BOARD OF YAKIMA COUNTY COMMISSIONERS

ORDINANCE NO. 8 - 2015

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 THE 2015 BIENNIAL MAP AMENDMENT CYCLE, 2015 YAKIMA COUNTY INTIATED TEXT AND MAP AMENDMENTS, AND INITIAL URBAN GROWTH AREA BOUNDARY 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 be 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

2015 BIENNIAL MAP AMENDMENTS

WHEREAS, Yakima County's procedures and schedules are established by YCC 16B.10, which provides that applications to amend UGA boundaries will only be

considered at five-year intervals, and after a specific sequence of steps is accomplished; and

WHEREAS, the public was informed of the opportunity to submit formal applications for site-specific map amendments to ***Plan 2015*** up to May 15, 2015; and

WHEREAS, prior to the deadline, applications for two proposed site-specific map amendments (ZON2010-001, ZON2015-004) to ***Plan 2015*** and YCC Title 19 were submitted to the county for consideration; and

WHEREAS, on or around June 12, 2015 notices of application and environmental review were mailed to adjacent property owners within 300 feet of the proposed amendment properties and those agencies with environmental expertise; and

WHEREAS, the two proposed site-specific map amendments to ***Plan 2015*** and YCC Title 19, were presented to the Planning Commission for their review on June 24, 2015 and August 26, 2015; and

WHEREAS, on August 27, 2015 Yakima County provided a 60-Day notice to the Department of Commerce, as required by RCW 36.70A.106 on the proposed site-specific map amendments; and

WHEREAS, the Planning Commission conducted a properly advertised public hearing on September 23, 2015 to hear testimony on the proposed site-specific map amendments; and

WHEREAS, the Planning Commission held their deliberations on September 23, 2015 immediately after the close of the open record public hearing; 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 October 12, 2015 their Findings and Recommendations on the proposed site-specific map amendments; and

WHEREAS, the two proposed site-specific map amendments to ***Plan 2015*** and YCC Title 19, were presented to the Board of Yakima County Commissioners for their review on October 20, 2015; and

WHEREAS, the Board of Yakima County Commissioners conducted a properly advertised public hearing on December 1, 2015 to hear testimony on the proposed site-specific map amendments outlined in the Planning Commission recommendations; and

WHEREAS, the Board of Yakima County Commissioners held their deliberations on December 1, 2015 immediately after the close of the open record public hearing and did adopt motions approving, denying or modifying the proposed site-specific map amendments; and

2015 COUNTY INTITIATED PLAN AND DEVELOMENT REGULATION TEXT AMENDMENTS

WHEREAS, Yakima County's procedures and schedules are established by YCC 16B.10, which provides that Yakima County may initiate amendments; and

WHEREAS, Yakima County Planning Staff initiated a comprehensive plan text amendment (TXT2015-004) to accommodate new urban land use designations in the land use element; and

WHEREAS, on May 5, 2015 the Board of Yakima County Commissioners adopted YCC Title 19 - Unified Land Development Code, effective October 1, 2015; and

WHEREAS, Yakima County Planning Staff identified a number of minor text errors in the new YCC Title 19 during the code's five-month implementation phase; and

WHEREAS, to correct the identified text errors Yakima County Planning Staff initiated a text amendment (TXT2015-005) to YCC Title 19; and

WHEREAS, the proposed text amendments to ***Plan 2015***, were presented to the Planning Commission for their review on June 10, 2015 and June 24, 2015; and

WHEREAS, on August 27, 2015 Yakima County provided a 60-Day notice to the Department of Commerce, as required by RCW 36.70A.106 on the proposed comprehensive plan and development regulation text amendments; and

WHEREAS, the proposed text amendments to YCC Title 19, were presented to the Planning Commission for their review on September 9, 2015; and

WHEREAS, the Planning Commission conducted a properly advertised public hearing on September 23, 2015 to hear testimony on the proposed text amendments; and

WHEREAS, the Planning Commission held their deliberations on September 23, 2015 immediately after the close of the open record public hearing; 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 October 12, 2015 their Findings and Recommendations on the proposed text amendments; and

WHEREAS, the proposed text amendments to ***Plan 2015*** and YCC Title 19, were presented to the Board of Yakima County Commissioners for their review on October 20, 2015; and

WHEREAS, the Board of Yakima County Commissioners conducted a properly advertised public hearing on December 1, 2015 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 1, 2015 immediately after the close of the open record public hearing and did adopt motions approving, denying or modifying the proposed text amendments; 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 10 years and revise them, if necessary, to accommodate the urban growth projected to occur in the succeeding 20-year period; and

WHEREAS, Yakima County last reviewed its UGAs in 2007 when ***Plan 2015*** was last updated; 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, five of the fourteen cities and towns (ZON2015-006 - Grandview, Harrah, Mabton, Naches and Sunnyside) requested early UGA review as part of the 2015 amendments; and

WHEREAS, throughout 2015 County Planning Staff presented the findings of the land capacity analysis to representatives of each of the five cities and towns and together made the necessary corrections; and

WHEREAS, the proposed UGA map amendments to ***Plan 2015*** and Title 19 were presented to the Planning Commission for their review on September 9, 2015; and

WHEREAS, on September 21, 2015 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, the Planning Commission conducted a properly advertised public hearing on September 23, 2015 to hear testimony on the proposed UGA map amendments; and

WHEREAS, the Planning Commission held their deliberations on September 23, 2015 immediately after the close of the open record public hearing; 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 October 12, 2015 their Findings and Recommendations on the proposed UGA map amendments; and

WHEREAS, the proposed UGA map amendments to ***Plan 2015*** and YCC Title 19, were presented to the Board of Yakima County Commissioners for their review on October 27 and November 3, 17, 24, 2015; and

WHEREAS, the Board of Yakima County Commissioners conducted a properly advertised public hearing on December 1, 2015 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 1, 2015 immediately after the close of the open record public hearing and did adopt motions approving, denying or modifying the proposed UGA amendments; and

WHEREAS, the Board of Yakima County Commissioners extended their deliberations to December 8, 2015 for address the City of Sunnyside's proposed UGA expansion; and

WHEREAS, as a result of recent development changes in the City of Sunnyside that directly impacts their proposed UGA expansion request, at their request, the Board of Yakima County granted the city's withdrawal of their UGA proposal and postponed the review to 2016 with the remaining nine cities and towns; and

OTHER

WHEREAS, site-specific map amendments, County initiated text amendments, the GMA update of Yakima County's comprehensive plan and UGAs must be processed in compliance with the State Environmental Policy Act (SEPA); and

WHEREAS, on October 26, 2015 Yakima County staff prepared a *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2015 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 2015 amendments before the Board of Yakima County Commissioners are as follows:

A. Two fee-paid site-specific comprehensive map amendments (ZON2010-001, ZON2015-004) that are considered part of the normal Yakima County biennial plan amendment cycle.
B. The proposed plan text amendment (TXT2015-004) to Yakima County Comprehensive Plan – ***Plan 2015*** is staff initiated and is a result of changes to the Master Interlocal Agreement between Yakima County and each of the fourteen cities and towns in the County.
C. The proposed development regulation text amendment (TXT2015-005) to Yakima County Code Title 19 is necessary to correct minor text errors identified by Yakima County Planning staff during Title 19's five month implementation phase.
D. Five proposed Urban Growth Boundary changes (ZON2015-006) are considered part of our 2017 Growth Management Act required comprehensive plan and UGA update. The remaining nine cities were not far enough along in their GMA update to adequately address urban growth development or land use. The City of Sunnyside withdrew their proposal and will be included with the remaining nine cities and towns and will be reviewed separately later in 2016 or by the deadline in 2017.

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 September 21, 2015 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 it's 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 five of the 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 two proposed site-specific comprehensive plan map amendments (ZON2010-001, 2015-004) as detailed in the findings and recommendations of the Planning Commission dated October 12, 2015, which includes:

i. ZON10-001/SEP15-023/PRJ10-CPA: Ron Anderson (see Exhibit 1) – 41 Rocky Top Road, Yakima, WA. The subject property is located ½ mile south of Pioneer Way about ¾ of a mile west of Summitview Road and approximately 2.5 miles northwest of the City of Yakima. The subject property is identified as Assessor Parcel(s): 171309-33001, 171309-34001 and 171310-31003. Land Use: The Subject Property (Parcel 171310-31003) is designated Rural Self-Sufficient and the

proposal is to de-designate by transferring add the Mineral Resource Overlay (MRO) designation by transferring it from two nearby parcels (Parcels 171309-33001, 171309-34001) and to apply it to the Subject Property. Zoning: The Subject Property is currently zoned Valley Rural and the proposal is for a rezone to the Mining Zoning District – approximately 80 acres.

ii. ZON15-004/SEP15-025/PRJ15-475: Gary Bos (see Exhibit 2) – The subject property is located on the north side of Hwy 24 at the intersection of State Route 24 and State Route 241, approximately 7 miles north of the city of Sunnyside, WA. The Subject Property is identified as Assessor Parcel 231212-43900. Address: 30501 Hwy 24, Sunnyside, WA. Land Use: Agricultural Resource to Rural Self-Sufficient (RSS). Zoning: Agriculture to Highway/Tourist Commercial – approximately 17.91 acres.

F. The Board of Yakima County Commissioners adopts the proposed comprehensive plan text amendment (TXT2015-004) as detailed in the findings and recommendations of the Planning Commission dated October 12, 2015, which includes:

i. TXT2015-004/SEP2015-0041 (see Exhibit 3) – New Urban Land Use Designations - Proposed text amendments to Yakima County Comprehensive Plan – ***Plan 2015*** to accommodate new urban land use designations in the land use element. The current land use designation of "URBAN" covers all 14 city's urban land use designations, these proposed six new urban land use designations for Plan 2015 are intended to be more specific and to better accommodate the cities land use designations: Urban Residential, Urban Commercial, Urban Industrial, Urban Public, Urban Parks/Open Space, and Urban Tribal.

G. The Board of Yakima County Commissioners adopts the proposed development regulation text amendment (TXT2015-005) as detailed in the findings and recommendations of the Planning Commission dated October 12, 2015, which includes:

i. TXT2015-05/SEP2015-0042 (see Exhibit 4) – Minor Edits and Corrections to YCC Title 19 - Yakima County adopted a new unified land development code YCC Title 19, in May of 2015. The new YCC Title 19 became effective on October 1, 2015 to allow the Planning Division to develop an implementation strategy for the new code. As part of that implementation review a number of clerical and editing errors have been identified in the new code and are beyond the codifier's authority to change and require legislative action to correct.

H. The Board of Yakima County Commissioners adopts the four city-specific UGA map amendments (ZON2015-006, Grandview, Harrah, Mabton and Naches) as detailed in the findings and recommendations of the Planning Commission dated October 12, 2015, except as follows:

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

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 6.
iii. Mabton – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Mabton with modifications as shown in Exhibit 7.
iv. Naches – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the Town of Naches with modifications as shown in Exhibit 8.

l. The Board of Yakima County Commissioners adopts the four city adopted capital facilities addendums as part of the four city-specific UGA map amendments (ZON2015-006, Grandview, Harrah, Mabton and Naches) as shown in the following exhibits:

i. Grandview – Exhibit 5.C.
ii. Harrah – Exhibit 6.C.
iii. Mabton – Exhibit 7.C.
iv. Naches – Exhibit 8.C.

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. This ordinance shall be effective at 12:00 am on January, 1 2016.

DONE this day 15th day of December, 2015

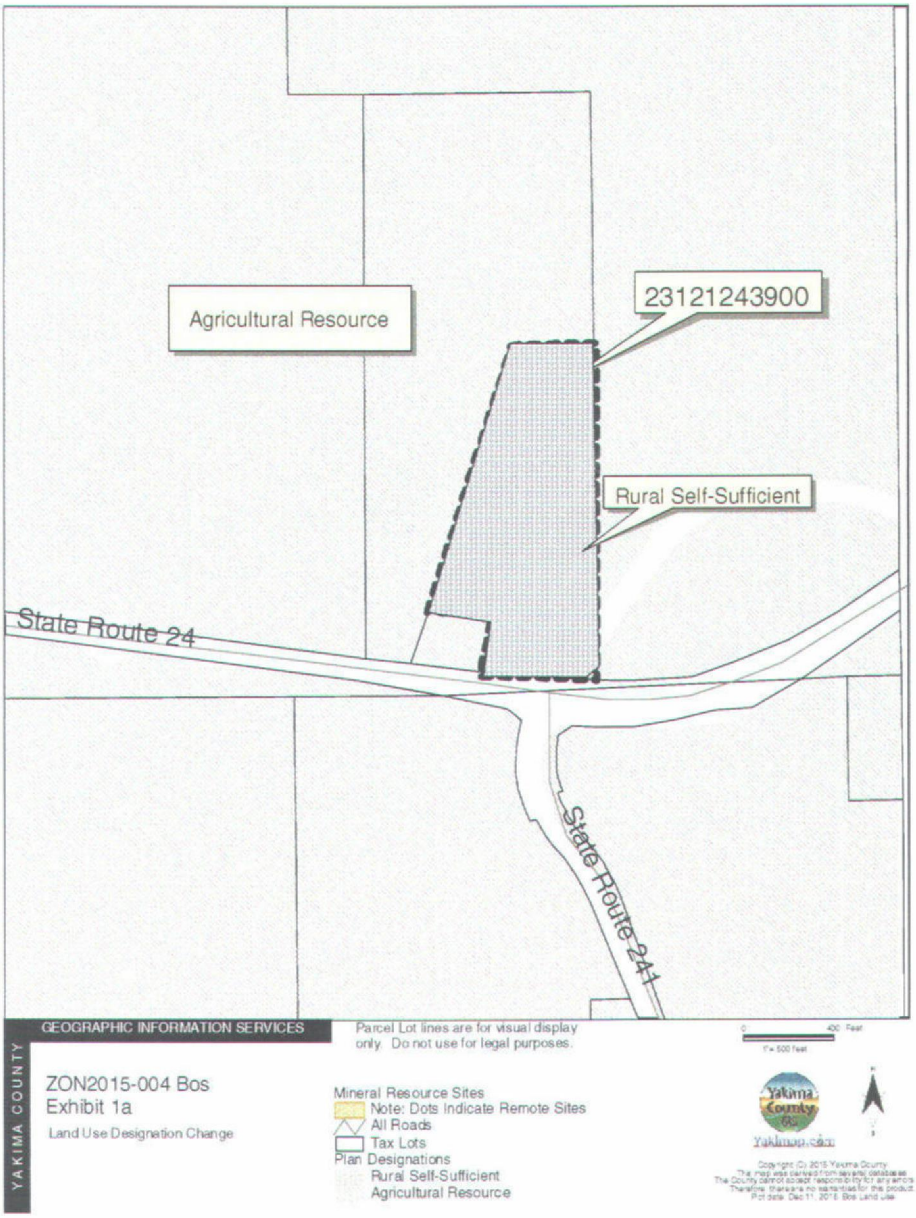
J. Rand Elliott, Chairman

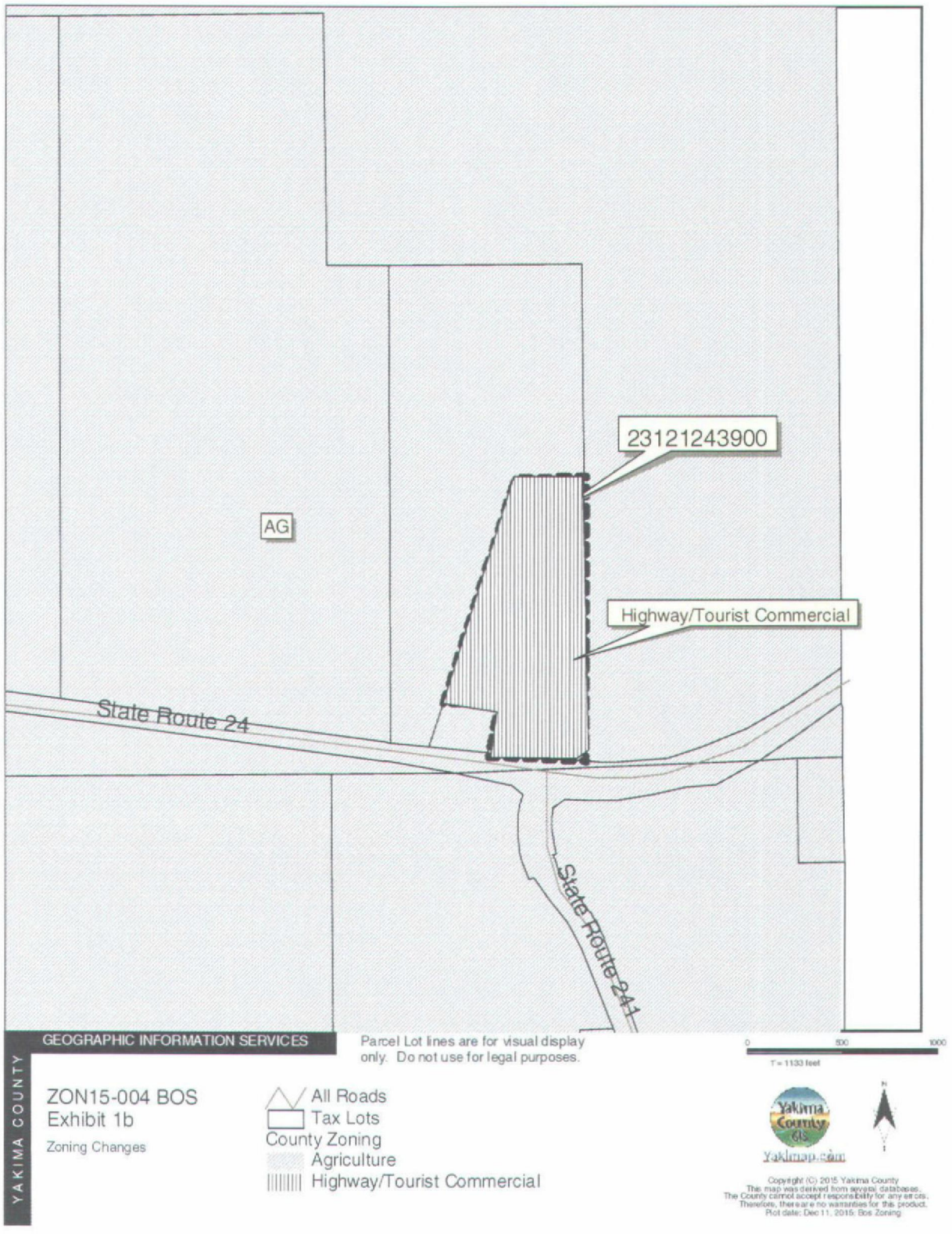
Michael D. Leita, Commissioner

Attest: Tiera L. Girard
Clerk of the Board

Kevin J. Bouchey, Commissioner
Constituting the Board of County Commissioners for Yakima County, Washington

Exhibits 1 a, b




23121243900
AG
Highway/Tourist Commercial
State Route 24
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GEOGRAPHIC INFORMATION SERVICES
YAKIMA COUNTY
Parcel Lot lines are for visual display only. Do not use for legal purposes.
0
500
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1" = 1133 feet
ZON15-004 BOS
Exhibit 1b
Zoning Changes
All Roads
Tax Lots
County Zoning
Agriculture
Highway/Tourist Commercial
Yakima County GIS
Yakimap.com
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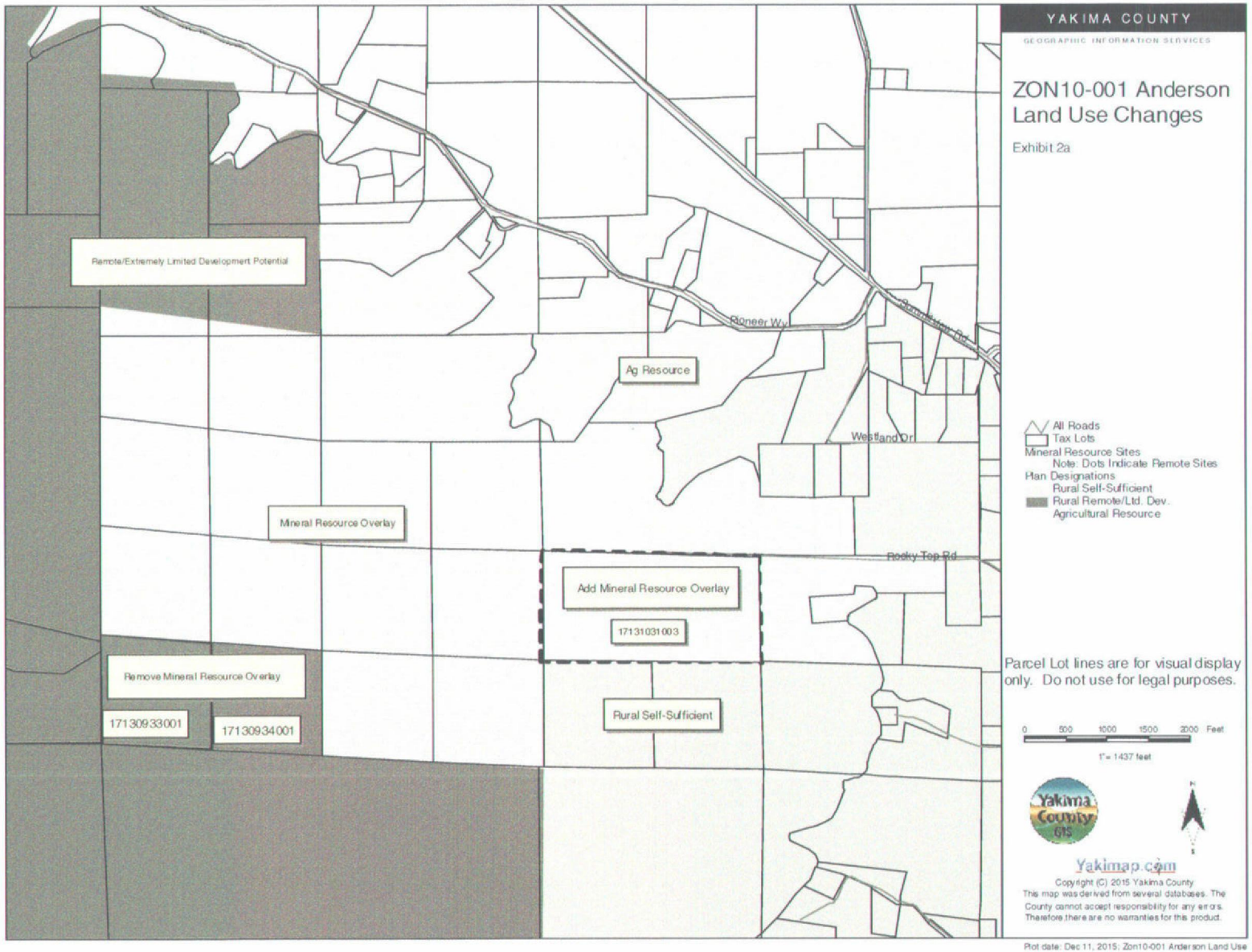
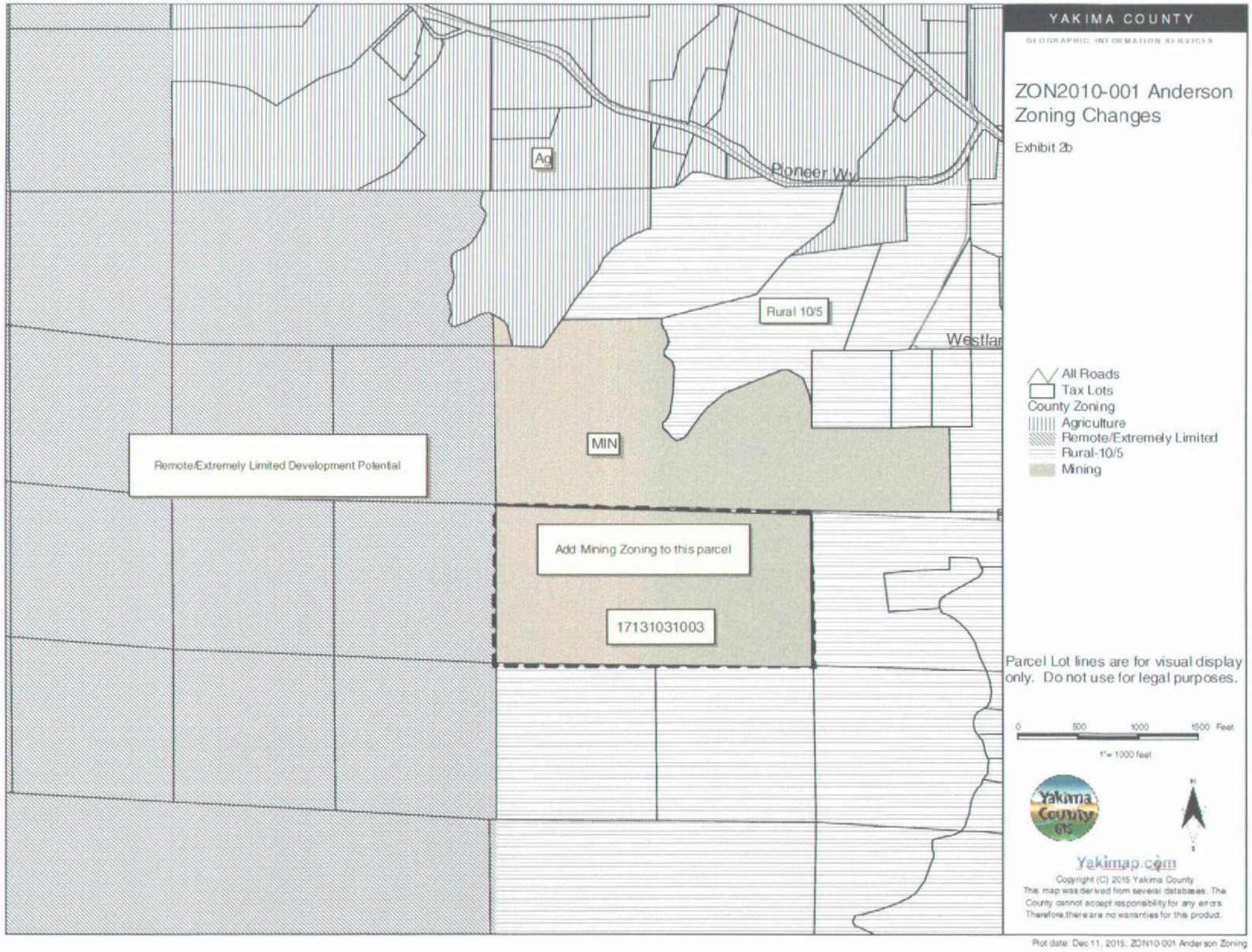
Copyright (C) 2015 Yakima County
This map was derived from several databases.
The County cannot accept responsibility for any errors.
Therefore, there are no warranties for this product.
Plot date: Dec 11, 2015: Bos Zoning

Exhibits 2 a, b




YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES
ZON2010-001 Anderson Zoning Changes
Exhibit 2b
Ag
Pioneer Wy
Rural 10/5
Westfar
MIN
Remote/Extremely Limited Development Potential
Add Mining Zoning to this parcel
17131031003
All Roads
Tax Lots
County Zoning
Agriculture
Remote/Extremely Limited
Rural-10/5
Mining
Parcel Lot lines are for visual display only. Do not use for legal purposes.
0 500 1000 1500 Feet
1"= 1000 feet
Yakima County GIS
Yakimap.com
Copyright (C) 2015 Yakima County
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore,there are no warranties for this product.
Plot date: Dec 11, 2015, ZON10-001 Anderson Zoning

Exhibits 3

a. Proposed Text Changes to ***Plan 2015*** Land Use Element pages I-LU-5 thru I-LU-8

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 *Urban Growth Areas (UGAs) are the areas located within Urban Growth Area boundaries, which are established by the County in consultation with the cities and towns. In general, ~~an~~each of Yakima County's ~~urban growth area~~ UGAs includes one~~extends from each~~ of Yakima County's 14 cities and towns plus additional area extending beyond the city or town. 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.*

Urban Land Use Designations

In unincorporated areas within UGA boundaries, **Plan 2015** establishes several ~~The U~~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.

~~The Urban designation is~~ 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. ~~The Urban designation~~ UGA boundaries are~~is~~ intended to establish the areas within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's ~~Urban land use category is~~ 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." ~~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.~~

The Urban land use designations for the unincorporated urban growth areas are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth Management Act (GMA) mandated Urban Growth Area and/or Comprehensive Plan update. The County's Urban designations are ~~is~~ categorized into six general land use categories that are intended to be consistent with the plan designations found in the respective city's comprehensive, subarea or neighborhood plan.

Urban Residential

Purpose The intent of the Urban Residential land use category, adopted as part of the future land use map, is to provide for a full range of urban housing types, from single and multi - family development to high density family housing. The Urban Residential land use designation is a general designation intended to accommodate all the urban residential land use designations listed in each of the fourteen cities' and town~~-~~s' future land use maps.

Urban Commercial

Purpose The intent of the Urban Commercial land use category, adopted as part of the future land use map, is to provide for commercial areas where a wide range of retail activities and services are permitted. The Urban Commercial land use designation is a general designation intended to accommodate all the

urban commercial land use designations listed in each of the fourteen cities' and town~~'~~s' future land use maps.

Urban Industrial

Purpose The intent of the Urban Industrial land use category, adopted as part of the future land use map, is to provide for adequate and appropriate lands for the location of industrial land uses taking into consideration compatibility with adjacent land uses, availability of required infrastructure, accessibility of adequate transportation corridors and minimization of impacts to natural resources and critical areas. The Urban Industrial land use designation is a general designation intended to accommodate all the urban industrial land use designations listed in each of the fourteen cities' and town~~'~~s' future land use maps.

Urban Public

Purpose The intent of the Urban Public land use category, adopted as part of the future land use map, is to provide for adequate land for land uses that include, but not limited to, government buildings and service centers, public parks and recreational spaces, educational institutions, libraries, cemeteries, museums and churches. The Urban Public land use designation is a general designation intended to accommodate all the urban public land use designations listed in each of the fourteen cities' and town~~'~~s' future land use maps.

Urban Parks and Open Space

Purpose The intent of the Parks and Open Space land use category, adopted as part of the future land use map, is to provide adequate land for land uses that include, but not limited to, public parks and recreational spaces, environmentally constrained areas and shoreline areas. The Urban Parks and Open Space land use designation is a general designation intended to accommodate all the urban parks and open space land use designations listed in each of the fourteen cities' and town~~'~~s' future land use maps.

Urban Tribal

Purpose The intent of the Urban Tribal land use category, adopted as part of the future land use map, is to ~~accommodate~~ recognize ~~those urban~~ lands within UGAs ~~either~~ that are held in trust for, or owned by, the Yakama Nation. Yakima County has no jurisdiction to regulate land uses on these lands. However, the~~The~~ Urban Tribal land use designation is a general designation intended to accommodate all the urban tribal land use designations adopted in the future land use maps of the Yakima Nation, cities, and towns located within the Yakima Nation Reservation.

Designation of Urban Growth Areas

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 prepared by OFM. The County must select the county planning target; then the population planning targets for each city or town, and unincorporated areas. Once the population is allocated the projections are used by each jurisdiction as part of the GMA comprehensive planning update and in conjunction with the Land Capacity Analysis.

Land Capacity Analysis

The purpose of the Land Capacity Analysis is to determine how much land, if any, is needed beyond the incorporated limits of each city and town to accommodate the urban growth and development that is projected to occur during the 20-year planning horizon. It begins with determining the existing ~~a gross~~ supply of existing vacant and partially vacant lands zoned for future development that can accommodate additional growth. 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.

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.*

   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.

b. Proposed Text Changes to ***Plan 2015*** Land Use Element Policies pages I-LU-24 thru I-LU-8

Urban Growth ~~Lands~~Areas

LU-U 1.3 Sufficient area should be included in the urban growth areas to accommodate ~~a minimum~~the 20-year low population forecast. Additional land

may be included ~~and~~ to allow for market choice and location preferences not to exceed ~~25~~ 10 percent or 80 acres, whichever is larger.

LU-U 1.5 Development should be located within designated urban growth areas in the following priority:

1. First in ~~A~~areas already characterized by urban growth that have existing public facilities and service capacities to serve such development; ~~and~~

2. Second in ~~A~~areas already characterized by urban growth that will be ~~are not presently~~ served adequately by a combination of both existing public facilities and~~or~~ services and any additional needed ~~but for which~~ public facilities and services that are ~~will be~~ provided by either public or private sources~~.~~; and

3. Third in the remaining portions of the urban growth areas.

LU-U 1.8 The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, in no case will amendments be processed more than once a year. Only the County, cities, and towns may initiate amendments to UGA boundaries.

LU-U 2.1 Mutually enact an ~~Urban Growth Management Agreement~~Interlocal Agreement with each city and town to coordinate City/County policy for the transition of lands to urban use with cities, agencies and other entities vested with responsibility to provide or oversee delivery of urban services in the following areas:

1. Land uses and subdivision planning;
2. Common development standards;
3. Urban services delivery/ infrastructure financing;
4. Urban service boundary amendment criteria;
5. Urban growth area amendment criteria;
6. Focused Public Investment Areas;
7. Common glossary of terms.

LU-U 2.2 ~~Designate an Urban Transition or Urban Reserve area which extends from the urban service area set by the service providers' Capital Facilities Plan(s) to the urban growth area perimeter.~~ Designate and prioritize Focused Public Investment Areas both inside and outside the urban service area to facilitate coordinated and collaborative public infrastructure investment.

LU-U 2.6 Encourage full urban standards for developments within the Urban Growth Area, meeting the County's minimum urban standards or the respective city's standards, whichever is ~~higher~~preferred. Provide a procedure for deferral of some improvements ~~in the Urban Transition~~ outside the Capital Facilities Plan

and Focused Public Investment Areas. Improvements must be installed in accordance with approved plans.

Exhibit 4

1. 2015 Text Amendments to YCC Title 19 – Unified Land Development Code

   a. 19.10.040 (12) Stormwater Requirements

      (12) Stormwater Requirements.

      This section is intended to ensure public and private development projects comply with the National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable. Stormwater quality and quantity concerns for project permits shall be addressed through:
      (a) YCC Chapter 12.10;
      (b) The environmental review process established by RCW 43.21C and YCC Chapter 16.04; or
      (c) The requirements of the Washington Department of Ecology.

   b. Reference under 19.11.030(4)(i) makes a reference to "*19.11.030(3)(b)(ii)*" which doesn't appear to exist and should be referenced to the applicable table.

      (4) Special Development Standards in the Rural Districts (R/ELDP-40, Rural-10, RT).
      (a) Lot size and density in Rural-10/5 district may vary depending on water availability, soil suitability for septic systems, access conditions and proximity to fire stations in each area as follows:
      (i) Where property is outside of a fire district, more than five road miles from a year-round responding fire station or not served by a county-maintained hard-surfaced road, maximum density for new development in the Rural-10/5 zoning district shall be four units per quarter/quarter section (e.g. 10-acre average), with no lot being less than five acres. Lots not meeting the criteria in ~~Subsection 19.11.030(3)(b)(ii)~~Table 19.11.030-1 shall not be further divided below the ten-acre average as calculated from the parent lot existing on May 21, 1997; and

   c. Table 19.12.010-2 under Maximum Lot Coverage it lists "*or payment in lieu of reservation is not made,*" needs to be deleted. Only the applicable portion of the table is shown below.

Table 19.12.010-2. Setbacks, Lot Coverage and Building Height		
Subject	***Zone***	
	SR	***R-1***
Maximum lot coverage ***Exception:*** *Lot coverage shall be restricted to 45% where park or recreational open space land is not reserved on plats three acres or larger in size, ~~or payment in lieu of reservation is not made,~~ under Subsection 19.34.060(7)*	*60%* *or less as required by Section 19.21.030 for*	*60%*

Table 19.12.010-2. Setbacks, Lot Coverage and Building Height		
Subject	Zone	
	SR	R-1
	sitescreening/landscaping	

d. Chapter 19.14 Land Use Table – Under #17 Resource Activities – Animal Husbandry should be a Type 1 in the R10/5 – this was missed. Only the applicable portion of the Table is shown below.

Uses[15]	AG	FW[1]	MIN	R/ELDP -40	RURAL 10/5	RT[4]	RS[5]	HTC[6]	SR[8]	R-18, 9
17. Resource Activities.										
Animal husbandry,	1	1	1	1	1	1	1	1	1	1

e. 19.18.490(2)(b) in the second to the last row states "support greater is 70 feet or greater". The first "*greater*" needs to be removed.

(2) *Towers and support structures that are located in zoning districts without height limitations are subject to the following levels of review (R/ELDP-40, AG, MIN, M-1 or M-2):*

(a) *Type 1 Review.*
Towers that are self-supporting, have a two foot or less radius from the center axis of the base of the tower, and have antennae, rotors and other attachments with a diameter of nine feet or less, and the height of the tower is seventy feet or less, shall be subject to Type 1 review.

(b) *Type 2 Review.*
Towers that are not self-supporting or two feet or greater radius from the center axis of the base of the tower, or have antennae, rotors and other attachments with a diameter of greater than nine feet, and the height of the tower or support ~~greater~~ is 70 feet or greater, shall be subject to Type 2 review.

f. 19.23.040(2)(c)(i)(B) under Gravel. The 4th row from the bottom states "*lot line elimination, correction or modification; Comp. Plan*" and the correction or modification needs to be changes to Boundary Line Adjustment.

B. *Gravel.*
Where a development is served by a gravel urban access road, the roadway shall be improved to the current adopted County road standards along the entire frontage of the property and to the nearest county road intersection measured along the primary travel route to the property. No design modification for surface type will be granted. Frontage improvements will not be required for the following permits:

Agricultural buildings not including agriculturally related industry; single family residential or duplex; building improvements or changes of use that do not cause transportation impacts; grading; lot line ~~elimination, correction or modification~~adjustments; Comp. Plan amendments; Shoreline; accessory dwelling units; personal wireless services facility; and proposals for façade improvements, re-roofing or signage.

g. Table 19.23.045-1 under the Local Streets "Sidewalks, where required by 19.23.060(4)(c) appears that it should be *19.23.060(4)(b)*. Only the applicable portion of the Table is shown below.

Table 19.23.045-1. Public Urban Street Standards Summary		
Street Class	***Item***	***Urban Standard***
Local Streets[2]	*Right of Way Width*[4]	***60' min.***
	Number of Lanes	***2***
	Street surface width (no on-street parking)	***28'***
	Street surface width (with parking)	***32'***
	Lane width	***10' to 12'***
	Sidewalks[3]*, where required by 19.23.060(4)(~~c~~b)*	***5'***

h. 19.25.020(2)(b)(iii) under the Utility easements the second row states "*Boundary line modification or correction*" which needs to be changes to Boundary Line Adjustment.

(b) Divisions of land creating a new lot around a legally existing structure that requires sewage disposal and potable water supply, but is not connected to both a regional sewer system and an area-wide public water supply system, are subject to the following requirements:

(i) Within Urban Growth Areas, if the structure is served by an on-site sewage system, and the Yakima Health District determines the existing system(s) are operating properly, a covenant or plat note shall be recorded by the property owner to commit the current and future property owner(s) to connect to an available regional sewer system upon failure of the existing on-site sewage disposal system and when the Yakima Health District has determined a replacement system is not feasible.

(ii) Within Urban Growth Areas, RS and cluster developments of more than one lot the existing individual water supply system shall be evaluated by the Yakima Health District to determine whether the system can be converted to a public water system for the development.

(iii) Utility easements shall be dedicated on the final plat or in a separate instrument as part of final approval of a boundary line ~~modification or correction~~adjustment, as set forth in Subsection 19.25.050(1) for future sewer connections in Urban Growth Areas

and RS districts, and for public water supply connections in all zoning districts.

i. 19.33.040(2)(a) in the last row states "under subsection 19.34.020(4)(b)(v) and Section 19.34.030 Parcel Reconfiguration". 19.34.020(4)(b)(v) doesn't exist and should reference *19.34.020(5)(o)*.

(2) Boundary Changes to Nonconforming Lots.

(a) A legal nonconforming lot may be increased in size to bring it into closer conformance with area, yard or depth requirements of the zone in which it is located. Reduction to a nonconforming lot's size is permitted only under Subsection 19.34.020(45)(~~b~~o)~~(v) and Section 19.34.030 Parcel Reconfiguration~~.

j. 19.33.060(4)(d) the last row states Subsection (4)(c) and (d) but it appears the (d) should be (e).

(d) Process to Alter, Enlarge, Expand or Extending Nonconforming Uses or Structures.

The Hearing Examiner may consider applications under Type 3 review to alter, enlarge, expand, extend or reconstruct a legal nonconforming use, other than residential structures and mining sites described in Subsections (4) (c) above and (~~d~~e) ~~above~~below, in the same location or to include a portion of a structure, site or adjoining lot it did not previously occupy on the date said use became nonconforming. The alteration, enlargement, expansion, extension or reconstruction requested shall be denied if the Hearing Examiner finds that one or more provisions in Subsection (i) below of this Subsection are not met.

k. 19.34.090 Utility Service Tracts – Conservation Tracts. Need to strike Conservation Tracts from the title of the section.

19.34.090 Utility Services Tracts~~ – Conservation Tracts~~.

The following divisions shall be processed by boundary line adjustment under Section 19.34.020.

l. 19.35.020(3)(a)(vi) "*Chapter 19.24 Waste and Recycling Storage; and*" needs to be deleted because this doesn't exist.

(3) Scope of Administrative Adjustments.

(a) Administrative adjustments to certain development standards under this Title may be approved, except as limited in Subsection (b) below, as follows:

(i) Setbacks, building height, and heights of fences, walls and recreational screens, contained in Section 19.10.050 General Development Regulations;

(ii) *Setbacks, building height and lot coverage in Chapter 19.11 Rural and Resource Districts, Chapter 19.12 Urban Residential Districts, and Chapter 19.13 Business, Commercial and Industrial Districts;*

(iii) *Chapter 19.20 Signs;*

(iv) *Chapter 19.21 Sitescreening and Landscaping;*

(v) *Chapter 19.22 Parking and Loading;*

~~(vi) Chapter 19.24 Waste and Recycling Storage; and~~

(vi~~i~~) *As otherwise specified herein, such as for reductions to special resource setbacks.*

m. Changes to Table 19.14-1 regarding manufactured homes and farm supplies.

Title 15 allowed both of the Multi-wide manufactured home and Single-wide manufactured homes to be placed on an individual lot within the Agriculture and Forest Watershed zoning districts as a Type 1 use. The current regulations under Title 19 do not allow these structures in the Agriculture and Forest Watershed zoning districts. Table 19.14-1 Allowable Land Uses needs to be amended to allow each of these manufactured home types to be Type 1 uses within the Agriculture and Forest Watershed zoning districts (as shown below).

Uses[15]	AG	FW[1]	MIN
1. Residential.			
Single-family site built or modular* dwelling, detached, or manufactured home meeting requirements of 19.18.270	1	1	
Mobile or manufactured homes* of any size in approved or existing mobile/manufactured home parks*	1	1	
Multi-wide manufactured home* in approved or existing manufactured home subdivisions			
Multi-wide manufactured home*, not meeting requirements of 19.18.270, on an individual lot	1	1	
Single-wide manufactured home* in approved or existing manufactured home subdivisions			
Single-wide manufactured home*,on an individual lot	1	1	

Under 6. Retail Sales – Building material and farm equipment, four zones were mistakenly left off the new land use table in Title 19. They were listed under old YCC 15.

Uses[15]	AG	FW[1]	MIN	R/ELDP-40	RURAL 10/5	RT[4]	RS[5]	HTC[6]	SR[8]	R-1[8,9]	R-2[8,10]	R-3[9,11]	B-1[8]	B-2[8]	SCC[8]	LCC[8]	GC[8]	M-1[8]	M-2[8]
6. Retail Sales – Building material and Farm Equipment																			
Farm and ranch supplies	3				1		1							2			1	2	

n. Changes to Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations

Table 19.36 - 1 Zoning District consistency with Comprehensive Plan Future Land Use Designations

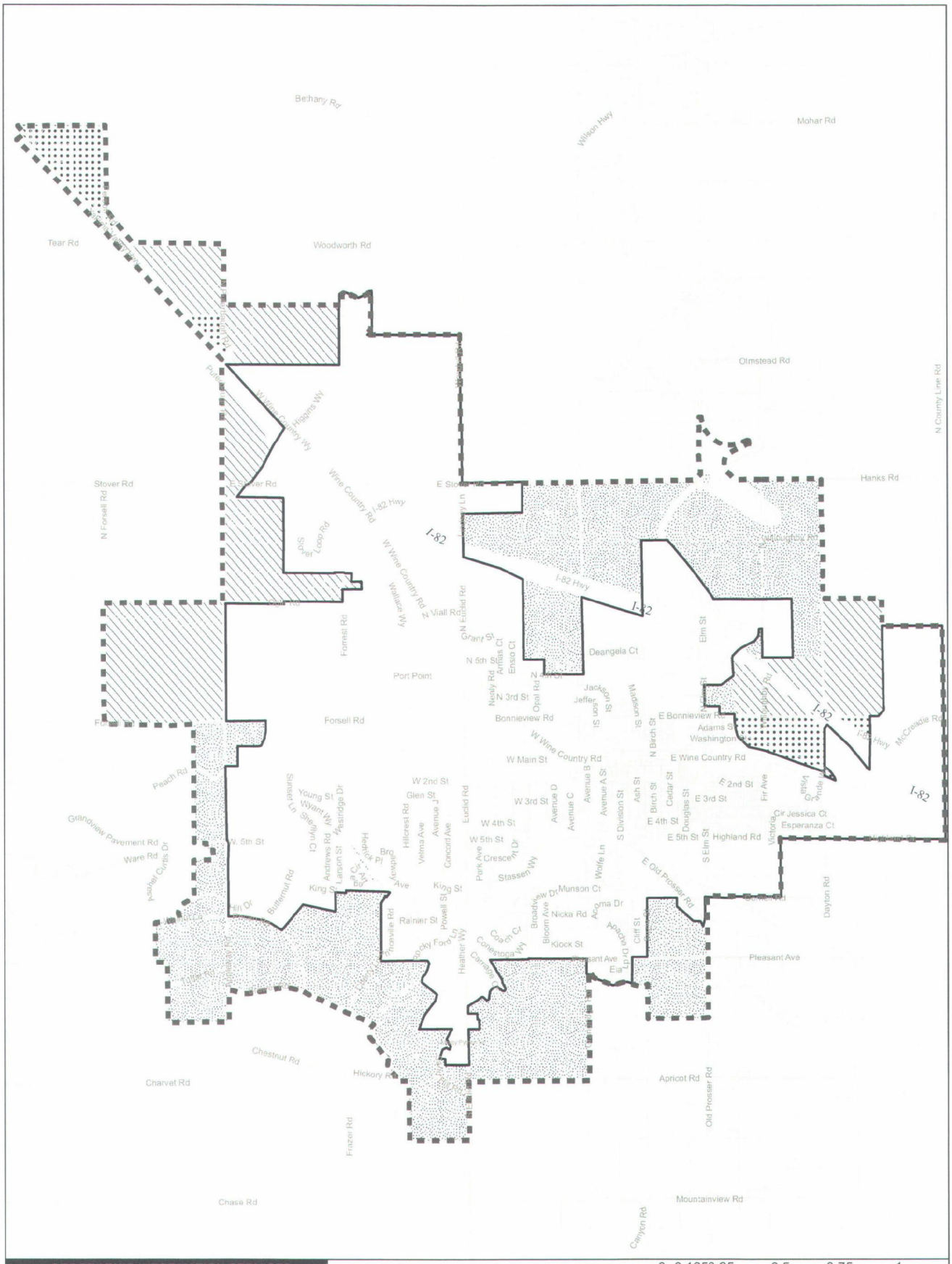
ZONING→ / Plan Designation↓	AG	FW	R-10/5	RT	RS	R/EL DP-40	SR	R-1	R-2	R-3	B-1	B-2	HTC	SCC	LCC	GC	M-1[1]	M-2[1]	MIN	MPD	ASO	GO	MPR
Unincorporated Rural and Resource Areas																							
Agricultural Resource	C	C	I	I	I	C	I	I	I	I	I	I	I	I	I	I	C	C	I	I	C	C	C
Forest Resource	I	C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	I	I	C	C	C
Mineral Resource	C	C	C	C	I	C	C	I	I	I	I	I	C	I	I	I	C	C	C	I	C	C	C
Rural Settlement	I	I	I	I	C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	C
Rural Transitional	I	I	C	C	I	C	I	I	I	I	I	I	C	I	I	I	C	C	I	I	C	C	C
Rural Self-Sufficient	C	C	C	I	I	C	I	I	I	I	I	I	C	I	I	I	C	C	I	I	C	C	C
Rural Remote/Extremely Limited Development Potential	C	C	I	I	I	C	C	I	I	I	I	I	C	I	I	I	C	C	I	I	C	I	C
(Cities of Granger, Moxee, Selah, Tieton, Toppenish, Wapato and Zillah)[2]																							
Urban	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I
(Cities of Grandview, Sunnyside, Mabton and Towns of Harrah and Naches)[2]																							
Urban Residential	I	I	I	I	I	C	C	C	C	C	I	I	I	I	I	I	I	I	I	C	C	C	I
Urban Commercial	I	I	I	I	I	C	I	I	I	I	C	C	C	C	C	C	I	I	I	C	C	C	I
Urban Industrial	I	I	I	I	I	C	I	I	I	I	I	I	I	I	I	I	C	C	C	C	C	C	I
Urban Public	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I
Urban Parks and Open Space	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I
Urban Tribal	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I
(City of Yakima, City of Union Gap, West Valley and Terrace Heights Neighborhood Plans)[2]																							

ZONING→ / *Plan Designation↓*	AG	FW	R-10/5	RT	RS	R/EL DP-40	SR	R-1	R-2	R-3	B-1	B-2	HTC	SCC	LCC	GC	M-1[1]	M-2[1]	MIN	MPD	ASO	GO	MPR
Unincorporated Rural and Resource Areas																							
Low Density Residential	I	I	I	I	I	I	C	C	C	I	I	I	I	I	I	I	I	I	I	C	C	C	I
Med Density Residential	I	I	I	I	I	I	I	I	C	C	C	I	I	I	I	I	I	I	I	C	C	C	I
High Density Residential	I	I	I	I	I	I	I	I	C	C	C	I	I	I	I	I	I	I	I	C	C	C	I
Professional Office	I	I	I	I	I	I	I	I	I	I	C	C	C	I	I	C	I	I	I	C	C	C	I
Neighborhood Commercial	I	I	I	I	I	I	I	I	I	I	C	C	C	I	I	I	I	I	I	C	C	C	I
Community Commercial	I	I	I	I	I	I	I	I	I	I	C	C	I	C	I	I	I	I	I	C	C	C	I
General Commercial	I	I	I	I	I	I	I	I	I	I	C	C	I	C	C	I	C	I	I	C	C	C	I
Arterial Commercial	I	I	I	I	I	I	I	I	I	I	I	C	I	I	C	C	C	I	I	C	C	C	I
Industrial	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	I	C	C	I	I
Large Convenience Center	I	I	I	I	I	I	I	I	I	I	I	C	I	I	C	C	I	I	I	C	C	C	I

KEY: **C = Consistent I = Inconsistent**

Notes: (1) The Industrial zoning district may only be applied outside of urban growth areas when it meets state siting criteria (see plan policy ED 3.14).
(2) The zones within Urban Growth Areas must also be consistent with the applicable city's comprehensive plan or neighborhood plan future land use maps.

Exhibits 5 a, b



GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit 5a - Grandview

Yakima County Comprehensive Plan - Land Use Designations

Effective: 1/1/2016

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient
- Agricultural Resource

Tax Lots
City Limits
Urban Growth Boundary

0 0.125 0.25 0.5 0.75 1 Miles

1 inch equals 0.38 miles

N

S

Yakima County GIS

Yakimap.com

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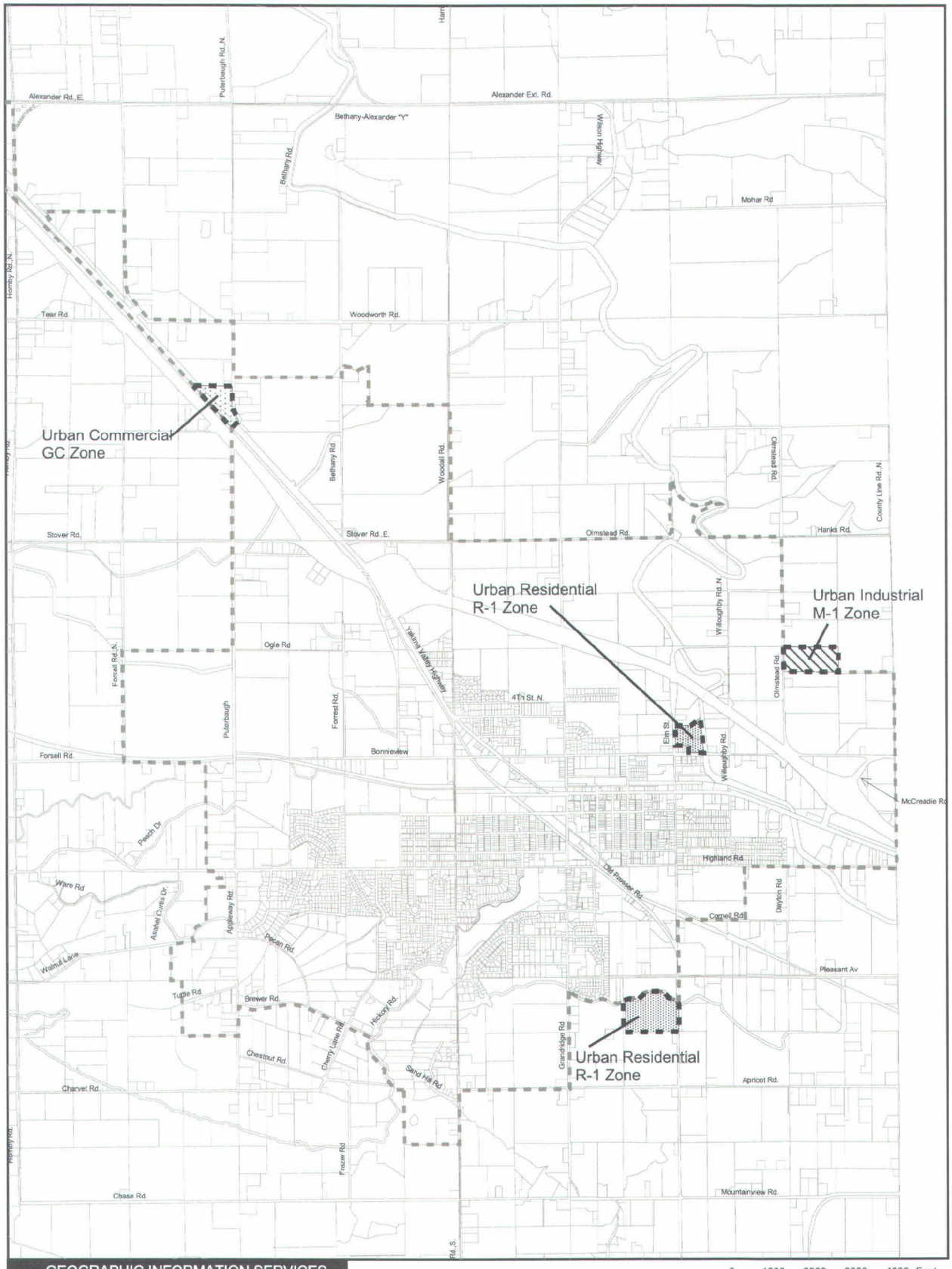

GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit 5b
Grandview

UGA Additions and Zoning Changes

Effective 1/1/2016

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

New Land Use Designation
New Zoning

- Urban Residential
  Single Family Residential (R-1) Zone
- Urban Commercial
  General Commercial (GC) Zone
- Urban Industrial
  Light Industrial (M-1) Zone
- City Limits
- Urban Growth Boundary

0 1000 2000 3000 4000 Feet

1"= 2200 feet

Yakima County GIS

Yakimap.com

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Plot date: Dec 10, 2015; gv

Exhibit 5C

RESOLUTION NO. 2015-50

A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON, AMENDING THE CITY OF GRANDVIEW'S URBAN GROWTH AREA AND APPROVING AN ADDENDUM TO THE CAPITAL FACILITIES PLAN

WHEREAS, the Growth Management Act requires Yakima County and its cities to complete Urban Growth Area (UGA) reviews and revisions by June 30, 2017; and,

WHEREAS, the City of Grandview proposes to add land to the UGA to correct mapping errors of two split-zoned parcels; and,

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The proposed additions to the City's Urban Growth Area and the addendum to the Capital Facilities Element are hereby approved and adopted.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 24, 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF GRANDVIEW

207 W. 2nd Street • Grandview, Washington 98930 • Tel: (509) 882-9200 • Fax: (509) 882-3099 • www.grandview.wa.us

URBAN GROWTH AREA EXPANSION
CAPITAL FACILITIES PLAN ADDENDUM

Date: November 12, 2015
By: Cus Arteaga, City Administrator/Public Works Director

Stormwater

All storm drainage improvements shall be planned, designed, permitted, constructed and maintained in accordance with the requirements of the latest edition of the Washington Department of Ecology (WDOE) Stormwater Management Manual for Eastern Washington (SWMMEW).

All surface infiltration facilities used for the treatment and disposal of stormwater shall meet the requirements of and be registered with the WDOE Underground Injection Control (UIC) program. The registration process shall be completed prior to project acceptance.

Water System

The water system plan is intended to look ahead at least 20 years into the future. Development of a definite improvement schedule and financial program is required for the first six-year period, while the planning approach for the second period may be more conceptual. To continually provide adequate guidance to decision makers, the plan requires updating every six years.

Basic Planning Data: Land use, future service area boundary, and population growth are used to evaluate demands on the Grandview water system. The City's 2015 service population was estimated to be 11,170 by the Washington State Office of Financial Management (OFM), and the future population is projected to be 12,398 by the year 2021. Grandview's 2015 number of residential water services was 2,521 and the future number of residential services is projected to be 2,840 by the year 2021.

Current Water Demands: Grandview's greatest year of water consumption in the last six years was in 2008 when 598.10 million gallons was consumed. This is equal to an average daily consumption of 1,638,624 gallons. The maximum month of water consumption was experienced in October 2008 when the average daily consumption for the month was 2,548,284 gallons. Maximum day consumption (based upon the maximum day of water production in the month) was 3,289,122 gallons on October 1, 2008, and peak hour consumption was calculated to be 4,111 GPM.

Projected Water Demands: Grandview's water demand forecast for the year 2021, and the City's current source capacity and water rights are as follows:

	Projected Year 2021 Demand	Current Source Capacity	Current Water Rights
ERUs	7,372	----------	----------
Annual	676.454 MG	2,275.848 MG	1,511.95 MG
Maximum Day	4.427 MGD	6.235 MGD	10.015 MGD
Peak Hour	5,533 GPM	4,330 GPM	6,955 GPM

Source Well Capacity: Grandview's source wells have decreased in capacity since original construction and previous re-habilitation projects. If all source wells were to operate at original capacity, total production would equal 5,855 GPM. However, the current system source well capacity is 4,330 GPM. The year 2015 source capacity is adequate to meet current and anticipated average day and maximum day demands.

Sewer System

The City of Grandview recognizes the need to improve and expand its sewer system if it is to meet the demands of the system users and to keep pace with other growth-oriented improvements in our community.

The approved General Sewer Plan was developed to serve as a guide for the expansion of the City of Grandview's wastewater collection, treatment and disposal facilities.

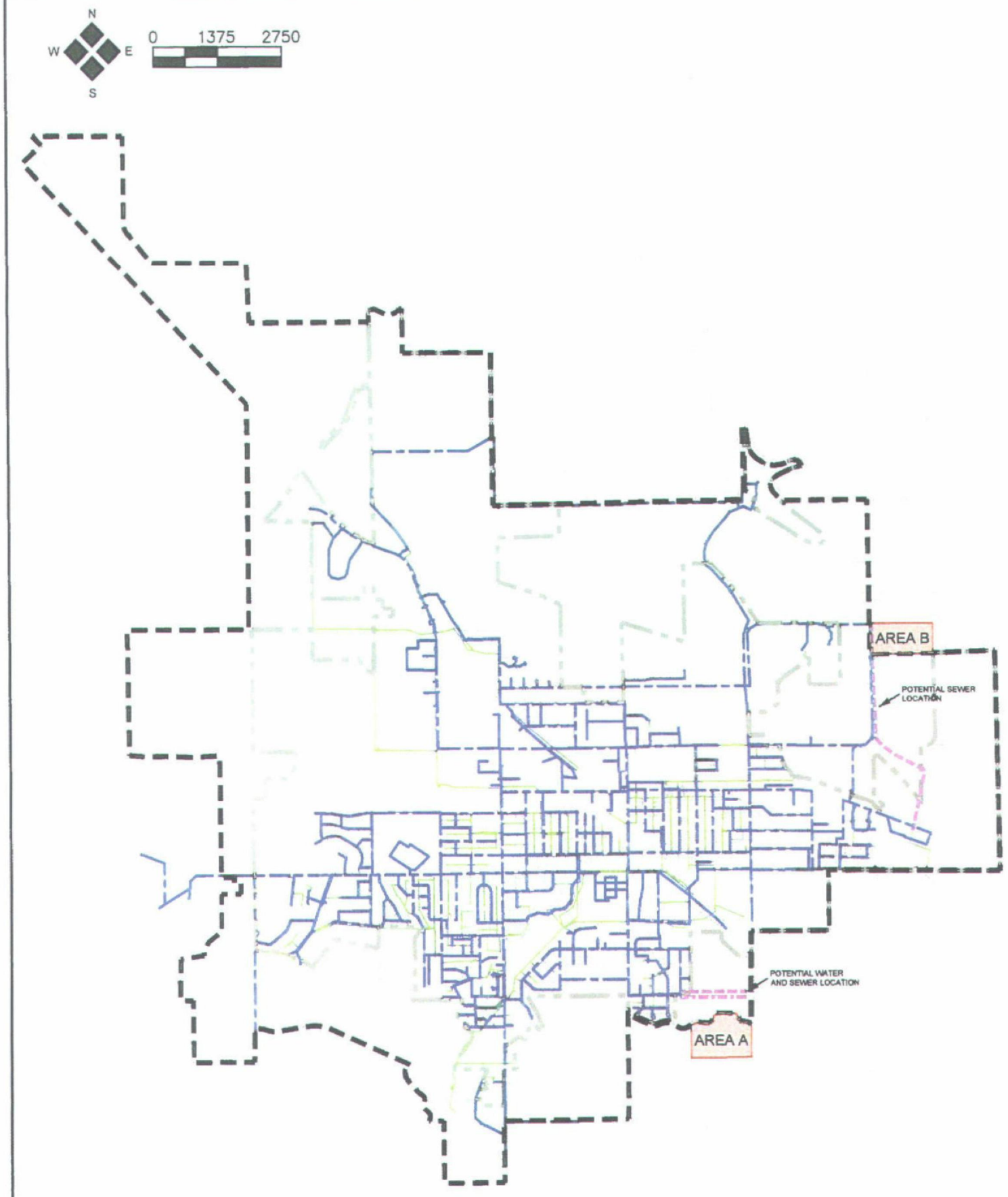
The City of Grandview owns and operates its own wastewater collection, treatment and disposal system. Decisions regarding daily sewer system operations are made by the Public Works Director and decisions regarding daily treatment facility operations are made by the Wastewater Treatment Plant Superintendent. Financial decisions regarding major wastewater system improvements and establishment of sewer rates are made by the Grandview City Council.

CITY OF GRANDVIEW
URBAN GROWTH AREA EXPANSION
CAPITAL FACILITIES PLAN ADDENDUM
COST TO SERVE

Area A – Pleasant Avenue
Sewer Main: 2,000 feet – Cost $300,000
Water Main: 2,000 feet – Cost $260,000
Road: Road meets current development standards
Total Cost: $560,000
Funding Source: Developer

Area B – Olmstead Road
Sewer Main: 7,500 feet – $1,125,000
Water Main: 100 feet – $13,000
Road: 4,000 feet – $1,200,000
Total Cost: $2,338,000
Funding Source: Developer

Possible Funding Sources: 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.



CITY OF GRANDVIEW

UGA COST OF SERVICE CAPITAL FACILITIES ADDENDUM

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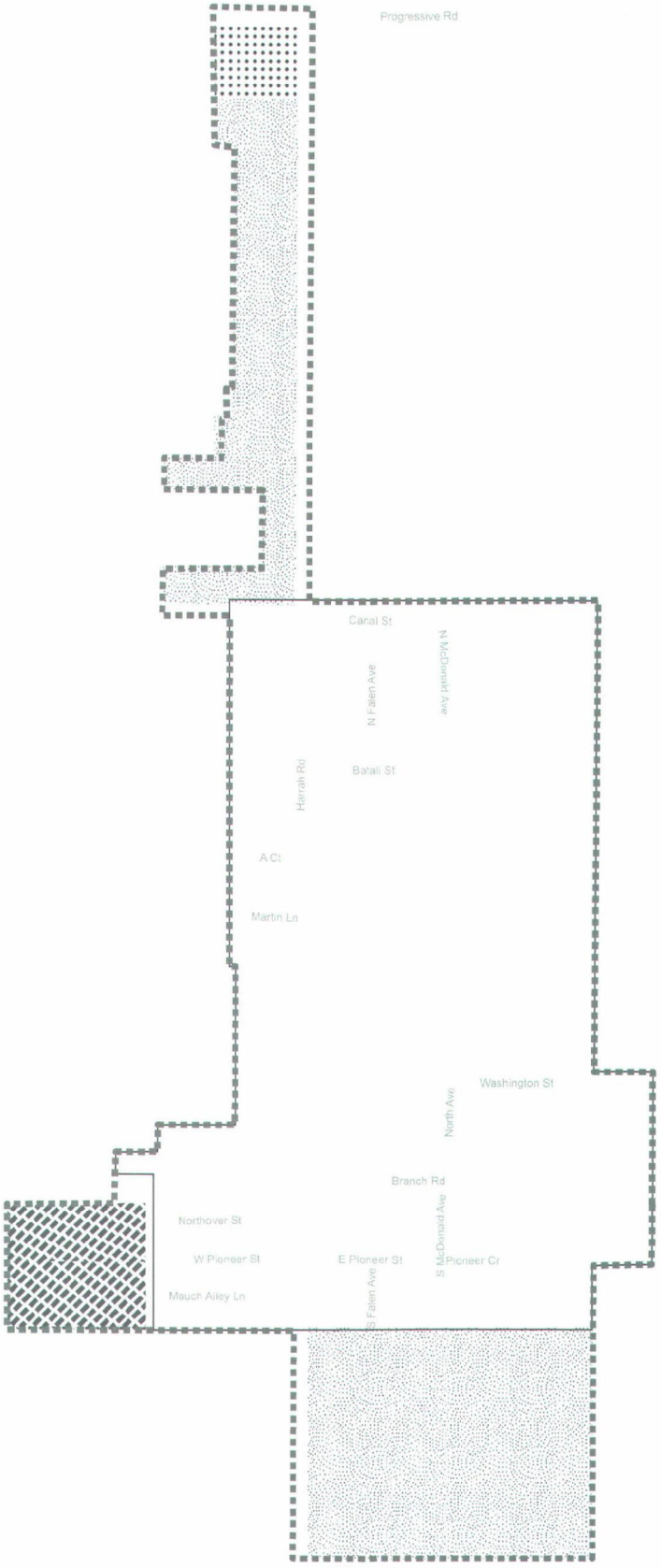
Exhibits 6 a, b



GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit 6a - Harrah

Yakima County Comprehensive Plan - Land Use Designations

Effective: 1/1/2016

- Urban Residential
- Urban Public
- Urban Commercial
- Urban Industrial
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient
- Agricultural Resource

Tax Lots
City Limits
Urban Growth Boundary

0 205 410 820 1,230 1,640 Feet

1 inch equals 525 feet

Yakima County GIS

Yakimap.com

N S

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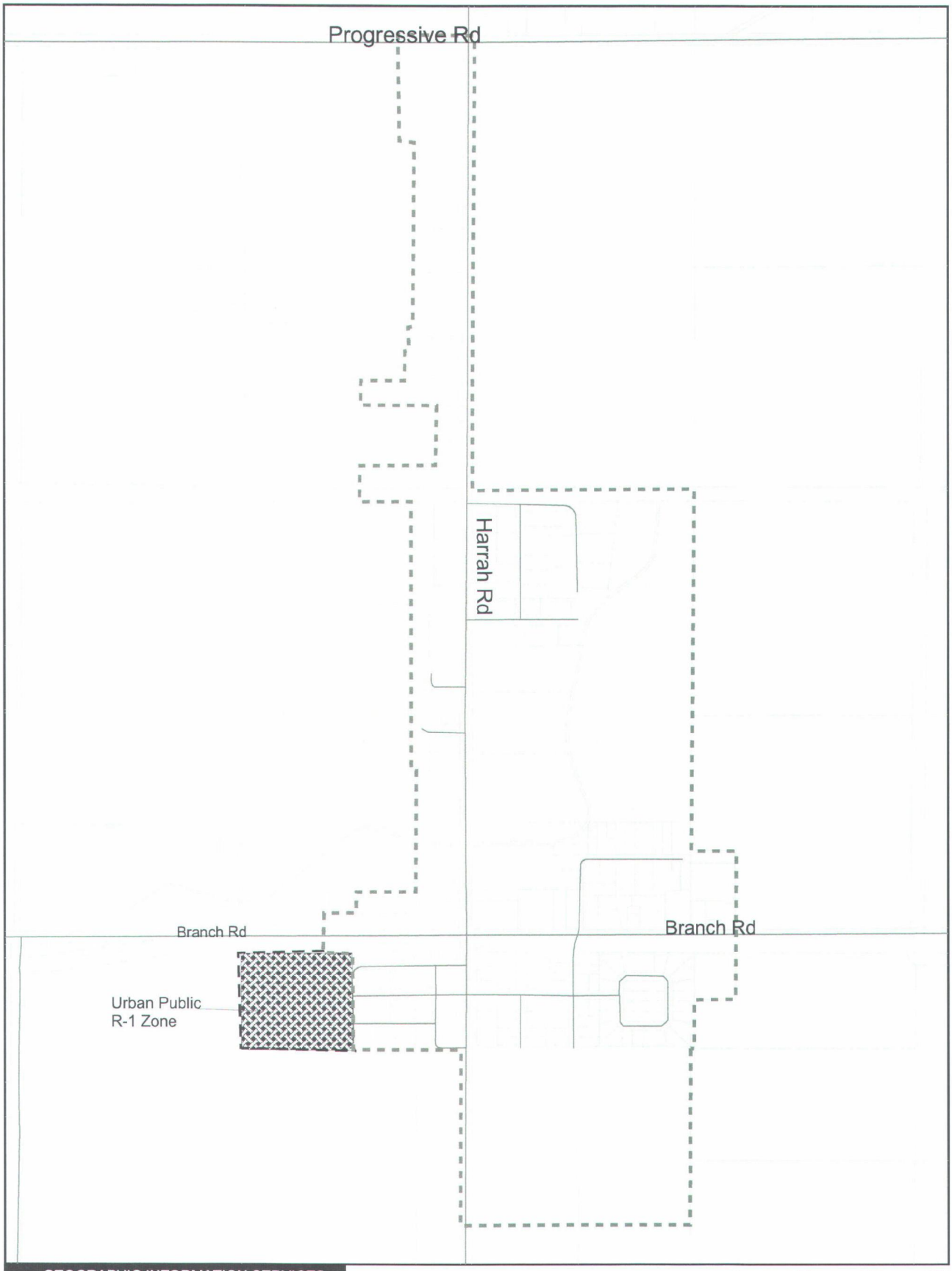

GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit 6b
Harrah

UGA Additions and Zoning Changes

Effective 1/1/2016

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

New Land Use Designation
New Zoning

- Urban Public Single Family Residential (R-1) Zone
- City Limits
- Urban Growth Boundary

0 400 800 1200 F

1"= 600 feet

Yakima County GIS

Yakimap.com

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Therefore, there are no warranties for this product.
Plot date: Dec 9, 2015; Harrah2

Exhibit 6 c

Public Services ( )
KEELAN
NOV 13 2015
Vern Gary Don Lynn
Dave Lisa Carmen

TOWN OF HARRAH

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 ( )
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.

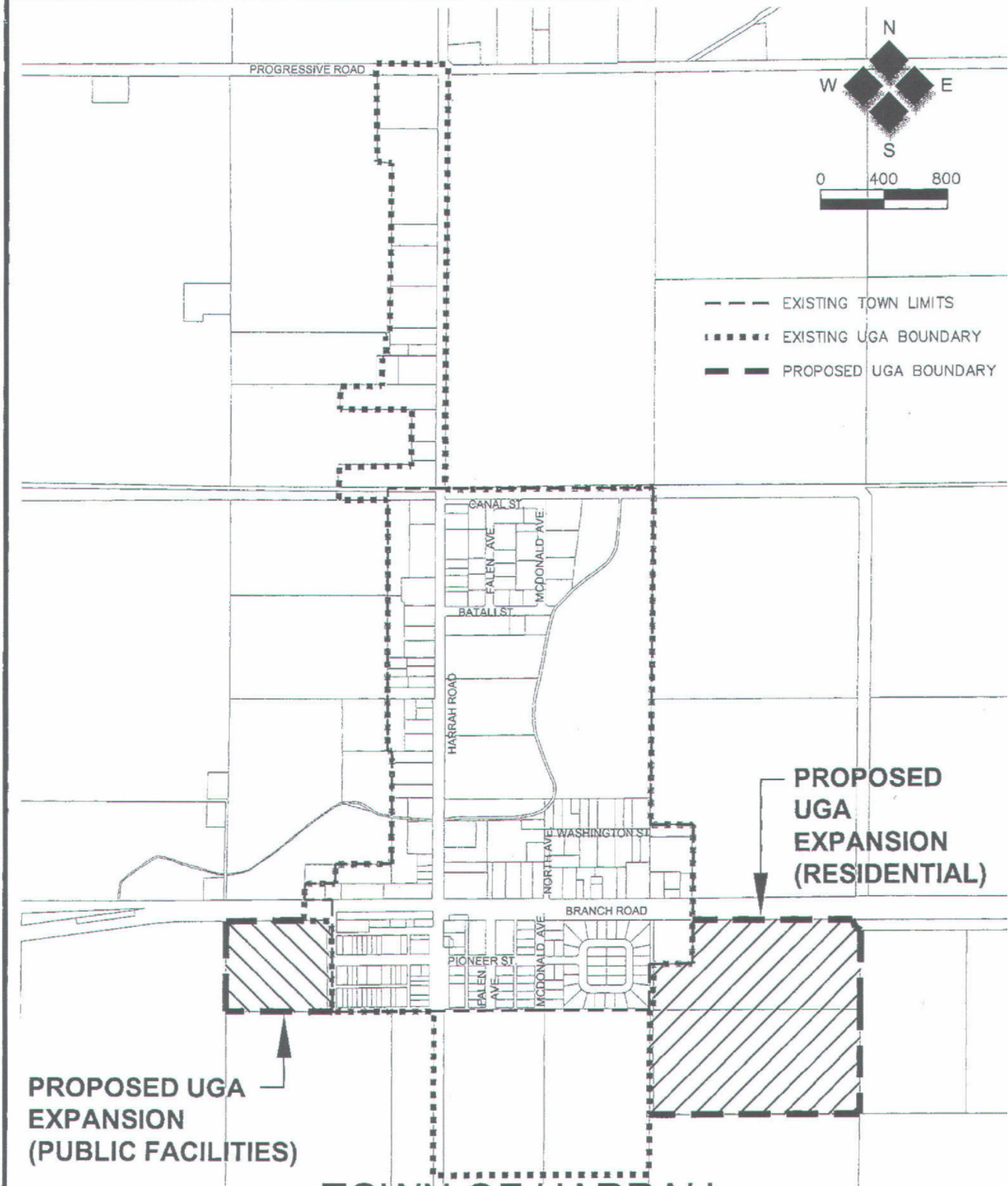
Capacity of Wastewater Treatment Plant Improvements

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

Public Services ( )

NOV 25 2015

Vern___ Gary___ Dan___ Lynn___
Dave___ Lisa___ Carmen___

RESOLUTION NO. 2015-15

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

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

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

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

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

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

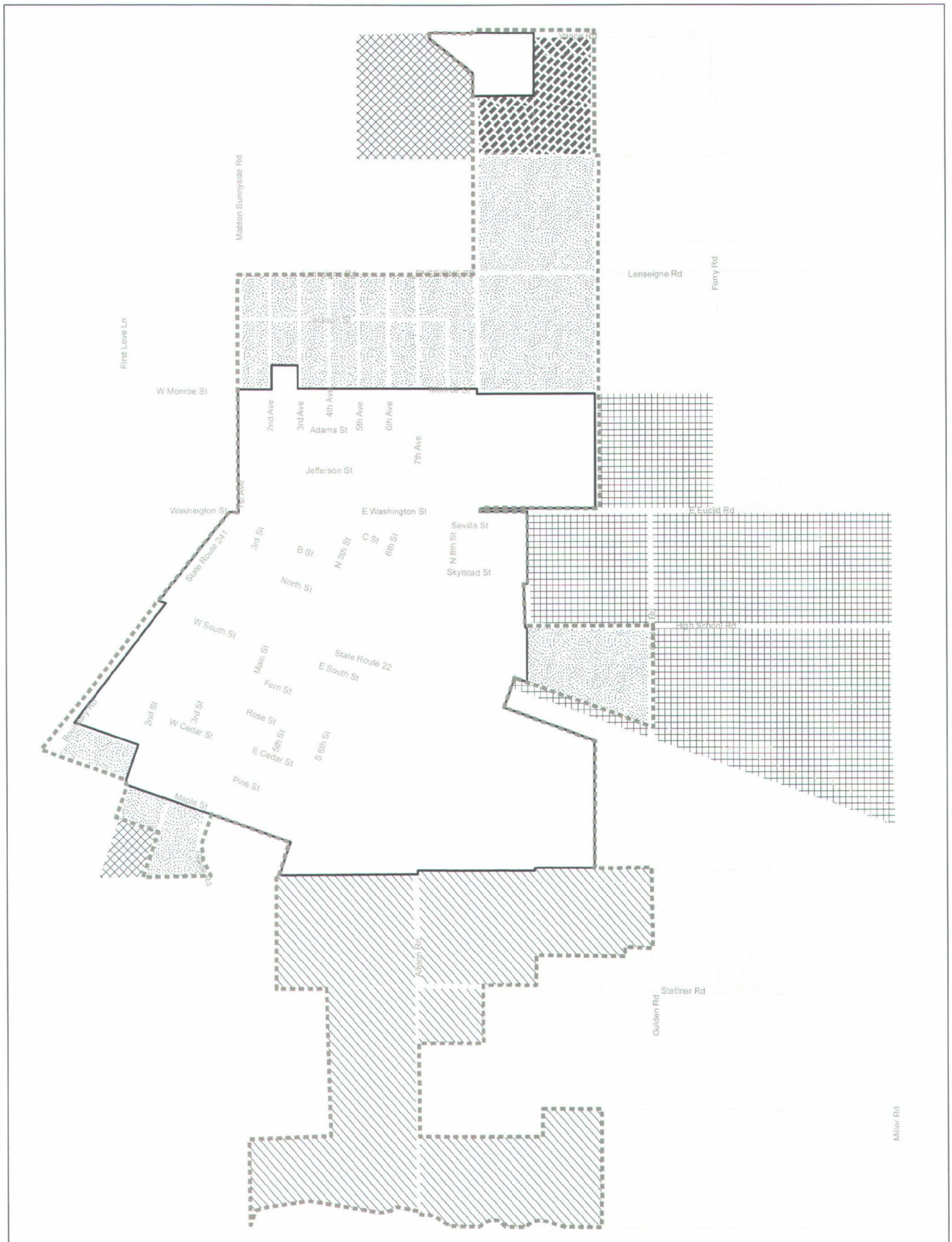
Approved by the Town Council and signed by the Mayor at its regular meeting on November 24, 2015

MAYOR
Barbara Harrer

ATTEST:
Sarah Harris
CITY CLERK

APPROVED AS TO FORM:
John E. Maxwell
CITY ATTORNEY

Exhibits 7 a, b



GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit 7a - Mabton

Yakima County Comprehensive Plan - Land Use Designations

Effective: 1/1/2016

- Urban Residential
- Urban Public
- Rural Self-Sufficient
- Urban Commercial
- Urban Industrial
- Urban Parks and Open Space
- Urban Tribal
- Agricultural Resource

Tax Lots

- City Limits
- Urban Growth Boundary

0 395 790 1,580 2,370 3,160 Feet

1 inch equals 1,000 feet

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Yakima County GIS

Yakimap.com

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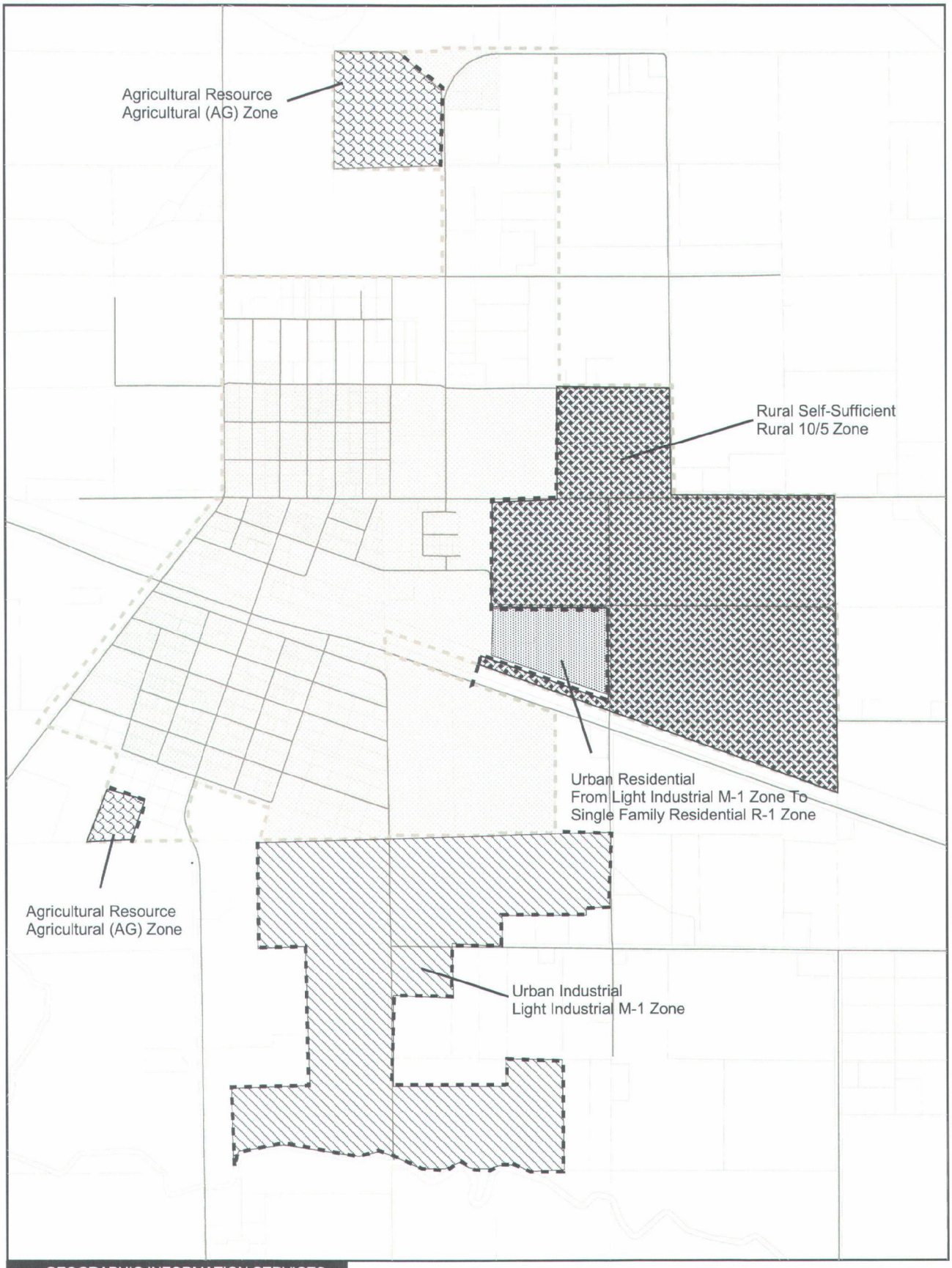

GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit 7b
Mabton UGA
Changes & Rezones

Effective Date: 1/1/2016

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

UGA Changes as Described Below:

UGA Additions:

- Urban Industrial
  Light Industrial M-1 Zone

Land Removed From UGA

- Agricultural Resource
  Agricultural (AG) Zone
- Rural Self-Sufficient
  Rural 10/5 Zone

Changes in Zoning:

- From Industrial To
  Single Family Residential
  (R-1) Zone

0 400 800 1200 Feet

1"= 600 feet

Yakimap.com

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Plot date: Dec 9, 2015; Harrah2

Exhibit 7 c

Marla Powers

From: Mario Martinez
Sent: Monday, November 16, 2015 9:59 PM
To: Marla Powers
Cc: Phil Hoge; Thomas Carroll
Subject: Re: Revised maps

Sorry all,

Sewer Capacity

The City just spent $6,4000,000 to upgrade and increase sewer capacity. The project is complete.

The Waste Water Treatment Facility is operating at approximately 40% of capacity.

Water Conservation improvements will save the City approximately 30 acre-feet of water use per year.

Water Capacity

The City has started a $4,800,000 Capital project to upgrade the water distribution system and increase water capacity. Project elements include 2nd reservoir, new well, main line and valve replacement and purchase water rights.

All project elements are fully funded and are scheduled for completion in 2016.

The City is currently using approximately 420 acre-feet of our 454 acre-feet water rights.

The City will add 106 acre-feet to our water rights when our purchase and transfer is completed.

An estimated 30 acre-feet will be saved by reducing distribution losses in water system.

With the savings in water consumption at the Waste Water Treatment Facility, reductions in loss through the water distribution system and the purchase of water rights, the City estimates that current consumption will be reduced to 360 acre-feet with new water rights of 560 acre-feet.

Thanks,

Mayor Mario Martinez
City of Mabton
Office 509-894-4096
Cell 509-439-4012
Mario.Martinez@co.yakima.wa.us

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On Nov 16, 2015, at 5:07 PM, Marla Powers <Marla.Powers@co.yakima.wa.us> wrote:

Mario,

Tommy meets with the Board tomorrow morning at 8am. We have not received information regarding capacity, as identified below. If you could please send a quick note or other documentation from your infrastructure grants, etc. that would be all that is needed at this time.

I have also attached the LCA updated numbers for the two maps I sent earlier.

Please respond to Tommy so that he as the information as soon as possible.

Thank you,
Marla

From: Marla Powers
Sent: Thursday, October 29, 2015 11:15 AM
To: Mario Martinez (Mario.Martinez@co.yakima.wa.us) <Mario.Martinez@co.yakima.wa.us>
Cc: Phil Hoge <phil.hoge@co.yakima.wa.us>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>
Subject: Revised maps

Mario,

Please find attached the two maps showing revisions the Board had discussed at their last study session (Oct. 27th).

During our phone conversation Tuesday you had asked for me to give you a list of the items the Board wanted to see in their review of the UGA amendment proposal next week and for the hearing scheduled Dec. 1st.

For the new UGA areas please:

- Show capacity for sewer
- Show capacity for water (water rights)

This can be accomplished through narrative.

If you have any questions, please let us know. I will be out of the office from Friday, Oct. 30 to Wednesday, Nov. 4. Phil can answer any questions in my absence and has been copied on this email.

Warm Regards,
Marla

Marla S. Powers
Senior Project Planner, Long Range
Yakima County, Public Services, Planning Division
(509) 574-2924
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RESOLUTION NO. 2015-06

A RESOLUTION APPROVING THE 2015 CAPITAL FACILITIES PLAN FOR CITY OF MABTON, WASHINGTON.

WHEREAS, a Capital Facilities Plan has been developed for the City of Mabton, Washington, by City Staff and City Engineers, and adopted on August 11, 2015, and

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

WHEREAS, the City of Mabton has determined that 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 Mabton further into compliance with the Growth Management Act, and

WHEREAS, the City Council for the City of Mabton, 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 Mabton, 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 Mabton, 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 Mabton 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 13th day of October 2015.

Mayor Mario Martinez

ATTEST:

Walt Bratton, City Administrator/City Clerk

APPROVED:

James Carmody, City Attorney

UGA Expansion
Cost to Serve

	Sewer mains [2]		Water mains [3]		Road [4]			
Area [1]	Feet	Cost	Feet	Cost	Feet	Cost	Total Cost	Funding Source
Area A	11,000	$1,650,000	11,000	$1,430,000	13,200	$7,920,000	**$11,000,000**	Developer
Area B	3,700	$555,000	5,000	$650,000	5,000	$3,000,000	**$4,205,000**	Developer
Area C	900	$135,000	900	$117,000	0	$0	**$252,000**	Developer
Area D	750	$112,500	750	$97,500	1,975	$1,185,000	**$1,395,000**	Developer
Area E	2,705	$405,750	3,670	$477,100	3,675	$2,205,000	**$3,087,850**	Developer
Area F	8,800	$1,320,000	8,800	$1,144,000	8,200	$4,920,000	**$7,384,000**	Developer
Area G	3,200	$480,000	3,200	$416,000	1,000	$600,000	**$1,496,000**	Developer
						Total	**$28,819,850**	

1 See attached figure.

2 Estimate for 8-inch sewer mains.

3 Estimate for 8-inch water mains.

4 Estimate for roads are for a 40 foot pavement width with sidewalks on both sides.

5 Developer of Wheeler Gas station has agreed to extend Water and Sewer to the site once the area is in the UGA

Possible Funding Sources

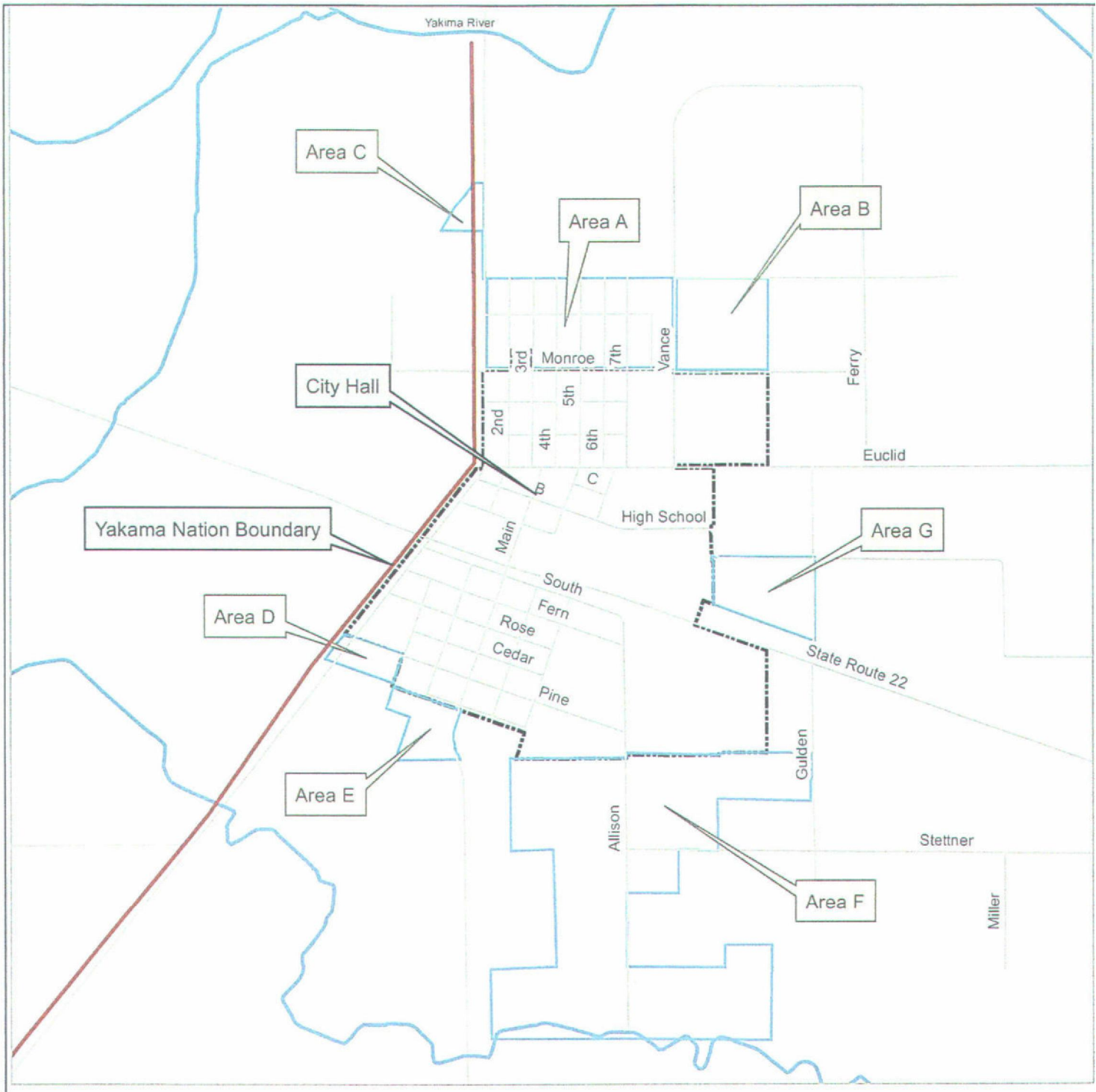
Area A, Area B, Area G, Area D or Area E - Department of Health DWSRF or Rural Development could fund water mains if the private wells are contaminated with Nitrates. Department of Ecology SRF, CCWF or Rural Development could fund the sewer mains if the septic systems are failing. The City could utilized a Local Improvement District to fund all of the improvements.

Area C - The developer has agreed to fund the water and sewer improvements if the area is included in the UGA.

Area F - The City could utilize a local Improvement District to fund all of the improvements. If a commercial or industrial operation is slated to build in the industrial area then Economic Development money can be utilized to fund the improvements.

Revised: October 6, 2015

City of Mabton, Washington



Legend:

- Streams
- Streets
- City Limits
- Parcels
- UGA Service Areas

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Feet

CITY OF MABTON

UGA Cost of Service

Gray & Osborne, Inc.
CONSULTING ENGINEERS

Attachment 7

RESOLUTION NO. 2015-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MABTON SUPPORTING AN EMERGENCY APPLICATION FOR AMENDMENT OF THE URBAN GROWTH AREA (UGA) BOUNDARY

WHEREAS, the Washington State Growth Management Act ("the Act"), codified as RCW 36.70A, requires counties planning under the Act to designate urban growth areas "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature"; and

WHEREAS, the Act at RCW 36.70A.110 (7) states, "An urban growth area designated in accordance with this section may include within its boundaries urban service areas or potential annexation areas designated for specific cities or towns within the county"; and

WHEREAS, the City of Mabton is in the process of updating its Urban Growth Area, reviewing economic development strategies, and evaluating amendments and adjustments to its Urban Growth Area; and

WHEREAS, the City of Mabton recognizes circumstances presently exist that require amendment of the Urban Growth Area on an emergency basis in order to support and develop the City's economic development opportunities and more efficiently provide public services over the planning period; and

WHEREAS, the City of Mabton has engaged in collaborative discussion with Yakima County long-term planning staff regarding the proposed urban growth area boundary amendment, and in this process has undertaken land capacity analysis, economic development planning, and capital facility planning; and

WHEREAS, the City of Mabton has engaged Gray & Osborne, Inc. Consulting Engineers to develop and submit cost-to-serve estimates for the proposed Urban Growth Area expansion; and

WHEREAS, the proposed amendments to the Urban Growth Area are illustrated in "City of Mabton, Wastewater Facility Plan, Figure 2-5, Sewer Map," attached,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MABTON, AS FOLLOWS:

1. City Council for City of Mabton has reviewed and fully supports the planning proposals and adjustments to the Urban Growth Area set forth on the attached map, and authorizes Mayor and staff to continue efforts to secure such amendments.

2. City Council further recognizes the significance of these long-term planning efforts and the urgency for implementation in order to facilitate and respond to immediate economic opportunities. The immediate potential impact is significant and the economic opportunities may be lost if the City is unable to respond in a prompt and efficient manner.

3. City Council notes that the request to amend the boundaries of the Urban Growth Area has been submitted to the public participation and hearing processes before the Mabton Planning Commission and the proposals have been met with strong community support.

4. The City of Mabton has reviewed the proposed amendments to the Urban Growth Area and resolves to continue to support the Urban Growth Area amendments.

Passed by the City Council and approved by the Mayor this 8th day of September, 2015.

Mario Martinez, Mayor

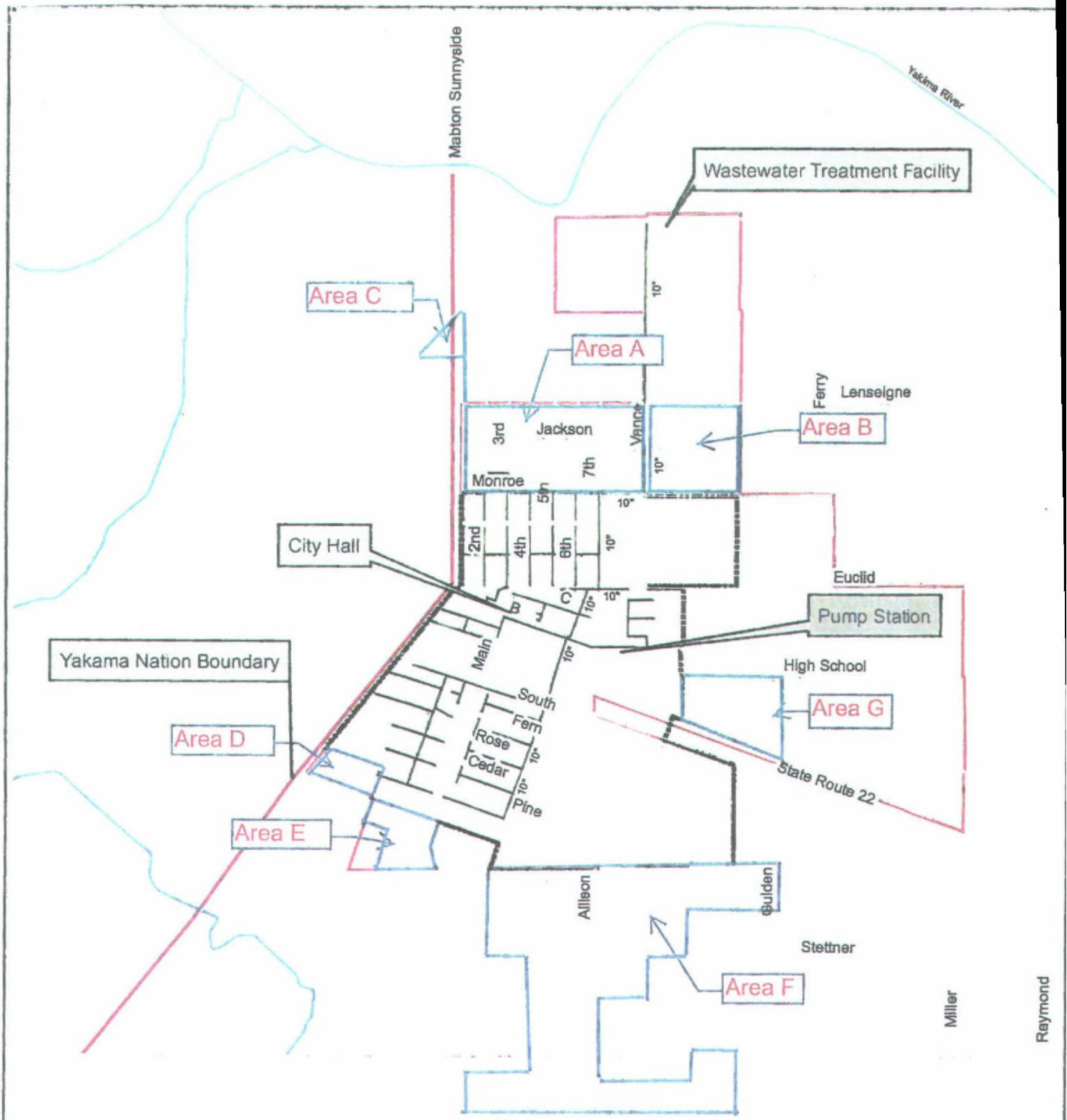
ATTEST:

Walt Bratton, City Administrator

APPROVED AS TO FORM:

~~Jamie Carmody~~, City Attorney

Jeremy Liei



Legend:

- Streams
- Sewer
- Streets
- City Limits
- PARCELS
- UGA

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Feet

CITY OF MABTON

Wastewater Facility Plan

FIGURE 2-5

Sewer Map

Gray & Osborne, Inc.
CONSULTING ENGINEERS

UGA Expansion
Cost to Serve

	Sewer mains [2]		Water mains [3]		Road [4]		
Area [1]	Feet	Cost	Feet	Cost	Feet	Cost	Total Cost
Area A	11,000	$1,650,000	11,000	$1,430,000	13,200	$7,920,000	**$11,000,000**
Area B	3,700	$555,000	5,000	$650,000	5,000	$3,000,000	**$4,205,000**
Area C	900	$135,000	900	$117,000	0	$0	**$252,000**
Area D	750	$112,500	750	$97,500	1,975	$1,185,000	**$1,395,000**
Area E	2,705	$405,750	3,670	$477,100	3,675	$2,205,000	**$3,087,850**
Area F	8,800	$1,320,000	8,800	$1,144,000	8,200	$4,920,000	**$7,384,000**
Area G	3,200	$480,000	3,200	$416,000	1,000	$600,000	**$1,496,000**
						Total	**$28,819,850**

1 See attached figure.
2 Estimate for 8-inch sewer mains.
3 Estimate for 8-inch water mains.
4 Estimate for roads are for a 40 foot pavement width with sidewalks on both sides.

Revised: September 4, 2015

ROBERT E. MANNE
President and CEO

14113 River Bend Road
Mount Vernon, WA 98273

C 206-422-0800
F 360-424-8537
E robertmanne@northwesthort.com

www.northwesthort.com

September 9, 2015

Walt Bratton-City Administrator
City of Mabton
305 Main Street
PO BOX 655
Mabton, Washington 98935

Dear Yakima County Planning Commission:

As one of the major employers in the City of Mabton, I am writing to offer our full support of the City of Mabton's Urban Growth Area (UGA) proposals. We have reviewed the information and find it comprehensive and good for the area.

Northwest Horticulture (NWH) has been in the community of Mabton since 1998. We have enjoyed a prosperous relationship with the city and would like to see Mayor Martinez's expansion project supported.

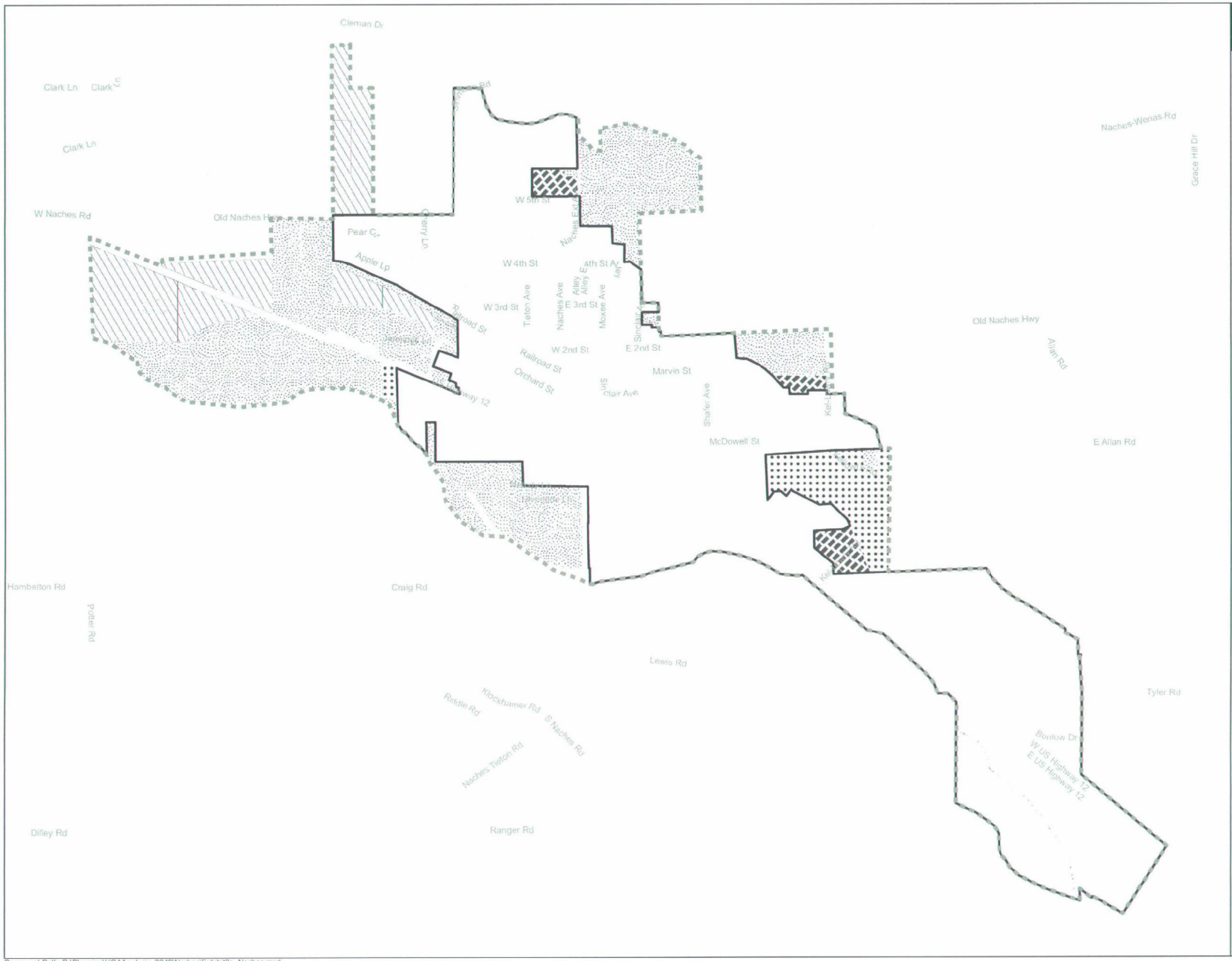
The new proposed sewer and water main along with road improvements will greatly improve the city's attributes and enhance NWH and other businesses' future possibilities for expansion and new business development.

I would like to thank the commissioners for taking the time to read my letter and please contact me for any future discussions.

Sincerely,

Robert Manne
President/CEO
Northwest Horticulture

Exhibits 8 a, b



YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Exhibit 8a - Naches

Yakima County Comprehensive Plan - Land Use Designations

Effective: 1/1/2016

- Urban Residential
- Urban Industrial
- Urban Public
- Rural Self-Sufficient
- Urban Commercial
- Urban Parks and Open Space
- Urban Tribal
- Agricultural Resource
- Tax Lots
- City Limits
- Urban Growth Boundary

0 337.5 675 1,350 2,025 2,700 Feet

1 inch equals 1,000 feet

N

S

Yakima County GIS

Yakimap.com

Copyright (C) 2015 Yakima County
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.

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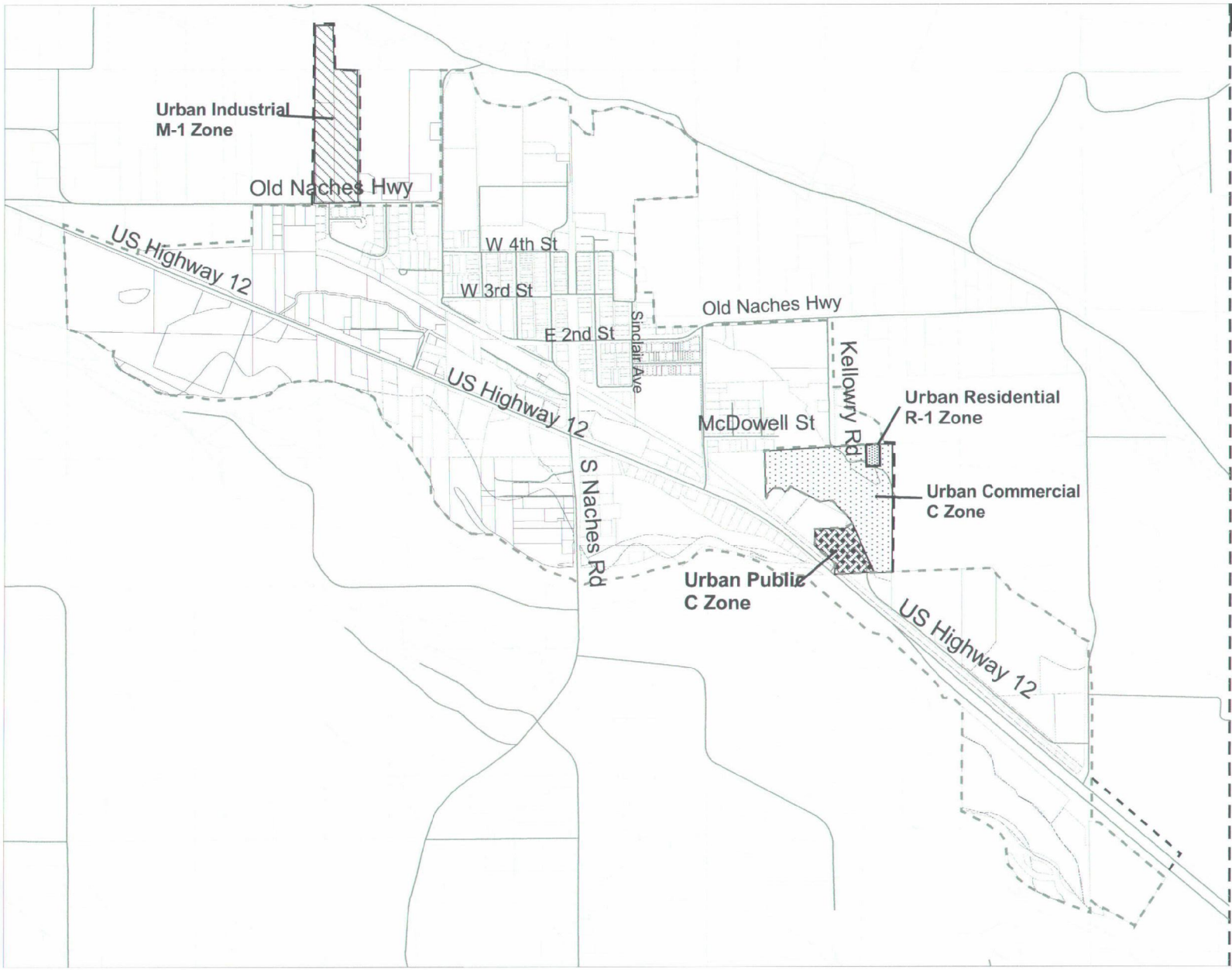


YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

Exhibit 8b
Naches

UGA Additions and Zoning Changes

New Land Use Designation
New Zoning

- Urban Industrial Light Industrial (M-1) Zone
- Urban Commercial Commercial (C) Zone
- Urban Public Commercial (C) Zone
- Urban Residential Single Family Residential (R-1) Zone
- City Limits
- Urban Growth Boundary

Effective Date: 1/1/2016

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

0 500 1000 1500 2000 Feet

1"= 1001 feet

Yakimap.com

Copyright (C) 2015 Yakima County
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore,there are no warranties for this product.

Plot date: Dec 9, 2015; Naches11x17

Exhibit 8c

TOWN OF NACHES

29 E. SECOND STREET • P O BOX 95 • NACHES, WASHINGTON 98937-0095

November 5, 2015

Yakima County Planning
128 North Second Street
Yakima, WA 98901

Yakima County Commissioners,

After receiving correspondence from Yakima County Planning Department about the Town of Naches application to expand its Urban Growth Boundary, this letter and attached exhibits are intended to meet the requirement of an updated Capital Facilities Plan for expansion of the Town of Naches Urban Growth Area. The intent is to show evidence that the necessary infrastructure required by the Washington State Growth Management Act for the UGA expansion has been appropriately planned by the Town. Attached to this packet is Exhibit A, which is a map of the proposed expansion area(s). Most of the UGA expansion area is minor in nature and is generally a matter of "house cleaning" to make corrections in the UGA boundary based on newly constructed land uses and boundary line adjustments which have occurred between the County and the Town since the last UGA boundary update.

However, there is one area in the northwest corner of the UGA that is under consideration which needs specific detailed Capital Facilities Planning review. Exhibit B is an engineering estimate from the Town's engineering firm, Huibregtse, Louman Associates, Inc. to improve an existing Town roadway called Simmons Road. Simmons Road would be the only unimproved roadway in the area and is not financially feasible to construct without the property west of the roadway (9.98 acres/ parcel # 171404-12404). The road would be improved from a gravel roadway to a city urban standard (i.e. curb, gutter, streetlight, sidewalk etc.). Since Simmons Road is substandard, it is necessary to provide for its improvement and incorporation into the UGA. The attached roadway estimate provides for full urban roadway standards, as well as the extension of the domestic water and sanitary sewer mainlines. The financial cost for completing the urban roadway improvements and the domestic water and sanitary sewer mainline extensions is the responsibility of developer's. Storm water for this project would be by way of catch basins, with pre-treatment manholes, directed to underground pipe infiltration trenches. The estimated timeframe for this project is 5-10 years.

P: (509) 653-2647 • F: (509) 653-2732 • www.townofnaches.com
Administrator: jeff.ranger@co.yakima.wa.us • Clerk/Treasurer: elvira.birrueta@co.yakima.wa.us

Exhibit C attached hereto, is a letter from HLA, which indicates that there is adequate water rights and sewer capacity to serve all areas proposed in this UGA expansion. The letter also indicates that water and sewer systems are an ongoing planning activity of a jurisdiction and systems are expanded and updated as needed to meet the demands of the populace. Thus, financial funding is provided by either, the Town, the developer, or both.

On October 12, 2015, the Town of Naches passed Resolution No. 2015-14 (Exhibit D), which is and update to the Town's Capital Facilities Plan and specifically addresses the addition of the 14 acres of residential land, 21 acres of commercial land, 16 acres of industrial land and 4.7 acres of community facilities land requested to be added to the existing UGA.

Based on these findings, the Town believes that its entire UGA expansion request should be approved as requested. Since most of the request deals with minor "house-keeping" updates, the one area of dispute is the "residential area" in the northwest corner of the UGA along Old Naches Highway and Simmons Road. This area should be included in the UGA expansion area because it directly abuts Old Naches Highway. There are 3 small parcels that abut this section of Old Naches Highway. The first parcel is .76 acres (171404-12006) and has an on-site well and septic system. The second parcel is .98 acres (171404-12401) in size and connected to the Town's domestic water and sanitary sewer system. The third parcel is .50 acres (171404-12402) and is connected to the Town's domestic water system and an on-site septic system. These parcels are too small to be further subdivided and their importance to the expansion of the UGA is minimal, as the property is fully developed.

It should be noted that when Old Naches Highway was constructed to a three-lane arterial standard, water and sewer lines were stubbed-out to the north for future connections in this area. This is the reason that all of the residences in this area, except one, are connected to either domestic water, sanitary sewer, or both.

At the northwest corner of Old Naches Highway and Simmons Road is a 9.98 acre parcel (171404-12404). The parcel has approximately 330 feet of frontage on Old Naches Highway and approximately 1,350 feet of frontage on Simmons Road. This parcel has an existing residence which is connected to the Town's domestic water system and has an on-site septic system. Other than the residence, the property is vacant and has not been productively used for agricultural purposes for about 10 years. A .50 acre parcel of property (171404-12403) lies on the west side of Simmons Road approximately 700 feet north of Old Naches Highway. This parcel is connected to the Town's domestic water system and has an on-site septic system. Like the other three smaller lots described above, this parcel is also too small for future subdivision. Of the five lots that are part of the "residential" UGA expansion in this area, 4 are currently connected to the Town's domestic water system and one of the 4 is connected to the Town's sanitary sewer system. Thus, the Town is already serving the properties in this area with urban utilities. In essence, only the 9.98 acre parcel has any subdivision potential, as the other lots are too small to subdivide.

Due to the narrow width of the 9.98 acre parcel on Old Naches Highway, it is most likely that any development will require access onto Simmons Road, which has over 1,300 feet of frontage. Since Simmons Road is a Town roadway, an urban roadway will be required to serve this property. The interesting thing about this roadway is that the entire roadway belongs to the Town, yet the Town only has corporate limits on the east side of Simmons Road. This makes it difficult from a development stand point, as a developer would likely be required to improve all of Simmons Road and only be able to subdivide the property on the east side of Simmons Road. Based on this fact, the Town believes that this is one of the reasons the property on the east side of Simmons Road has not been developed. By approving this requested change, both sides of Simmons Road could be developed to full urban densities and it is more likely that Simmons Road will get constructed.

Since the last update of the UGA boundary, the Town has experienced new residential growth in this particular area. Specifically, approximately 11 acres of existing residential property has been developed for single- and two-family residential housing. This area of Town appears to be the "hot-spot" for residential development, as it is generally new housing and not infill projects. The Town sees the request of bringing in approximately 10 new acres of residential property to replace the 11 acres which has been developed as a "wash" in the overall residential density of the UGA.

Based on the fact that the property proposed to be included in the Town's UGA can be appropriately served with necessary infrastructure, as determined by the Capital Facilities Plan Update, that most of the properties are currently being served by Town utilities are too small for further development, that properties not served by utilities can easily have those utilities extended to serve them, that the improvement of Simmons Road will most likely occur once both sides of Simmons Road can be improved and that the request to add 10 acres of residential land to replace the 11 acres of property developed since the adoption of the original urban growth boundary, the Town believes it is appropriate and necessary for this property to be within the Town's Urban Growth Boundary.

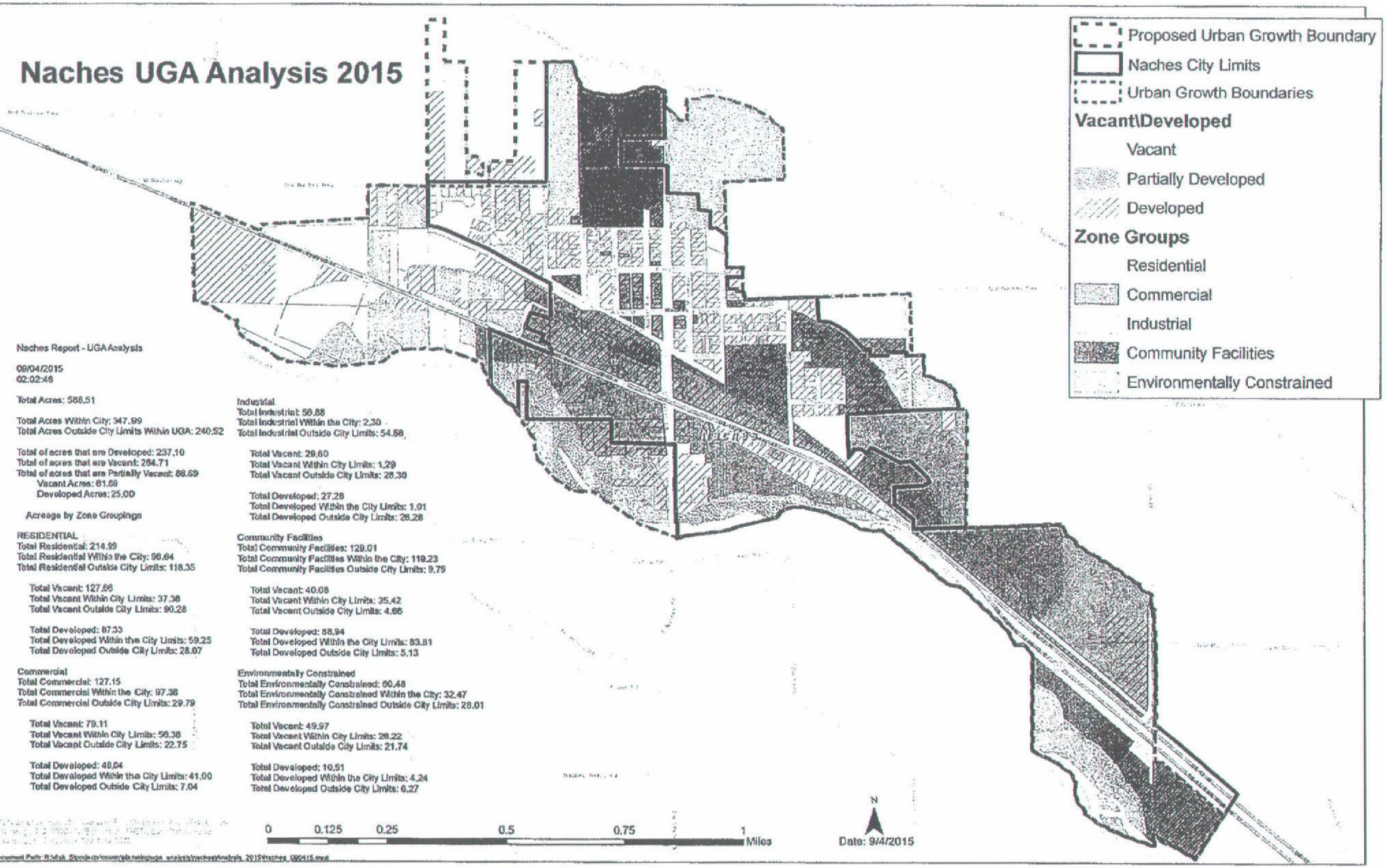
If you have any further questions on this request you can either contact the Town Planner, Bill Hordan at (509) 249-1919 or myself at (509) 653-2647 or jeff.ranger@co.yakima.wa.us.

Respectfully,

Jeff Ranger
Administrator

PC:
Mayor Williams
Naches Town Council
Naches Planning Commission
Attorney Watkins

Naches UGA Analysis 2015



Naches Report - UGA Analysis

09/04/2015
02:02:46

Total Acres: 588.51

Total Acres Within City: 347.99
Total Acres Outside City Limits Within UGA: 240.52

Total of acres that are Developed: 237.10
Total of acres that are Vacant: 264.71
Total of acres that are Partially Vacant: 86.69
Vacant Acres: 61.69
Developed Acres: 25.00

Acreage by Zone Groupings

RESIDENTIAL
Total Residential: 214.99
Total Residential Within the City: 96.64
Total Residential Outside City Limits: 118.35

Total Vacant: 127.66
Total Vacant Within City Limits: 37.38
Total Vacant Outside City Limits: 90.28

Total Developed: 87.33
Total Developed Within the City Limits: 59.25
Total Developed Outside City Limits: 28.07

Commercial
Total Commercial: 127.15
Total Commercial Within the City: 97.36
Total Commercial Outside City Limits: 29.79

Total Vacant: 79.11
Total Vacant Within City Limits: 56.36
Total Vacant Outside City Limits: 22.75

Total Developed: 48.04
Total Developed Within the City Limits: 41.00
Total Developed Outside City Limits: 7.04

Industrial
Total Industrial: 56.88
Total Industrial Within the City: 2.30
Total Industrial Outside City Limits: 54.58

Total Vacant: 29.60
Total Vacant Within City Limits: 1.29
Total Vacant Outside City Limits: 28.30

Total Developed: 27.28
Total Developed Within the City Limits: 1.01
Total Developed Outside City Limits: 26.28

Community Facilities
Total Community Facilities: 129.01
Total Community Facilities Within the City: 119.23
Total Community Facilities Outside City Limits: 9.79

Total Vacant: 40.08
Total Vacant Within City Limits: 35.42
Total Vacant Outside City Limits: 4.66

Total Developed: 88.94
Total Developed Within the City Limits: 83.81
Total Developed Outside City Limits: 5.13

Environmentally Constrained
Total Environmentally Constrained: 60.48
Total Environmentally Constrained Within the City: 32.47
Total Environmentally Constrained Outside City Limits: 28.01

Total Vacant: 49.97
Total Vacant Within City Limits: 28.22
Total Vacant Outside City Limits: 21.74

Total Developed: 10.51
Total Developed Within the City Limits: 4.24
Total Developed Outside City Limits: 6.27

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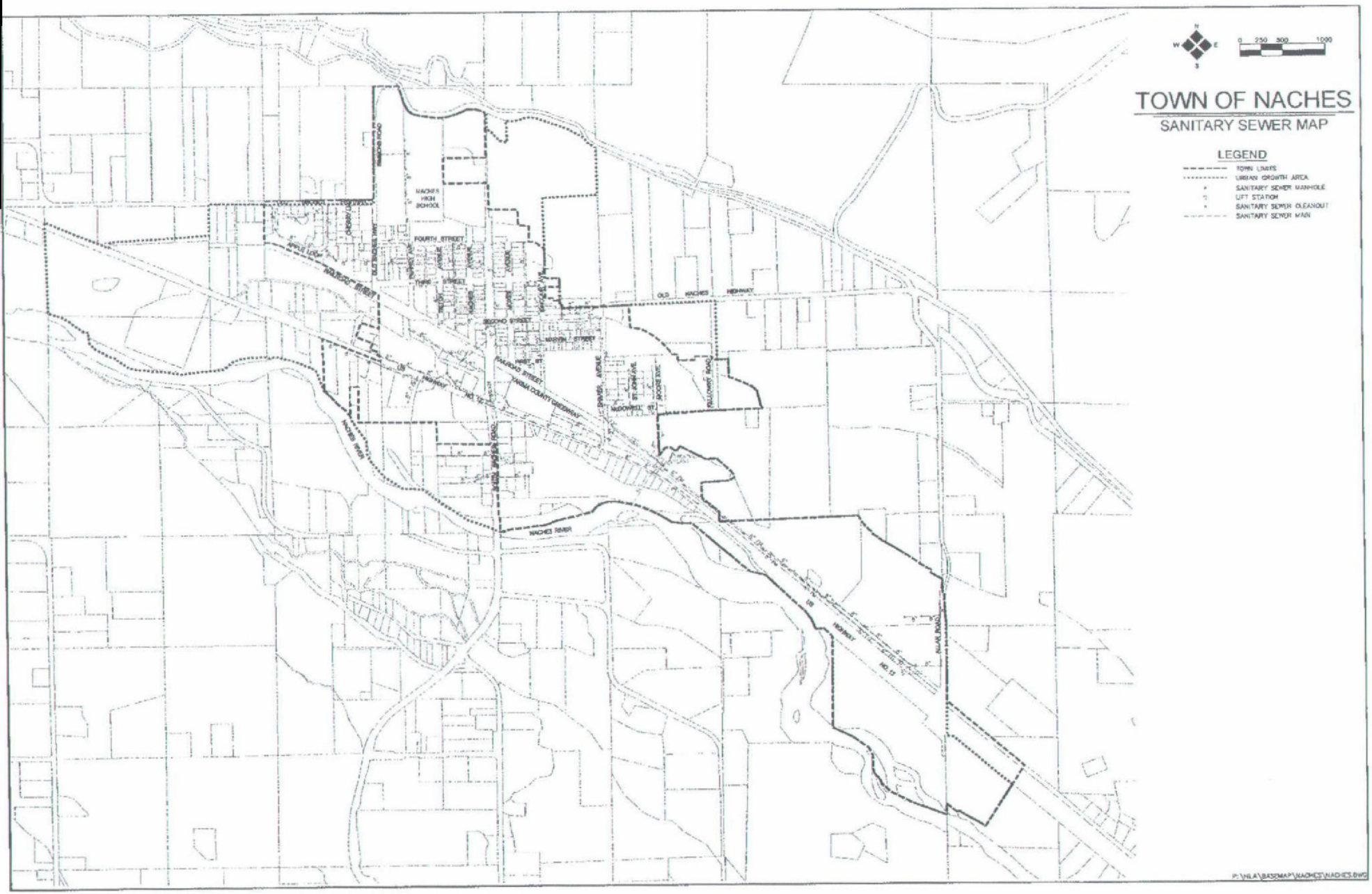
Yakima County Staff Supplement

Town of Naches Capital Facilities - 2015 UGA Amendments

	Water		Sewer		Roads		Funding
Area	Estimated Feet	Estimated Cost	Estimated Feet	Estimated Cost	Estimated Feet	Estimated Cost	
Area 1 15.86 Acres M-1	Existing	No additional cost	Existing	No additional cost	Existing (Old Naches Hwy.)	No additional costs	Developer funded
Area 2 *21.5 Acres GC* ***Area 4*** *0.78 Acres R-1*	Determined by development applications	Determined by development applications	Existing 8" Sewer line	Determined by development applications	Determined by development applications	Determined by development applications	Developer funded
Note – Area 4 is one parcel, and is only being proposed in association with Area 2							
Area 3 4.66 Acres GC	Existing	No additional cost	Existing	No additional cost	Existing	No additional cost	Reso 2007-5 $1 million SEID funding
Note: This addition is being proposed only as a boundary "cleanup" to encompass improvements related to the new School							
Area 5 13 Acres R-1	• Parcel 171404-12404 (9.98 acres): Currently served by city water, and has access to city sewer. Any future developer would need to determine location of sewer and water connections and placement of associated infrastructure. Cost not known at this time.				1,350	$769,265	Developer funded
	• Parcel 171404-12006 (0.76 acres): served by well and septic, but has access to sewer and water - no additional cost to town • Parcel 171404-12401 (0.98 acres): served by public water and sewer – no additional cost to town • Parcel 171404-12402 (0.5 acres): served by public water and septic, but has access to sewer – no additional cost to town				Existing (Old Naches Highway is already developed to urban standards)	No additional cost	No additional cost


TOWN OF NACHES
SANITARY SEWER MAP
LEGEND
TOWN LIMITS
URBAN GROWTH AREA
SANITARY SEWER MANHOLE
LIFT STATION
SANITARY SEWER CLEANOUT
SANITARY SEWER MAIN
0 250 500 1000
NACHES HIGH SCHOOL
FOURTH STREET
THIRD STREET
SECOND STREET
MARVIN STREET
OLD NACHES HIGHWAY
NACHES RIVER
US HIGHWAY NO. 12
YAKIMA COUNTY GREENWAY
NACHES RIVER
US HIGHWAY NO. 12
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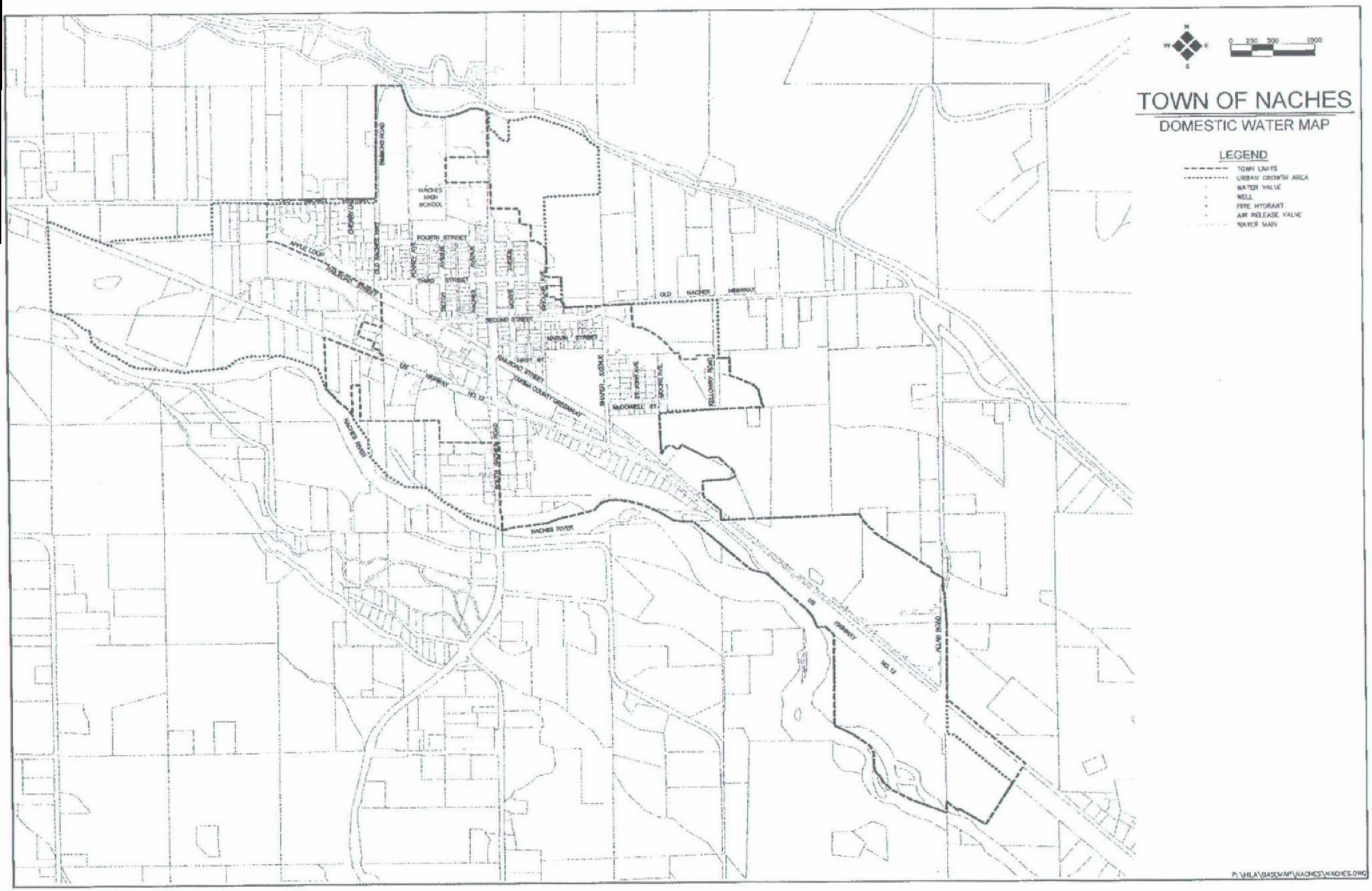
TOWN OF NACHES
DOMESTIC WATER MAP
LEGEND
TOWN LIMITS
URBAN GROWTH AREA
WATER VALVE
WELL
FIRE HYDRANT
AIR RELEASE VALVE
WATER MAIN
0 250 500 1000
NACHES HIGH SCHOOL
FOURTH STREET
THIRD STREET
SECOND STREET
MARVIN STREET
OLD NACHES HIGHWAY
APPLE LOOP
US HIGHWAY NO. 12
NACHES RIVER
KELLOWRY ROAD
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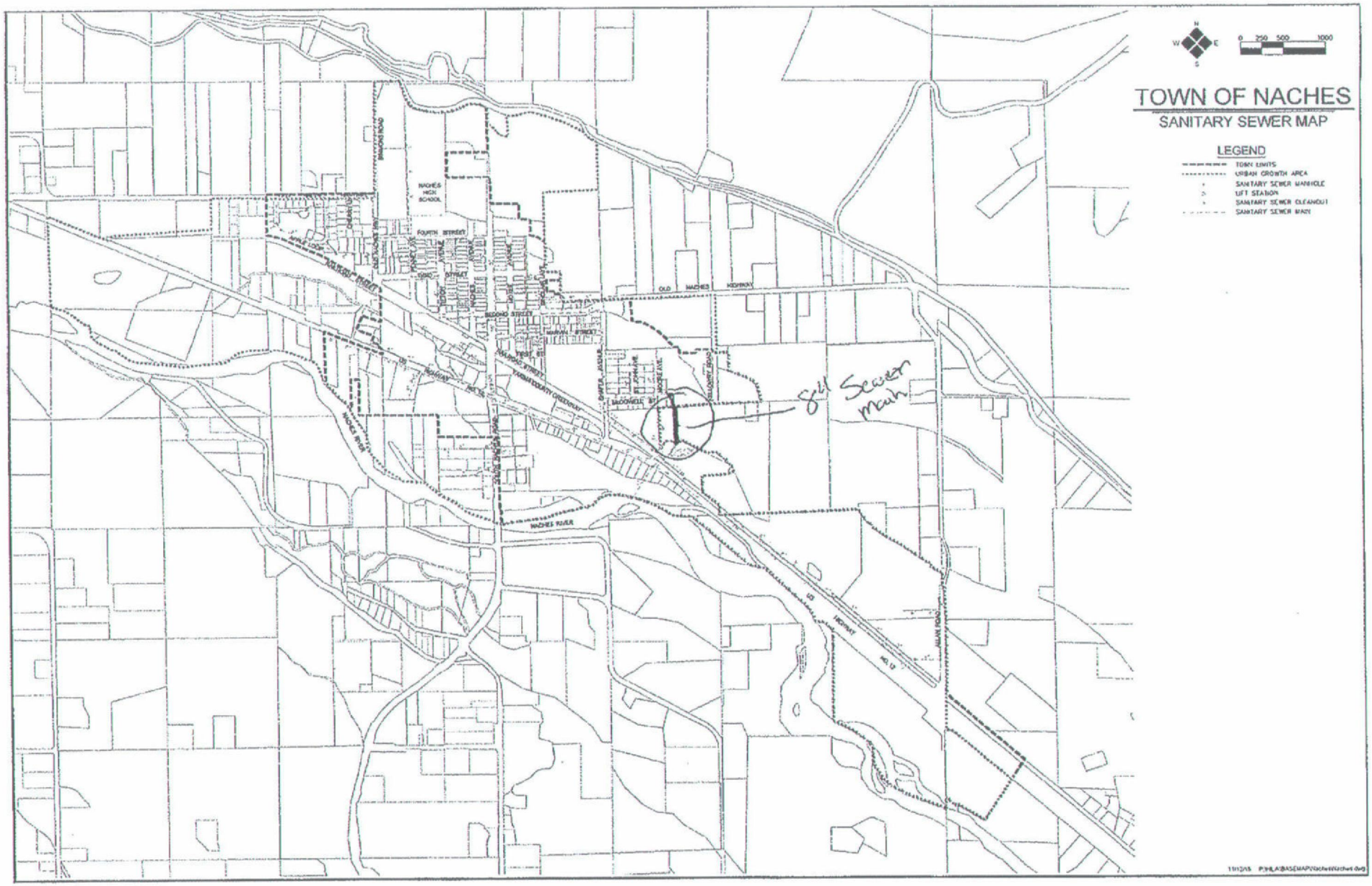
TOWN OF NACHES
SANITARY SEWER MAP
LEGEND
TOWN LIMITS
URBAN GROWTH AREA
SANITARY SEWER MANHOLE
LIFT STATION
SANITARY SEWER CLEANOUT
SANITARY SEWER MAIN
0 250 500 1000
NACHES HIGH SCHOOL
FOURTH STREET
OLD NACHES HIGHWAY
NACHES RIVER
8" Sewer main

TOWN OF NACHES

Simmons Road Roadway Improvements
Old Naches Highway to North City Limits (Bridge near Clemans Drive)
Engineer's Opinion of Construction Cost

10/7/2015
Preliminary

HLA Project No. 15001G

Item No.	Description	Unit	Unit Cost	Overall Quantity	Overall Cost
1	Mobilization	LS	$40,000.00	1	$40,000.00
2	Project Temporary Traffic Control	LS	$10,000.00	1	$10,000.00
3	Clearing and Grubbing	LS	$10,000.00	1	$10,000.00
4	Unclassified Excavation Incl. Haul	CY	$14.00	2,100	$29,400.00
5	Construction Geotextile for Separation	SY	$1.50	5,670	$8,505.00
6	Crushed Surfacing Base Course	TON	$22.00	1,990	$43,780.00
7	Crushed Surfacing Top Course	TON	$25.00	820	$20,500.00
8	HMA Cl. 1/2-Inch PG 64-28	TON	$90.00	890	$80,100.00
9	Cement Conc. Traffic Curb and Gutter	LF	$13.00	3,400	$44,200.00
10	Cement Conc. Sidewalk 6-Inch Thick	SY	$60.00	50	$3,000.00
11	Cement Conc. Sidewalk 4-Inch Thick	SY	$50.00	1,100	$55,000.00
12	Cement Conc. Curb Ramp	EA	$1,500.00	1	$1,500.00
13	Shoring or Extra Excavation	LF	$1.00	360	$360.00
14	Storm Sewer Pipe 12 In. Diam.	LF	$40.00	180	$7,200.00
15	Select Backfill, as Directed	CY	$30.00	80	$2,400.00
16	Underdrain Pipe Infiltration Trench System 12 In. Diam.	LF	$70.00	360	$25,200.00
17	Catch Basin Type 1	EA	$1,200.00	12	$14,400.00
18	Pretreatment Manhole 48 In. Diam.	EA	$8,000.00	6	$48,000.00
19	Monument Case and Cover	EA	$600.00	3	$1,800.00
20	Adjust Valve Box	EA	$600.00	3	$1,800.00
21	Illumination System, Complete	LS	$70,000.00	1	$70,000.00
22	Permanent Signing	LS	$2,000.00	1	$2,000.00
23	Pavement Markings	LS	$3,000.00	1	$3,000.00
24	Mailbox Support, Type 1	EA	$400.00	2	$800.00
25	Minor Change	FA	$15,000.00	1	$15,000.00
				Subtotal	$537,945.00
				Contingency 10%	$53,800.00
				Estimated Construction Cost	**$591,745.00**
				Design Engineering 15%	$88,760.00
				Construction Engineering 15%	$88,760.00
				Total Estimated Project Cost	**$769,265.00**

Assumptions:

1. Tie into curb, gutter, and sidewalk at Old Naches Highway.
2. 29' wide TBC to TBC roadway section (0.25' HMA, 0.25' CSTC, 0.5' CSBC)
3. 6' wide sidewalk east side
4. Existing roadway and subgrade has 12-Inch depth
5. 60 LF of infiltration trench per catch basin pairing
6. Catch basin pairings every 300' ±
7. Street light spacing every 200' ± north side
8. Does not include replacement or upgrade of utilities
9. Right of way acquisition and services not included.

G:\PROJECTS\2015\15001\Simmons Road Cost Estimate

Exhibit B

HLA
Huibregtse, Louman Associates, Inc.

Jeffrey T. Louman, PE
Theodore W. Pooler, PE
Michael T. Battle, PE
Eric T. Herzog, PLS
Terry D. Alapeteri, PE
Gene W. Soules, PE
Timothy D. Fries, PLS
Justin L. Bellamy, PE
Stephanie J. Ray, PE
Dustin L. Posten, PE
Stephen S. Hazzard, PE
Michael R. Heit, PE

Civil Engineering ◆ Land Surveying ◆ Planning

November 3, 2015

Town of Naches
P.O. Box 95
Naches, WA 98937

Attn: Jeff Ranger, Town Administrator

Re: Town of Naches – General Services
Urban Growth Area (UGA) Utility Considerations
HLA Project No. 15001G

Dear Jeff:

We reviewed the requirements for providing water and sewer service to the proposed expanded Urban Growth Area (UGA). From the information provided to us, the UGA will be expanded by approximately 55.6 acres, which represents about a 10% increase in the size of the Naches UGA. The new area consists of 14 acres of residential, 21 acres of commercial, 16 acres of industrial, and 4.7 acres of community facilities. Following are considerations related to providing water and sewer service to the expansion areas of the UGA, as well as areas within the current UGA.

No water or sewer system is designed from the onset to serve the entire UGA. All systems are designed to grow into the size and capacity needed to serve the UGA through proper planning and financial management. Typically, these systems are designed based on population, rather than land area, and an allowance is made for projected population growth over a reasonable time period, usually 20 years. The system planning documents are updated periodically, population projections are revised, capital improvements are identified to serve the growing population, and a financial plan for meeting those needs is developed. As a result, water and sewer systems are expanded and updated as needed to meet demands. Building a system to serve the UGA without the customer base to support it would not be cost effective.

Water System

The Town updated its Water System Plan in 2014. That plan found the water distribution system is generally sufficient to meet system demands. Needed improvements recommended in the Water System Plan can be adequately funded, and payment for extension of service is the responsibility of the developer. The limiting factor in meeting future demands is the Certificated Annual Water Rights. This water right limits the system capacity to 622 ERUs. The Town currently serves 420 ERUs, so 202 ERUs are available for growth. Using the numbers provided in the "UGA Land Capacity Analysis" of 5.1 dwelling units per acre (which we believe to be high), the 14 acres of residential area in the new UGA would equal about 72 ERUs. The ERU demand of the other uses within the expanded UGA will depend on the type of development.

Sewer System

A General Sewer Plan was prepared for the Town in 1997. The Town limits and UGA at that time encompassed 394 acres. The capacity of the sewer collection system was adequate to handle full buildout of the UGA. Although the UGA has expanded, collection system capacity should be sufficient to carry flow from the new UGA. Like the water system, payment for extension of service

Exhibit C

is the responsibility of the developer. Naches completed upgrades to the wastewater treatment plant in 2003, which set the current capacity of the treatment plant at 180,000 gallons per day and 300 pounds per day biochemical oxygen demand (BOD). Based on the last three years of treatment plant influent data, maximum month BOD loadings are the limiting factor in available treatment plant capacity. Capacity is available to serve about 390 more people. Again, using the numbers provided in the "UGA Land Capacity Analysis" of 5.1 dwelling units per acre and 2.51 people per household, the 14 acres of new residential area in the UGA would house about 180 people. The BOD demand of the other uses within the expanded UGA would depend on the type of development.

The above calculations show the water and sewer systems have adequate capacity to serve at a minimum the residential area within the new UGA. Obviously, growth could occur within the Town limits, within the existing UGA, or within the new UGA, so growth in other areas could offset the ability to serve the expanded UGA. However, what is important to note is both water and sewer systems have capacity available for growth in the foreseeable future. With proper planning, Naches can provide service to the Town and UGA as population grows.

Should you have any questions or need more information regarding our review, please contact our office.

Very truly yours,

Theodore W. Pooler

Theodore W. Pooler, PE

TWP/ss

RESOLUTION NO. 2015-14

A RESOLUTION OF THE TOWN OF NACHES APPROVING THE 2015 CAPITAL FACILITIES PLAN FOR THE TOWN OF NACHES, WASHINGTON.

WHEREAS, a Capital Facilities Plan has been developed for the Town of Naches, Washington, by the Town Administrator and the Town Engineer, initially adopted on September 25, 1997, and subsequently updated on June 11, 2007; and,

WHEREAS, the Town of Naches has started the process to do additional updates pursuant to the Growth Management act, including the Capital Facilities Element; and,

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

WHEREAS, the Town of Naches has determined that 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 Town of Naches further into compliance with the Growth Management Act; and,

WHEREAS, the Town Council for the Town of Naches, Washington, has reviewed and considered the Capital Facilities Plan and the addendum to the Capital Facilities Plan and finds that it is in the best interests of the residents of the Town to adopt the addendum to the Capital Facilities Plan,

NOW, THEREFORE, BE IT RESOLVED by the Town Council for the Town of Naches, Washington, as follows:

1. **Approval of the addendum to the 2015 Capital Facilities Plan:**
   The addendum to the Capital Facilities Plan, developed for the Town of Naches, Washington, by the Town Administrator and Town Engineer, 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 Town of Naches 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.

Exhibit D

PASSED AND APPROVED by action of the Town Council on the 12th day of October 2015.

Mayor Paul Williams

ATTEST:

Elivira Biurreta, Town Clerk/Treasurer

APPROVED:

Sara Watkins, Town Attorney