

YAKIMA SHORELINE MASTER PROGRAM

Preliminary Shoreline Environment Designations & Use and Modification Matrix Framework

SHORELINE ENVIRONMENTS

The Washington State Department of Ecology (Ecology) Shoreline Master Program (SMP) Guidelines (WAC 173-26) includes six recommendations for shoreline environment designations: Natural, Urban Conservancy, Rural Conservancy, High Intensity, Shoreline Residential, and Aquatic. While each jurisdiction may use alternate or parallel environment designations, these alternate designations should provide equal or better implementation of the Shoreline Management Act.

The Yakima County Regional SMP includes the following range of designations: Urban, Rural, Conservancy, Natural, Floodway/Channel Migration Zone (CMZ), and Urban Conservancy. The categories preliminarily applied in the City and actually applied in the Urban Growth Area (UGA) are Urban, Rural, Conservancy, Floodway/CMZ, and Urban Conservancy. The City of Yakima adopted only the technical analysis associated with the Yakima County Regional SMP, but is currently preparing an SMP more applicable to the City's planning needs.

Compared to the Regional SMP, we suggest a couple of category changes or additions for ease of administration of use matrix and match to uses on the ground. We suggest that Urban be split into High Intensity (more for commercial/industrial areas) and into Shoreline Residential (apply to areas where that is the predominant use). We also propose to add an Aquatic environment for areas waterward of the ordinary high water mark (OHWM) on lakes; this use environment is important to define to address in-water uses and modifications such as piers/docks. Riverine aquatic environment would be addressed by Floodway/CMZ designation. The City is allowed to pre-designate shoreline environments in the Yakima UGA; upon annexation, the City's SMP would apply to those areas and would not require further amendment.

We recommend pre-designation of the UGA to provide a holistic plan for the shoreline and make efficient use of the public's time and available funding. It appears that areas of Rural and Conservancy have been assigned in the UGA, and we will explore the most appropriate environment designations for these areas, which could be Urban Conservancy or Natural, or another category developed specifically for the City of Yakima SMP.

Following the Planning Commission discussions on February 13 and February 27, 2013, our recent activities have included:

- Shoreline Jurisdiction investigations:
 1. Receiving information from Central Pre-Mix and Buchanan Lake Trust regarding permitted use of the lake for authorized mining-related activities resulted in removal of Buchanan Lake and associated shorelines from current shoreline jurisdiction. However, the map shows pre-designations which will apply when the site is no longer an active, legal mining use and the lake and its associated uplands become part of shoreline jurisdiction.
 2. Myron Lake, Berglund Lake, and other small lakes that were mapped per Ecology direction as "shoreline associated waterbodies" have been removed from shoreline jurisdiction based on corrected guidance provided by another Ecology staff. Only portions of lakes smaller than 20 acres that are within 200 feet of a shoreline waterbody or within designated parts of the floodway/floodplain are also part of shoreline jurisdiction.

3. Cowiche Creek: No new information – map continues to provisionally show Cowiche Creek as a shoreline stream.
4. Blue Slough: No new information – map will continue to show Blue Slough as a shoreline stream.
- Environment Designation Map revisions (see attached map):
 1. Based on discussions with City staff and the Planning Commission review on February 27, 2013, we have added an Essential Public Facilities designation that encompasses state and federal highways and the wastewater treatment plant.
 2. Non-state and federal roadways which were shown as High Intensity in the last map version have been altered to reflect the designation of the area through which the roadway passes. Repair, maintenance, and expansions of existing roadways will be allowed in all environment designations.
 3. We have continued to refine the boundaries of the Floodway/CMZ designation and other designations based on maps of recognized levees. Of particular note are additional modifications on the west side of the Yakima River between the river and I-82, such as conversion of Rotary Lake from Floodway/CMZ to Aquatic.
 4. The portion of the wrecking yard property in shoreline jurisdiction was updated to High Intensity.
 5. Pre-designations of the Buchanan Lake Trust properties are Aquatic for the lake itself and High Intensity for the shoreline portions of the parcels to the north and south.
 6. A “hatch” has been added to the pre-designated shoreline areas for clarity.

PRELIMINARY USE AND MODIFICATION MATRIX

The SMP Guidelines suggest the use of a matrix, similar to that found in a zoning code, when identifying in which shoreline environments various uses and modifications are allowed. The shoreline environment designations will function as an overlay on zoning; the more restrictive use allowances will prevail. Our recommendation is to make the use allowances similar between the Zoning Code and SMP where feasible. However, it should be noted that Shoreline Substantial Development Permits are locally approved, whereas a Shoreline Conditional Use Permit requires Ecology approval following local review. Thus, a straight translation of Zoning Code conditional use to a SMP conditional use would add a layer of State review.

We have developed a framework use and modification matrix below. The categories of uses and modifications follow from the SMP Guidelines, but the detailed sub-categories are based on a variety of sources – Zoning Code, the Regional SMP, or SMP Guidelines. Using SMP Guidelines and City zoning concepts, we have preliminarily filled in the “cells” for discussion. We will review this chart along with a revised Preliminary Shoreline Environment Designation Map at the Planning Commission meeting in late-February.

For reference, the permit types in the table are defined as follows:

- “Shoreline Substantial Development Permit or Exemption” requires a Shoreline Substantial Development Permit or a Shoreline Exemption, and are shown as a “S” on the use and modification matrix. These are approved at the City level. Ecology may appeal the local decision, but generally these are uses or modifications that are more routine or that have less potential for impact, or that have detailed performance standards that are prescribed in the SMP. An example of a typical use requiring a Substantial Development Permit could be a trail outside the floodway.

- “Conditional Uses” require a Shoreline Conditional Use Permit and are shown as a “C” on the use and modification matrix. These would be evaluated by the City and a local decision made, but Ecology would have the final approval authority. (Also, it should be noted that unlisted uses that are not clearly prohibited would be reviewed as conditional uses by default.) Conditional uses tend to be activities that may have a potential for incompatibility or environmental impacts that require more scrutiny and preparation of project-specific performance standards or mitigation. Possible conditional uses may include mining activities or a boat launch if it required fill waterward of the ordinary high water mark.
- “Prohibited” activities, uses, developments, and modifications are not allowed and are shown as an “X” on the use and modification matrix.
- “Not Applicable” uses or activities are shown as “N/A” on the use and modification matrix.

QUESTIONS

As we review the Preliminary Shoreline Environment Designation map and Preliminary Use and Modification Matrix, we would like to discuss the following with the Planning Commission:

- Do the preliminary locations of shoreline environment designations match your expectations of current and planned land uses?
- Are there particular uses or modifications you feel require more review/less review? Does it depend on location (e.g., river vs. lake)? Where?
- In terms of shoreline uses, what would you like to see more of? What shoreline uses do you like? What’s missing?
- Are there uses or activities you believe should be prohibited in shoreline jurisdiction uplands? Are there uses or activities that should be prohibited in just the river or lakes?
- There is a balance between flexibility and certainty. For example, a community could propose fewer use/modification categories and sub-categories and more detailed definitions, which may allow more flexibility as activities change in nature over time (but still fit into a category). On the other hand, a community could propose more detailed categories and subcategories of uses/modifications that synchronize more with the Zoning Code and that provide more certainty and direction about what is allowed. What are your viewpoints between flexibility and certainty and broad versus detailed uses and modifications?

Preliminary Use and Modification Matrix – City of Yakima SMP^a

Shoreline Use or Modification	High Intensity	Essential Public Facilities	Shoreline Residential	Urban Conservancy	Floodway / Channel Migration Zone (CMZ)	Aquatic - Lakes
Key: S = Shoreline Substantial Development Permit or Exemption C = Shoreline Conditional Use Permit X = Prohibited N/A = Not Applicable Specific SMA/SMP Rules Shall Limit Should Limit						
Agriculture						
Agricultural Activities (RCW 90.58.065)	S	X	S	S	S	N/A
Agricultural Market, Agricultural Stand (Zoning)	S	X	X	S	X	N/A
Winery and Brewery (Zoning)	S	X	X	S	X	N/A
Agriculture-Industrial						
Agricultural Chemical Sales/Storage (Zoning) ^{ba}	S	X	X	X	X	N/A
Agricultural Related Industries & Storage (Zoning) ^b	S	X	X	C	X	N/A
Concentrated Feeding Operation (Zoning, Regional SMP)	X	X	X	X	X	N/A
^c						
Aquaculture^d						
Rearing (Regional SMP)						
Commercial	X	X	X	X	X	X
Non-commercial	S	S	X	C	C	S

^a Generally, we could have shaded nearly every cell as “caution” where the SMP Guidelines provide for some performance standards, but in the interest of identifying where State rules provide specific direction limiting a use/modification, we were sparing in the “caution” shading. Please note there are some principles that were followed in crafting the proposed use matrix assignments: i) SMA/SMP Guidelines direction on preferred uses in shoreline jurisdiction; ii) ability to craft conditions that would demonstrate no-net-loss of ecological functions; iii) compatibility with zoning code; iv) consideration of allowing by conditional use “the opportunity to require specially tailored environmental analysis or design criteria for types of use or development that may otherwise be inconsistent with a specific environment designation within a master program or with the Shoreline Management Act policies”; and v) recognition of other applicable environmental regulations (e.g. limits on structures in floodway according to flood hazard regulations), as well as compatibility with Yakima County’s Regional SMP in terms of the Floodway/CMZ designation, which Ecology has indicated an interest in maintaining.

^b We suggest a conversation about similarities or differences in agricultural related storage and chemicals versus commercial or industrial uses with such activities.

^c SMP Guidelines require general standards for archaeological resources that apply to all designations. In the consultants’ experience it is unusual to address archaeological resources as a “use” as has been accomplished in the Regional SMP. Rather it is more common to have institutional uses treated similar to commercial uses, and to provide standards for archaeological/historic activities to be addressed with the primary use/activity (e.g. to require consultation with the Yakama Nation and State and to conduct archaeological studies in areas of sensitivity when land disturbance is proposed). After reflecting on Planning Commission input and City staff discussion, we propose to address institutional uses similar to commercial uses and to address archaeological resources in the general standards/regulations that have yet to be prepared.

^d Stakeholder input has shown little likelihood for aquaculture (e.g. Yakama Nation). However, should the opportunity arise, we suggest breaking out commercial and non-commercial aquaculture and allowing for non-commercial aquaculture (intended as part of habitat restoration or something similar).

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Key: S = Shoreline Substantial Development Permit or Exemption C = Shoreline Conditional Use Permit X = Prohibited N/A = Not Applicable Specific SMA/SMP Rules Shall Limit Should Limit						
Processing (Regional SMP)	X	X	X	X	X	X
Packing & Storage (Regional SMP)	See Industry/Manufacturing/Storage					
Boating and Private Moorage Facilities						
Boat Launches (Regional SMP) ^e						
Private	S	X	C	X	X	See upland designation
Public/Community/Commercial	S	S	S	S	S	S
Pier/Dock						
Pier/Dock, Single-Family Residence Facility to Access Watercraft (Regional SMP)	N/A	X	S	X	X	S
Pier/Dock for Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use; or Public Access (Regional SMP)	S	X	S	X	X	S
Commercial and Service Uses						
Retail, Trade, and Service						
Water-Oriented (SMP Guidelines)	S	X	X	S	X	C
Non-Water-Oriented						
Non-Water-Oriented, General (Regional SMP)	S/C ¹	X	X	C	X	X
Non-Water-Oriented Uses, Separated from Shoreline (Regional SMP)	S	X	X	S	X	X
Mixed-use ⁶ project that includes a Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use (Regional SMP)	S	X	X	S	X	C
Outdoor manufacturing, processing and storage ^f	S	X	X	X	X	X
Community Services and Institutional Uses (Zoning Code)						
Water-Oriented (SMP Guidelines)	S	S	X	S	X	C
Non-Water-Oriented						
Non-Water-Oriented, General (Regional SMP)	C	C	X	C	X	X
Non-Water-Oriented Uses, Separated from Shoreline (Regional SMP)	S	S	X	S	X	N/A
Mixed-use project that includes a Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use (Regional SMP) ⁶	S	S	X	S	X	C

^e Based on input from stakeholders and the Planning Commission, we propose to make allowances for boat launches, especially public/community/commercial launches that could aid in emergency access.

^f We would like to have a discussion with the Planning Commission about these types of uses (e.g. wrecking/dismantling yards), as part of the discussion about what uses the Commission would like to see more of/less of in the future within shoreline jurisdiction (which could be a fraction of a parcel).

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Health and Social Service Facility (Zoning Code)	S	S	X	X	X	X
Mixed-Use Building (Zoning) ^h	S	X	X	X	X	X
Dredging and Dredge Material Disposal						
Dredging for Water-Dependent Use and Public Access (Regional SMP)	N/A	C	N/A	N/A	C	C
Dredging for existing Navigation Uses (Regional SMP)	N/A	X	N/A	N/A	X	C
Dredging for Habitat Restoration (Regional SMP)	N/A	S	N/A	N/A	S	S
Dredging, Other (Regional SMP)	N/A	X	N/A	N/A	X	X
Disposal of Dredged Material	S	S	X	X/C ⁴	X/C ⁴	X
Dredging Maintenance Plan	N/A	S	N/A	N/A	S	S
Fill						
Waterward of the OHWM	N/A	C	N/A	N/A	S/C ²	S/C ²
Upland of the OHWM (Regional SMP)	S	S	S	S	S/C ²	N/A
Flood Hazard Reduction Measures						
Modification of Existing Flood Hazard Facilities (including relocation farther landward)	S	S	S	S	S	N/A
New Facilities	C	C	C	C	C	N/A
Forest Practices						
Forest Practices	N/A	N/A	N/A	N/A	N/A	N/A
Industry / Manufacturing / Storage						
Water-Oriented (SMP Guidelines)	S	X	X	C	X	C
Non-Water-Oriented						
General (Regional SMP)	S/C ^{1, 2}	X	X	X	X	X
Outdoor manufacturing, processing and storage ^{fd}						
Separated from Shoreline (Regional SMP)	S	X	X	C	X	N/A
Mixed-use ⁶ project that includes a Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use (Regional SMP)	S	X	X	C	X	C

^e In this context, "mixed-use" under SMP Guidelines requires that such a development include and support a water-dependent use. We will note this in the definitions (pending). We are considering establishing a guideline for ensuring that the water dependent use is a substantial part of the development.

^h In the City's zoning code, this use is the more traditional view of mixed use: "Mixed-use building" means a building in a commercial district or planned development used partly for residential use and partly for a community facility or commercial use.

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In-Water Structures^l						
To protect public facilities	C	C	C	C	C	C
To protect or restore ecological functions	S	S	S	S	S	S
To monitor flows, water quality, or other habitat characteristics	S	S	S	S	S	S
Other	C	C	C	X	X	C
Mining^l						
Surface Mining (Regional SMP)	C	X	X	X	X	X
Underground Mining (Regional SMP)	X	X	X	X	X	X
Mining for Habitat Restoration (Regional SMP)	S	S	S	S	S	S
Recreational Development						
Water-Oriented (SMP Guidelines)						
High-Intensity (Regional SMP)	S	S	S	S/C ²	S/C ²	S/C ²
Moderate-Intensity (Regional SMP)	S	S	S	S	S/C ²	S/C ²
Low-Intensity (Regional SMP)	S	S	S	S	S	S
Recreation Maintenance Plan	S	S	S	S	S	S
Non-Water-Oriented (SMP Guidelines)						
General	C	X	X	C	X	X
Sites separated from shoreline	S	X	S	S	C	N/A
Indoor (Regional SMP)	See Commercial and Service Uses					
Residential Development						
Single-Family Dwelling (Zoning Code)	S	X	S	S	X ^k	N/A
Accessory Dwelling Unit (Zoning Code)	S	X	S	S	X	N/A
Duplex (Zoning Code)	S	X	X ^l	C	X	N/A
Multifamily Dwelling (Zoning Code)	S	X	X	X	X	N/A
Manufactured Home Park or Subdivision ⁵ (Regional SMP) ^m	X ^l	X	X	X	X	N/A

^l Broadened category from "in-stream" to "in-water" and now addressing Aquatic – Lake designation.

^j Note: When definitions are prepared, we will distinguish the processing of mineral materials for construction purposes as industrial from mineral extraction, which is what is considered under the mining category.

^k SMP Guidelines indicate that in the similar "Natural" environment designation, single-family residential may only be allowed by conditional use permit. The use could also be made more restrictive (prohibited). Since flood hazard regulations restrict the ability to have permanent structures in the floodway, it seemed appropriate to outright prohibit single family uses.

^l In the zoning code, a duplex requires a Hearing Examiner Conditional Use Permit in the SR and R1 zones. Since the Shoreline Residential environment designation applies largely to already platted areas (e.g. Lake Aspen) and the use pattern for traditional detached single family is established or restricted by CC&Rs, we propose to make it prohibited in shoreline jurisdiction.

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mi						
Houseboats and Over-Water Residential Uses (Regional SMP)	N/A	X	N/A	N/A	X	X
Residential Maintenance Plan	S	N/A	S	N/A	N/A	S
Shoreline Habitat and Natural Systems Enhancement Projects						
Shoreline Habitat and Natural Systems Enhancement Projects	S	S	S	S	S	S
Shoreline Stabilization						
Hard Stabilization	C	C	C	C	C	C
Soft Stabilization	S	S	S	C	C	S
Repair and Replacement	S	S	S	S	S	S
Signs						
On-premise for Authorized Use (Regional SMP)	S	S	S	S	S	S
Off-premise (Regional SMP)	S	S	X	X	X	X
Informational (directional, landmark, trail marker, etc.) (Regional SMP)	S	S	S	S	S	S
Transportation and Parking						
Access Roads Serving Permitted Uses (Regional SMP)	S	S	S	S	S/C ³	N/A
Highways, Freeways, Arterials & Collectors (Regional SMP)	S	S	S/C ³	S/C ³	S/C ³	S/C ³
Bridges	S	S	S/C ³	S/C ³	S/C ³	S/C ³
Transportation Maintenance Plan	S	S	S	S	S	N/A
Transportation Maintenance Facilities (Regional SMP)	C	S	X	C	X	X
Railways (Regional SMP)	S	S	S/C ²	S/C ³	S/C ³	S/C ³
Parking for Authorized Use (Regional SMP) ⁿ	Reviewed as part of authorized use.					
Park and Ride lots and Similar Stand Alone Parking (Regional SMP)	C	S	X	X	X	X
	1. Bring back the Park and Ride lots for later discussion. 2. Change Table to have separate lines for the S/C. 3. Add footnote six back into table.					
Utilities						

^m Per SMA, the establishment of any kind of residential development/subdivision that would need flood hazard protection would need to be restricted. Generally, after review of lots in the City it appears that there are no lots that would allow for a park/subdivision, and very limited options in UGA, to establish a park/subdivision in shoreline jurisdiction outside the floodplain. It should be noted that an existing owner of a platted lot could establish a stick built or manufactured home on a single family lot.

ⁿ SMP Guidelines note, "parking facilities in shorelines are not a preferred use and shall be allowed only as necessary to support an authorized use. Shoreline master programs shall include policies and regulations to minimize the environmental and visual impacts of parking facilities."

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Utility Services Accessory to Individual Shoreline Projects (Regional SMP)	Reviewed as part of authorized use.					
Utility Services to Projects outside Shoreline Jurisdiction (Regional SMP)	S	S	S	S	C	C
Power Generating Facilities (Zoning Code) ^o	S/C ³	S/C ³	X	C	X	C
Utility Transmission Lines (Regional SMP)	S	S	C	C	C	C
Utility Services, General (Zoning Code) ^p	S/C ³	S/C ³	S/C ³	S/C ³	C	C
Utility Maintenance Plan	S	S	S	S	S	S
Wastewater Treatment Facility ^o	C	S	X	S	S/C ²	X

¹ A Shoreline Substantial Development Permit is allowable when a non-water-oriented use provides a public benefit, such as public access for substantial numbers of persons or shoreline ecological restoration. Otherwise, a Shoreline Conditional Use Permit is required.

² A Shoreline Substantial Development Permit is allowable if it's a shoreline restoration plan or if it occurs on improved rights of way, levees, previously legally degraded land, or existing impervious area. Activities not within these exceptions would require a Shoreline Conditional Use Permit.

³ A Shoreline Substantial Development Permit is allowable for activities that expand existing facilities. New facilities require a Shoreline Conditional Use Permit.

⁴ A Shoreline Conditional Use Permit is allowable for activities that are part of a shoreline restoration plan. Otherwise, the use is prohibited.

⁵ Construction of a manufactured home on an existing lot is permitted as a "Single-family Dwelling."

^o According to SMP Guidelines, "utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities, that are nonwater-oriented shall not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available."

^p According to SMP Guidelines, "transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, shall be located outside of the shoreline area where feasible and when necessarily located within the shoreline area shall assure no net loss of shoreline ecological functions."

17.13 ADMINISTRATION AND ENFORCEMENT

Consultant note: This Chapter is all new and is not drawn from the Regional SMP.

17.13.010 Roles and Responsibilities

The City shall administer the Shoreline Master Program (SMP), collectively Title 17 and the associated goals and policies contained in Comprehensive Plan Chapter 10, Section 3, according to the following roles and responsibilities:

- A. Shoreline Administrator. The Shoreline Administrator in the City of Yakima is the Community Development Director. The Shoreline Administrator shall have overall administrative responsibility of the SMP. The Shoreline Administrator or his/her designee is hereby vested with the authority to:
 1. Administrate this SMP.
 2. Make field inspections as needed, and prepare or require reports on shoreline permit applications.
 3. Grant or deny exemptions from Shoreline Substantial Development Permit requirements of this SMP.
 4. Authorize, approve or deny Shoreline Substantial Development Permits.
 5. Authorize, approve or deny Shoreline Conditional Use Permits except for those involving non-conforming uses, which shall be the responsibility of the Hearing Examiner.
 6. Make written recommendations to the Hearing Examiner, Planning Commission, or City Council as appropriate.
 7. Advise interested persons and prospective applicants as to the administrative procedures and related components of this SMP.
 8. Collect fees for all necessary permits as provided in City ordinances or resolutions. The determination of which fees are required shall be made by the City.
 9. Make administrative decisions and interpretations of the policies and regulations of this SMP and the Act in accordance with the Yakima Municipal Code.
- B. SEPA Official. The responsible SEPA official or his/her designee is authorized to conduct environmental review of all use and development activities subject to this SMP, pursuant to WAC 197-11 and RCW 43.21C. The responsible SEPA official is designated in accordance with the City's SEPA implementation ordinance.
- C. Hearing Examiner. The Hearing Examiner shall have the authority to:
 1. Decide on appeals from administrative decisions issued by the Shoreline Administrator of this SMP.
 2. Grant or deny variances from this SMP.
 - ~~2-3.~~ Grant or deny conditional use permits associated with non-conforming uses.
 - ~~3-4.~~ The Hearing Examiner may, at the request of the Shoreline Administrator, receive and examine available information, conduct public hearings and prepare records and reports thereof, and issue recommendations to the council based upon findings and conclusions on applications for shoreline substantial development permits and conditional use permits.

- D. Planning Commission. The Planning Commission is vested with the responsibility to review the SMP as part of regular SMP updates required by RCW 90.58.080 as a major element of the City's planning and regulatory program, and make recommendations for amendments thereof to the City Council.
- E. City Council. The City Council is vested with authority to:
 - 1. Initiate an amendment to this SMP according to the procedures prescribed in WAC 173-26-100.
 - 2. Adopt all amendments to this SMP, after consideration of the recommendation of the planning commission, where established. Amendments shall become effective upon approval by Ecology.

17.13.020 Interpretation

- A. The City shall make administrative decisions and interpretations of the policies and regulations of this SMP and the Act in accordance with the Yakima Municipal Code.
- B. The City shall consult with Ecology to ensure that any formal written interpretations are consistent with the purpose and intent of chapter 90.58 RCW and 173-26 WAC.
- C. The application of this SMP is intended to be consistent with constitutional and other legal limitations on the regulation of private property. The Shoreline Administrator shall give adequate consideration to mitigation measures and other possible methods to prevent undue or unreasonable hardships upon property owners.

17.13.030 Statutory Noticing Requirements

Applicants shall follow the noticing requirements of the City. At a minimum, the City shall provide notice in accordance with WAC 173-27-110, and may provide for additional noticing requirements. Per WAC 173-27-120 the City shall comply with special procedures (public notice timelines, appeal periods, etc.) for limited utility extensions and bulkheads.

The following subsections provide a summary of noticing days. The City shall consult the most current version of WAC 173-27-110 and 120 to confirm the days. In case of conflict state statutes or rules shall control:

- A. Issuance of notice of application. Notice of application shall be provided within fourteen days after the determination of completeness of the application.
- B. Statement of public comment period. The notice of application shall state the public comment period which shall be not less than thirty days following the date of notice of application, unless otherwise specified for limited utility extensions or single family bulkheads below.
- C. Notice of application prior to hearing. If an open record predecision hearing, as defined in RCW 36.70B.020, is required for the requested project permits, the notice of application shall be provided at least fifteen days prior to the open record hearing.
- D. Limited utility extension or single-family bulkhead. An application for a Substantial Development Permit for a limited utility extension or for the construction of a bulkhead or other measures to protect a single-family residence and its appurtenant structures from shoreline erosion shall be subject to all of the requirements of this chapter except that the following time periods and procedures shall be used:

1. The public comment period shall be twenty days. The notice provided shall state the manner in which the public may obtain a copy of the City's decision on the application no later than two days following its issuance;
2. The City shall issue its decision to grant or deny the permit within twenty-one days of the last day of the comment period specified in subsection (2)(a) of this section; and
3. If there is an appeal of the decision to grant or deny the permit to the **Hearing Examiner**, the appeal shall be finally determined by the **Hearing Examiner** within thirty days.

Consultant note: In WAC 173-27-120, reference is made to an appeal going to a "local legislative authority". We are investigating this language as it would typically refer to a city council, but most agencies have their hearing examiners address appeals.

17.13.040 Application Requirements

- A. A complete application for a Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance Permit shall contain, at a minimum, the information listed in WAC 173-27-180. In addition, the applicant, including those applying for exemption status, shall provide the following materials:
 1. An assessment of the existing ecological functions and/or processes provided by topographic, physical and vegetation characteristics of the site and any impacts to those functions and/or processes, to accompany development proposals, provided that proposals for single-family residences, as long as they meet the exemption criteria, shall be exempt from this requirement if proposal is located outside required buffers. When the project results in adverse impacts to ecological function and/or processes, a mitigation plan must be provided that describes how proposed mitigation compensates for the lost function or process.
 2. Site plan or division of land depicting to scale the location of buildable areas, existing and proposed impervious surfaces (building(s), accessory structures, driveways), and allowed landscaping and yards (including proposed water access trails, view corridors, wildfire defensible space, if applicable), general location of utilities, well and septic system, if applicable and location of storage and staging of materials and equipment during construction. Plans shall show area calculations of each feature.
 3. The location of any mapped channel migration zone floodplain, and/or floodway boundary and critical Areas, if known, and respective setback/buffer areas on and within 250 feet of the vicinity of the project site and all applicable buffers.
 4. Where a view analysis is required per WAC 173-27-180 it shall address the following:
 - a. The analysis shall include vacant existing parcels of record as well as existing structures. Vacant parcels of record shall be assumed to be developed with structures complying with the applicable regulations of the City and the maximum height limitation allowed under the SMP.
 - b. The view corridor analysis shall include residential buildings or public properties located outside of the shoreline jurisdiction if it can be clearly demonstrated that the subject property has significant water views.

- ~~e. The analysis shall include vacant existing parcels of record as well as existing structures. Vacant parcels of record shall be assumed to be developed with structures complying with the applicable regulations of the City and the maximum height limitation allowed under the SMP.~~
- ~~d. The view corridor analysis shall include residential buildings or public properties located outside of the shoreline jurisdiction if it can be clearly demonstrated that the subject property has significant water views.~~

- B. The Shoreline Administrator may vary or waive these additional application requirements according to administrative application requirements on a case by case basis, but all applications for a substantial development, conditional use, or variance permit shall contain the information found in WAC 173-26-180.
- C. The Shoreline Administrator may require additional specific information depending on the nature of the proposal and the presence of sensitive ecological features or issues related to compliance with other City requirements, and the provisions of this Title.

17.13.050 Exemptions from Shoreline Substantial Development Permits

- A. The City shall exempt from the Shoreline Substantial Development Permit requirement the shoreline developments listed in WAC 173-27-040 and RCW 90.58.030 (3)(e), 90.58.140(9), 90.58.147, 90.58.355 and 90.58.515.
- B. Letters of exemption shall be issued when a letter of exemption is required by the provisions of WAC 173-27-050. Otherwise the exemption status shall be documented in the project application file.

17.13.060 Shoreline Substantial Development Permits

- A. A Shoreline Substantial Development Permit shall be required for all development of shorelines, unless the proposal is specifically exempt per Section 17.13.050.
- B. A substantial development permit shall be granted only when the development proposed is consistent with:
 - 1. The policies and procedures of the SMA;
 - 2. The provisions of WAC 173-27;
 - 3. Chapter 10, Section 3 of the City of Yakima Comprehensive Plan; and
 - 4. This Title 17.
- C. The City may attach conditions to the approval of permits as necessary to assure consistency of the project with the Act and this SMP. Additionally, nothing shall interfere with the City's ability to require compliance with all other applicable laws and plans.

17.13.070 Shoreline Conditional Use Permits

- A. This section provides procedures and criteria guiding the review of shoreline conditional use permits, which require careful review to ensure the use can be properly installed and operated in a manner that meets the goals of the Act and this Program in accordance with any needed performance standards. After a Shoreline Conditional Use application has been approved by the City, the City shall submit the permit to Ecology for Ecology's approval, approval with conditions or denial. Ecology shall review the file, in accordance with WAC 173-27-200.
- B. Uses specifically classified or set forth in this Shoreline Master Program as conditional uses shall be subject to review and condition by the City ~~Hearing Examiner~~ and by the Department of Ecology.
- C. Other uses which are not classified or listed or set forth in this SMP may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this Section and the requirements for conditional uses contained in this SMP.
- D. Uses which are specifically prohibited by this SMP may not be authorized as a conditional use.
- E. Uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following:
 - 1. That the proposed use is consistent with the policies of RCW 90.58.020 and the master program;
 - 2. That the proposed use will not interfere with the normal public use of public shorelines;
 - 3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP;
 - 4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 - 5. That the public interest suffers no substantial detrimental effect.
- F. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.
- G. In authorizing a conditional use, special conditions may be attached to the permit by the City or Ecology to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the SMA and this SMP.
- H. Nothing shall interfere with the City's ability to require compliance with all other applicable plans and laws.

17.13.080 Shoreline Variance Permits

- A. The purpose of a variance is to grant relief to specific bulk or dimensional requirements set forth in this Shoreline Master Program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of this Shoreline Master Program would impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020. Variances from the use regulations of the SMP are prohibited.

- B. After a Shoreline Variance application has been approved by the City, the City shall submit the permit to Ecology for Ecology's approval, approval with conditions or denial. Ecology shall review the file in accordance with WAC 173-27-200.
1. Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.
 2. Variance permits for development and/or uses that will be located landward of the OHWM, as defined in RCW 90.58.030 (2)(b), and/or landward of any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:
 - a. That the strict application of the bulk, dimensional or performance standards set forth in the SMP precludes, or significantly interferes with, reasonable use of the property;
 - b. That the hardship described in criterion "a" of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the SMP, and not, for example, from deed restrictions or the applicant's own actions;
 - c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP and will not cause adverse impacts to the shoreline environment;
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 - e. That the variance requested is the minimum necessary to afford relief; and
 - f. That the public interest will suffer no substantial detrimental effect.
 3. Variance permits for development and/or uses that will be located waterward of the OHWM, as defined in RCW 90.58.030 (2)(b), or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:
 - a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property;
 - b. That the proposal is consistent with the criteria established under Regulation B.2 above; and
 - c. That the public rights of navigation and use of the shorelines will not be adversely affected.
- C. In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

17.13.090 Duration of Permits

Time duration requirements for Shoreline Substantial Development, Shoreline Variance, and Shoreline Conditional Use Permits shall be consistent with the following provisions.

- A. General provisions. The time requirements of this section shall apply to all Shoreline Substantial Development Permits and to any development authorized pursuant to a Shoreline Conditional Use Permit or Shoreline Variance authorized by this Chapter. Upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of this SMP and this Chapter, the City may adopt different time limits from those set forth in Subsections B and C of this section as a part of an action on a Shoreline Substantial Development Permit.
- B. Commencement. Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance. Commencement means taking the action on the shoreline project for which the permit was granted shall begin. For example, beginning actual construction or entering into binding agreements or contractual obligations to undertake a program of actual construction. However, the City may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed with a complete extension application submittal before the expiration date and notice of the proposed extension is given to parties of record on the Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance and to Ecology.
- C. Termination. Authorization to conduct development activities shall terminate five years after the effective date of a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance. However, the City may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance, and to Ecology.
- D. Effective date. The effective date of a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance shall be the date of receipt as provided in RCW 90.58.140(6). The permit time periods in subsections B and C of this section do not include the time during which a use or activity was not actually pursued due to pending administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals. The applicant shall be responsible for informing the City of the pendency of other permit applications filed with agencies other than the City and of any related administrative and legal actions on any permit or approval. If no notice of the pendency of other permits or approvals is given by the applicant to the City prior to the date of the last action by the City to grant permits and approvals necessary to authorize the development to proceed, including administrative and legal actions of the City, and actions under other City development regulations, the date of the last action by the City shall be the effective date.
- E. Revisions. Revisions to permits may be authorized after original permit authorization has expired, provided that this procedure shall not be used to extend the original permit time requirements or to authorize substantial development after the time limits of the original permit.

- F. Notification to Ecology. The City shall notify Ecology in writing of any change to the effective date of a permit, as authorized by this section, with an explanation of the basis for approval of the change. Any change to the time limits of a permit other than those authorized by RCW 90.58.143 as amended shall require a new permit application.

17.13.100 Initiation of Development

- A. Amortization to begin construction. Each permit for a Substantial Development, Shoreline Conditional Use or Shoreline Variance, issued by the City shall contain a provision that construction pursuant to the permit shall not begin and is not authorized until twenty-one (21) days from the date of receipt with Ecology as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) from the date of receipt of the decision, except as provided in RCW 90.58.140 (5)(a) and (b). The date of receipt for a Substantial Development Permit means that date the applicant receives written notice from Ecology that it has received the decision. With regard to a permit for a Shoreline Variance or a Shoreline Conditional Use, date of receipt means the date a City or applicant receives the written decision of Ecology.
- B. Forms. Permits for Substantial Development, Shoreline Conditional use, or Shoreline Variance may be in any form prescribed and used by the City including a combined permit application form. Such forms will be supplied by the City.
- C. Data sheet. A permit data sheet shall be submitted to Ecology with each shoreline permit. The permit data sheet form shall be consistent with WAC 173-27-990.
- D. Construction Prior to Expiration of Appeal Deadline. Construction undertaken pursuant to a permit is at the applicant's own risk until the expiration of the appeals deadline.

17.13.110 Review Process

- A. After the City's approval of a conditional use or variance permit, the City shall submit the permit to the department for Ecology's approval, approval with conditions, or denial. Ecology shall render and transmit to the City and the applicant its final decision approving, approving with conditions, or disapproving the permit within thirty days of the date of submittal by the City pursuant to WAC 173-27-110.
- B. Ecology shall review the complete file submitted by the City on conditional use and variance permits and any other information submitted or available that is relevant to the application. Ecology shall base its determination to approve, approve with conditions or deny a conditional use permit or variance on consistency with the policy and provisions of the SMA and, except as provided in WAC 173-27-210, the criteria in WAC 173-27-160 and 173-27-170.
- C. The City shall provide appropriate notification of the Ecology's final decision to those interested persons having requested notification from local government pursuant to WAC 173-27-130.

17.13.120 Appeals

- A. Administrative review decisions by the Administrator, based on a provision of this SMP, may be the subject of an appeal to the Hearing Examiner by any aggrieved person. Such appeals shall be an open record hearing before the Hearing Examiner.
- B. Appeals of exemptions are allowed only for exemptions where a letter is required pursuant to Section 17.13.050, of this SMP

- C. Appeals must be submitted within fourteen (14) calendar days after the date of decision or written interpretation together with the applicable appeal fee. Appeals submitted by the applicant or aggrieved person shall contain:
1. The decision or interpretation being appealed, including the file number reference and the specific objections in the decision document;
 2. The name and address of the appellant and his/her interest(s) in the application or proposed development;
 3. The specific reasons why the appellant believes the decision or interpretation to be erroneous, including identification of each finding of fact, each conclusion, and each condition or action ordered which the appellant alleges is erroneous. The appellant shall have the burden of proving the decision or interpretation is erroneous;
 4. The specific relief sought by the appellant; and
 5. The appeal fee established by the City.
- D. Per WAC 173-27-120 the City shall comply with special procedures for limited utility extensions and bulkheads. If there is an appeal of the decision to grant or deny the permit to the **Hearing Examiner**, the appeal shall be finally determined by the **Hearing Examiner** within thirty days.
- E. Appeals to the Shoreline Hearings Board of a final decision on a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, Shoreline Variance, or a decision on an appeal of an administrative action, may be filed by the applicant or any aggrieved party pursuant to RCW 90.58.180 within thirty (30) days of receipt of the final decision by the City or by Ecology as provided for in RCW 90.58.140(6).

17.13.130 Amendments to Permits

- A. A permit revision is required whenever the applicant proposes substantive changes to the design, terms or conditions of a project from that which is approved in the permit. Changes are substantive if they materially alter the project in a manner that relates to its conformance to the terms and conditions of the permit, this SMP, and/or the policies and provisions of chapter 90.58 RCW. Changes which are not substantive in effect do not require approval of a revision.
- B. When an applicant seeks to revise a permit, the City shall request from the applicant detailed plans and text describing the proposed changes. Proposed changes must be within the scope and intent of the original permit, otherwise a new permit may be required.
- C. If the City determines that the proposed changes are within the scope and intent of the original permit, and are consistent with this SMP and the Act, the City may approve a revision.
- D. "Within the scope and intent of the original permit" means all of the following:
1. No additional over water construction is involved except that pier, dock, or float construction may be increased by five hundred (500) square feet or ten percent (10%) from the provisions of the original permit, whichever is less;
 2. Ground area coverage and height may be increased a maximum of ten percent (10%) from the provisions of the original permit;
 3. The revised permit does not authorize development to exceed height, lot coverage, setback, or any other requirements of this SMP except as authorized under a Shoreline Variance granted as the original permit or a part thereof;

4. Additional or revised landscaping is consistent with any conditions attached to the original permit and with this SMP;
 5. The use authorized pursuant to the original permit is not changed; and
 6. No adverse environmental impact will be caused by the project revision.
- E. The revision approval, including the revised site plans and text clearly indicating the authorized changes, and the final ruling on consistency with this section shall be filed with Ecology. In addition, the City shall notify parties of record of their action.
- F. If the revision to the original permit involves a Shoreline Conditional Use Permit or Shoreline Variance, the City shall submit the revision to Ecology for approval, approval with conditions, or denial, and shall indicate that the revision is being submitted under the requirements of this subsection. Ecology shall render and transmit to the City and the applicant its final decision within fifteen (15) days of the date of Ecology's receipt of the submittal from the City. The City shall notify parties of record of Ecology's final decision.
- G. The revised permit is effective immediately upon final decision by the City or, when appropriate per Subsection F, upon final action by Ecology. Construction undertaken pursuant to a permit is at the applicant's own risk until the expiration of the appeals deadline.
1. Filing. Appeals of a revised permit shall be in accordance with RCW 90.58.180 and shall be filed within twenty-one (21) days from the date of receipt of the City's action by Ecology or, when appropriate under Shoreline Variances or Conditional Uses, the date Ecology's final decision is transmitted to the City and the applicant.
 2. Basis of appeals. Appeals shall be based only upon contentions of noncompliance with the provisions of Subsections A and B. Appeals shall be based on the revised portion of the permit.
 3. Risk. Construction undertaken pursuant to that portion of a revised permit not authorized under the original permit is at the applicant's own risk until the expiration of the appeals deadline.
 4. Scope of decision. If an appeal is successful in proving that a revision is not within the scope and intent of the original permit, the decision shall have no bearing on the original permit.

17.13.140 SMP Amendments

- A. This Shoreline Master Program carries out the policies of the Shoreline Management Act for the City. It shall be reviewed and amended as appropriate in accordance with the review periods required in the Act and in order to:
1. To assure that the master program complies with applicable law and guidelines in effect at the time of the review; and
 2. To assure consistency of the master program with the City's comprehensive plan and development regulations adopted under chapter 36.70A RCW, if applicable, and other local requirements.
- B. This SMP and all amendments thereto shall become effective immediately upon final approval and adoption by Ecology.
- C. The SMP may be amended annually or more frequently as needed pursuant to the Growth Management Act, RCW 36.70A.130(2)(a)(iii).

- D. Initiation. Future amendments to this Shoreline Management Plan may be initiated either by any person, resident, property owner, business owner, governmental or non-governmental agency, Shoreline Administrator, Planning Commission, or City Council as appropriate.
- E. Application. Applications for shoreline master program amendments shall specify the changes requested and any and all reasons therefore. Applications shall be made on forms specified by the City. Such applications shall contain information specified in the City's procedures for Comprehensive Plan and development regulation amendments pursuant to RCW 36.70A, the Growth Management Act, and information necessary to meet minimum public review procedures in Subsection F.
- F. Public Review Process – Minimum Requirements. The City shall accomplish the amendments in accordance with the procedures of the Shoreline Management Act, Growth Management Act, and implementing rules including, but not limited to, RCW 90.58.080, WAC 173-26-100, RCW 36.70A.106 and 130, and Part Six, Chapter 365-196 WAC.
- G. Roles and Responsibilities. Proposals for amendment of the Shoreline Management Plan shall be heard by the Planning Commission. After conducting a hearing and evaluating testimony regarding the application, including a recommendation from the Shoreline Administrator, the Planning Commission shall submit its recommendation to the City Council, who shall approve or deny the proposed amendment.
- H. Finding. Prior to approval, the City shall make a finding that the amendment would accomplish #1 or #2, and must accomplish #3:
 - 1. The proposed amendment would make this Program more consistent with the Act and/or any applicable Department of Ecology Guidelines;
 - 2. The proposed amendment would make this Program more equitable in its application to persons or property due to changed conditions in an area;
 - 3. This Program and any future amendment hereto shall ensure no net loss of shoreline ecological functions and processes on a programmatic basis in accordance with the baseline functions present as of the effective date of this SMP [insert date].
- I. After approval or disapproval of a Program amendment by the Department of Ecology as provided in RCW 90.58.090, Ecology shall publish a notice that the Program amendment has been approved or disapproved by Ecology pursuant to the notice publication requirements of RCW 36.70A.290.

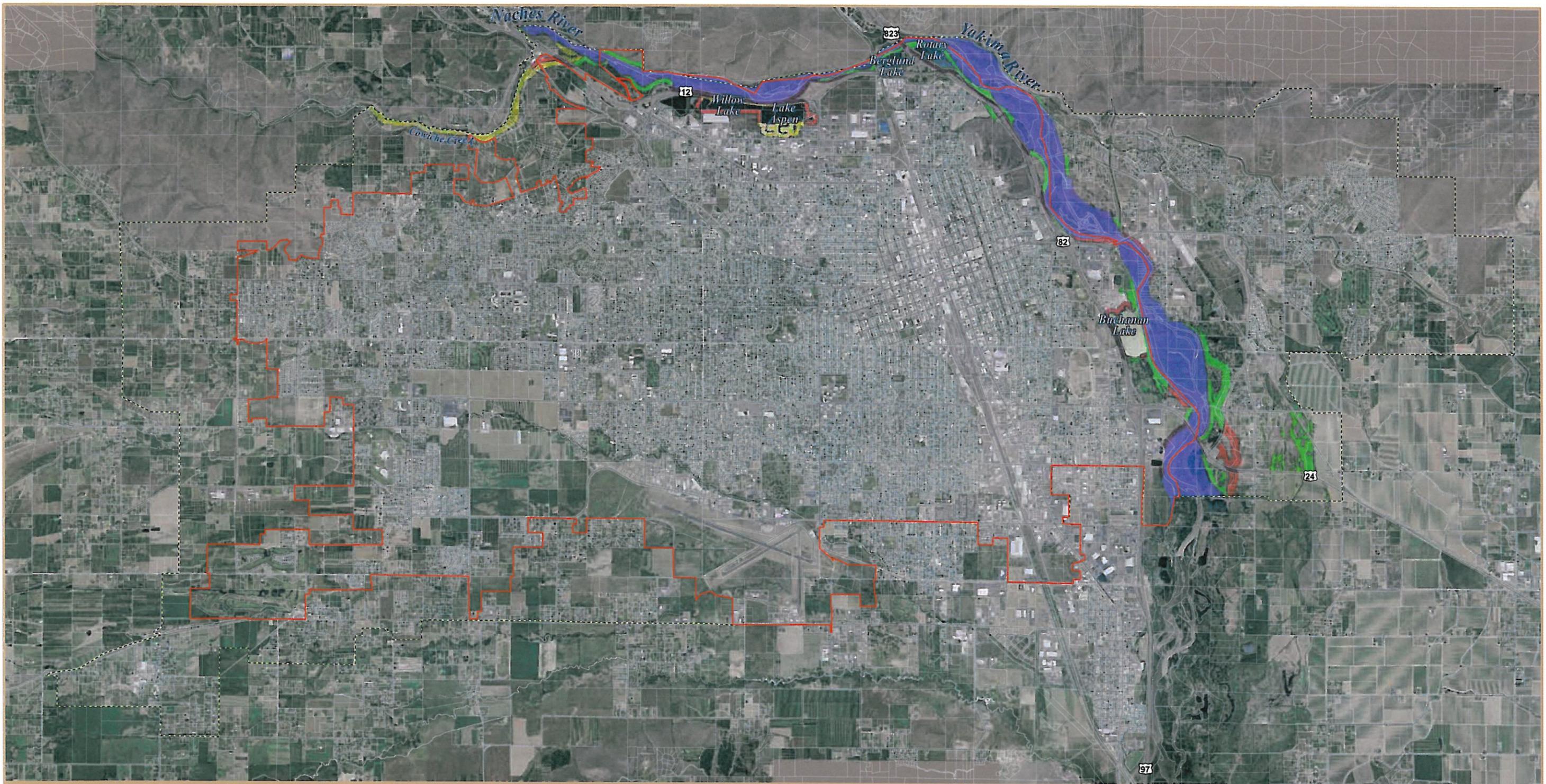
17.13.150 Enforcement

The City shall apply 173-27 WAC Part II, Shoreline Management Act Enforcement, to enforce the provisions of this SMP whenever a person has violated any provision of the act or any master program or other regulation promulgated under the Act.

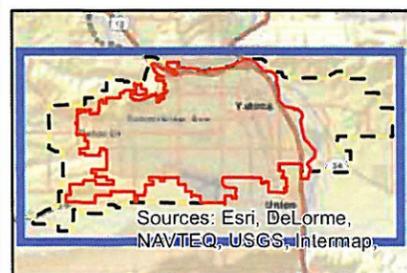
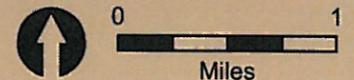
17.13.160 Monitoring

- A. The City will track all shoreline permits and exemption activities to evaluate whether the SMP is achieving no net loss of shoreline ecological functions. Activities to be tracked using the City's permit system include development, conservation, restoration and mitigation, such as:
 - 1. New shoreline development
 - 2. Shoreline Variances and the nature of the variance

3. Compliance issues
 4. Net changes in impervious surface areas, including associated stormwater management
 5. Net changes in fill or armoring
 6. Net change in linear feet of flood hazard structures
 7. Net changes in vegetation (area, character)
- B. Using the information collected Subsection A, a no net loss report shall be prepared every eight years as part of the City's Shoreline Master Program evaluation or Comprehensive Plan Amendment process. Should the no net loss report show degradation of the baseline condition documented in the City's Shoreline Analysis Report changes to the SMP and/or Shoreline Restoration Plan shall be proposed at the time of the eight-year update to prevent further degradation and address the loss in ecological functions.



City of Yakima Shoreline Master Program - Overview



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map.

Proposed Environment Designation

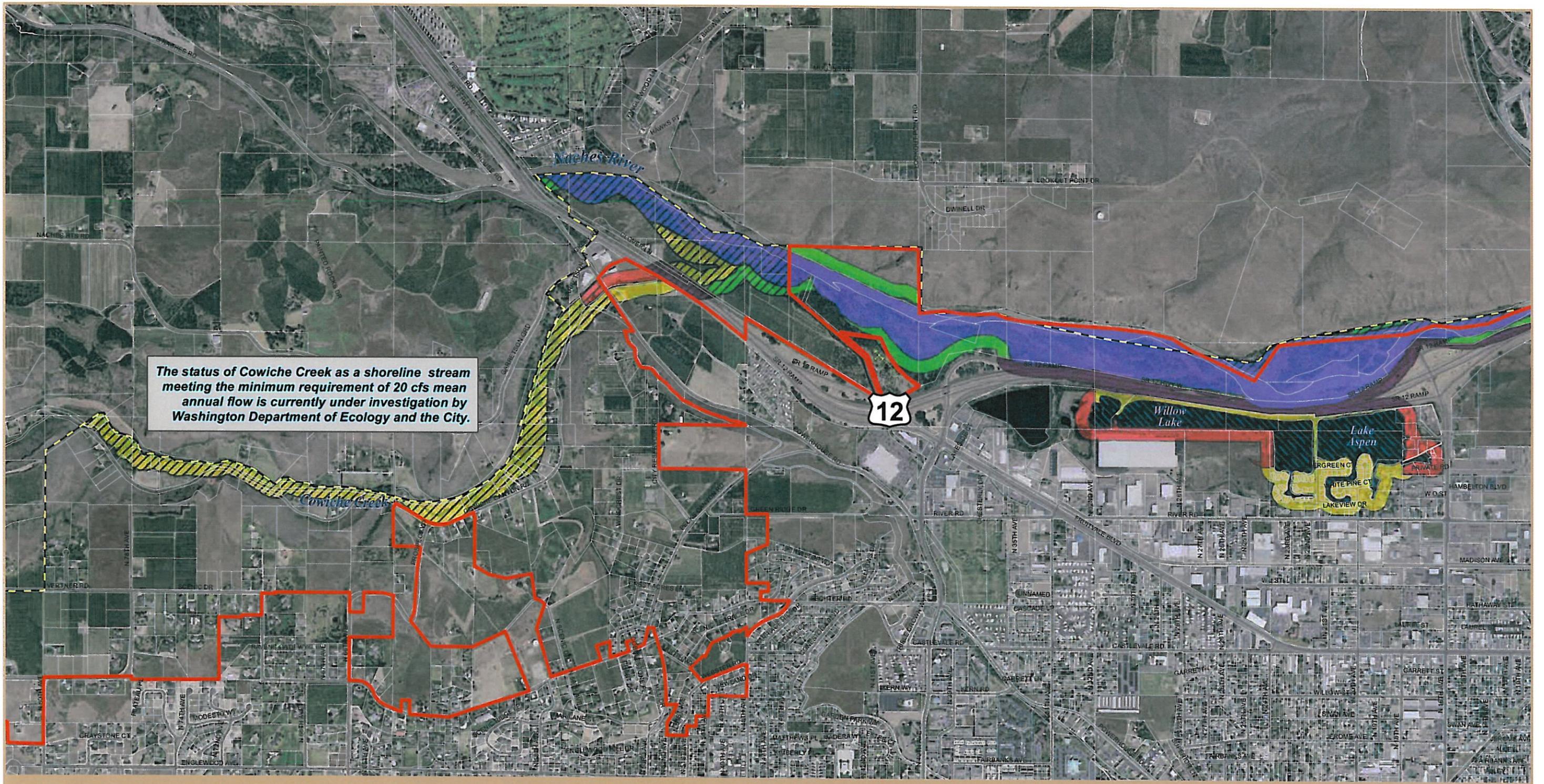
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- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
- Floodway/CMZ
- Floodway/CMZ - UGA
- High Intensity
- High Intensity - Buchanan Lake
- High Intensity - UGA
- Shoreline Residential
- Shoreline Residential - UGA
- Urban Conservancy
- Urban Conservancy - Buchanan Lake
- Urban Conservancy - UGA

- Potentially Associated Wetland
- Parcels - *light grey outline*
- City Limit
- UGA

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Please scale accordingly.

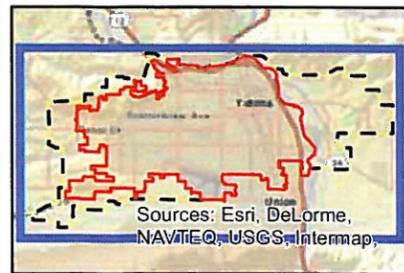
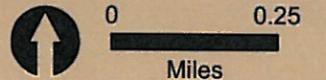
Data source: City of Yakima, FWS

Date: 4/3/2013
Name: Environment_designation



The status of Cowiche Creek as a shoreline stream meeting the minimum requirement of 20 cfs mean annual flow is currently under investigation by Washington Department of Ecology and the City.

City of Yakima Shoreline Master Program - 1 of 3



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map.

Proposed Environment Designation

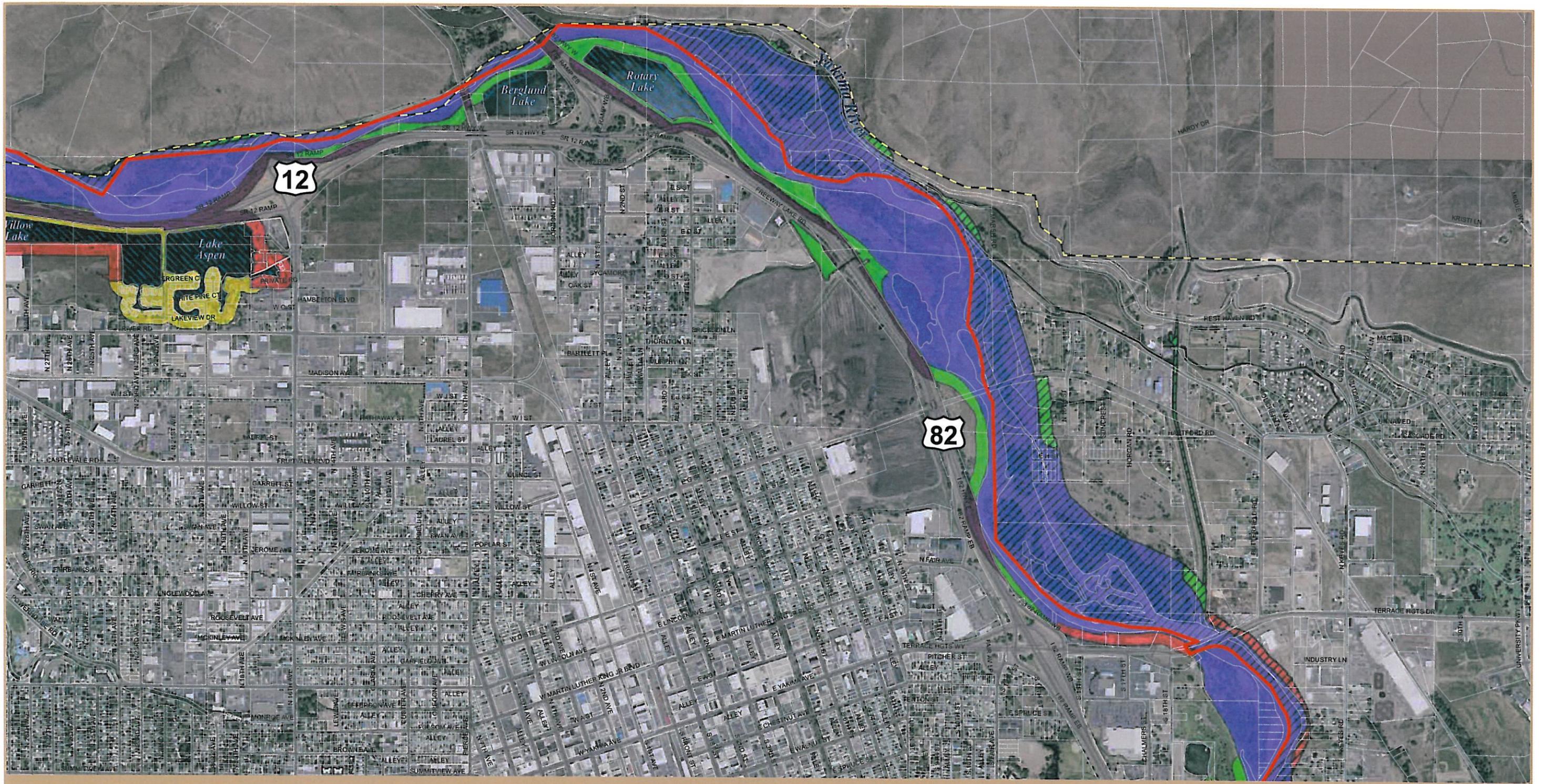
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- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
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- Shoreline Residential - UGA
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- Urban Conservancy - Buchanan Lake
- Urban Conservancy - UGA

- Potentially Associated Wetland
- Parcels - light grey outline
- City Limit
- UGA

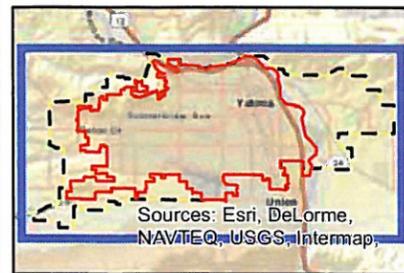
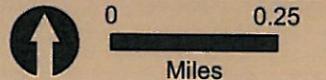
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Data source: City of Yakima, FWS

Date: 4/3/2013
Name: Environment_designation



City of Yakima Shoreline Master Program - 2 of 3



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map.

Proposed Environment Designation

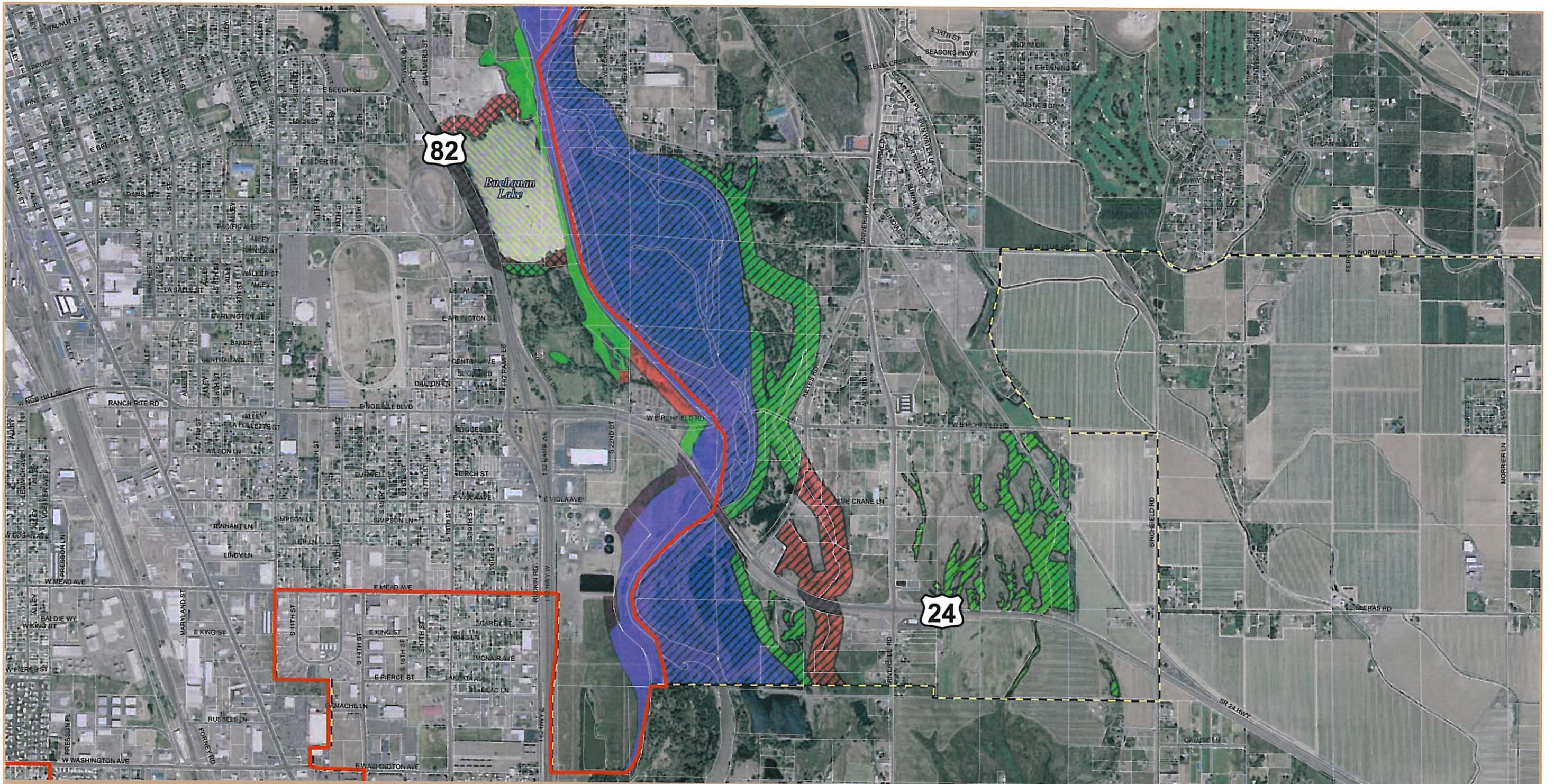
- Aquatic
- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
- Floodway/CMZ
- Floodway/CMZ - UGA
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- High Intensity - Buchanan Lake
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- Shoreline Residential
- Shoreline Residential - UGA
- Urban Conservancy
- Urban Conservancy - Buchanan Lake
- Urban Conservancy - UGA

- Potentially Associated Wetland
- Parcels - light grey outline
- City Limit
- UGA

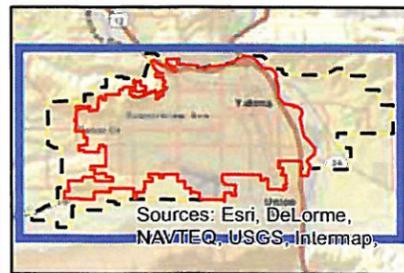
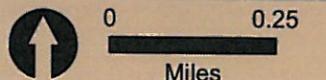
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Data source: City of Yakima, FWS

Date: 4/3/2013
Name: Environment_designation



City of Yakima Shoreline Master Program - 3 of 3



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map.

Proposed Environment Designation

- Aquatic
- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
- Floodway/CMZ
- Floodway/CMZ - UGA
- High Intensity
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- Parcels - light grey outline
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Original Scale: 1:16,800 @ 11x17. Please scale accordingly.

Data source: City of Yakima, FWS

Date: 4/3/2013
Name: Environment_designation