



# 10 Natural Environment

## 10.1 Introduction

The primary components of any environment are the air, water, soil, and living organisms, such as plants and animals. How these components interact with and are modified by each other determines the character of the environment, and how well it meets the needs and desires of the living organisms. The Natural Environment Element of the Yakima Comprehensive Plan identifies the existing conditions, challenges and opportunities of the City of Yakima with respect to those components and identifies future goals for management.

### Natural Environment – Growth Management Act

- **Open space and recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities. (RCW 36.70A.020(9))
- **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. (RCW 36.70A.020(10))





The City of Yakima has established a Critical Area Ordinance (CAO) to designate and protect critical areas through Chapter 15.27 of the Yakima Municipal Code. The CAO defines when the presence or proximity of a critical area requires analysis, avoidance, protection, conservation, and/or mitigation when the development activity results in the potential to impact these natural resources.

In addition, information collected in the attached Appendices (Vulnerability Assessment Memo Appendix A) will be used to describe future trends related to resilience to worsening climate conditions that impact the natural environment. These appendices helped to inform strategies, goals, and policies that are necessary to ensure resilience to projected impacts to the natural environment over the planning period and beyond.

## 10.2 Today and Tomorrow

### Conditions and Trends

Following is a brief description of the components of Yakima’s natural environment based on the analysis located in the Climate Vulnerability and Risk Assessment, prepared by Cascadia Consulting Group and BERK Consulting (2025) as well as the 2017 Existing Condition Report.

Critical areas in the City of Yakima, as regulated through Yakima’s CAO pursuant RCW 36.70A.170, include geologically hazardous areas, critical aquifer recharge areas, frequently flooded areas, wildlife habitat conservation areas, and wetlands. Each critical area is discussed throughout Section 10.2, along with map exhibits. Areas represented in the map exhibits are noted to contain or likely to contain environmental values or functions related to these protected natural resources.

#### Climate Resiliency - Growth Management Act

- **Climate change and resiliency.** ...Adapt to and mitigate the effects of a changing climate;... prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. (RCW 36.70A.020(14))





## Air Quality

An airshed is defined as “a volume of air, bounded by geographical and/or meteorological constraints, within which activities discharge contaminants.” The airshed for the City of Yakima, as defined by the Environmental Protection Agency (EPA), is the Yakima Basin. According to the Yakima Regional Clean Air Agency, “the air quality in Yakima County is fresh, clean and healthy most of the year, yet at certain times it faces challenges...” Although air quality currently meets federal and state air quality standards that has not always been the case. After years of planning and analysis, coordination between Yakima County and incorporated cities, and implementation of targeted projects, the urban areas of Yakima County were removed from non-attainment status for carbon monoxide and particulate matter less than 10 microns in diameter (PM10).

In 2020, the Yakima Regional Clean Air Agency updated its 2014 plan with new regulations and rules that strive to ensure that Yakima County can maintain compliance with the standards for PM2.5 concentrations<sup>3</sup>. These smaller particulates pose a particular health risk to those with lung and heart problems, the elderly, and the young. The plan does not explicitly address the air quality impacts of wildfire smoke but instead focuses on controllable, non-emergency-related sources of air pollution. Outputs which the plan addresses include residential heating (wood-burning stoves), dust on gravel roads, and tilling of fields. Wildfire smoke poses severe air quality concerns, especially related to PM2.5.

Because of local topography, climate conditions, and increased likelihood and severity of regional wildfires, the concentrations and associated health problems can be most severe in the fall and winter. The YCRAA plan and Appendix A combine a number of regulatory and voluntary tools to achieve reduction targets for PM2.5 emissions, manage poor air quality, and decrease vulnerabilities in the natural and built environment.



Source: City of Yakima

---

<sup>3</sup> REGULATION 1 OF THE YAKIMA REGIONAL CLEAN AIR AGENCY, October 8, 2020. [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.yakimacleanair.org/site/files/file\\_manager/page/shared/YRCAA\\_Regulation\\_1-\\_2020\\_adopted\\_8Oct2020\\_FINAL.pdf](https://www.yakimacleanair.org/site/files/file_manager/page/shared/YRCAA_Regulation_1-_2020_adopted_8Oct2020_FINAL.pdf)



## Geology

The Yakima Valley can be viewed as part of a larger geologic structural system that is underlain with folded flow layers of a thick sequence of Yakima basalt. The upper basalt layer is primarily composed of sedimentary rocks of the Ellensburg formation, up to 1,000 feet thick. These rocks are then overlain by cemented basalt gravel up to 400 feet thick comprising the second layer. The valley floor and final layer are composed of alluvial sand and gravel, up to 30 feet thick.<sup>4</sup>

### Geologically Hazardous Areas

Geologically hazardous areas include areas of erosion hazard, landslide hazard, seismic hazard, and other hazards, including volcanic hazards, mining hazards and channel migration zones. The primary purpose of regulating geologically hazardous areas is to reduce the risk of harm to people or property, although there are secondary consequences of such hazard events on fish, wildlife, and their habitats. In the City, three types of geological hazards have been mapped: high risk landslides, intermediate and high risk over-steepened slopes, and channel migration zones that are associated with shoreline waterbodies (Exhibit 10-1). In Yakima, the high-risk steep slopes are mainly isolated in the City’s north and northwestern boundaries along West Powerhouse Road, Prospect Way, and Canyon Creek Road. Moderate risk steep slopes are found nearby near Scenic Drive and Englewood Crest Drive. These classifications are used to derive the level of risk associated with land containing soil, geology, or steep slope gradients that pose a risk for erosion, landslides, earthquake activity, or instability. The presence of hydrologic activity and historical hazardous events also contribute to the potential for hazardous conditions. The Washington Department of Natural Resources (DNR) further supports the evaluation of hazardous seismic activity through assessment of liquefaction susceptibility of soils (Exhibit 10-2) and underlying geology (Exhibit 10-3) as well as site classifications identifying the need for additional structural engineering (Exhibit 10-4).



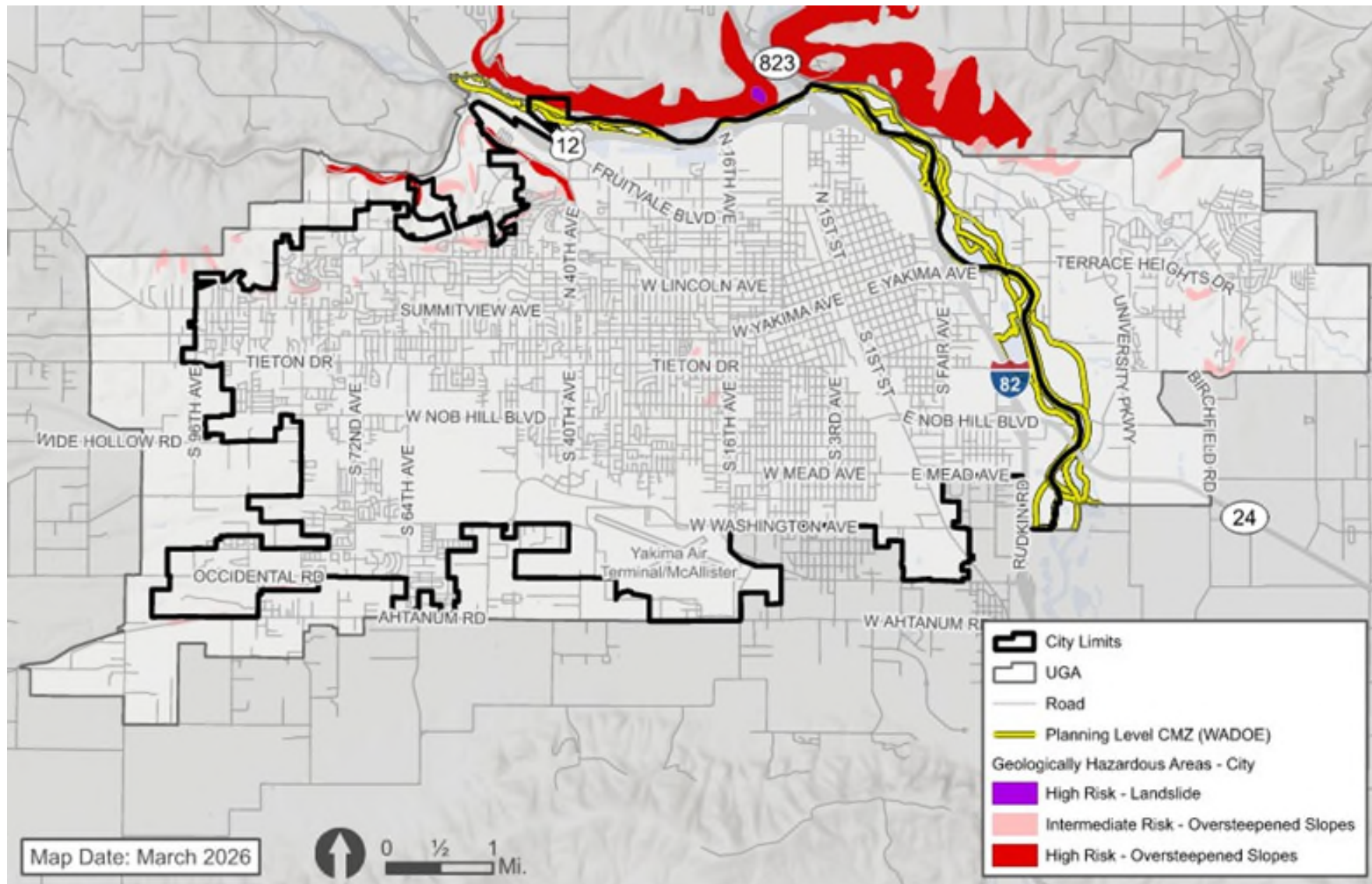
Source: City of Yakima

---

<sup>4</sup> Washington Geological Survey, 2024, Surface geology, 1:500,000 scale-GIS data, March 2024



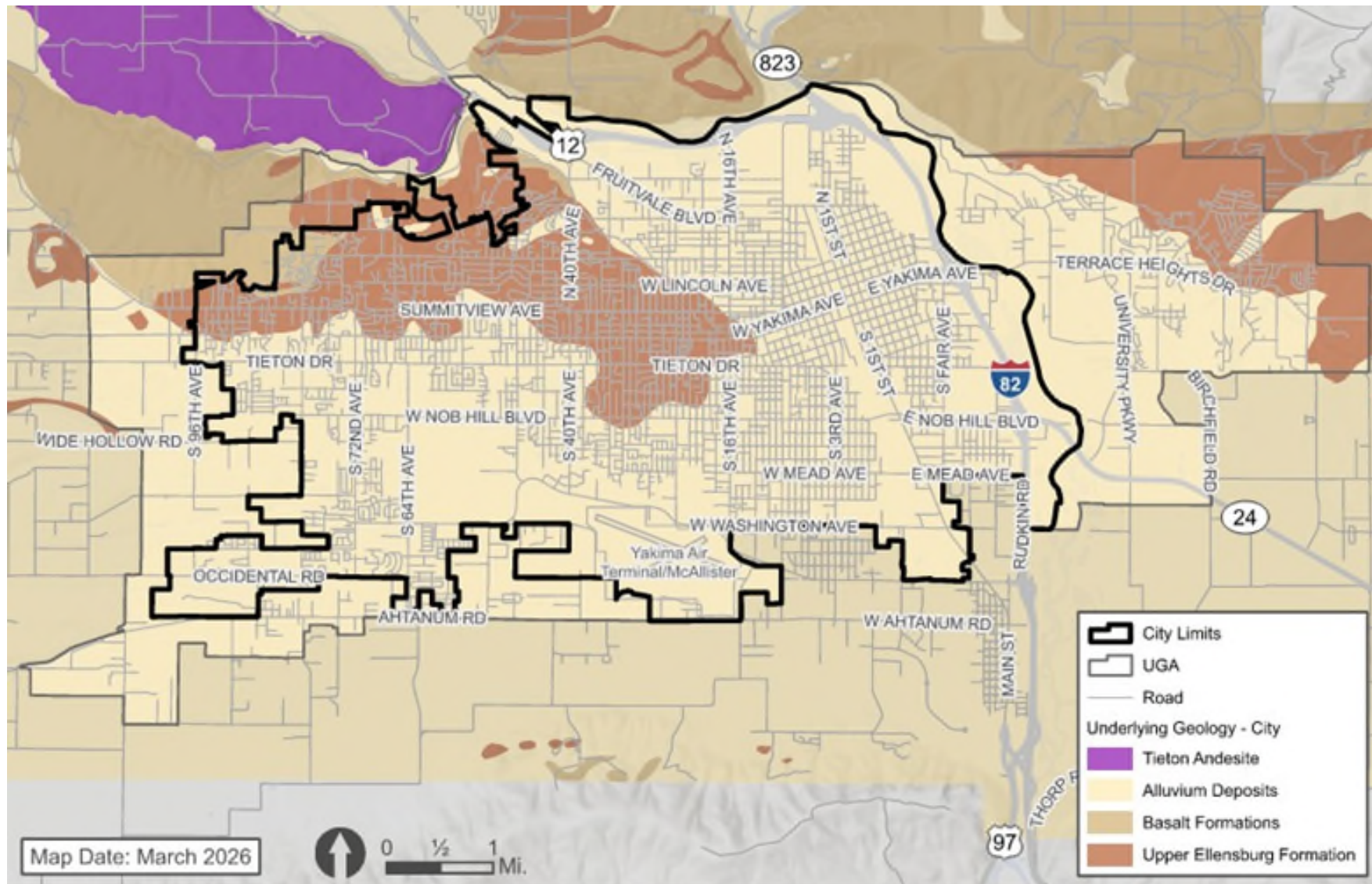
Exhibit 10-1. Geologically Hazardous Areas – City of Yakima



Source: City of Yakima GIS, 2025; WA Dept. of Ecology, 2025



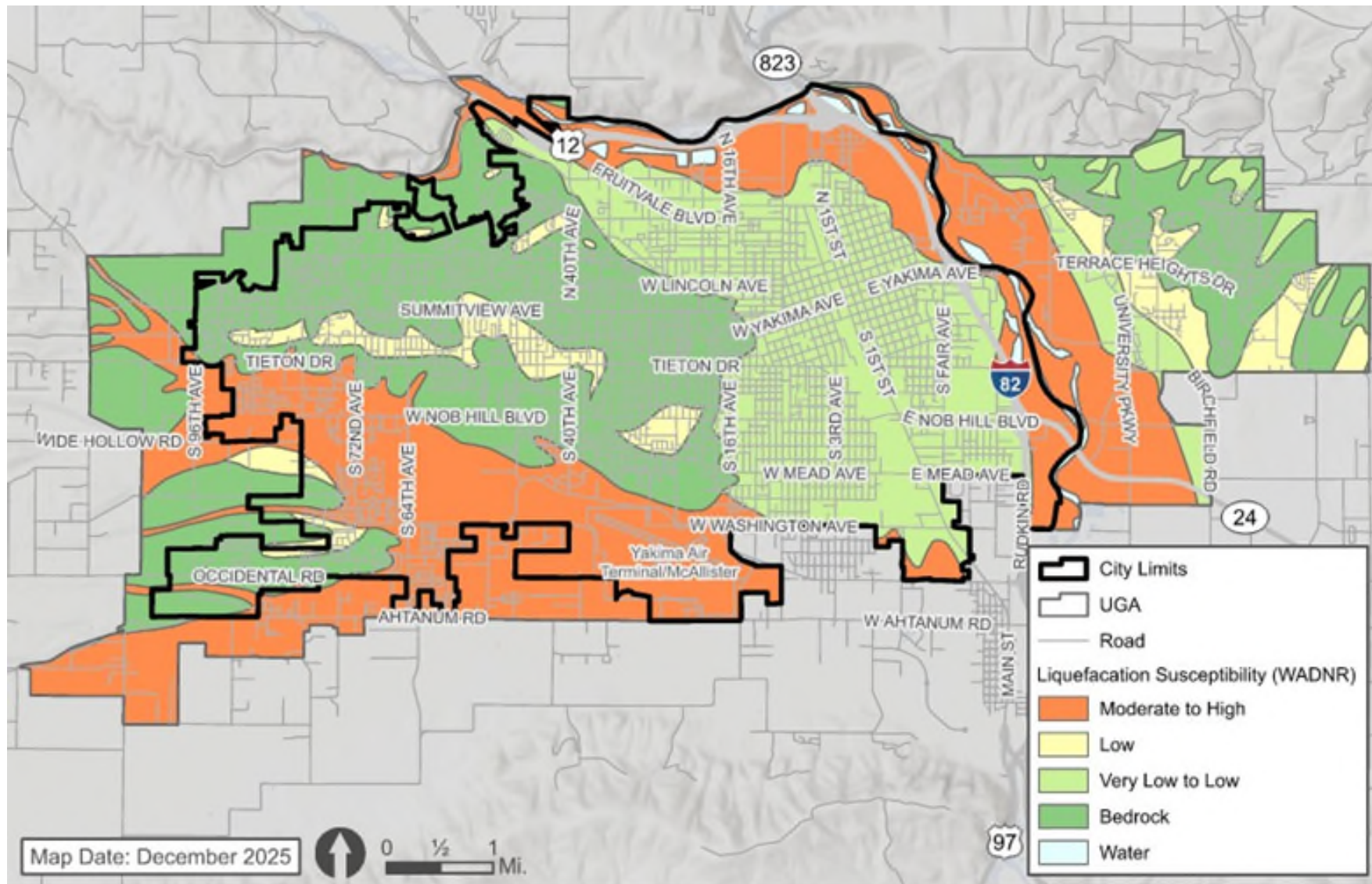
Exhibit 10-2. Underlying Geology – City of Yakima



Source: City of Yakima GIS, 2025



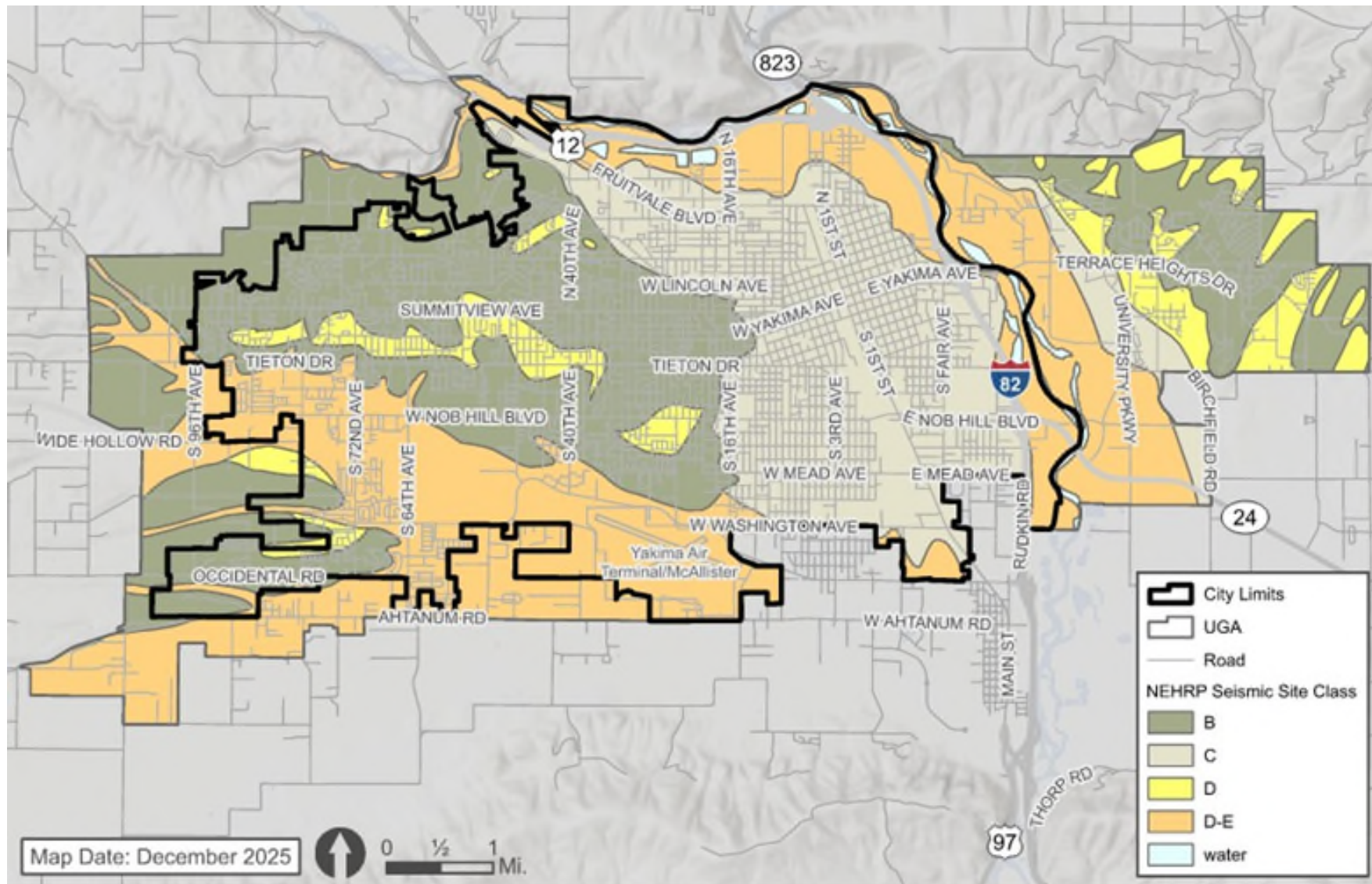
Exhibit 10-3. WA Dept. of Natural Resources, Liquefaction Susceptibility – City of Yakima



Source: WA Dept. of Natural Resources GIS, 2025



Exhibit 10-4. WA Dept. of Natural Resources, NEHRP Seismic Site Class – City of Yakima



Source: City of Yakima GIS, 2025



## ***Water Quality***

Different measures of water quality are important depending on whether human health or the health of other terrestrial or aquatic organisms is being considered. For example, temperature and dissolved oxygen are critical characteristics that determine suitability of the water for certain fish but are not critical to human health. On the other hand, high fecal coliform levels can be a health concern for humans but have little to no effect on fish.

In the City of Yakima, impervious surfaces and industrial, commercial, residential, and agricultural uses can generate or convey a variety of pollutants, such as animal wastes, oils, fertilizers and herbicides, and metals, to Yakima’s streams and lakes. These substances can damage groundwater, lakes, rivers, and streams; disrupt human use of these waters; or interfere with the behavior and reduce the survival of aquatic life. The loss of riparian vegetation and the associated shade that it provides has also has an impact on water temperatures. Increases in water temperature and pollutant loads as a result of human intervention or climatic conditions may put significant stress on species of plants, birds, and fish. These impacts may result in range depletion, increased mortality, shortened breeding periods, and increased competition between native species and invasive species.

As part of the federal Clean Water Act compliance, the Washington Department of Ecology implements a testing protocol and tracking procedures for impaired water in the state. Nine waterbodies in the city have been documented as exceeding standards for one or more parameters ( ) in the most recent assessment from 2022.





### Exhibit 10-5. Water Quality Impairment

Category	Waterbody – Parameter
5 – Polluted water bodies that are impaired, TMDL or other approved <a href="#">water quality improvement projects</a> or pollution cleanup plans are required for the water bodies in this category	<ul style="list-style-type: none"> <li>▪ Cowiche Creek – DDE, DDT, Fecal Coliform, E.Coli, pH, PCBs,</li> <li>▪ Naches River – pH, Temperature</li> <li>▪ Randall Park Pond Outlet – Dissolved Oxygen (DO), Temperature</li> <li>▪ Rotary Lake – pH</li> <li>▪ Wide Hollow Creek – Temperature, DDE, DDD, DDT, DO, pH</li> <li>▪ Yakima River – pH, Temperature</li> </ul>
4A — Impaired Water that does not require a TMDL (Total Maximum Daily Load) but already has an EPA-approved TMDL plan in place and implemented	<ul style="list-style-type: none"> <li>▪ Cowiche Creek – Temperature</li> <li>▪ Randall Park Pond Outlet – Fecal Coliform, E.Coli</li> <li>▪ Shaw Creek– Fecal Coliform</li> <li>▪ Wide Hollow Creek – Fecal Coliform, E.Coli</li> </ul>
4C — Impaired Water that does not require a TMDL and is impaired by causes that cannot be addressed through a TMDL plan.	<ul style="list-style-type: none"> <li>▪ Myron Lake – Non-Native Aquatic Plants</li> <li>▪ Rotary Lake – Non-Native Aquatic Plants</li> <li>▪ Wide Hollow Creek –Instream Flow</li> </ul>
2 – Waters of Concern	<ul style="list-style-type: none"> <li>▪ Cowiche Creek - DO</li> <li>▪ Myron Lake – E.Coli, pH</li> <li>▪ Randall Park Pond Outlet – Ammonia-N, pH</li> <li>▪ Unnamed Tributary to Bachelor Creek – Fecal Coliform</li> <li>▪ Wide Hollow Creek – Aldrin/Dieldrin, Endosulfan</li> </ul>

Source: WA ECY, 2022

In 2024, the City continued to meet its obligations under the federal Clean Water Act by developing the Stormwater Management Program for and separating from the Regional Stormwater Policy Group led by Yakima County. This local program will ensure that the City is compliant with its National Pollutant Discharge Elimination System (NPDES) Eastern





Washington Phase II Municipal Stormwater Permit, and plans and implements performance measures that reduce pollutants in stormwater to the “maximum extent practicable.” The City also regulates construction and post-construction stormwater management under Chapters 7.82 and 7.83 of the Yakima Municipal Code. These chapters require use of the latest edition of Washington Department of Ecology’s Stormwater Management Manual for Eastern Washington.

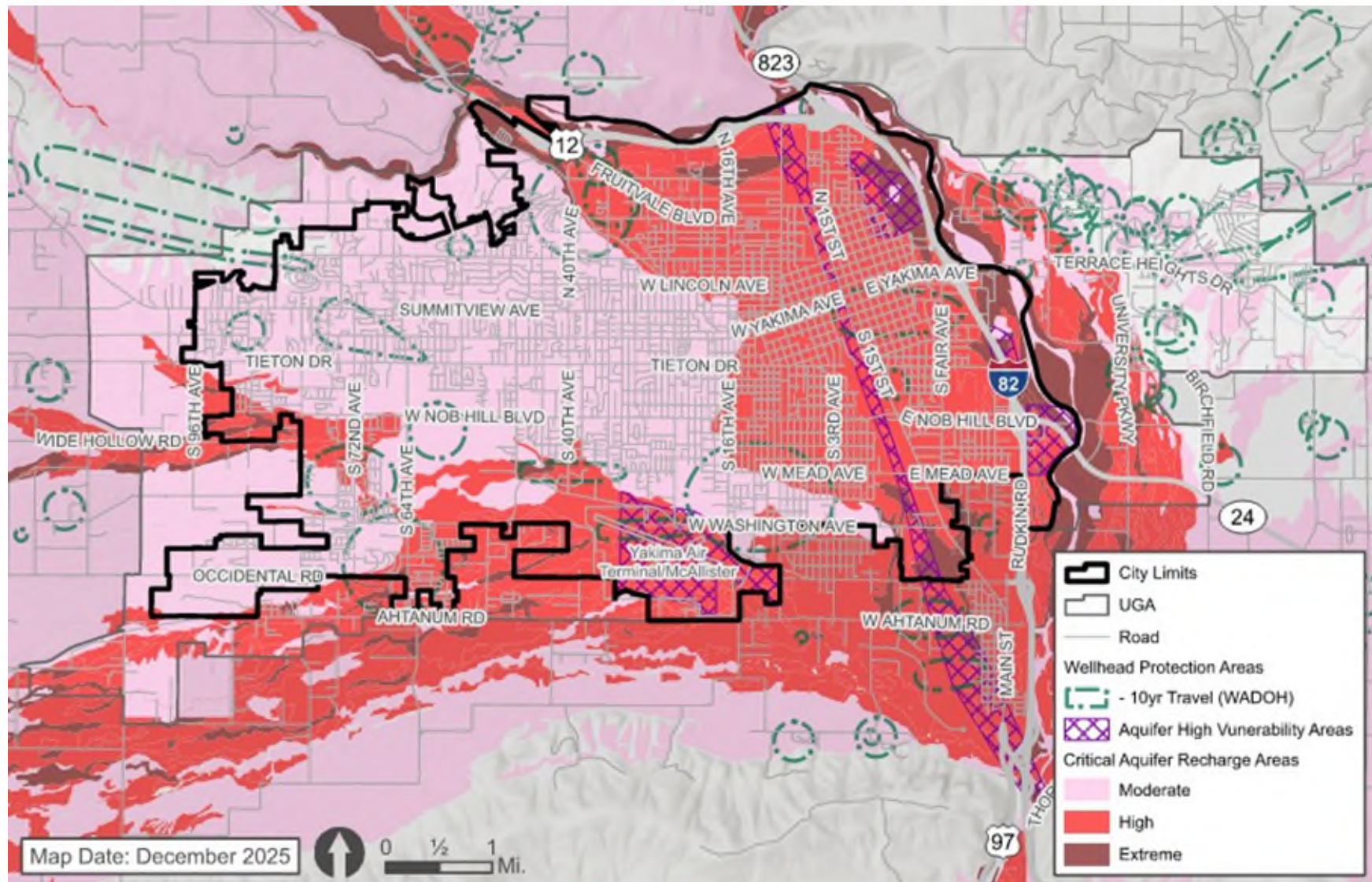
### **Critical Aquifer Recharge Areas**

Critical aquifer recharge areas are lands where surface waters or pollutants can infiltrate into groundwater that is utilized for drinking water. The City’s drinking water comes from the Naches River water treatment facility, but the backup supply comes from four municipal groundwater wells that can pump over approximately 11,000 gallons per minute. Once groundwater is contaminated it can be difficult and costly to clean. In some cases, the quality of groundwater in an aquifer is inextricably linked to its recharge area. To date, the City has identified five discrete areas that have high vulnerability to contamination (see Exhibit 10-5) that cover about 8 percent of the city limits. The Washington Department of Health maintains updated maps of wellhead protection zones around drinking water sources on its website.





Exhibit 10-6. Critical Aquifers Recharge Areas (CARA) – City of Yakima



Source: City of Yakima GIS, 2025; WA Dept. of Health GIS, 2025



### Frequently Flooded Areas

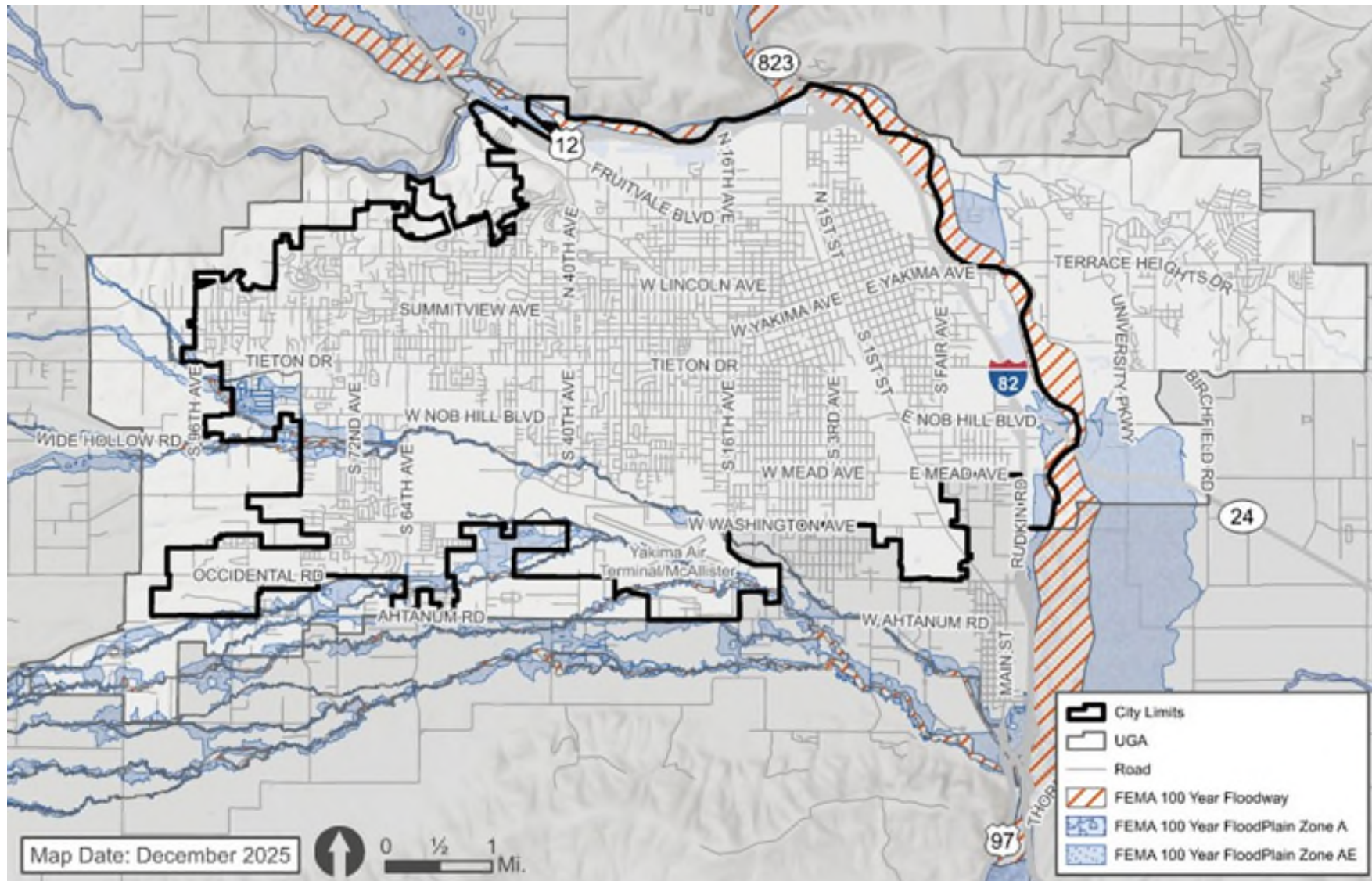
The Federal Emergency Management Agency (FEMA) has mapped the floodplains for the Yakima and Naches Rivers, as well as Wide Hollow, Bachelor, Spring, and Shaw Creeks (see Exhibit 10-7. ). Frequently flooded areas are defined in the Washington Administrative Code 365-190-030 as “lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year, or within areas subject to flooding due to high groundwater,” also known as the 100-year floodplain. Flood events can cause serious impacts by modifying and destroying the natural environment and the destruction and degradation of structures and critical roadway, bridge, and utility infrastructure.



Source: City of Yakima



Exhibit 10-7. Frequently Flooded Areas, City of Yakima



Source: City of Yakima GIS, 2025; FEMA Floodplain Map, 2023



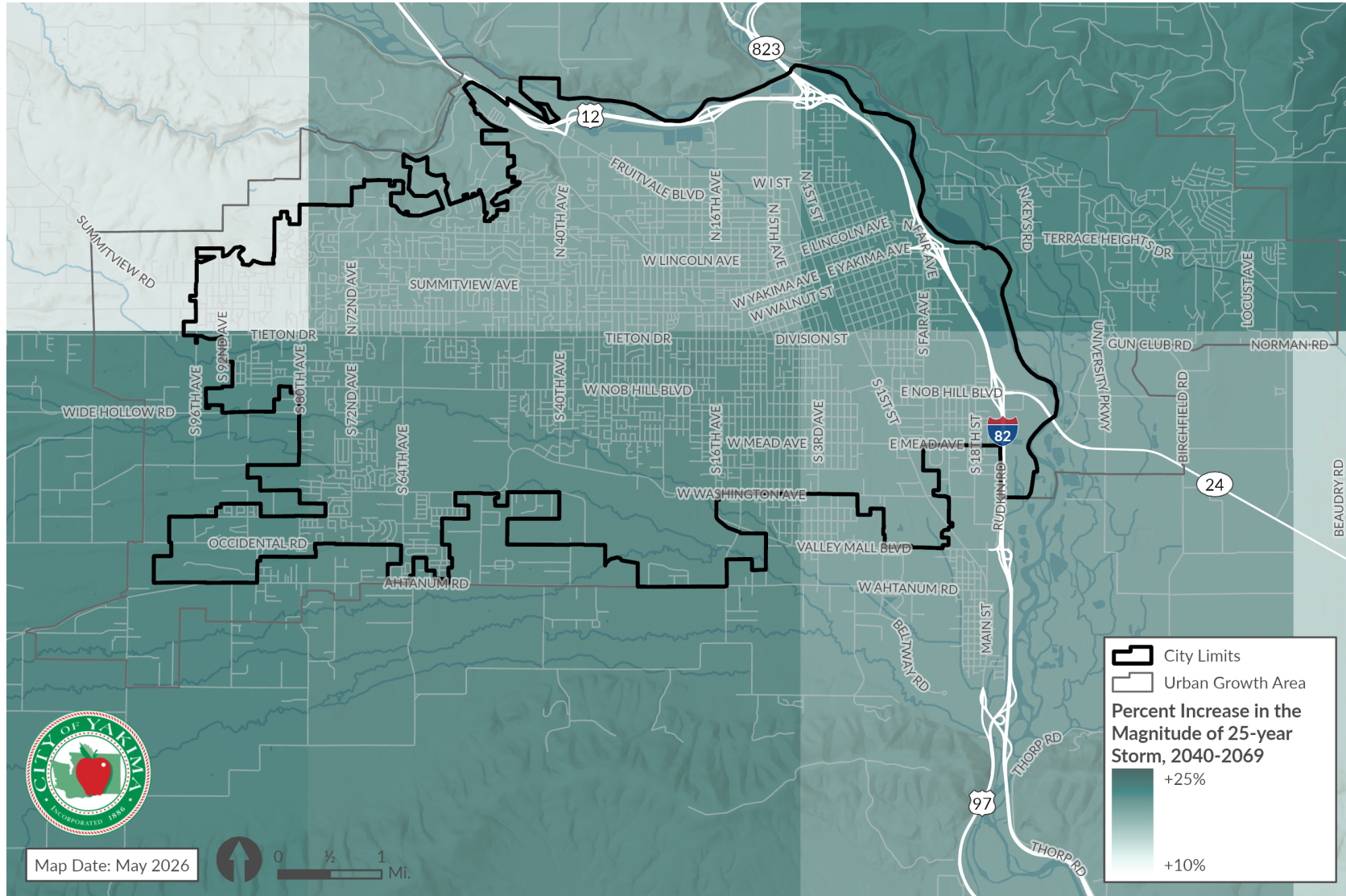
Through Titles 11, 14 and 15 of the Yakima Municipal Code, the City regulates development in or near floodplain areas to ensure compatibility with surrounding properties, and to prevent an increase in risk to upstream or downstream neighbors or the natural functions of floodplains. The majority of the floodplains are associated with the Yakima and Naches Rivers on the east and north sides of the City and are bounded by a levee system. The smaller streams in the southern and western portions of the City generally have narrow floodplains, except in some of the flat, less-developed agricultural areas, parks, and around the airport.

While development in the current 100-year floodplains is well controlled within the City of Yakima, the likelihood of extreme precipitation days is expected to increase over the planning period. These events may lead to more severe and expansive flooding events, affecting a larger area of the city. Exhibit 10-8 provides an overview of the projected increase and additional analysis can be found in Appendix A, the Vulnerability and Risk Assessment.





**Exhibit 10-8. Percent Increase in the Magnitude of a 25-year Storm, From Baseline 1980-2009 to 2040-2069 Under RCP8.5, City of Yakima**



Source: UW Climate Impacts Group, Climate Mapping for Resilient Washington, 2025; BERK, 2025.



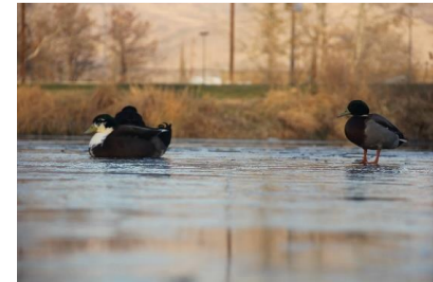
## Fish and Wildlife Habitat Conservation Areas

As defined in Washington Administrative Code 365-190-030, fish and wildlife habitat conservation areas are “areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness.” Although largely urbanized, the City of Yakima still has habitat for fish and wildlife distributed in parks and other preserved open spaces, on agricultural lands, in underdeveloped or vacant spaces, and in and along 51.4 miles of stream corridors and several lakes (see Exhibit 10-9).

Yakima resides in the Columbia Plateau ecoregion, the only non-forested ecoregion in Washington State, and is characterized as drylands. Because vegetation and wildlife in these desert-like conditions can vary drastically depending on their proximity to water sources, riparian habitats along the banks and shorelines of rivers, streams, and lakes are easily influenced by changes in weather and human activity.

The WDFW has classified certain important fish and wildlife habitats and species as “priority habitats” and “priority species” to ensure they are considered in land use planning and management. The majority of the priority habitats inside the City of Yakima’s jurisdiction are wetlands and high-quality riparian zones associated with the Yakima and Naches Rivers and Wide Hollow Creek . Other types of priority habitat in Yakima are designated as “urban natural open space” and waterfowl concentration areas.

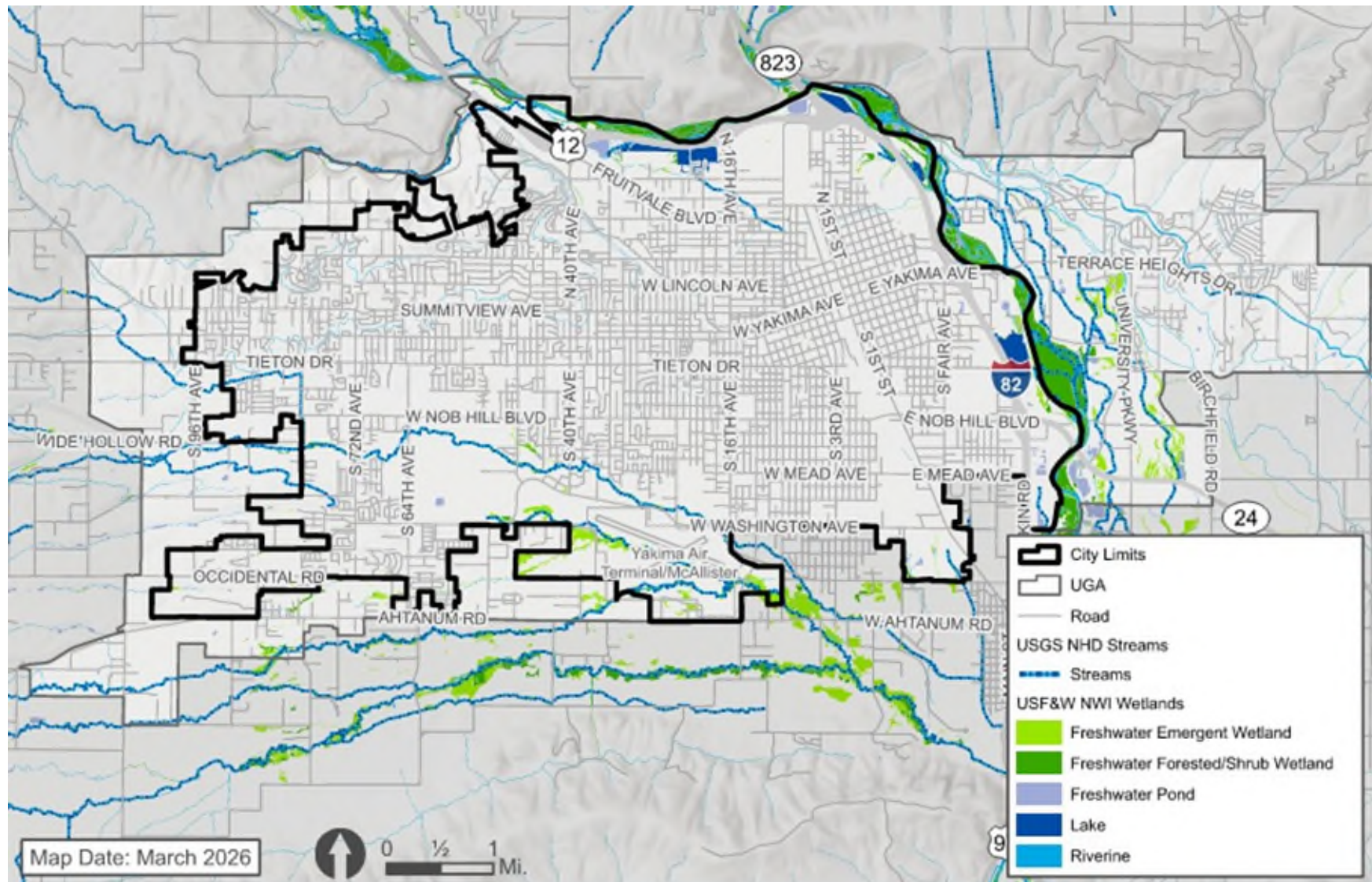
Significant wetlands inside the City include those wetlands associated with the Yakima and Naches Rivers and Wide Hollow Creek. Additional small wetlands are associated with the other streams (see Exhibit 10-9). A number of artificial lakes with groundwater connections to the Naches and Yakima Rivers also provide important habitat for birds, and several are stocked for recreational fishing by WDFW.



Source: City of Yakima



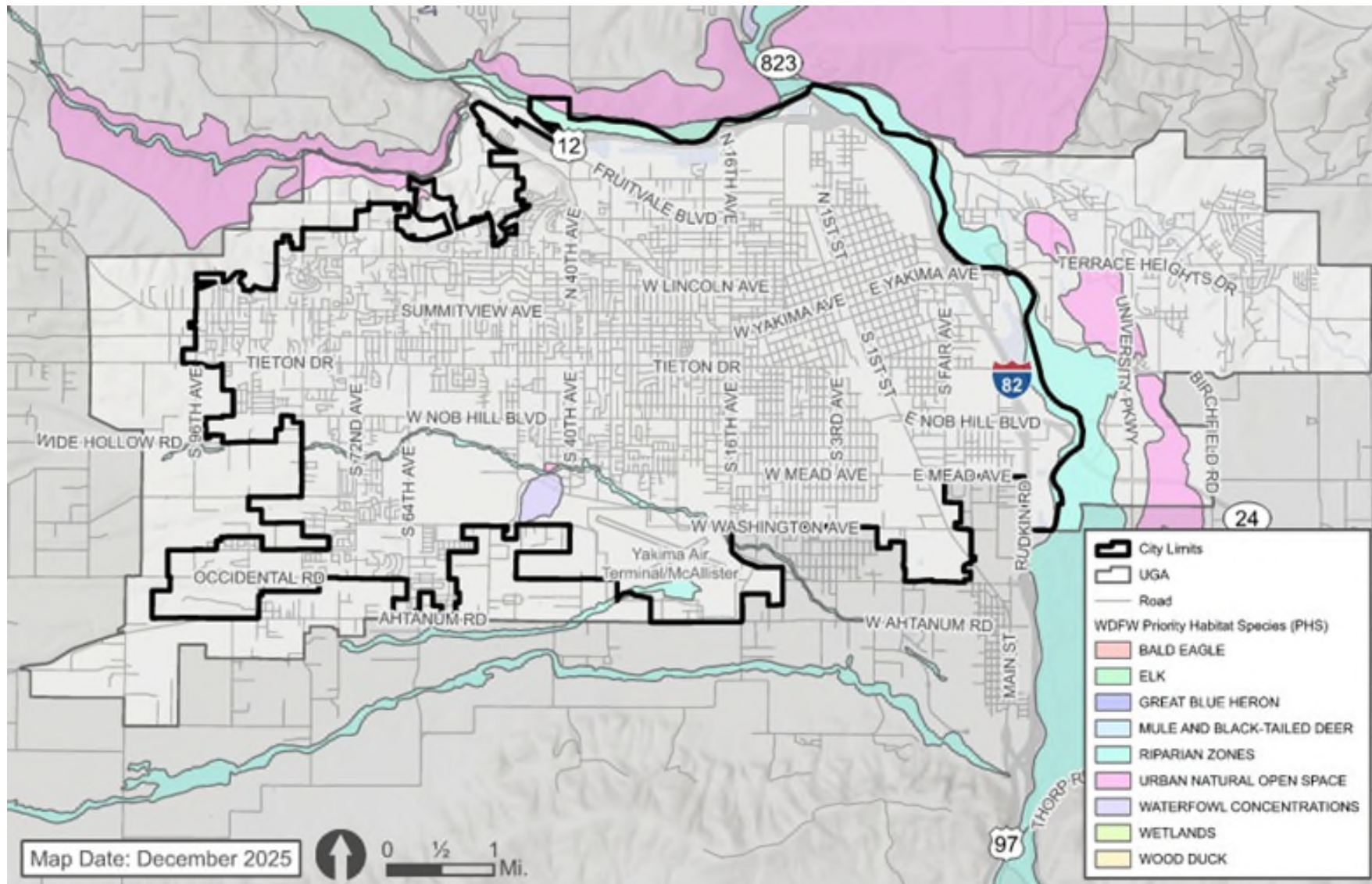
Exhibit 10-9. Wetlands and Streams, City of Yakima



Source: City of Yakima GIS 2026, and USGS GIS 2025, and US Fish & Wildlife GIS 2025



Exhibit 10-10. Wildlife – City of Yakima



Source: WA Fish & Wildlife GIS 2025



Under the federal Endangered Species Act (ESA), the National Oceanic and Atmospheric Administration (NOAA) Fisheries and the U.S. Fish and Wildlife Service has designated, or listed, several fish species that live in one or more City of Yakima waterways. Additional fish species are designated by WDFW as priority species. Exhibit 10-11 identifies the sensitive species documented within the City’s aquatic areas:



**Exhibit 10-11. Sensitive Fish Species Identified in the City’s Streams and Rivers**

Fish Species	Federal Status	State Status
Location		
Mountain Sucker	N/A	Candidate
▪ Yakima River		
Leopard Dace	N/A	Candidate
▪ Yakima River		
Coho Salmon	Species of Concern	Priority
▪ Wide Hollow Creek		
▪ Naches River		
▪ Cowiche Creek		
▪ Yakima River		
Chinook Salmon (Fall, Summer, Spring)	Threatened	Priority
▪ Yakima River		
▪ Naches River		
▪ Cowiche Creek		
Bull Trout	Threatened	Candidate
▪ Yakima River		
▪ Naches River		
▪ Cowiche Creek		



Source: City of Yakima





Fish Species	Federal Status	State Status
Location		
Steelhead (Summer)	Threatened	Candidate
<ul style="list-style-type: none"> <li>▪ Yakima River</li> <li>▪ Naches River</li> <li>▪ Cowiche Creek</li> <li>▪ Bachelor Creek</li> <li>▪ Wide Hollow Creek</li> </ul>		
Rainbow Trout	N/A	Priority
<ul style="list-style-type: none"> <li>▪ Spring Creek</li> <li>▪ Yakima River</li> <li>▪ Cowiche Creek</li> <li>▪ Bachelor Creek</li> <li>▪ Wide Hollow Creek</li> <li>▪ Naches River</li> </ul>		
Wood Duck	N/A	Priority
<ul style="list-style-type: none"> <li>▪ Naches River</li> </ul>		
Great Blue Heron	N/A	Priority
<ul style="list-style-type: none"> <li>▪ Yakima River</li> </ul>		

Source: WDFW, 2023

In addition to the species listed above, other priority species that are likely present and which breed along the Yakima or Naches Rivers include a number of birds, such as the bald eagle and common loon; reptiles such as the sharp-tailed snake and ring-necked snake; and mammals such as the Townsend’s ground squirrel.





## **Wetlands**

The Washington Administrative Code 365-190-030 defines wetlands as “areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.” The U.S. Fish and Wildlife Service has mapped and classified wetlands in the City as part of its National Wetland Inventory (see ). Most of these wetlands are large complexes associated with the Yakima and Naches Rivers, although smaller wetlands are scattered throughout the City along the smaller streams and in other localized depressions. Mapping may underrepresent the area of wetlands due to the date of inventories and the nature of the data that is not comprehensively collected by federal, state, or local agencies.

## **Challenges and Opportunities**

Environmental quality is an essential element of the City’s livability. By considering both the natural and built environment in planning for the future, the City of Yakima has the opportunity to create a sustainable urban environment that provides clean air and water, habitat for wildlife, and comfortable and secure places for people to live, work and recreate. Through policy, decisions and actions, the City of Yakima will continue to seek balance between various environmental goals and economic development, allowing multiple objectives to be met.

The City has been a participant in regional efforts to study and develop solutions to address the recent water flow problems in the Yakima River Basin, which has culminated in the development of a proposed Integrated Water Resource Management Plan. As stated in the plan, “The goals of the Integrated Plan are to protect, mitigate, and enhance fish and wildlife habitat; provide increased operational flexibility to manage instream flows to meet ecological objectives, and improve the reliability of the water supply for irrigation, municipal supply, and domestic uses.” These goals are consistent with the GMA, the City’s critical areas regulations and SMP, and the desires of the citizens of Yakima to have a healthy ecological system that can serve multiple needs.





## 10.3 Our Natural Environment Plan

Critical areas are regulated because they provide important natural functions or pose hazards to the community. Wetlands, wildlife, and riparian areas support air quality, water quality, healthy habitat for fish and wildlife, and reduce impacts from natural hazards. Protecting the aquifer ensures clean drinking water for the community. Regulating development within the floodplain and geologically hazardous areas protects private and public infrastructure and the life and safety of the community.

Through the City’s critical areas ordinance, the City plans to foster a safe and healthy natural environment, preserving and enhancing the community’s quality of life, reducing the impacts of natural hazards, and ensuring a safe built environment.

## 10.4 Goals and Policies

### **GOAL 10.1      ENHANCE AND PROTECT SURFACE, STORM, AND GROUNDWATER QUALITY AND QUANTITY.**

- Policy 10.1.1      Implement the City’s stormwater program and require use of appropriate stormwater manuals or best management practices for the design, construction, and operation of developments or activities which could alter surface or ground water quantity or quality.
- Policy 10.1.2      Continue to implement and refine water conservation programs, with a focus on improving drought resilience and ensuring long-term water supply reliability.
- Policy 10.1.3      For the multiple purposes of ensuring sufficient and sustainable supplies of water for fish habitat, agricultural and industrial needs, and drinking water, support implementation of the Yakima River Basin Integrated Water Resource Management Plan.





Policy 10.1.4 Continue implementing the City’s local Wellhead Protection Program, which includes education, inter-agency coordination, and regulation, to prevent contamination of public groundwater supplies.

Policy 10.1.5 Update standards to allow and encourage use of low impact development techniques and other construction methods that offset or mitigate the effects of increased impervious areas.

**GOAL 10.2 PROTECT AND ENHANCE AIR QUALITY.**

Policy 10.2.1 Cooperate with local, State and federal air pollution control agencies and comply with applicable regulations that govern air pollutants during land development, construction and operation.

Policy 10.2.2 Develop a land use pattern and associated infrastructure that encourages trip reduction, minimizes vehicular emissions, and facilitates use of alternate modes of transportation, recognizing smog from increased vehicle emissions and higher summer temperatures will worsen over time.

Policy 10.2.3 Minimize wildfire potential through improved buffers and land use practices to mitigate poor air quality caused by wildfire smoke

Policy 10.2.4 Utilize existing regional and state data that ensures mitigations measures are prioritized in areas with environmental health disparities.

**GOAL 10.3 MANAGE FLOODPLAINS TO PROTECT PUBLIC HEALTH AND SAFETY, AND TO SUPPORT ECOLOGICAL FUNCTION.**

Policy 10.3.1 Protect natural drainage systems associated with floodways and floodplains through application of regulations based on best available science.

Policy 10.3.2 Ensure adequate protection of life and property from flood events in floodways and floodplains through application of appropriate limitations on and mitigation requirements for development, and implementation of Comprehensive Flood Hazard Management Plans, when available.





- Policy 10.3.3 Emphasize non-structural methods in planning for flood prevention and damage reduction.
- Policy 10.3.4 Require use of best management practices to minimize adverse stormwater impacts generated by the removal of vegetation and alteration of landforms that increase impervious surface areas.
- Policy 10.3.5 Within frequently flooded areas, encourage and support the retention of natural open spaces or land uses, such as parks, that can maintain important hydrologic function with minimal risk to property damage from floodwaters.

**GOAL 10.4 PRESERVE AND ENHANCE TERRESTRIAL AND AQUATIC HABITATS TO MAINTAIN VIABLE POPULATIONS OF PLANTS AND ANIMALS.**

- Policy 10.4.1 Maintain and implement a system of environmental regulations based on best available science that will protect fish and wildlife species and habitat with special local, state or federal status, giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.
- Policy 10.4.2 Continue participating in and supporting the work of the regional Yakima Basin Fish and Wildlife Recovery Board to plan and implement fish and wildlife habitat restoration.
- Policy 10.4.3 Locate, design, construct, and operate development to first avoid, and then minimize and mitigate adverse impacts to the functions and values of streams, wetlands, and other fish and wildlife habitat conservation areas.
- Policy 10.4.4 Protect aquatic and terrestrial habitats from encroachment from new industrial land uses that may reduce these habitat's resilience and environmental quality.
- Policy 10.4.5 Promote stream, wetlands, and other fish and wildlife habitat conservation areas protection through education and cooperation with the Greenway





Foundation, Cowiche Canyon Conservancy, the Trust for Public Land, the Confederated Tribes of the Yakama Nation, and other similar organizations.

Policy 10.4.6 Sustain existing levee vegetation to promote and retain functional habitat. Enhance levee vegetation during maintenance projects, where feasible.

Policy 10.4.7 Conserve, protect and enhance native vegetation in open spaces, parks and riparian areas. Consider using native vegetation for planting in these areas and look for opportunities to enhance habitat for fish and wildlife.

**GOAL 10.5 MANAGE USE AND DEVELOPMENT IN GEOLOGICALLY HAZARDOUS AREAS TO PROTECT PUBLIC HEALTH AND SAFETY.**

Policy 10.5.1 Apply and enforce current and future environmental regulations to protect and promote public health and safety from geologic hazards during construction and operation.

Policy 10.5.2 Locate development within the most environmentally suitable and naturally stable portions of the proposed property.

Policy 10.5.3 Classify and designate areas on which development should be prohibited, conditioned, or otherwise controlled because of danger from geological hazards.

## 10.5 Implementation

Environmental protection and enhancement, based on “Best Available Science” (as defined in the GMA), are important factors in the City of Yakima’s land use planning, zoning and development regulations. Development that does not reasonably avoid or accommodate critical areas will be required to provide mitigation for potential impacts to prevent a net loss of function and value. The GMA requires on-going updates of critical area regulations to maintain consistency with State law. As part of that review, the City of Yakima will evaluate Chapter 15.27, last updated in 2008, 2017 and 2021, and amend as needed.





In addition to critical areas regulations, which are part of the City’s Land Use Code, the following items aid in the implementation of this element of the Comprehensive Plan.

**Exhibit 10-12. Natural Environment Element Implementation**

Implementation	Action Type
Land Use Code – YMC Titles 15 and 17	Regulatory law that addresses critical areas and shoreline protection
Development Review	Review Process that ensures critical areas and shoreline protection
City of Yakima Stormwater Collection System Master Plan 2023	Plan, updated periodically, that minimizes adverse effects on water quality and quantity
2022-2027 Parks and Recreation Comprehensive Plan	Plan, updated periodically, that strives to balance active and passive uses of the City’s more natural areas
Comprehensive Flood Hazard Management Plans	Plans that include short- and long-term approaches to balancing the competing needs of new and existing development with the environment.
Yakima Regional Stormwater Group	Coordination with Yakima County, Union Gap and Sunnyside to perform permit compliance under the Department of Ecology’s Phase II NPDES Stormwater Permit



Source: City of Yakima



# 11 Shoreline

## 11.1 Introduction

### Purpose and Relationship of the Shoreline Management Act to the Growth Management Act

The Growth Management Act (GMA) was amended in 1995 to add the goals and policies of the state Shoreline Management Act (SMA) as one of the goals of the GMA. The purpose of the SMA is stated in RCW 90.58.020 as follows:

*“The legislature finds that the shorelines of the state are among the most valuable and fragile of its natural resources and that there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. In addition, it finds that ever increasing pressures of additional uses are being placed on the shorelines necessitating increased coordination in the management and development of the shorelines of the state. The legislature further finds that much of the shorelines of the state and the uplands adjacent thereto are in private ownership; that unrestricted construction on the privately owned or publicly owned shorelines of the state is not in the best public interest;*

The Growth Management Act considers the goals and policies of a Shoreline Master Program (SMP) developed under the Shoreline Management Act to be an element of the Comprehensive Plan, and the SMP development regulations to be a component of a jurisdiction’s GMA development regulations.

This Chapter presents the SMP goals and policies completed in fall 2014 and adopted by both the City of Yakima and the State of Washington Department of Ecology.





*and therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines. It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto. \*\*\* In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shoreline. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single-family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state. Alterations of the natural condition of the shorelines and shorelands of the state shall be recognized by the department. Shorelines and shorelands of the state shall be appropriately classified and these classifications shall be revised when*





*circumstances warrant regardless of whether the change in circumstances occurs through man-made causes or natural causes. Any areas resulting from alterations of the natural condition of the shorelines and shorelands of the state no longer meeting the definition of "shorelines of the state" shall not be subject to the provisions of chapter 90.58 RCW. Permitted uses in the shorelines of the state shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water."*

The Shoreline Management Act policy has been refined to include provisions for uses along the shoreline, public access to shorelines, preservation and restoration of the shoreline resources and ecology, promotion of long-term over short-term benefit, and other actions to promote the state-wide interest of appropriate use of shoreline over local interest.

In addition to incorporating the state SMA goals and policies, the Growth Management Act also provides that "the goals and policies of a shoreline master program for a county or city...shall be considered an element of the county or city's comprehensive plan." The City of Yakima's Shoreline Master Program (SMP) was originally approved by the Washington State Department of Ecology in June 1974. In 2013, the SMP was updated consistent with Washington Administrative Code (WAC) Chapter 173-26, State master program approval/amendment procedures and master program guidelines (Guidelines). The Guidelines are administered by the Washington State Department of Ecology (Ecology). The SMP becomes effective 14 days after conclusion of both the City's SMP development and adoption process followed by Ecology's review and approval process.





## 11.2 Shoreline Today

### Profile of Shoreline Jurisdiction in Yakima

The entire shoreline jurisdiction within the City limits and Urban Growth Area (UGA), including unincorporated territory and the waterbodies themselves, amounts to approximately 1,696 acres (818 acres non-UGA, 878 acres UGA). The City of Yakima has two rivers, one stream, and three lakes which are identified as “shoreslines of the state”: the Yakima River, the Naches River, Cowiche Creek, Willow Lake, Lake Aspen, and Rotary Lake. Buchanan Lake and its shorelands (approximately 76 acres) will be considered part of the City’s shoreline jurisdiction when the Washington Department of Natural Resources Surface Mine Reclamation Permit lapses or is terminated, or when the City receives a permit application for new development on or uses of Buchanan Lake.

In accordance with state law, the jurisdiction of Yakima’s Shoreline Master Program encompasses the shoreline waterbodies; land within 200 feet of the ordinary high water mark of these waterways; and their floodways, certain portions of 100-year floodplains and channel migration zones, and associated wetlands.



### 11.3 Our Shoreline Plan

In accordance with the Shoreline Management Act as set forth in RCW 90.58.020, the goals and policies of the state-approved City of Yakima Shoreline Master Program (2014) are herein adopted by reference, as amended into this Comprehensive Plan. Shoreline goals, policies, and management strategies summarized throughout this element are further detailed in the City of Yakima Shoreline Master Program.



Source: City of Yakima

### 11.4 Goals and Policies

The goals and policies presented here are categorized according to Master Program elements as mandated by the Shoreline Management Act (SMA). The elements are identified in the SMA



as generic classes of activities for which goals and policies shall be developed and systematically applied to different shoreline uses in these classes, when deemed appropriate by the local jurisdiction.

The general goal and policy statements found within each element of the Master Program are intended to provide the policy basis for administration of the City of Yakima Shoreline Master Program. All elements are equal in their importance and no element has a greater standing or relevance than any other element. The Master Program Elements are as follows.

**A. Shoreline use element** for considering:

1. The proposed general distribution and general location and extent of the use on shorelines and adjacent land areas, including, but not limited to, housing, business, industry, transportation, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private uses of the land;
2. The pattern of distribution and location requirements of water uses including, but not limited to, aquaculture, recreation, and transportation; and
3. Establishing the importance of locating water-oriented uses, particularly those that are water-dependent, within the shoreline jurisdiction area.

**B. Economic development element** for the location and design of industries, transportation facilities, port facilities, tourist facilities, commerce and other developments that are particularly dependent on their location on or use of the shorelines of the state;

**C. Public access element** for provision for public access to shorelines, particularly publicly owned areas;

**D. Recreational element** for preserving and enlarging recreational opportunities including but not limited to parks, beaches, and recreational areas;

**E. Circulation element** consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the shoreline use element;

**F. Conservation element** for the preservation of natural resources, including but not limited to scenic vistas, aesthetics, and critical areas' functions and values, fisheries and wildlife protection, and shoreline ecological functions;





- G. Historical/cultural/scientific/and educational element** for protecting and restoring buildings, sites and areas having historic, archaeological, cultural, scientific, or educational values; and
- H. Flood control element** for giving consideration to the state-wide interest in the prevention and minimization of flood damages, and construction, modification, and restoration of flood-damaged structures consistent with FEMA Standards.

## General Shoreline Planning Sub-element

Policy numbers have been changed from the Shoreline Master Program to align with the other Elements of this Comprehensive Plan. Numbering for the Shoreline Master Program goals are in the format 11.3.X and the format for the Shoreline policies was 11.3.X.X.

### **GOAL 11.1      IMPLEMENT THE GENERAL POLICIES AND GOALS OF THE SHORELINE MANAGEMENT ACT AS LISTED BELOW (WAC 173-26-176(3)):**

- Policy 11.1.1      Utilize Shorelines for economically productive uses that are particularly dependent on Shoreline location or use.
- Policy 11.1.2      Utilize Shorelines and the waters they encompass for public access and recreation.
- Policy 11.1.3      Protect and restore the ecological functions of Shorelines.
- Policy 11.1.4      Protect the public right of navigation and corollary uses of waters of the state.
- Policy 11.1.5      Protect and restore buildings and sites having historic, cultural, and educational value.
- Policy 11.1.6      Plan for public facilities and uses correlated with other shoreline uses.
- Policy 11.1.7      Prevent and minimize flood damages.
- Policy 11.1.8      Recognize and protect private property rights.
- Policy 11.1.9      Preferentially accommodate single-family uses.

Coordinate shoreline management with other relevant local, state, and federal programs.



Source: City of Yakima



**GOAL 11.2 PROTECTION MEASURES FOR SHORELINES OF STATEWIDE SIGNIFICANCE SHOULD FOLLOW THE SHORELINE MANAGEMENT ACT PRINCIPLES IN ORDER OF PREFERENCE AS LISTED BELOW (RCW 90.58.020):**

- Policy 11.2.1 Recognize and protect the state-wide interest over local interest;
- Policy 11.2.2 Preserve the natural character of the shoreline;
- Policy 11.2.3 Result in long term over short term benefit;
- Policy 11.2.4 Protect the resource and ecology of the shoreline;
- Policy 11.2.5 Increase public access to publicly owned areas of the shorelines;
- Policy 11.2.6 Increase recreational opportunities for the public in the shoreline;
- Policy 11.2.7 Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

**GOAL 11.3 ESTABLISH A SYSTEM OF SHORELINE USES THAT:**

- Policy 11.3.1 Gives preference to uses with minimal impacts that are dependent upon their proximity to the water;
- Policy 11.3.2 Is consistent with the control of pollution and prevention of damage to the natural environment;
- Policy 11.3.3 Protects the public’s health, safety, and welfare; ecological functions; and property rights; and
- Policy 11.3.4 Establishes conditional uses to provide extra protection for the shoreline.

**GOAL 11.4 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.**

**GOAL 11.5 ENCOURAGE SOUND MANAGEMENT OF RENEWABLE AND NONRENEWABLE NATURAL RESOURCES.**





**GOAL 11.6**      **IN GENERAL WHEN DETERMINING THE ORDER OF PREFERENCE BETWEEN CONFLICTS OF SHORELINE USES THE FOLLOWING ORDER SHOULD BE OBSERVED:**

- Policy 11.6.1      Water-dependent commercial uses are preferred over nonwater-dependent commercial uses;
- Policy 11.6.2      Water-related and water-enjoyment commercial uses are preferred over nonwater-oriented commercial uses; and
- Policy 11.6.3      Nonwater-oriented commercial uses should only be allowed in limited situations.

## Shoreline Environment Designations

**GOAL 11.7**      **THE CITY OF YAKIMA’S SHORELINES ARE CLASSIFIED INTO SPECIFIC ENVIRONMENT 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 ENVIRONMENT DESIGNATIONS SHOULD BE LIMITED TO THOSE LAND USES THAT ARE CONSISTENT WITH THE CHARACTER OF THE IDENTIFIED ENVIRONMENT DESIGNATION.**

## High Intensity Environment Policies

**GOAL 11.8**      **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.**





- GOAL 11.9**      **SPECIFIC CRITERIA FOR DESIGNATION OF THE HIGH INTENSITY ENVIRONMENT INCLUDE AREAS OR PROPERTIES THAT:**
- Policy 11.9.1      Presently support high intensity land uses including commercial, industrial, urban recreational, transportation, or high-intensity water-oriented uses.
- Policy 11.9.2      Are planned to accommodate urban expansion of uses listed in 10.3.9.1.
- GOAL 11.10**      **WATER-ORIENTED COMMERCIAL, INDUSTRIAL, AND RECREATION USES SHOULD BE GIVEN HIGH PRIORITY IN THE HIGH INTENSITY ENVIRONMENT. 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.**
- GOAL 11.11**      **NEW STAND-ALONE RESIDENTIAL USES IN THE HIGH INTENSITY ENVIRONMENT SHOULD BE DISCOURAGED.**
- GOAL 11.12**      **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.**
- GOAL 11.13**      **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.**

**GOAL 11.14 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.**

**GOAL 11.15 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.**

## **Essential Public Facilities Policies**

**GOAL 11.16 THE PURPOSE OF THE ESSENTIAL PUBLIC FACILITIES ENVIRONMENT IS TO SUPPORT PLANNING AND MAINTENANCE OF EXISTING ESSENTIAL PUBLIC FACILITIES.**

**GOAL 11.17 ASSIGN AN “ESSENTIAL PUBLIC FACILITIES” ENVIRONMENT DESIGNATION TO LANDS CONTAINING THOSE FACILITIES THAT ARE TYPICALLY DIFFICULT TO SITE OR RELOCATE, SUCH AS STATE OR REGIONAL TRANSPORTATION FACILITIES AND WASTE WATER HANDLING FACILITIES.**

**GOAL 11.18 ESSENTIAL PUBLIC FACILITIES AND THEIR ACCESSORY OR SUPPORTING USES ARE ALLOWED IN THE ESSENTIAL PUBLIC FACILITIES ENVIRONMENT.**





- GOAL 11.19** ALLOWED NEW DEVELOPMENT IN THE ESSENTIAL PUBLIC FACILITIES DESIGNATION SHOULD ASSURE NO NET LOSS OF SHORELINE ECOLOGICAL FUNCTIONS.
- GOAL 11.20** WHERE APPLICABLE, NEW AND EXPANDED DEVELOPMENT SHOULD INCLUDE ENVIRONMENTAL CLEANUP AND RESTORATION OF THE SHORELINE TO COMPLY WITH ANY RELEVANT STATE AND FEDERAL LAW.
- GOAL 11.21** EXPANSION AND IMPROVEMENT OF EXISTING FACILITIES SHOULD BE ALLOWED, WITH MITIGATION SEQUENCING APPLIED TO AVOID AND THEN MINIMIZE ADVERSE IMPACTS TO THE EXTENT CONSISTENT WITH THE SPECIFIC FACILITY AND PUBLIC NEEDS, WITH MITIGATION REQUIRED FOR ANY REMAINING ADVERSE IMPACTS.

## Shoreline Residential Environment Policies

- GOAL 11.22** 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.
- GOAL 11.23** 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.
- GOAL 11.24** 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.**

**GOAL 11.25      MULTIFAMILY AND MULTI-LOT RESIDENTIAL AND RECREATIONAL DEVELOPMENTS SHOULD PROVIDE PUBLIC ACCESS AND JOINT USE FOR COMMUNITY RECREATIONAL FACILITIES.**

**GOAL 11.26      ACCESS, UTILITIES, AND PUBLIC SERVICES SHOULD BE AVAILABLE AND ADEQUATE TO SERVE EXISTING NEEDS AND/OR PLANNED FUTURE DEVELOPMENT.**

**GOAL 11.27      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**

**GOAL 11.28      THE FLOODWAY/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.**

**GOAL 11.29      THE FLOODWAY/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/CMZ DESIGNATION SHOULD NEVER EXTEND BEYOND THE LIMITATIONS OF THE SHORELINE 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 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 CMZ.**

- GOAL 11.30**      **COMMERCIAL, INDUSTRIAL, MINING, NONWATER-ORIENTED RECREATION, ROADS, UTILITIES, PARKING AREAS, AND RESIDENCES SHOULD GENERALLY NOT BE LOCATED IN THE FLOODWAY/CMZ ENVIRONMENT. OTHER USES (RECREATION, RESOURCE, ETC.) SHOULD BE CAREFULLY LIMITED TO PROTECT SHORELINE FUNCTIONS.**
  
- GOAL 11.31**      **ACTIVITIES THAT MAY DEGRADE THE VALUE OF THE FLOODWAY/CMZ ENVIRONMENT SHOULD BE LIMITED, AND DEVELOPMENT IN HAZARDOUS AREAS SHOULD BE RESTRICTED.**
  
- GOAL 11.32**      **MODIFICATIONS THAT HARDEN OR FIX STREAM BANKS AND CHANNELS SHOULD BE DISCOURAGED.**

## **Urban Conservancy Environment Policies**

- GOAL 11.33**      **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.**
  
- GOAL 11.34**      **SPECIFIC CRITERIA FOR DESIGNATION OF THE URBAN CONSERVANCY ENVIRONMENT INCLUDE AREAS OR PROPERTIES THAT:**





- Policy 11.34.1 Lie in the city limits and urban growth areas;
- Policy 11.34.2 Are planned for development that is compatible with the principals of maintaining or restoring the ecological functions of the area;
- Policy 11.34.3 Are suitable for water-enjoyment uses;
- Policy 11.34.4 Are open space or floodplains, or;
- Policy 11.34.5 Are areas that retain important ecological functions which should not be more intensively developed.

## Aquatic Environment – Lakes

- GOAL 11.35** ALLOWED USES FOR THE URBAN CONSERVANCY 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.
- GOAL 11.36** 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.
- GOAL 11.37** SPECIFIC CRITERIA FOR THE AQUATIC DESIGNATION ARE LANDS WATERWARD OF THE ORDINARY HIGH WATER MARK OF SHORELINE LAKES.





- GOAL 11.38** 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.
- GOAL 11.39** 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.
- GOAL 11.40** 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.
- GOAL 11.41** SHORELINE USES AND MODIFICATIONS SHOULD BE DESIGNED AND MANAGED TO PREVENT DEGRADATION OF WATER QUALITY AND ALTERATION OF NATURAL HYDROGRAPHIC CONDITIONS.
- GOAL 11.42** 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





## Economic Development Sub-element

### *Commercial and Service Development*

- GOAL 11.43**      **LIMIT COMMERCIAL AND SERVICE 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.**
- GOAL 11.44**      **COMMERCIAL AND SERVICE USES WHICH ARE NOT SHORELINE DEPENDENT SHOULD BE ENCOURAGED TO LOCATE UPLAND.**

### *Industrial Development*

- GOAL 11.45**      **ALLOCATE SUFFICIENT QUANTITIES OF SUITABLE LAND FOR WATER-RELATED INDUSTRY.**
- GOAL 11.46**      **DISCOURAGE INDUSTRIES WHICH HAVE PROVEN TO BE ENVIRONMENTALLY HAZARDOUS IN SHORELINE AREAS.**

## Public Access and Recreation Sub-element

### *Public Access*

- GOAL 11.47**      **PROTECT NAVIGATION OF WATERS OF THE STATE, THE SPACE NEEDED FOR WATER-DEPENDENT USES, AND VIEWS OF THE WATER THROUGH DEVELOPMENT STANDARDS.**





- GOAL 11.48**      **TRANSPORTATION AND PARKING PLANS WITHIN SHORELINE JURISDICTION SHALL INCLUDE SYSTEMS FOR PUBLIC ACCESS, INCLUDING PEDESTRIAN, BICYCLE, AND PUBLIC TRANSPORTATION WHERE APPROPRIATE.**
- GOAL 11.49**      **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**
- GOAL 11.50**      **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.**
- GOAL 11.51**      **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.**
- GOAL 11.52**      **ACCESS TO RECREATIONAL AREAS SHOULD EMPHASIZE MULTIPLE POINTS OF ACCESS (PARKING AREAS, TRAILS OR BICYCLE PATHS).**





- GOAL 11.53**      **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.**
  
- GOAL 11.54**      **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.**
  
- GOAL 11.55**      **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.**
  
- GOAL 11.56**      **WHEREVER FEASIBLE, UTILITIES SHOULD BE PLACED UNDERGROUND**

*Recreational Development*

- GOAL 11.57**      **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**
  
- GOAL 11.58**      **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.**





**GOAL 11.59** WHERE FEASIBLE, ENCOURAGE THE USE OF PUBLIC LANDS FOR RECREATIONAL FACILITIES AS AN ECONOMICAL ALTERNATIVE TO NEW ACQUISITIONS BY LOCAL AGENCIES.

**GOAL 11.60** LOCATE, DESIGN, CONSTRUCT AND OPERATE RECREATIONAL FACILITIES TO PREVENT UNDUE ADVERSE IMPACTS TO NATURAL RESOURCES AND ADJACENT OR NEARBY PRIVATE PROPERTIES.

### **Circulation Sub-element (Transportation & Parking)**

**GOAL 11.61** ENCOURAGE A TRANSPORTATION NETWORK CAPABLE OF DELIVERING PEOPLE, GOODS, AND SERVICES, AND RESULTING IN MINIMAL DISRUPTION OF THE SHORELINES' NATURAL SYSTEM.

**GOAL 11.62** 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.

**GOAL 11.63** 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

**GOAL 11.64** PARKING FACILITIES IN SHORELINES ARE NOT A PREFERRED USE AND SHOULD BE ALLOWED ONLY AS NECESSARY TO SUPPORT AN AUTHORIZED USE.

**GOAL 11.65** PROPER DESIGN, LOCATION, AND CONSTRUCTION OF ROAD AND RAILROAD FACILITIES SHOULD BE EXERCISED TO:

Policy 11.65.1 Minimize erosion and permit the natural movement of water;

Policy 11.65.2 Use existing topography and preserve natural conditions to the greatest practical extent.





**GOAL 11.66**      **LOOPS OR SPURS OF OLD HIGHWAYS WITH HIGH AESTHETIC QUALITY OR BICYCLE ROUTE POTENTIAL SHOULD BE KEPT IN SERVICE.**

## **Shoreline Uses and Modifications Sub-element**

### *Agriculture*

**GOAL 11.67**      **ALLOW LAWFULLY ESTABLISHED AGRICULTURAL ACTIVITIES OCCURRING ON AGRICULTURAL LANDS TO CONTINUE.**

**GOAL 11.68**      **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**

**GOAL 11.69**      **PROHIBIT CONCENTRATED FEEDING OPERATIONS IN SHORELINE JURISDICTION.**

### *Aquaculture*

**GOAL 11.70**      **CONSIDER AQUACULTURE A PREFERRED SHORELINE USE WHEN CONSISTENT WITH THE CONTROL OF POLLUTION AND PREVENTION OF DAMAGE TO THE ENVIRONMENT.**

**GOAL 11.71**      **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.**





**GOAL 11.72      PROTECT SPAWNING AREAS DESIGNATED BY THE WASHINGTON DEPARTMENT OF FISH AND WILDLIFE FROM CONFLICTING USES.**

*Boating and Private Moorage Facilities*

**GOAL 11.73      ENSURE THAT BOATING FACILITIES ARE LOCATED ONLY AT SITES WITH SUITABLE ENVIRONMENTAL CONDITIONS, SHORELINE CONFIGURATION, ACCESS, AND NEIGHBORING USES.**

**GOAL 11.74      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.**

**GOAL 11.75      APPLICATIONS FOR NEW PIERS AND DOCKS MUST SHOW A SPECIFIC NEED AND MUST BE THE MINIMUM SIZE NECESSARY.**

**GOAL 11.76      ENCOURAGE THE COOPERATIVE USE OF SHARED DOCKS.**

*Dredging and Dredge Material Disposal*

**GOAL 11.77      DREDGING SHOULD ONLY BE PERMITTED FOR MAINTAINING EXISTING NAVIGATION USES, NOT FOR OBTAINING FILL MATERIAL OR MINING.**

**GOAL 11.78      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. FILL**

**GOAL 11.79      NORMAL AND REASONABLE LAND GRADING AND FILLING SHOULD BE ALLOWED WHERE NECESSARY TO DEVELOP A LAND AREA FOR A PERMITTED USE PROVIDED:**

Policy 11.79.1      There is no substantial changes made in the natural drainage patterns; and





- Policy 11.79.2 There is no reduction of flood water storage capacity that might endanger other areas.
- Policy 11.79.3 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). 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.
- GOAL 11.80 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.**

*In-Water Structures*

- GOAL 11.81 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.**
- GOAL 11.82 LOCATION AND PLANNING OF IN-WATER 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. NATURAL SCENIC VISTAS.**





## *Mining*

- GOAL 11.83** ALL IN-WATER 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
- GOAL 11.84** REMOVAL OF SAND, GRAVEL, AND MINERALS SHOULD BE ALLOWED FROM ONLY THE LEAST SENSITIVE SHORELINE AREAS AND SHOULD COMPLY WITH THE BELOW POLICIES:
- Policy 11.84.1 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; and
- Policy 11.84.2 Restoration or enhancement of ecological functions is encouraged.
- GOAL 11.85** REQUIRE LAND RECLAMATION PLANS OF ANY MINING VENTURE PROPOSED WITHIN A SHORELINE.
- GOAL 11.86** 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).
- GOAL 11.87** ENSURE THAT MINING AND ASSOCIATED ACTIVITIES ARE DESIGNED AND CONDUCTED CONSISTENT WITH THE APPLICABLE ENVIRONMENT DESIGNATION AND THE APPLICABLE CRITICAL AREAS ORDINANCE.
- GOAL 11.88** 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***

**GOAL 11.89** 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.

**GOAL 11.90** RESTRICT SUBDIVISIONS IN AREAS SUBJECT TO FLOODING.

**GOAL 11.91** ENCOURAGE CLUSTER DEVELOPMENT WHEREVER FEASIBLE TO:

Policy 11.91.1 Maximize use of shorelines by residents,

Policy 11.91.2 Maximize both on-site and off-site aesthetic appeal, and

Policy 11.91.3 Minimize disruption of the natural shorelines.

***Shoreline Stabilization***

**GOAL 11.92** 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.

**GOAL 11.93** 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.





**GOAL 11.94 NEW STRUCTURAL STABILIZATION MEASURES SHOULD ONLY BE ALLOWED:**

- Policy 11.94.1 When they are necessary to protect an existing primary structure,
- Policy 11.94.2 Are in support of new and existing development, or
- Policy 11.94.3 Are necessary to protect projects where restoration of ecological functions or hazardous substance remediation projects is taking place.

**GOAL 11.95 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.**

**GOAL 11.96 ALL SHORE STABILIZATION ACTIVITIES SHOULD BE DESIGNED AND CONSTRUCTED TO ACCEPTED ENGINEERING STANDARDS.**

*Signs*

**GOAL 11.97 OUTDOOR SIGN SIZE, SPACING AND LIGHTING SHOULD CONFORM TO THE SCENIC VISTAS ACT (RCW 47.42) AND STANDARDS IN THE ZONING ORDINANCE.**

*Utilities*

**GOAL 11.98 NEW UTILITY PRODUCTION AND PROCESSING FACILITIES, SUCH AS POWER PLANTS AND SEWAGE TREATMENT PLANTS, OR PARTS OF THOSE FACILITIES THAT ARE NONWATER-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.**





**GOAL 11.99** 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 10.3.50.

**GOAL 11.100** 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.

**GOAL 11.101** NEW WASTE WATER TREATMENT PONDS FOR INDUSTRIAL USES SHOULD BE LOCATED UPLAND WHEN FEASIBLE.

*Existing Uses*

**GOAL 11.102** THE SMP SHOULD RECOGNIZE EXISTING USES AND DEVELOPMENTS IN THE SHORELINE, AND ALLOW THEM TO CONTINUE CONSISTENT WITH THEIR LAWFULLY ESTABLISHED CONDITION.

**GOAL 11.103** THE CITY SHOULD APPLY APPLICABLE SMP PROVISIONS TO THE SHORELINE USE OR DEVELOPMENT PROPOSED IN SHORELINE JURISDICTION, CONSIDERING THE SIZE, LOCATION, DURATION AND SCOPE OF THE PROPOSAL WHERE APPROPRIATE.

*Redevelopment, Repair, and Maintenance*

**GOAL 11.104** THE SMP SHOULD RECOGNIZE EXISTING USES AND DEVELOPMENTS IN THE SHORELINE, AND ALLOW THEM TO CONTINUE CONSISTENT WITH THEIR LAWFULLY ESTABLISHED CONDITION.





**GOAL 11.105 THE CITY SHOULD APPLY APPLICABLE SMP PROVISIONS TO THE SHORELINE USE OR DEVELOPMENT PROPOSED IN SHORELINE JURISDICTION, CONSIDERING THE SIZE, LOCATION, DURATION AND SCOPE OF THE PROPOSAL WHERE APPROPRIATE.**

## **Conservation Sub-element**

### *Environmental Protection*

**GOAL 11.106 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..**

### *Critical Areas & Vegetation Conservation*

**GOAL 11.107 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.**

**GOAL 11.108 NEW STRUCTURAL FLOOD HAZARD REDUCTION MEASURES IN SHORELINE JURISDICTION SHOULD ONLY BE ALLOWED WHEN THE FOLLOWING CAN BE DEMONSTRATED:**

Policy 11.108.1 The structural flood hazard reduction measure is necessary to protect an existing development,

Policy 11.108.2 Nonstructural measures are not feasible,





Policy 11.108.3 Impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss of ecological functions, and

Policy 11.108.4 Appropriate vegetation conservation actions are undertaken.

**GOAL 11.109 PROTECT ALL SHORELINES OF THE STATE SO THAT THERE IS NO NET LOSS OF ECOLOGICAL FUNCTIONS FROM BOTH INDIVIDUAL PERMITTED OR EXEMPT DEVELOPMENT.**

**GOAL 11.110 EVALUATE AND CONSIDER CUMULATIVE IMPACTS OF DEVELOPMENT ON SHORELINE ECOLOGICAL FUNCTIONS TO ENSURE NO NET LOSS OF ECOLOGICAL FUNCTION.**

**GOAL 11.111 DEVELOP A MEANS TO ALLOCATE THE BURDEN OF ADDRESSING CUMULATIVE EFFECTS.**

**GOAL 11.112 PROVIDE, WHERE FEASIBLE AND DESIRABLE, RESTORATION OF DEGRADED AREAS ALONG THE CITY'S SHORELINES.**

**GOAL 11.113 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.**

**GOAL 11.114 PROTECT SHORELINE STREAMS, LAKES, PONDS, AND WETLANDS THROUGH THE APPLICATION OF VEGETATIVE BUFFERS.**

**GOAL 11.115 EXISTING AGRICULTURE SHOULD BE ENCOURAGED TO PROVIDE THROUGH VOLUNTARY MEANS:**

Policy 11.115.1 Maintenance of a permanent vegetative buffer between tilled areas and associated water bodies,

Policy 11.115.2 Reduction of bank erosion,





Policy 11.115.3 Reduction of surface runoff,

Policy 11.115.4 Reduction of siltation

Policy 11.115.5 Improvement of water quality, and

Policy 11.115.6 Habitat for fish and wildlife.

**GOAL 11.116 BUFFER REQUIREMENTS FOR NEW AGRICULTURE USES ON NON-AGRICULTURAL LANDS SHOULD BE APPLIED.**

**GOAL 11.117 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 SHORELINE MASTER PROGRAM.**

**GOAL 11.118 NATURAL VEGETATION WITHIN SHORELINE JURISDICTION SHOULD BE RETAINED TO THE GREATEST EXTENT FEASIBLE BY APPLYING THE STREAM CORRIDOR AND WETLAND BUFFER REQUIREMENTS.**

**GOAL 11.119 SELECTIVE PRUNING OF TREES FOR SAFETY AND VIEW PROTECTION, AND THE REMOVAL OF NOXIOUS WEEDS IS ALLOWED.**

**GOAL 11.120 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.**





## *Shoreline Habi*

### *at and Natural Systems Enhancement Projects*

- GOAL 11.121** RESTORATION AND ENHANCEMENT OF SHORELINES SHOULD BE DESIGNED USING PRINCIPLES OF LANDSCAPE AND CONSERVATION ECOLOGY AND SHOULD RESTORE OR ENHANCE CHEMICAL, PHYSICAL, AND BIOLOGICAL WATERSHED PROCESSES THAT CREATE AND SUSTAIN SHORELINE HABITAT STRUCTURES AND FUNCTIONS.
- GOAL 11.122** RESTORATION AND ENHANCEMENT ACTIONS SHOULD IMPROVE SHORELINE ECOLOGICAL FUNCTIONS AND PROCESSES AND SHOULD TARGET MEETING THE NEEDS OF SENSITIVE PLANT, FISH AND WILDLIFE SPECIES AS IDENTIFIED BY WASHINGTON DEPARTMENT OF FISH AND WILDLIFE, WASHINGTON DEPARTMENT OF NATURAL RESOURCES, YAKAMA NATION, NATIONAL MARINE FISHERIES SERVICE, AND/OR U.S. FISH AND WILDLIFE SERVICE.
- GOAL 11.123** THE CITY SHOULD, AND PRIVATE ENTITIES ARE ENCOURAGED TO, SEEK FUNDING FROM STATE, FEDERAL, PRIVATE AND OTHER SOURCES TO IMPLEMENT RESTORATION, ENHANCEMENT, AND ACQUISITION PROJECTS, PARTICULARLY THOSE THAT ARE IDENTIFIED IN THE RESTORATION PLAN OF THIS SMP OR THE LOCAL WATERSHED PLANS.
- GOAL 11.124** THE CITY SHOULD DEVELOP PROCESSING GUIDELINES THAT WILL STREAMLINE THE REVIEW OF RESTORATION-ONLY PROJECTS.
- GOAL 11.125** ALLOW FOR THE USE OF TAX INCENTIVE PROGRAMS, MITIGATION BANKING, GRANTS, LAND SWAPS, OR OTHER PROGRAMS, AS THEY ARE DEVELOPED, TO ENCOURAGE RESTORATION AND ENHANCEMENT OF SHORELINE ECOLOGICAL FUNCTIONS AND TO PROTECT HABITAT FOR FISH, WILDLIFE AND PLANTS.





### ***Water Quality, Stormwater Management, and Nonpoint Pollution***

#### **GOAL 11.126 SHORELINE WATER QUALITY SHOULD BE PROTECTED AS FOLLOWS:**

- Policy 11.126.1 Rely on the City’s stormwater program and Ecology’s Stormwater Management Manual for Eastern Washington which meet state and federal stormwater control requirements where possible;
- Policy 11.126.2 Utilize Critical Aquifer Recharge Area protection measures;
- Policy 11.126.3 Control drainage and surface runoff from all facilities requiring large quantities of fertilizers and pesticides to prevent contamination of water areas;
- Policy 11.126.4 All developments should comply with Yakima County Health regulations, when applicable;
- Policy 11.126.5 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);
- Policy 11.126.6 Proper design, location, and construction of all facilities should be exercised to prevent the entry of pollutants or waste materials into waterbodies;
- Policy 11.126.7 When earthen materials are moved within shoreline areas, measures to adequately protect water quality should be provided;
- Policy 11.126.8 Water quality protection measures should not impact recreation opportunities;
- Policy 11.126.9 New development and redevelopment proposals should be connected to city sewer; and
- Policy 11.126.10 New development and redevelopment proposals should provide adequate stormwater handling and possibly pre-treatment facilities.





**GOAL 11.127      AGRICULTURAL EROSION CONTROL MEASURES SHOULD CONFORM TO STANDARDS ESTABLISHED BY THE CONSERVATION DISTRICTS OF YAKIMA COUNTY AND THOSE AGREED UPON IN USDA CONSERVATION PLANS.**

**GOAL 11.128      IN PLANNING FOR MARINA LOCATION AND DESIGN, SPECIAL WATER QUALITY CONSIDERATIONS SHOULD BE GIVEN TO:**

- Policy 11.128.1    Fuel handling and storage facilities to minimize accidental spillage,
- Policy 11.128.2    Proper water depth and flushing action for any area considered for overnight or **long-term** moorage facilities, and
- Policy 11.128.3    Adequate facilities to properly handle wastes from holding tanks.

**GOAL 11.129      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.**

## **Historic, Cultural, Scientific, and Educational Resources Sub-element**

**GOAL 11.130      REQUIRE THE PROTECTION AND RESTORATION OF AREAS AND SITES IN THE CITY OF YAKIMA HAVING HISTORIC, ARCHAEOLOGICAL, CULTURAL, EDUCATIONAL OR SCIENTIFIC VALUE CONSISTENT WITH LOCAL, STATE AND FEDERAL LAWS.**

**GOAL 11.131      DEVELOPMENT ALONG SHORELINES INCLUDES PLANNING THAT INCORPORATES EXPERTISE AND RECOMMENDATIONS OF QUALIFIED CULTURAL RESOURCE PROFESSIONALS INCLUDING ARCHAEOLOGISTS, HISTORIANS, AND TRIBAL REPRESENTATION TO IDENTIFY CULTURAL AND HISTORIC RESOURCES THAT COULD BE**





**AFFECTED BY THE PROJECT; EVALUATE ANY PRESENT RESOURCES FOR SIGNIFICANCE; AND RECOMMEND APPROPRIATE PRESERVATION STRATEGIES.**

- GOAL 11.132**      **SHORELINE PERMITS SHOULD CONTAIN CONDITIONS OF APPROVAL WHICH REQUIRE DEVELOPERS TO IMMEDIATELY STOP WORK AND NOTIFY LOCAL GOVERNMENTS, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION, AND THE YAKAMA NATION, IF ANY ARCHAEOLOGICAL OR HISTORIC RESOURCES ARE UNCOVERED DURING EXCAVATION.**
  
- GOAL 11.133**      **DEVELOPMENT THAT WOULD DESTROY ARCHAEOLOGICAL, CULTURAL AND/OR HISTORIC SITES OR DATA WILL BE DELAYED FOR AN APPROPRIATE AMOUNT OF TIME AS DETERMINED BY THE CITY IN CONSULTATION WITH INTERESTED PARTIES THAT WOULD ALLOW AN APPROPRIATE ENTITY TO PROTECT OR MITIGATE THE AFFECTED RESOURCE.**
  
- GOAL 11.134**      **ESTABLISH AND IMPLEMENT PROCEDURES THAT PROTECT CULTURAL AND HISTORIC RESOURCES BY DESIGNING PROJECTS TO AVOID IMPACTING RESOURCES TO THE GREATEST EXTENT POSSIBLE OR IDENTIFYING AND IMPLEMENTING MITIGATION MEASURES WHEN AVOIDANCE OR PRESERVATION IS NOT POSSIBLE.**

## **Flood Hazard Management Sub-element**

- GOAL 11.135**      **THE CITY SHOULD ENSURE PUBLIC AND PRIVATE DEVELOPMENT APPLICATIONS SITE AND DESIGN FLOOD CONTROL MEASURES CONSISTENT WITH APPROPRIATE ENGINEERING PRINCIPLES, INCLUDING GUIDELINES OF THE NATURAL RESOURCE CONSERVATION SERVICE, THE U.S. ARMY CORPS OF ENGINEERS, YAKIMA COUNTY FLOOD HAZARD MANAGEMENT PLAN, WATERSHED PLANS,**





**RESTORATION PLANS, CRITICAL AREA REGULATIONS, FLOODPLAIN REGULATIONS, AND STORMWATER MANAGEMENT PLANS AND REGULATIONS IN ORDER TO PREVENT FLOOD DAMAGE, MAINTAIN THE NATURAL HYDRAULIC CAPACITY OF FLOODWAYS, AND CONSERVE LIMITED RESOURCES SUCH AS FISH HABITAT, WATER, AND SOIL.**

**GOAL 11.136 WHERE FEASIBLE, NON-STRUCTURAL METHODS TO PROTECT, ENHANCE, AND RESTORE SHORELINE ECOLOGICAL FUNCTIONS AND PROCESSES AND OTHER SHORELINE RESOURCES SHOULD BE ENCOURAGED AS AN ALTERNATIVE TO STRUCTURAL FLOOD CONTROL WORKS. NON-STRUCTURAL METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO, SHORELINE BUFFERS, LAND USE CONTROLS, USE RELOCATION, WETLAND RESTORATION, DIKE REMOVAL, BIOTECHNICAL MEASURES, STORMWATER MANAGEMENT PROGRAMS, LAND OR EASEMENT ACQUISITION, VOLUNTARY PROTECTION AND ENHANCEMENT PROJECTS, OR INCENTIVE PROGRAMS.**

**GOAL 11.137 NEW OR EXPANDING DEVELOPMENT OR USES IN SHORELINE JURISDICTION, INCLUDING SUBDIVISION OF LAND, THAT WOULD LIKELY REQUIRE STRUCTURAL FLOOD CONTROL WORKS, SUCH AS DIKES, LEVEES, REVETMENTS, FLOODWALLS, CHANNEL REALIGNMENT, GABIONS OR RIP-RAP, WITHIN A RIVER, FLOODWAY, OR LAKE SHOULD NOT BE ALLOWED.**

**GOAL 11.138 NEW STRUCTURAL FLOOD CONTROL WORKS SHOULD ONLY BE ALLOWED IN SHORELINE JURISDICTION WHEN IT CAN BE DEMONSTRATED BY A SCIENTIFIC AND ENGINEERING ANALYSIS THAT THEY ARE NECESSARY TO PROTECT EXISTING DEVELOPMENT, THAT IMPACTS TO ECOLOGICAL FUNCTIONS AND PRIORITY SPECIES AND HABITATS CAN BE SUCCESSFULLY MITIGATED SO AS TO ASSURE NO NET LOSS, THAT APPROPRIATE VEGETATION CONSERVATION ACTIONS ARE UNDERTAKEN, AND WHERE NON-STRUCTURAL FLOOD HAZARD REDUCTION MEASURES ARE INFEASIBLE.**



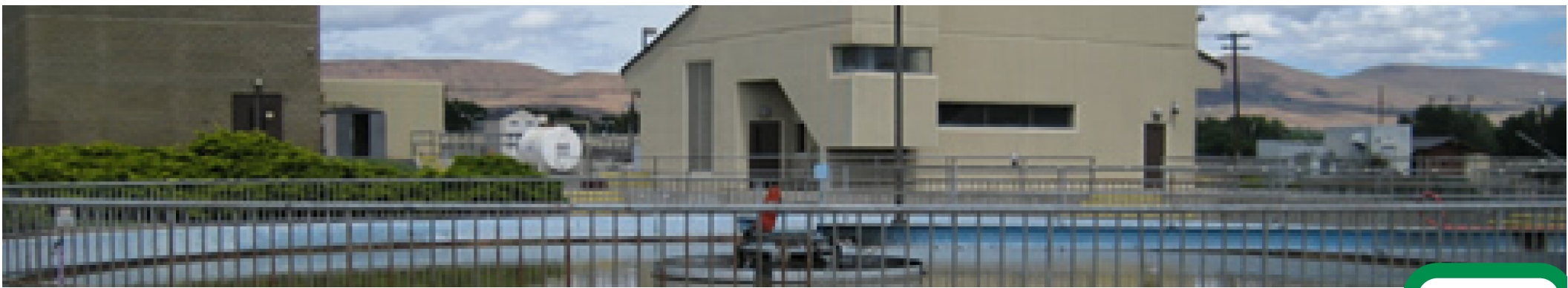


**GOAL 11.139 FLOOD CONTROL WORKS AND SHORELINE USES, DEVELOPMENT, AND MODIFICATIONS SHOULD BE LOCATED, DESIGNED, CONSTRUCTED AND MAINTAINED SO THEIR RESULTANT EFFECTS ON GEO-HYDRAULIC SHORELINE PROCESSES WILL NOT CAUSE SIGNIFICANT DAMAGE TO OTHER PROPERTIES OR SHORELINE RESOURCES, AND SO THAT THE PHYSICAL INTEGRITY OF THE SHORELINE CORRIDOR IS MAINTAINED.**

## 11.5 Implementation

This element is implemented by the full Shoreline Master Program, which includes development regulations that support Shoreline goals and policies. A permit process for shoreline substantial development permits, shoreline conditional use permits, and shoreline variances references these goals and policies and the shoreline development regulations.





# 12 Energy

## 12.1 Introduction

The purpose of this Energy Element is to identify opportunities and key issues related to the promotion of renewable energy use and facilities in the City of Yakima. This Element is intended to supplement existing Comprehensive Plan Elements for Land Use, Transportation, and Economic Development.

## 12.2 Today and Tomorrow

### Conditions and Trends

#### *Wind Energy*

Washington State is ranked 10th in the nation in net generation of electricity from wind energy. While there is substantial wind energy infrastructure in nearby Kittitas and Klickitat counties, there are no substantial wind energy facilities in or around the City of Yakima.

#### **Energy – Growth Management Act**

- The GMA provides for optional elements to the Comprehensive Plan, including Energy. (RCW 36.70A.080(1)(b))





### ***Solar Energy***

There are no substantial solar energy facilities in or around the City of Yakima at this time. According to the US Energy Information Administration, the northeast corner of the City has good photovoltaic solar potential. The City of Yakima sees about 300 days of sunshine per year.

### ***Geothermal Energy***

Geothermal power uses heat from below the earth’s surface to produce electricity or heat buildings and water systems. Geothermal power produces little to no air pollution and is extremely reliable during the lifetime of the power plant. Geothermal applications cover a range of uses, from small-scale heat pumps used in homes to large-scale power plants that provide electricity. There are no substantial geothermal energy facilities in or around the City of Yakima at this time.



Source: Solorasolar.com

## **Challenges and Opportunities**

### ***New Construction***

Strengthened building codes and innovative construction methods (solar energy) are effective ways to reduce energy consumption. Effective layout of subdivisions can also increase energy efficiency by allowing for solar access and protection from winds.

Industrial and commercial sectors are similarly encouraged to explore alternate energy sources when designing new buildings, especially those that are LEED eligible.

### ***Transportation***

A well-laid-out transportation system will aid in conserving energy. Smoother traffic flows can increase vehicle efficiency, additional pedestrian and bicycle facilities promote alternate means of commuting, and higher urban densities along transit routes can further reduce vehicle trips.





**High Demand Periods – Environmental Emergencies**

During environmental emergencies such as heat waves, energy demand may outpace supply from energy providers or overload the power grid. A distributed and resilient energy system during these peak demand periods is paramount to avoid blackouts or other power outages and to increase the overall resilience of the energy system. As noted earlier in the element, throughout the document, and in Appendix A, increasing the energy efficiency of homes, public buildings, and businesses can reduce the burden on the grid and ensure that the energy need is met even during surges in demand.

## 12.3 Our Energy Plan

The City works with various agencies for sustainable and affordable energy sources to serve the community. The City promotes energy efficiency of homes, public buildings and businesses. A comprehensive approach to energy through infrastructure (e.g. transportation, EV charging station) and land use planning will assist the community to meet its energy needs.

## 12.4 Goals and Policies

- GOAL 12.1      SUPPORT RENEWABLE ENERGY SYSTEMS FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND MIXED-USE STRUCTURES AND DEVELOPMENTS.**
- Policy 12.1.1    Allow flexibility in development regulations that promote energy efficiency and conservation.
- Policy 12.1.2    Protect solar access to use natural heating and lighting opportunities.
- Policy 12.1.3    Consider development standards that allow small-scale solar and wind energy facilities in new and existing developments.
- Policy 12.1.4    Promote both distributed renewable energy sources, large scale renewable energy source, and other city-wide energy sources to maintain service delivery during extreme weather and natural hazard events.





Policy 12.1.5 Enhance incentives for micro- and moderate-scale solar projects for homes, businesses, and underutilized land.

**GOAL 12.2 REDUCE ENERGY USED FOR TRANSPORTATION.**

Policy 12.2.1 Promote an efficient transportation system through a compact development pattern.

Policy 12.2.2 Review parking standards to promote a parking lot layout that maximizes energy efficiency.

Policy 12.2.3 Continue to provide and encourage viable options for multi-modal means of transportation to reduce the amount of single occupant vehicles.

Policy 12.2.4 Encourage installation of charging infrastructure for electric vehicles.

**GOAL 12.3 SEEK OPPORTUNITIES FOR ENERGY EFFICIENCY AND CONSERVATION AT ALL LEVELS OF GOVERNMENT.**

Policy 12.3.1 Incorporate energy efficient facilities in new and rehabilitated government buildings, where feasible.



Source: City of Yakima

## 12.5 Implementation

Yakima’s Comprehensive Plan is implemented through the actions and investments made by the City with the support of its residents and stakeholders. Some of these actions include regulatory changes, partnerships, coordination, administrative acts, policy changes, and capital investments. The following implementation items aid in this process.

### Exhibit 12-1. Energy Element Implementation

Implementation Item	Action Type	Results
Building Code	Regulatory Law	<ul style="list-style-type: none"> <li>Construction standards</li> </ul>



Implementation Item	Action Type	Results
Zoning Code	Regulatory Law	<ul style="list-style-type: none"><li>▪ Land use densities and allowable uses</li><li>▪ Parking standards</li></ul>
State Environmental Policy Act	Regulatory Law	<ul style="list-style-type: none"><li>▪ Environmental review</li></ul>

