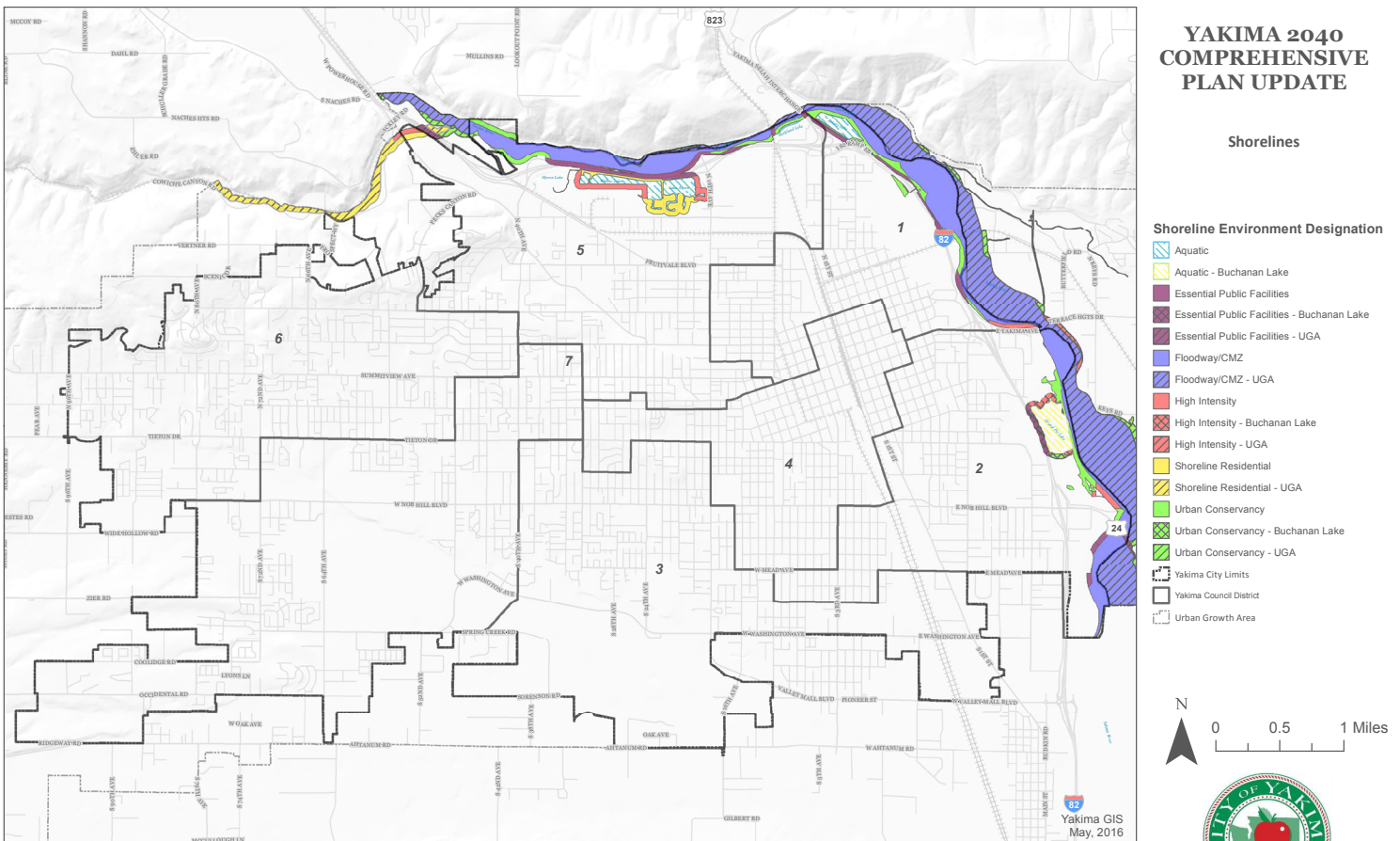




Shoreline Master Program Periodic Review

The City of Yakima is performing a periodic review of its Shoreline Master Program (SMP). Every community is required by the Shoreline Management Act to review its SMP every eight years. This review is not a major update of the SMP like the City adopted in 2013. Its purpose is to ensure the SMP is consistent with changes in state and local laws.

Yakima has a variety of waterbodies considered shorelines under the Washington State Shoreline Management Act. They are shown on the map with their associated shorelands. The Shoreline Master Plan guides development within these shorelines.



This dataset represents shoreline environment designations for shoreline jurisdiction surrounding all regulated streams/rivers, lakes and open waterbodies in City of Yakima, WA. Environment designations were assigned using land use, ownership, functional score, and natural resources, as part of a coordinated and collaborative effort with City of Yakima, WA Department of Ecology, and other regulators.



Keep Participating in the SMP Periodic Update

Winter
20-21

Open House and Planning Commission Public Hearing

Spring
2021

City Council and Department of Ecology Public Hearing

yakimawa.gov/services/planning/smp

ask.planning@yakimawa.gov (509)575-6183

Consistency with Local Changes to Yakima's Critical Area Regulations



Critical areas regulations apply to environmentally sensitive places such as special fish and wildlife habitats, wetlands, steep slopes and other geologic hazards, areas prone to flooding, and areas that support drinking water supplies. The City elected in 2014 to maintain separate versions of its critical areas regulations – one that applies outside of shoreline jurisdiction (YMC 15.27) and one that applies inside shoreline jurisdiction (YMC 17.09). Chapter 15.27 YMC was last updated in 2017. The City is committed to consistency between the two critical areas

regulations to the greatest extent practicable, but there are state-mandated differences in permitting processes between the two, and only the version effective in shoreline jurisdiction is subject to Ecology approval.

As part of this update, YMC 17.09 and YMC 15.27 were compared to each other to identify differences or inconsistencies between the codes that should be updated. In addition, the City completed [a checklist for evaluating regulations](#) prepared by Washington Department of Commerce. The checklist helped identify additional changes to the SMP's critical areas regulations necessary to be consistent with the most current science-based guidance. In combination, the two reviews result in the following proposed changes.

- Update references to the wetlands rating system to match current Ecology guidance and update wetland buffers and related rules to match Ecology guidance.
- Integrate changes to critical aquifer recharge area regulations for consistency with YMC 15.27 and compliance with the latest science.
- Integrate changes to fish and wildlife habitat conservation area regulations in YMC 15.27 to require discussion of federal, state, or local management recommendations for species and habitat in a critical areas report.
- Increase the buffers for salmon-bearing and non-salmon-bearing waters to match YMC 15.27.

Consistency with Changes in State Law

Part of the periodic review includes updates to align the Yakima SMP with state regulations. The Washington State Department of Ecology maintains [a checklist of changes to state law that affect SMPs](#). These changes are mostly technical updates that have been in effect under state law since they were adopted, but do not appear in the YMC. Including these changes in the YMC better aligns the SMP with state regulations. It also supports clarity and consistency in the application of the SMP for project applicants and the public as a whole because all applicable rules and regulations are clearly identified. Recommended changes include:



- Clarify that the definition of “development” does not include dismantling or removing structures if there is no other associated action.
- Include a list of activities that do not require local shoreline review, which were adopted in the Washington State Administrative Code (WAC 173-27-040).
- Update the definition of “date of filing” to match the Washington State Administrative Code (WAC 173-27-130(6)) and use “date of filing” to identify the start of the appeal period to the Shoreline Hearings Board for permits.
- Reference the provisions in the Washington State Administrative Code (WAC 173026-090) that refer to the processes for conducting periodic reviews.
- Correct the definition of “Shoreline Hearings Board” to reflect that this body does not adjudicate appeals of SMPs.
- Add a reference to the Washington State Administrative Code (WAC 173-27-215) that offers relief measures for property owners in cases where shoreline restoration project change the area in which shoreline regulation would be applied.