the amount of existing vacant land to  
 13    determine whether the Town and the unincorporated UGA have sufficient capacity to  
 14    accommodate projected growth through 2046 or whether a land deficit remains.

15     The current acreage of vacant non-industrially zoned land is compared to the calculated needs  
 16    for future non-industrial land uses.

17     a) **Residentially zoned capacity calculation:**

Currently vacant residentially zoned in the Town (excluding floodplains)	8 acres
(minus) needed residential acreage, including associated streets	(2) acres
<b>Subtotal: Surplus of vacant residentially zoned land within Town</b>	<b>6 acres</b>
(plus) current vacant residentially zoned land outside the Town	31 acres
<b>Equals: Surplus of vacant residentially zoned land in the UGA</b>	<b>37 acres</b>

18     b) **Commercially zoned capacity calculation:**

Currently vacant commercial and retail zoned land in Town	1 acres
(minus) needed commercial and retail acreage, including associated streets	0.17 acres
<b>Subtotal: Surplus of vacant commercially zoned land in Town</b>	<b>1 acres</b>
(plus) Surplus current vacant commercially zoned land outside the Town	0 acres
<b>Equals: Surplus of vacant commercially zoned land in the UGA</b>	<b>.83 acres</b>

19     c) **Community facilities capacity:**

Current vacant community facilities land in Town	3 acres
(minus) need community facility acreage, including associated streets	(3) acres
<b>Subtotal: Surplus of vacant community facilities in Town</b>	<b>0 acres</b>

<sup>3</sup> The spreadsheet in Attachment 1 provides the LCA steps and expanded descriptions for assumptions and calculations.

**Total amount of vacant land needed in UGA for Future Non-industrial Uses.** Adding the needed acres from the categories above calculates the total acreage below.

Acres needed for future residential uses (and associated streets)	2 acres
(plus) Acres needed for future commercial & retail uses (and associated streets)	0 acres
(plus) Acres needed for future community facilities (and associated streets)	1 acres
<b>Equals: Total vacant acres needed for future non-industrial</b>	<b>3 acres</b>
<b>Total amount of currently vacant Non-Industrially Zoned Land in UGA:</b>	<b>47 acres</b>
(vacant residential + vacant commercial/retail uses + vacant community)	

## **7. Future industrial land needs:**

As outlined in the "Urban Lands" section of the Land Use Element, the Town determines the amount of land needed for future industrial use "based on its economic development strategy rather than future population projections." The County's GIS analysis provides current acreages of industrially zoned lands:

Currently developed industrially zoned land in Town	7 acres
Currently developed industrially zoned land outside Town	0 acres
Currently vacant industrially zoned land in Town	2 acres
Currently vacant industrially zoned land outside Town	0 acres
Additionally vacant industrially zoned land need in Town	0 acres
Additionally vacant industrially zoned land need outside Town	0 acres

## **Review of Patterns of Development and Densities Permitted in the UGA**

In addition to reviewing Harrah's UGA as shown above, Yakima County must also review the densities permitted within both the incorporated and unincorporated portions of the UGA, and the patterns of development occurring within the UGA, as required by RCW 36.70A.130(3)(a).

The Town of Harrah is in the process of codifying and publishing their municipal codes. The full rendition of these codes are not available at the time of writing this staff report. Harrah's zoning district that allows residential used is "Residential Zoning (R-1). The zoning districts and their corresponding minimum lot sizes and maximum densities are as follows and analyzed below.

**Yakama Nation land within the Town limits is not subject to Yakima County's or Harrah's jurisdiction, and therefore, is not included in the LCA.**

Zoning District	Minimum Lot Size	Notes
Residential	7,200 sq. ft., 6 DU/acre max.	Max. lot coverage is 40%
	Minimum area per dwelling = 850 sq. ft. for single family; 500 sq. ft. for multi-family	Multi-family up to 4 dwelling units, 1 structure / lot. Conditional Use, Multifamily containing 5 or more dwelling units

1    **Further Staff Findings on Harrah's UGA**

2

3    On August 21, 2025, County and Town participants addressed the deficit of vacant properties within  
4    the current Town limits since large areas are in tribal trust or Yakama Nation ownership. These lands  
5    are not factored into the calculations and jurisdiction on land-use rests with the Nation. This  
6    underscores the need for continued collaboration with the tribes and comprehensive analysis on both  
7    costs and opportunities of providing urban-level services to properties, future zoning schemes, and  
8    UGA decisions.

9

10   Finally, ~15 vacant parcels represent 7.8 acres of residential infill opportunities within Town limits.  
11   Two vacant parcels, each ~15 acres, make up the bulk of the vacant residentially zoned development  
12   opportunity in the southern portion of the unincorporated UGA.

13

14   **Major Rezone and Plan Amendment Review Criteria**

15

16   Amendments to the zoning map that are contingent upon legislative approval of a comprehensive plan  
17   amendment are deemed to be legislative and shall be considered major rezones that are subject to the  
18   procedures outlined in YCC Chapter 16B.10.

19

20   (1) *The following criteria shall be considered in any review and approval of amendments to  
21   Yakima County Comprehensive Plan Policy Plan Maps:*

22

23   (a) *The proposed amendment is consistent with the Growth Management Act and  
24   requirements, the Yakima County Comprehensive Plan, the Yakima Urban Area  
25   Comprehensive Plan and applicable sub-area plans, applicable Town comprehensive  
26   plans, applicable capital facilities plans and official population growth forecasts and  
27   allocations;*

28   (b) *The site is more consistent with the criteria for the proposed map designation than it is  
29   with the criteria for the existing map designation;*

30   (c) *The map amendment or site is suitable for the proposed designation and there is a lack  
31   of appropriately designated alternative sites within the vicinity;*

32   (d) *For a map amendment, substantial evidence or a special study has been furnished that  
33   compels a finding that the proposed designation is more consistent with comprehensive  
34   plan policies than the current designation;*

35   (e) *To change a resource designation, the policy plan map amendment must be found to do  
36   one of the following:*

37       (i) *Respond to a substantial change in conditions beyond the property owner's  
38   control applicable to the area within which the subject property lies; or*

39       (ii) *Better implement applicable comprehensive plan policies than the current map  
40   designation; or*

41       (iii) *Correct an obvious mapping error; or*

42       (iv) *Address an identified deficiency in the plan. In the case of Resource Lands, the  
43   applicable de-designation criteria in the mapping criteria portion of the land  
44   use subchapter of Yakima County Comprehensive Plan, Volume 1, Chapter I,  
45   shall be followed. If the result of the analysis shows that the applicable de-  
46   designation criteria has been met, then it will be considered conclusive  
47   evidence that one of the four criteria in paragraph (e) has been met. The de-  
48   designation criteria are not intended for and shall not be applicable when*

1     (4) *Cumulative impacts of all plan amendments, including those approved since the original*  
2     *adoption of the plan, shall be considered in the evaluation of proposed plan amendments.*

4     Findings: A table showing the cumulative impacts of all proposed amendments being  
5     considered in 2025 will be provided as part of the SEPA analysis.

7     (5) *Plan policy and other text amendments including capital facilities plans must be consistent*  
8     *with the GMA, SMA, CWPP, other comprehensive plan goals and policies, and, where*  
9     *applicable, Town comprehensive plans and adopted inter-local agreements.*

11    Findings: Not applicable, as the staff's recommendation is to keep the UGA in its current form.

13    Conclusion(s)

15    1. The County's LCA for Harrah represents a surplus of 40 acres of vacant residentially zoned land  
16    and a surplus of 4.5 acres of vacant commercially zoned land within the current UGA for all non-  
17    industrial uses through 2046. These surpluses create a 1,567% MCF, warranting a potential  
18    reduction in the town's UGA.

20    Recommendation(s)

22    1. County Planning staff recommends no additions or removals to the Town of Harrah's UGA at this  
23    time, as staff aims to continue examining and engaging with the Town on areas to add, rezone, and  
24    remove from the UGA when more time can be spent on public engagement and planning for water,  
25    sewers, and streets.

27    2. County Planning staff recommends no changes to the comprehensive plan designations or zoning  
28    in Harrah's unincorporated UGA.

30    Attachments:

32    1. UGA LCA (spreadsheet)  
33    2. County's population projection for Town  
34    3. **Horizon 2040**'s description of the analytical process for the UGA LCA

		Units	Harrah
<b>1 - Population and Households Analysis</b>			
2046 population for City (County's preferred alternative medium projection)	people	618	
2024 population in City (OPM's April 1 estimate)	people	585	
City's projected population increase, 2024-46 (a - b)	people	33	
City's average household size (2020 Census - 5 Year Estimates) Table S1101	people per household	3.08	
Additional households projected for City, 2024-46 (c + d)	households	11	
<b>2 - Future Residential Land Need</b>			
Desired average density of future housing, 2024-46 (5.1 dwelling units per acre)	per dwelling acre	8,500	
Land needed for future housing, 2024-2046 (e * f + 43,560 sq. ft. per acre)	acres	2	
<b>3 - Future Commercial &amp; Retail Land Need</b>			
Current developed commercial & retail land in City (from GIS analysis)	acres	4	
Current developed commercial & retail land in City per person (h + b)	acres per person	0.0068	
Land needed for future commercial & retail, 2024-46 (i * c)	acres	0.17	
<b>4 - Future Community Facilities* Land Need</b>			
Current developed community facilities land in City (from GIS analysis)	acres	50	
Current developed community facilities land in City per person (k + b)	acres per person	0.0855	
Land needed for future community facilities, 2024-46 (m * c)	acres	3	
<b>5 - Future Streets Land Need</b>			
Subtotal of land needed for future residential, commercial & retail, and community facilities 2024-46 (g + j + n)	acres	5	
Land needed for future streets (p * 15%)	acres	0.45	
<b>6 - Land Capacity Analysis</b>			
<b>Residentially-zoned capacity</b>			
Current vacant residentially-zoned land in City, excluding floodplains (from GIS analysis)	acres	8	
(plus) Current vacant residentially-zoned land in City, only including floodplains (from GIS analysis)	acres	0	
= Current vacant residentially-zoned land in City (r + (s/5.1))	acres	8	
(minus) Land needed for future housing and associated streets, 2024-46 (-g * 115%)	acres	(2)	
= Surplus (Deficit) of vacant residentially-zoned land in City (t + u)	acres	6	
Current vacant residentially-zoned land outside City, excluding floodplains (from GIS analysis)	acres	31	
(plus) Current vacant residentially-zoned land outside City, only in floodplains (from GIS analysis)	acres	0	
= Current vacant residentially-zoned land outside City (w + (x/5.1))	acres	31	
(plus) Surplus (Deficit) of vacant residentially-zoned land in City (v)	acres	6	
= Surplus (Deficit) of vacant residentially-zoned land in UGA in 2046 (y + z)	acres	37	
<b>Commercially-zoned capacity</b>			
Current vacant commercially-zoned land in City (from GIS analysis)	acres	1	
(minus) Land needed for future commercial & retail and associated streets, 2024-46 (-j * 115%)	acres	0	
= Surplus (Deficit) of vacant commercially-zoned land in City (bb + cc)	acres	1	
Current vacant commercially-zoned land outside City (from GIS analysis)	acres	0	
(plus) Surplus (Deficit) of vacant commercially-zoned land in City in 2046 (dd)	acres	1	
= Surplus (Deficit) of vacant commercially-zoned land in UGA in 2046 (ee + ff)	acres	1	
<b>Community Facilities capacity</b>			
Current vacant community facilities land in City (from GIS analysis)	acres	3	
(minus) Land needed for future community facilities and associated streets, 2024-46 (-n * 115%)	acres	(3)	
= Surplus (Deficit) of vacant community facilities in City (hh + ii)	acres	0	
Current vacant community facilities land outside City (from GIS analysis)	acres	0	
(plus) Surplus (Deficit) of vacant community facilities land in City in 2046 (jj)	acres	0	
= Surplus (Deficit) of vacant community facilities land in UGA in 2046 (kk + mm)	acres	0	
<b>Capacity for growth in City (excluding Industrial growth)</b>			
Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (v + dd + ii)	acres	7	
Computed Market Choice Factor in City (MCF)**	%	140%	
Years of growth available in City in 2046 ((qq + 1) * 22)	years	53	
<b>Capacity for growth outside City (excluding Industrial growth)</b>			
Years of growth available outside City in 2046 (vv - rr)	years	136	
<b>Capacity for growth in UGA (excluding Industrial growth)</b>			
Surplus (Deficit) of vacant land for residential, commercial, community facilities, & streets (aa + gg + nn)	acres	38	
Computed Market Choice Factor in UGA (MCF)***	%	760%	
Years of growth available in UGA in 2046 ((rr + 1) * 22)	years	189	
<b>7 - Future Industrial Land Need</b>			
Current developed industrially-zoned land in City (from GIS analysis)	acres	7	
Current developed industrially-zoned land outside City (from GIS analysis)	acres	0	
Current vacant industrially-zoned land in City (from GIS analysis)	acres	2	
Current vacant industrially-zoned land outside City (from GIS analysis)	acres	0	
Industrial acres to add to UGA (based on City's economic development strategy) (from GIS analysis)	acres	0	
Industrial acres to remove from UGA (based on City's economic development strategy) (from GIS analysis)	acres	0	

\*Community Facilities such as parks, schools, libraries, city halls, fire stations, churches

\*\*(vacant acres in City + needed acres) - 1 = (r + x + dd) + (-s - y - ee) - 1

\*\*\*(vacant acres in UGA + needed acres) - 1 = (r + u + x + aa + dd + gg) + (-s - y - ee) - 1

Note: numbers in parentheses are negative

2046 Population Projections and Allocations • Final Report April 4, 2025

Table 8. Cities, Towns, & County Consensus Population Projections and Allocations, 2025-2046

	2020 Census	Cities, Towns, & County Consensus Annual Growth Rates (2025-2046) <sup>4</sup>	2021 OFM April 1 Estimate	2022 OFM April 1 Estimate	2023 OFM April 1 Estimate	2024 OFM April 1 Estimate	2025	2026	2027	2028	2029	2030	2031	2032
<b>Yakima County (Preferred Alt.)</b>	256,728	0.56%	258,100	259,950	261,200	263,200	264,662	266,133	267,611	269,098	270,593	272,097	273,608	275,129
<b>Unincorporated</b>	88,147		88,240	88,955	89,155	89,635	89,742	89,840	89,931	90,013	90,087	90,153	90,209	90,257
<b>Incorporated</b>	168,581		169,860	170,995	172,045	173,565	174,921	176,293	177,680	179,085	180,506	181,944	183,399	184,872
<b>Grandview</b>	10,910	1.00%	10,960	11,020	11,250	11,680	11,797	11,915	12,034	12,154	12,276	12,399	12,523	12,648
<b>Granger</b>	3,624	1.21%	3,690	3,740	3,775	3,815	3,861	3,908	3,956	4,004	4,052	4,101	4,151	4,202
<b>Harrah</b>	585	0.25%	580	580	580	585	586	588	589	591	592	594	595	597
<b>Mabton</b>	1,959	-1.21%	1,975	1,975	1,965	1,965	1,941	1,918	1,895	1,872	1,849	1,827	1,805	1,783
<b>Moxee</b>	4,326	2.92%	4,405	4,665	4,785	4,820	4,961	5,105	5,254	5,408	5,566	5,728	5,895	6,067
<b>Naches</b>	1,084	1.98%	1,110	1,125	1,120	1,125	1,147	1,170	1,193	1,217	1,241	1,265	1,290	1,316
<b>Selah</b>	8,153	1.75%	8,235	8,365	8,450	8,620	8,771	8,924	9,081	9,239	9,401	9,566	9,733	9,903
<b>Sunnyside</b>	16,375	0.80%	16,400	16,500	16,530	16,570	16,703	16,836	16,971	17,107	17,243	17,381	17,520	17,661
<b>Tieton</b>	1,389	2.50%	1,430	1,505	1,545	1,600	1,640	1,681	1,723	1,766	1,810	1,856	1,902	1,949
<b>Toppenish</b>	8,854	0.17%	8,870	8,870	8,900	8,915	8,930	8,945	8,961	8,976	8,991	9,006	9,022	9,037
<b>Union Gap</b>	6,568	1.00%	6,595	6,640	6,660	6,660	6,727	6,794	6,862	6,930	7,000	7,070	7,140	7,212
<b>Wapato</b>	4,607	0.25%	4,610	4,615	4,620	4,625	4,637	4,648	4,660	4,671	4,683	4,695	4,707	4,718
<b>Yakima</b>	96,968	0.62%	97,810	98,200	98,650	99,370	99,985	100,604	101,227	101,853	102,484	103,118	103,756	104,398
<b>Zillah</b>	3,179	0.63%	3,190	3,195	3,215	3,215	3,235	3,256	3,276	3,297	3,318	3,339	3,360	3,381

<sup>4</sup> These annual growth rates are applied to the 2024 population figures and to each subsequent year.

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 twenty year planning period. The Growth Management Act, RCW 58.17

#### 5.8.3.1 Urban Growth Area Designation Process

GMA requires counties to designate Urban Growth Areas (UGA) where development is encouraged and outside which growth can occur only if it is not urban in nature. At a minimum, each city within the County must be included within a UGA. Additionally, a UGA may include land outside of a city but only if it is already characterized by urban growth. Lands not characterized by, or next to, urban growth may be included within a UGA only if the need for it is shown based on projected growth. Perhaps the most important aspect of designating UGA boundaries is the demonstration by cities and towns that they may feasibly serve these lands with urban level services over a twenty-year period.

As required by the GMA, and consistent with desired future settlement patterns, most new housing and jobs will be created within Yakima County's fourteen UGAs. Likewise, most investment in public facilities and services will occur here to ensure the most cost-efficient use and operation of necessary utility systems.

In unincorporated areas within UGA boundaries, **Horizon 2040** establishes several urban land use designations 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.

UGAs are 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. UGA boundaries are intended to establish the areas within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's UGAs are 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." The process for which Urban Growth Areas are designated is outlined below:

- **Population Allocation**

Development of population projections for the Growth Management Act (GMA) is a shared responsibility. As directed by state statute, the Washington State Office of Financial Management (OFM) prepares a reasonable range of possible population growth for Washington counties participating in GMA. Yakima County, also by law, is responsible for selecting a 20-year GMA planning target from within the range of high and low

**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.**

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. All capital and public facilities needed for future growth must be included in the Capital Facilities Plan. These needed facilities may be identified in comprehensive plan elements, in the jurisdiction's functional plans, or in the plans of other entities that provide services or facilities.

**• Mapping Criteria for New UGA areas:**

1. Lands contiguous with other properties that are, or should be, included in an urban growth area.
2. Lands that take advantage of physical features to help provide a clear separation between urban and rural areas. No physical barriers (e.g., rivers, railroads, irrigation ditches, freeways) are present that would make the area difficult to serve at an adopted level of service standard.
3. The County and the respective city or town have mutually determined that urban services will be present within the 20-year time frame of the plan, as illustrated within the city's capital facilities plan.
4. Lands with ready access to urban services (e.g., major roads, schools, public safety, water or sewer utilities), or lands needed to achieve local economic development goals / plan policies and where there is a plan and financial strategy for putting these services in place in accordance with the jurisdiction's comprehensive, subarea or neighborhood plan.
5. Lands needed for public capital facilities and utilities.
6. Lands that do not have long term commercial significance for commercial agricultural or mineral production and should be able to develop without having a detrimental effect on nearby resource lands outside the Urban Growth Area; or, lands needed for urban growth and it has been conclusively demonstrated that significantly better alternatives to the development of productive resource lands are not available.

#### **5.8.3.2 Urban Land Use Categories**

The Urban land use categories for the unincorporated UGAs are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth

3. **Future Commercial & Retail Land Need:** The acreage needed for future commercial and retail growth through 2040 is 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):

500 people x 0.0169 acres per capita = 8 Acres

4. **Future Community Facilities Land Need:** The acreage needed for future community facilities growth through 2040 is 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):

500 people x 0.0494 acres per capita = 25 Acres

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

Residential acreage needed	34 Acres +	5.1 Acres for streets
+ Commercial/retail acreage needed	8 Acres +	1.2 Acres for streets
+ Community facilities acreage needed	<u>25 Acres +</u>	<u>3.75 Acres for streets</u>
= Subtotal of total streets acreage	(67 Acres x 0.15) =	10.05 Acres for streets

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.

**Total amount of vacant land needed in UGA for future growth (excluding industrial growth):** Adding the needed acres from the categories above results (including streets) in the total acreage calculated below:

Acres needed for future residential uses	39.1 Acres
+Acres needed for future commercial & retail uses	9.2 Acres
+ <u>Acres needed for future community facilities</u>	<u>28.75 Acres</u>
=Total vacant acres needed for future non-industrial uses	77.05 Acres

7. **Current Vacant Land Analysis:**

Yakima County's Division of Geographic Information Services (GIS) determines the current acreage of developed residential, commercial & retail, and community facilities. GIS also determines the acreage of current vacant land and partially vacant land in each zoning district. In this example city, summaries of whether each zoning

Table 5.8.5.1-2 Example MCF and Years of Growth	
	Within the Current UGA
Market Choice Factor	Vacant: 116 acres 51%
Years of Growth	37.75 years

The figures for both the “MCF” and “years of growth” metrics for the example city show that the MCF of 51% exceeds the plan policy standard of 10% and the years of growth of 37.75 also exceed the GMA mandate of twenty years. Thus, the example city does not need to have its UGA boundary expanded and more importantly, the current UGA appears large enough to accommodate the next twenty plus years of growth.

#### **9. Future Industrial Land Needs:**

As provided by the analytical process outlined in the “Urban Lands” section in the Land Use Element of Yakima County’s Comprehensive Plan - **Horizon 2040** 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.”

#### **5.8.5.2 Countywide Urban Growth Area Land Capacity Analysis Results**

The Growth Management Act (GMA) requires Yakima County to review the UGAs of each of the County’s fourteen cities and towns as part of the 2017 period comprehensive plan update. GMA requires this update once every eight years. In coordination with those cities and towns, the County conducted a Land Capacity Analysis (LCA) to determine the amount of urban lands needed for twenty years of growth. The land needed to accommodate that growth is broken down into four categories: Residential, Commercial/Retail, Community Facilities and Streets. The estimated amount of land needed to accommodate future growth is outlined in Table 5.8.5.2-1 below.

**Table 5.8.5.2-1 Land Capacity Analysis (LCA) – Land Needed For Future Growth**

Yakima Cities	Projected Pop Increase From 2015-2040	Person Per Household (Census)	Number Households needed	Land Needed For Residential (Acres)	Land Needed For Commercial & Retail (Acres)	Land Needed For Community Facilities (Acres)	Land Needed For Streets (Acres)
Grandview	2,289	2.97	794	155	19	245	63
Granger	1,923	4.14	464	87	10	62	24
Harrah	123	3.53	35	7	1	4	2
Mabton	339	4.31	79	15	2	7	4
Moxee	3,870	3.26	1,187	233	18	74	49
Naches	254	2.51	101	20	13	30	9
Selah	2,410	2.64	913	178	29	115	48
Sunnyside	3,117	3.60	866	169	82	107	54
Tieton	451	3.33	135	26	3	3	5
Toppenish	990	3.33	297	58	14	21	14
Union Gap	1,001	2.90	345	67	43	32	21
Wapato	677	3.88	174	36	6	23	10
Yakima	17,167	2.68	6,406	1,250	297	271	273
Zillah	1,876	2.87	654	128	32	93	38

Source: Yakima County GIS – UGA Analysis 2015-2016