

**SHORELINE MASTER PROGRAM GOALS AND POLICIES - COMPREHENSIVE  
PLAN 2025 – Chapter X – Natural Environment**

*The following Goals and Polices were updated in 2013 to be consistent with the SMP Guidelines (WAC 173-26), adopted by the City of Yakima by Ordinance \_\_\_\_\_, and incorporated into the City of Yakima's 2025 Comprehensive Plan Natural Environment chapter.*

**SHORELINES**

**PURPOSE STATEMENT**

The goals and policies of the Shoreline Master Program are directed towards land and water uses and their impacts on the environment. As population increases, so does the pressures upon the city's shorelines. As a result, the goals of the Shoreline Master Program are designed to protect the shorelines of the state from increasing development pressure.

**GOAL 10.6.1: Implement the general policies and goals of the Shoreline Management Act as listed below (WAC 173-26-176(3)):**

- a1. Utilize Shorelines for economically productive uses that are particularly dependent on Shoreline location or use.
- b2. Utilize Shorelines and the waters they encompass for public access and recreation.
- c3. Protect and restore the ecological functions of Shorelines.
- d4. Protect the public right of navigation and corollary uses of waters of the state.
- e5. Protect and restore buildings and sites having historic, cultural, and educational value.
- f6. Plan for public facilities and uses correlated with other shoreline uses.
- g7. Prevent and minimize flood damages.
- h8. Recognize and protect private property rights.
- i9. Preferentially accommodate single-family uses.
- j10. Coordinate shoreline management with other relevant local, state, and federal programs.

**GOAL 10.6.2: Protection measures for ~~local~~ Shorelines of Statewide Significance [LGI] should follow the Shoreline Management Act principles in order of preference as listed below (RCW 90.58.020):**

1. Recognize and protect the state-wide interest over local interest;
2. Preserve the natural character of the shoreline;
3. Result in long term over short term benefit;
4. Protect the resource and ecology of the shoreline;
5. Increase public access to publicly owned areas of the shorelines;
6. Increase recreational opportunities for the public in the shoreline;
7. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

**GOAL 10.6.3: Maintain, restore and where necessary improve the shoreline terrestrial**

and aquatic ecosystems so that they maintain viable, reproducing populations of plants and animals while providing the maximum public benefit of limited amounts of shoreline areas.

## SHORELINE ENVIRONMENTS

**GOAL 10.6.4:** The City of Yakima's Shorelines are classified into specific environmental designations based on existing and future land use patterns, as well as the biological and the physical character of the shoreline. Land uses and activities which are permitted within these environmental designations should be limited to those land uses that are consistent with the character of the identified environmental designation.

### Urban High Intensity Environment Policies [LG2]

**10.6.54-1:** Urban High Intensity Environment: The purpose of the "High Intensity" environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

~~Properties designated with an Urban Environment designation are generally characterized as:~~

- ~~1. Having intense developed areas or areas where intensive development is desirable or tolerable.~~
- ~~2. Quality development that is in harmony with the shoreline.~~
- ~~3. Development which provides for optimum utilization of shorelines by providing for public access and by managing development so that it enhances and maintains the shorelines for a multiplicity of uses.~~

**10.6.64-2:** Specific criteria for designation of the High Intensity Urban environment include areas or properties that:

- ~~1. Presently support high-intensity land uses including residential, commercial, industrial, and urban recreational uses, transportation, or high-intensity water-oriented uses.~~
- ~~2. Are planned to accommodate urban expansion of residential, commercial, industrial and recreational uses listed in #1.~~
- ~~3. Have high land values.~~
- ~~4. Have or are planned to have public or private capital investments located upon them.~~
- ~~5. Are within close proximity to services and utilities.~~
- ~~6. Have few biophysical limitations to development.~~
- ~~7. Have a potentially low flood hazard.~~

**10.6.74-3:** Water-oriented commercial, industrial, and recreation uses should be given high priority in the Urban High Intensity Environment, and may be accompanied by non-water-oriented uses in mixed-use developments. First priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Nonwater-oriented uses should not be allowed except

as part of mixed-use developments. Nonwater-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. Public benefits such as ecological restoration or public access may be required in association with nonwater-oriented development.

**10.6.4-4:** New stand-alone Residential uses in the Urban-High Intensity Environment should be discouraged.

**10.6.4-5:** Recreational uses are preferred uses within the Urban Environment. When considering shoreline environment designation amendment proposals, full utilization of existing high intensity areas should be achieved before further expansion of intensive development is allowed.

**10.6.4-6:** Development in the High Intensity designation should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.

**10.6.4-7:** Where feasible, visual and physical public access should be required as part of development in the High Intensity designation unless it already exists to serve the development or other safety, security, or fragile environmental conditions apply.

**10.6.4-8:** Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative separation.

#### Shoreline Residential Environment Policies [LG3]

**10.6.4-9:** The purpose of the "Shoreline Residential" environment is to accommodate residential development and appurtenant structures that are consistent with the SMP. An additional purpose is to provide appropriate public access and recreational uses.

**10.6.4-10** Assign a "Shoreline Residential" environment designation to areas that are predominantly single-family or multifamily residential development or are planned and platted for residential development.

**10.6.4-11** Development standards addressing the development envelope, water quality, and vegetation should assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

**10.6.4-12** Multifamily and multiunit residential and recreational developments should

provide public access and joint use for community recreational facilities.

10.6.4-13 Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

10.6.4-14 Commercial development should be limited to water-oriented uses and allowed only when the underlying zoning permits such uses.

#### *Floodway / Channel Migration Zone (CMZ) Environment Policies*

10.6.104-15 The Floodway/~~Channel Migration Zone~~CMZ environment is intended to protect the water areas; islands, associated overflow channels, and channel migration areas. This environment provides for the movement of the river within its floodplain, and emphasizes preservation of the natural hydraulic, geologic and biological functions of the City's shorelines that are constrained by biophysical limitations.

10.6.114-16 The Floodway/~~Channel Migration Zone~~CMZ designation is assigned to shoreline areas that are within a mapped Channel Migration Zone and/or within a designated FEMA Floodway. The extent of the Floodway/~~Channel Migration Zone~~CMZ designation should never extend beyond the limitations of the Shoreline ~~Channel Migration Zone~~CMZ found in WAC 173-26-221(3)(b). → Areas separated from the active river channel by existing legal artificial channel constraints should not be considered as part of the ~~channel migration zone~~CMZ.

In addition, areas that are separated from the active channel by legally existing artificial structure(s) including transportation facilities, built above or constructed to remain intact through the one hundred-year flood, should also not be considered part of the ~~channel migration zone~~CMZ.

10.6.124-17 Commercial, industrial, mining, non-water-oriented recreation, roads, utilities, parking areas, and residences should generally not be located in the Floodway/~~Channel Migration Zone~~CMZ environment. Other uses (recreation, resource ~~uses~~, etc.) should be carefully limited to protect shoreline functions.

10.6.134-18 Activities that may degrade the value of the Floodway/~~Channel Migration Zone~~CMZ environment should be limited, and development in hazardous areas should be restricted.

10.6.144-19 Modifications that harden or fix stream banks and channels should be discouraged.

#### *Urban Conservancy Environment Policies*

10.6.15-4-20 The Urban Conservancy environment is intended to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of

compatible uses.

- 10.6.164-21** Specific criteria for designation of the Urban Conservancy environment include areas or properties that:
- 1) Lie in ~~incorporated municipalities and the city limits and~~ urban growth areas;
  - 2) Are planned for development that is compatible with the principals of maintaining or restoring the ecological functions of the area;
  - 3) Are suitable for water-enjoyment uses;
  - 4) Are open space or floodplains, or;
  - 5) Are areas that retain important ecological functions which should not be more intensively developed.
- 10.6.174-22** Allowed uses for the Urban Conservancy ~~e~~environment generally include uses which preserve the natural character of the area, and promote the preservation of open space, floodplains or sensitive lands. Uses allowed under this designation should focus on recreation. Commercial, industrial and residential uses should be limited, and when allowed result in restoration of ecological functions. Public access and recreation objectives should be implemented whenever feasible and significant ecological impacts mitigated.

#### Aquatic Environment – Lakes [LG4]

- 10.6.4-23** The purpose of the "Aquatic" environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark of shoreline lakes.
- 10.6.4-24** Specific criteria for the Aquatic designation are lands waterward of the ordinary high water mark of shoreline lakes.
- 10.6.4-25** Allow new over-water structures only for water-dependent uses, public access, or ecological restoration. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
- 10.6.4-26** In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.
- 10.6.4-27** Uses that could adversely impact the ecological functions of critical freshwater habitats should not be allowed except where necessary to achieve the objectives of the Shoreline Management Act, and then only when their impacts are mitigated according to mitigation sequencing as necessary to assure no net loss of ecological functions.
- 10.6.4-28** Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

10.6.4-30 When considering development or activities in the Aquatic environment, the City should favor development and activities associated with preferred uses of the Shoreline Management Act and apply development standards that consider water quality, navigation, presence of aquatic vegetation, existing critical habitats, aesthetics, public access, and views.

## GENERAL SHORELINE POLICIES

### ~~Flood Hazard Reduction Critical Areas, Restoration, and Vegetation Conservation Policies~~

- 10.6.18 New development or uses, including the subdivision of land, should not be established when it is foreseeable that the development or use would require structural flood hazard reduction measures within the channel migration zone or floodway.
- 10.6.19 New structural flood hazard reduction measures in shoreline jurisdiction should only be allowed when the following can be demonstrated:
1. The structural flood hazard reduction measure is necessary to protect an existing development,
  2. Nonstructural measures are not feasible,
  3. Impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss, and
  4. Appropriate vegetation conservation actions are undertaken.

### ~~Critical Areas, Restoration, and Vegetation Conservation Policies~~

- 10.6.20 Protect all shorelines of the state so that there is no net loss of ecological functions from both individual permitted or exempt development.
- 10.6.21 Evaluate and consider cumulative impacts of development on shoreline ecological functions to ensure no net loss of ecological function.
- 10.6.22 Develop a means to allocate the burden of addressing cumulative effects.
- 10.6.23 Provide, where feasible and desirable, restoration of degraded areas along the City's shorelines.
- 10.6.24 Critical areas within shoreline jurisdiction are protected through the critical area policies and standards of the City of Yakima's Shoreline Master Program and Comprehensive Plan Natural Environment Chapter.
- 10.6.25 Protect shoreline streams, lakes, ponds, and wetlands through the application of vegetative buffers.
- 10.6.26 Existing agriculture ~~through voluntary means~~ should be encouraged to provide through voluntary means:

1. Maintenance of a permanent vegetative buffer between tilled areas and associated water bodies;
2. Reduction of bank erosion;
3. Reduction of surface runoff;
4. Reduction of siltation;
5. Improvement of water quality; and
6. Provide habitat for fish and wildlife.

**10.6.27** Buffer requirements for new agriculture uses on non-agricultural lands should be applied.

**10.6.28** Provide a permitting process which allows government agencies, and public and private groups to submit and gain approval for long-term maintenance plans which comply with the requirements of the City of Yakima Shorelines Master Program.

**10.6.29** Natural vegetation within shoreline jurisdiction should be retained to the greatest extent feasible by applying the stream corridor and wetland buffer requirements.

1. Activities covered by the State Forest Practices Act are required to indicate how the proposal preserves shore vegetation and controls erosion.

**10.6.30** Selective pruning of trees for safety and view protection, and the removal of noxious weeds is allowed.

**10.6.31** Shoreline construction/maintenance projects which disturb areas of the shoreline should be restored to a state which is equal or greater than the original project condition. When replanting is required, native species should be planted and maintained until new vegetation is established.

***Public Access Policies – Physical and Visual***

**10.6.32** Protect navigation of waters of the state, the space needed for water-dependent uses, and views of the water through development standards.

**10.6.33** Transportation and parking plans within Shoreline jurisdiction shall include systems for public access, including pedestrian, bicycle, and public transportation where appropriate.

**10.6.34** Whenever possible shoreline development by public entities such as the City of Yakima, Yakima County, Yakima Greenway, Washington State Department of Transportation, and Federal Highway Administration should incorporate both physical and visual public access to shoreline areas which are compliant with the various entities safety and security access plans. However, adopted public access plans as described in WAC 173-26-221 (4) (c) that more effectively allow public access thru alternative means may be accepted in lieu of the above site specific access requirements.

- 10.6.35 Development standards for dedicated and improved public access to the shoreline and visual quality should be required for public and private developments, with few exceptions, except where it is demonstrated to be infeasible due to reasons of safety, security, or impact to the shoreline environment, or constitutional or legal limitations.
- 10.6.36 Promote and enhance diversified types of public access to shorelines in the City of Yakima that accommodate intensified uses without significantly impacting natural areas, and do not infringe upon property rights.
- 10.6.37 Access to recreational areas should emphasize multiple points of access (parking areas, trails or bicycle paths).
- 10.6.38 Development standards should be established to assure preservation of unique, fragile, and scenic elements, and to protect existing views from public property or large numbers of residences.
- 10.6.39 When considering shoreline issues where there is a conflict between water dependent uses, public access, or maintenance of an existing view from adjacent properties, public access or water dependent use should have priority unless there is a compelling reason to the contrary.
- 10.6.40 Road and railroad facilities should be properly designed, to provide to the greatest extent practical, scenic corridors, rest areas, view points, and other public oriented facilities.
- 10.6.41 Wherever feasible, utilities should be placed underground.

***Signs and Billboards***

- 10.6.42 Outdoor sign size, spacing and lighting should conform to the Scenic Vistas Act (RCW 47.42) and standards in the Zoning Ordinance.

***Archaeological and Historic Resources***

**POLICIES**

- 10.6.43 Encourage the protection and restoration of areas and sites in the City of Yakima having historic, archaeological, cultural, educational or scientific value.
- 10.6.44 Development along shorelines should include consultation with professional archaeologists, historians, biologists, and tribes to identify areas containing potentially valuable data, and to establish procedures for salvaging the data or maintaining the area in an undisturbed condition.
- 10.6.45 Shoreline permits should contain conditions of approval which require developers to immediately stop work and notify local governments, the Office of Archeological and Historic Preservation, and affected tribes, if any archaeological or historic

resources are uncovered during excavation.

- 10.6.46** Development which would destroy archaeological or historical sites or data may be delayed for a reasonable time to allow the appropriate agency or organization to purchase the site or to recover the data.

***Water Quality, Stormwater and Pollution***

**POLICIES**

- 10.6.47** Shoreline water quality should be protected as follows:
1. Rely on the City's stormwater program and [Ecology's Eastern Washington Stormwater Management Manual for Eastern Washington](#) which meet state and federal stormwater control requirements where possible;
  2. Utilize Critical Aquifer Recharge Area protection measures;
  3. Control drainage and surface runoff from all facilities requiring large quantities of fertilizers and pesticides to prevent contamination of water areas;
  4. All developments should comply with Yakima County Health regulations, when applicable;
  5. Handle and dispose of pesticides in accordance with provisions of the Washington Pesticide Application Act (RCW 17.21) and the Washington Pesticide Act (RCW 14.47);
  6. Proper design, location, and construction of all facilities should be exercised to prevent the entry of pollutants or waste materials into water bodies.
  7. When earthen materials are moved within shoreline areas, measures to adequately protect water quality should be provided.
  8. Water quality protection measures should not impact recreation opportunities.
  9. New development and redevelopment proposals should be connected to city sewer.
  10. New development and redevelopment proposals should provide adequate stormwater handling and possibly pre-treatment facilities.
- 10.6.48** Agricultural erosion control measures should conform to standards established by the Conservation Districts of Yakima County and those agreed upon in USDA conservation plans.
- 10.6.49** In planning for marina location and design, special water quality considerations should be given to:
1. Fuel handling and storage facilities to minimize accidental spillage;
  2. Proper water depth and flushing action for any area considered for overnight or long-term moorage facilities;
  3. Adequate facilities to properly handle wastes from holding tanks.
- 10.6.50** Sanitary landfills along shoreline areas should be prohibited. The disposal of all solid wastes should be disposed of in accordance with the Yakima County Inter-local and Moderate Risk Solid Waste Management Plan.

## SHORELINE USE AND MODIFICATION POLICIES<sup>[as6]</sup>

### *General Use Policies*

- 10.6.51** Establish a system of shoreline uses that:
1. Gives preference to uses with minimal impacts that are dependent upon their proximity to the water;
  2. Is consistent with the control of pollution and prevention of damage to the natural environment;
  2. Protects the public's health, safety, and welfare; ecological functions; and property rights; and
  3. Establishes conditional uses to provide extra protection for the shoreline.
- 10.6.52** Assure that new shoreline development in the City of Yakima is consistent with a viable pattern of use suitable to the character and physical limitations of the land and water.
- 10.6.53** Encourage sound management of renewable and nonrenewable natural resources.
- 10.6.54** In general when determining the order of preference between conflicts of shoreline uses the following order should be observed:
1. Water-dependent commercial uses are preferred over non-water- dependent commercial uses;
  2. Water-related and water- enjoyment commercial uses are preferred over non-water-oriented commercial uses; and
  3. Non- water-oriented commercial uses should only be allowed in limited situations.

### *Recreation*

- 10.6.55** Assure preservation and expansion of diverse, convenient recreational opportunities along shorelines for public use, consistent with the capacity of the land by ensuring that shoreline recreational development is given priority and is primarily related to access, enjoyment and use of the water and Shorelines of the State. This policy may be accomplished by ensuring that shoreline recreational development is given priority and is primarily related to access, enjoyment and use of the water and Shorelines of the State.
- 10.6.56** Land uses designated for a specific shoreline recreational area should be planned to satisfy a diversity of demands, and must be compatible with each other and the environment.
- 10.6.57** Where feasible, encourage the use of public lands for recreational facilities as an economical alternative to new acquisitions by local agencies.
- 10.6.58** Locate, design, construct and operate recreational facilities to prevent undue adverse impacts to natural resources and adjacent or nearby private properties.

***Transportation and Parking***

- 10.6.59 Encourage a transportation network capable of delivering people, goods, and services, and resulting in minimal disruption of the shorelines' natural system.
- 10.6.60 When major highways, freeways and railways are required to be located along stream drainages or lake shores, the facilities should be sufficiently setback, and minimal land area consumed so that a useable shoreline area remains.
- 10.6.61 Access roads and parking areas should be located upland, away from the shoreline whenever possible, and access to the water should be provided by pathways or other methods.
- 10.6.62 Parking facilities in shorelines are not a preferred use and should be allowed only as necessary to support an authorized use.
- 10.6.63 Proper design, location, and construction of road and railroad facilities should be exercised to:
  - 1. Minimize erosion and permit the natural movement of water;
  - 2. Use existing topography and preserve natural conditions to the greatest practical extent.
- 10.6.64 Loops or spurs of old highways with high aesthetic quality or bicycle route potential should be kept in service ~~as pleasure bypass routes~~ [LG7].

***Agriculture***

- 10.6.65 Allow lawfully established agricultural activities occurring on agricultural lands to continue ~~provided they remain lawful~~ [LG8].
- 10.6.66 New agricultural activities on land not currently used for agriculture, conversion of agricultural lands to other uses, and other development on agricultural land that does not meet the definition of agricultural activities (including any agricultural development not specifically exempted by the provisions of RCW 90.58.030(3)(e)(iv)) should meet shoreline requirements.
- ~~10.6.67 Encourage animal feedlot operations to locate away from shorelines [LG9].~~

***Aquaculture***

- 10.6.68 Consider aquaculture a preferred shoreline use when consistent with the control of pollution and prevention of damage to the environment.
- 10.6.69 Ensure that aquaculture uses do not conflict with other water-dependent uses or navigation, spread disease, establish non-native species that cause significant ecological impact, or significantly impact the aesthetic qualities of the shoreline.

10.6.70 Protect spawning areas designated by the Washington Department of Fish and Wildlife from conflicting uses.

***Boating and Private Moorage Facilities and Marinas***

10.6.71 Ensure that boating facilities are located only at sites with suitable environmental conditions, shoreline configuration, access, and neighboring uses. All marinas [as to] should be developed and operated in accordance with all state and local requirements.

10.6.72 In planning for marina location and design, special consideration should be given to necessary facilities such as adequate access, parking, and restroom facilities for the public. Such accessory facilities should be located away from the immediate water's edge.

10.6.102 Piers and docks should only be allowed for water-dependent uses and public access, except that water-enjoyment and water-related uses may sometimes be included as part of a mixed-use development.

10.6.103 Applications for new piers and docks must show a specific need and must be the minimum size necessary.

10.6.104 Encourage the cooperative use of shared docks.

***Forest Practices***

No Forest resource lands exist within the city of Yakima urban growth boundary. Therefore, no goals and policies have been generated for forest practices.

***Mining***

10.6.73 Removal of sand, gravel, and minerals should be allowed from only the least sensitive shoreline areas and should comply with the below policies:

1. Due to the risk of avulsion and mine pit capture by the rivers, mining within the stream channel and channel migration zones should not be allowed.
2. In special cases where mining in the stream channels and channel migration zones are allowed, they are to be allowed by conditional use permit only; and
3. Restoration or enhancement of ecological functions is encouraged.

10.6.74 Require land reclamation plans of any mining venture proposed within a shoreline.

10.6.75 Mining reclamation plans shall incorporate this SMP's restoration goal to the greatest extent feasible, and shall be done in conformance with the Washington State Surface Mining Act (RCW 78.44).

**10.6.76** Ensure that mining and associated activities are designed and conducted consistent with the applicable environment designation and the applicable critical areas ordinance.

**10.6.77** Ensure that proposed subsequent uses of mined property and the reclamation of disturbed shoreline areas are consistent with the applicable environment designation and that appropriate ecological functions are required within the reclamation plan.

#### ***Residential Development***

**10.6.78** Design subdivisions at a density, level of site coverage, and occupancy that is compatible with the physical capabilities of the shoreline, and ensure proposals are located to prevent the need for new shore stabilization or flood hazard reduction measures.

**10.6.79** Restrict subdivisions in areas subject to flooding.

**10.6.80** Encourage cluster development wherever feasible to:

1. Maximize use of shorelines by residents.
2. Maximize both on-site and off-site aesthetic appeal, and
3. Minimize disruption of the natural shorelines.

#### ***Commercial Development***

**10.6.81** Limit commercial development to those activities that are dependent upon a shoreline location. Nonwater-oriented commercial uses may be allowed when part of a mixed-use development including water dependent activities, or on sites separated from the shoreline, or when public benefits such as public access and ecological restoration are provided[LG11].

**10.6.82** Commercial uses which are not shoreline dependent should be encouraged to locate upland.

#### ***Utilities***

**10.6.83** New utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities that are non-water-oriented should not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available. Expansion, updating, and maintenance of existing facilities is allowed but should be designed to minimize impacts as much as possible.

**10.6.84** Wherever possible, transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, should be located outside of the shoreline area. If location within the shoreline cannot be prevented, utilities should be confined in a single corridor or within an existing right-of-way or underground consistent with

[policy 10.6.41\[LG12\]](#).

**10.6.85** New sewage treatment, water reclamation, and power plants should be located where they do not interfere with and are compatible with recreational, residential or other public uses of the shoreline.

**10.6.86** New waste water treatment ponds for industrial uses should be located upland when feasible.

#### *Industry*

**10.6.87** Allocate sufficient quantities of suitable land for water-related industry.

**10.6.88** Discourage industries which have proven to be environmentally hazardous in shoreline areas.

#### *In-stream Structural Uses*

**10.6.89** Location and planning of in-stream structures should consider the full range of public interests, watershed functions and processes, and environmental concerns, with a special emphasis on protecting and restoring priority habitats and species.

**10.6.90** All in-stream structures should provide for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources, including, but not limited to, fish and wildlife, water resources, shorelines, critical areas, hydrogeological processes, and natural scenic vistas.

### **SHORELINE MODIFICATION POLICIES**

#### *General Shoreline Modification Policies*

**10.6.91** Shoreline modifications should only be allowed where they are shown to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or they are necessary for mitigation or enhancement work.

**10.6.92** Shoreline modifications should be limited to the minimum necessary to accomplish the objective, while still protecting ecological functions. Give preference to shoreline modifications that have a lesser impact on ecological functions.

#### *Shoreline Stabilization*

**10.6.93** New structural stabilization measures should only be allowed:

1. When they are necessary to protect an existing primary structure;
2. Are in support of new and existing development; or
3. Are necessary to protect projects where restoration of ecological functions or

hazardous substance remediation projects are taking place.

**10.6.94** Flood protection and stabilization measures which result in or tend toward channelization of streams such as, hardening of stream banks, or fixing channel locations should be avoided.

**10.6.95** All shore stabilization activities should be designed and constructed to accepted engineering standards.

**Landfill**

**10.6.96** Normal and reasonable land grading and filling should be allowed where necessary to develop a land area for a permitted use provided:

1. There is no substantial changes made in the natural drainage patterns; and
2. There is no reduction of flood water storage capacity that might endanger other areas.

**10.6.97** Filling within the ordinary high water mark should only be allowed when necessary to support water-dependent uses, public access, transportation facilities, mitigation, restoration, enhancement, and certain special situations listed in WAC 173-26-231(3)(c).

**10.6.98** In evaluating fill projects, such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, impediment to irrigation systems, reduction of water quality, and destruction of fish and wildlife habitat should be examined.

**10.6.99** Shoreline fills or cuts should be located and designed to avoid creating hazards to adjacent life, property, natural resources systems, and to ensure that the perimeters of the fill incorporate appropriate mechanisms for erosion prevention.

**Dredging**

**10.6.100** Dredging should only be permitted for maintaining existing navigation uses, not for obtaining fill material or mining.

**10.6.101** The deposition of spoils in water areas should only be allowed for habitat improvement or when the alternative is more detrimental than depositing in water areas.

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**CRITICAL AREAS GOALS AND POLICIES IN SUPPORT OF THE SHORELINE  
MASTER PROGRAM - CITY OF YAKIMA COMPREHENSIVE PLAN 2025 – Natural  
Settings Element**

**CRITICAL AREAS PURPOSE STATEMENT**

Critical Areas are an important part of the natural setting in the City of Yakima. Their protection is required by the Growth Management Act and important to the quality of life of the residents of the city. Critical Areas include groundwater, fish and wildlife habitat, wetlands, frequently flooded areas, and geologic hazards.

**Goal 10.6.105:** Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.

**GENERAL POLICIES**

- 10.6.106** Use the best available science in a reasonable manner to develop regulations to protect the functions and values of critical areas.
- 10.6.107** Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment, and to safeguard the public from hazards to health and safety.
- 10.6.108** Use a preference-based system of mitigation sequencing for the City’s critical areas that reduces impacts.

**WATER QUALITY AND QUANTITY**

*Groundwater and Critical Aquifer Recharge Areas (CARAs)*

**GOAL 10.6.109: Maintain and manage the quality of the groundwater resources in the City of Yakima as near as possible to their natural conditions, and in compliance with state standards.**

**POLICIES:**

- 10.6.110** Identify and map important aquifers, critical aquifer recharge areas, and surface waters.
- 10.6.111** Develop performance standards and regulate uses and activities which adversely impact water quantity and quality in aquifers, wetlands, watersheds and surface waters.
- 10.6.112** Evaluate the potential impact of development proposals on groundwater quality, and require alternative site designs to reduce contaminant loading where site conditions indicate that the proposed action will degrade groundwater quality.
- 10.6.113** Continue data collection and evaluation efforts to better understand the City’s groundwater system and its vulnerability to contamination.
- 10.6.114** Encourage the retention of natural open spaces in development proposals overlying areas that are highly susceptible to groundwater contamination.

- 10.6.115 Conduct and support educational efforts which inform citizens of measures they can take to reduce groundwater contamination.
- 10.6.116 Encourage development and expansion of community public water systems to lessen the reliance on individual wells.
- 10.6.117 Ensure that abandoned wells are closed properly.
- 10.6.118 Ensure sufficient water quantity exists to support land use activities.

***SURFACE WATER***

**GOAL 10.6.119: Enhance the quantity and quality of surface water.**

**POLICIES:**

- 10.6.120 Improve water conservation through education and incentives.
- 10.6.121 Protect water quality from adverse impacts associated with erosion and sedimentation.
- 10.6.122 Encourage the use of drainage, erosion and sediment control practices for all construction or development activities.

**GOAL 10.6.123: Identify future needs and promote increased water supplies through coordinated development and conservation efforts.**

**GOAL 10.6.124: Restore, maintain or enhance the quality of the Yakima River Basin's surface water.**

**POLICIES:**

- 10.6.125 Maintain local control over water quality planning by: 1) providing guidance to state and federal agencies regarding water quality issues, priorities and needs; and 2) demonstrating progress in accomplishing the goals and objectives of locally developed water quality plans, thereby pre-empting externally-imposed solutions to water quality problems as much as possible.
- 10.6.126 Make use of local and regional data sources to assess water quality progress.
- 10.6.127 Participate in water quality improvement plans and implementation efforts by local, regional, state, federal, tribal agencies, and coalitions such as local watershed planning efforts.

***FLOOD HAZARDS AND STORMWATER***

**GOAL 10.6.128: Prevent increased flooding from stormwater runoff.**

**POLICIES:**

**10.6.129** Require on-site retention of stormwater as required by the Eastern Washington Stormwater Manual.

**10.6.130** Preserve natural drainage courses.

**10.6.131** Minimize adverse stormwater impacts generated by the removal of vegetation and alteration of land forms.

**GOAL 10.6.132: Improve water quality through improved stormwater management.**

**POLICIES:**

**10.6.133** Review the recommendations of locally adopted stormwater management plans, and develop a realistic implementation schedule.

**10.6.134** Control stormwater in a manner that has positive or neutral impacts on the quality of both surface and groundwater.

**FISH AND WILDLIFE HABITAT, WETLANDS, AND FREQUENTLY FLOODED AREAS**

***FISH AND WILDLIFE HABITAT***

**GOAL 10.6.135: Provide for the maintenance and protection of habitat areas for fish and wildlife.**

**POLICIES:**

**10.6.136** Encourage the protection of aquatic, riparian, and wetland fish and wildlife habitat.

**10.6.137** Direct development away from areas containing significant fish and wildlife habitat areas.

**10.6.138** Encourage the retention of sustainable natural resource based industries to protect important fish and wildlife habitat.

**10.6.139** Coordinate fish and wildlife protection efforts with state and federal agencies and the Yakama Nation.

**10.6.140** Protect fish and wildlife habitats of native species within the City of Yakima so that current populations are maintained.

**10.6.141** Protect the habitats of Washington State Listed Species of Concern and Priority Habitats and Species.

**10.6.142** Work with resource agencies to prioritize habitats and provide appropriate

measures to protect them.

**GOAL 10.6.143: Conserve, protect and enhance the functions and values of stream corridors to provide for natural functions and protect hydrologic connections between features.**

**POLICIES:**

- 10.6.144** Ensure that development projects do not obstruct fish passage or result in the unmitigated loss or damage of fish and wildlife resources.
- 10.6.145** Encourage and support the retention of natural open spaces or land uses which maintain hydrologic functions and are at low risk to property damage from floodwaters within frequently flooded areas.
- 10.6.146** Protect public and private properties by limiting development within hazardous areas of the stream corridor.
- 10.6.147** Give special consideration to conservation and protection measures necessary to preserve or enhance anadromous fisheries.
- 10.6.148** Establish a system of vegetative buffers landward from the ordinary high water mark for streams, lakes, ponds, and wetlands.

***FREQUENTLY FLOODED AREAS***

**GOAL 10.6.149: Prevent the loss of life or property and minimize public and private costs associated with repairing or preventing flood damages from development in frequently flooded areas.**

**POLICIES:**

- 10.6.150** Support comprehensive flood planning.
- 10.6.151** Support additional analysis and mapping of frequently flooded areas in cases where the 100-year floodplain maps prepared by the Federal Emergency Management Agency do not adequately reflect the levels of risk or the geographic extent of flooding.
- 10.6.152** Direct new critical facility development away from areas subject to catastrophic, life-threatening flood hazards where the hazards cannot be mitigated.
- 10.6.153** Where the effects of flood hazards can be mitigated require appropriate standards for subdivisions, parcel reconfigurations, site developments and for the design of structures.
- 10.6.154** Plan for and facilitate returning Shoreline rivers to more natural hydrological conditions, and recognize that seasonal flooding is an essential natural

process.

- 10.6.155** When evaluating alternate flood control measures on Shoreline Rivers:
1. Consider the removal or relocation of structures in the FEMA 100-year floodplain;
  2. Where feasible, give preference to nonstructural flood hazard reduction measures over structural measures;
  3. Ensure that structural flood hazard reductions measures are consistent with the City of Yakima's Comprehensive Flood Hazard Management Plans.

**WETLANDS**

**GOAL 10.6.156: Provide for long-term protection and no net loss of wetland functions and values.**

**POLICIES:**

- 10.6.157** Preserve, protect, manage, and regulate wetlands for the purposes of promoting public health, safety and general welfare by:
1. Conserving fish, wildlife, and other natural resources of the City of Yakima;
  2. Regulating property use and development to maintain the natural and economic benefits provided by wetlands, consistent with the general welfare of the City;
  3. Protecting private property rights consistent with the public interest; and
  4. Requiring wetland buffers and building setbacks around regulated wetlands to preserve vital wetland functions and values.
- 10.6.158** Adopt a clear definition of a regulated wetland and a method for delineating regulatory wetland boundaries.
- 10.6.159** Classify regulated wetland based upon their relative function, and value.
- 10.6.160** Develop a wetlands database.
- 10.6.161** Manage and mitigate activities or actions which that have probable adverse impacts on the existing conditions of regulated wetlands or their buffers.
- 10.6.162** Require mitigation for any regulated activity which alters regulated wetlands and their buffers. Develop ratios, performance standards, monitoring, and long-term protection.

**GEOLOGIC HAZARDS**

**GOAL 10.6.163: Protect the public from personal injury, loss of life or property damage from geologic hazards.**

**POLICIES:**

- 10.6.163** Ensure that land use practices in geologically hazardous areas do not cause or

exacerbate natural processes which endanger lives, property, or resources.

- 10.6.164** Locate development within the most environmentally suitable and naturally stable portions of the site.
- 10.6.165** Classify and designate areas on which development should be prohibited, conditioned, or otherwise controlled because of danger from geological hazards.
- 10.6.166** Prevent the subdivision of known or suspected landslide hazard areas, side slopes of stream ravines, or slopes 40 percent or greater for development purposes.