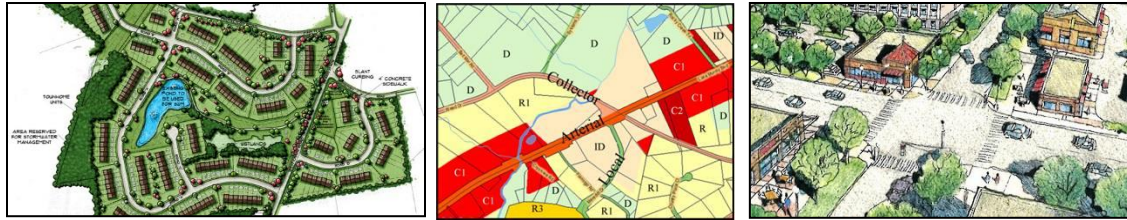


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CHAPTER 5. LAND USE

5.1 INTRODUCTION/PURPOSE

Most people realize that land, and the various uses put to it, is what drives our economy. We grow food with land, harvest trees from it and build our homes on it. Some lands need to remain open for natural, aesthetic and recreational uses; conversely some open lands need to be infilled and used more productively. How land is used is a chief ingredient in our community character. But what goes largely unnoticed is that growth and land development carry with them some significant costs; costs not only to a developer or builder but to surrounding land users and the broader community.

And what's even more misunderstood is that once land is developed, an on-going financial responsibility results for the entire taxpaying public. Roads, water and sewer operations, police and fire protection and other services all have costs which must be considered when designating land for development. Since fiscal resources, both public and private, are limited, it only makes sense to think carefully about the long-term effects of our land use. With careful planning, the substantial investment which is often necessary to serve land is better secured and protected.

By defining the extent to which our various lands can and should be used, we provide more predictability for individuals and businesses making long term decisions. More importantly, the public costs associated with serving these lands can be minimized and the qualities that make many of them unique are preserved. Just as land use drives our economy, the Land Use Element of **Horizon 2040** can be described as the "driver of the comprehensive plan." The goals and policies of **Horizon 2040**, particularly those found in Land Use, are intended to check the adverse environmental impacts of growth.

The Land Use Element of **Horizon 2040** serves several purposes. The first is to describe the existing conditions regarding land and its use in Yakima County. This done by cataloging the activities currently taking place on land under County jurisdiction. Second, the land use relates the existing use and character of these lands to the three major land use categories identified in the Washington State Growth Management Act - Urban, Rural and Resource. The Land Use Element supports the Visioning, as refined by the Planning Commission and focuses its analysis on growth over the next 20 years. When combined, these represent the goals and policies that will direct future land use decisions.

5.1.1 Visioning “Check In”

Yakima County took part in a “Visioning check in” process in 2014 and 2015. This effort used online surveys to gain feedback from Yakima County residents on whether they feel the original Visioning Goals that influenced Yakima County’s comprehensive plan - **Plan 2015** - are still relevant today or should be updated or discarded. A total of 307 people took the survey related to land use, resulting in a list of revised Visioning Goals. **The resulting Visioning Goals are included in insets throughout this Element.*

Inset 1. Horizon 2040 Visioning Goals ***Land Use***

General – (Quality of Life and Government Services):

Positive Visual Images

- A. Address visual impacts of land uses
- B. Encourage preservation of neighborhoods by neighborhoods
- C. Address parking needs, in the context of inter-modal, transportation and the region as a whole.
- D. Support implementation of downtown development or community plans, within the context of the region as a whole.

5.2 GROWTH MANAGEMENT ACT REQUIREMENTS

The Land Use Element of **Horizon 2040** was prepared in accordance with RCW 36.70A.070, the Washington State Growth Management Act (GMA). Under GMA, all comprehensive plans must deal with land use in the following ways:

- The distribution, location and extent of land use, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other uses; and
- Population densities, building intensities and estimates of population growth (see also Demographics and Housing Elements); and
- The location of urban growth areas and how the county-wide planning policies are to be integrated; and
- Provisions for protecting the quality and quantity of groundwater used by the public (see Natural Setting Element); and
- Review, where applicable, drainage, flooding and storm-water run-off in the plan area and nearby jurisdictions, and guidance for corrective actions for discharges that pollute (see also the Natural Setting and Capital Facilities Elements).

The GMA also requires comprehensive plans to address rural lands or those lands not designated for urban growth, agriculture, forest, or mineral resources. Yakima County must provide for a

variety of rural densities and permit only those uses which are compatible with rural character.

5.3 ORGANIZATION OF ELEMENT

The Land Use Element is organized as three elements in one, each dealing with one of the three major land use categories—urban lands, rural lands, and economic resource lands.

- **Urban lands** are those included within the Urban Growth Area of one of Yakima County's fourteen incorporated cities. They are typified by growth patterns that have made or will make an intensive use of land for buildings, structures and impermeable surfaces. As a result, other uses, such as the production of food, become incompatible.
- **Rural lands** are those areas outside of both the Urban Growth Areas and the resource lands. Rural areas allow low to moderate densities that can be supported and sustained without urban services -- primarily water and sewer service. By state law, development in rural areas cannot occur if it is urban in nature.
- **Economic Resource lands** are those lands important and necessary for their ability to sustain the long-term commercial production of agricultural goods, forest products and mineral commodities.

Presented within each sub-element is a vision of the future for each land type and a review for consistency with the County-wide Planning Policies. Unlike the other elements of **Horizon 2040**, which group their related goals and policies into a separate concluding section, the goals and policies of each land use category are presented within their respective sub-element. By organizing the Land Use Element in this manner, the reader is given a clearer and more complete picture of the issues affecting development in each area. The supporting goals and policies for each land use category are the measuring stick which will guide future land use decisions within Yakima County.

The Land Use Element begins with an overview of the existing conditions in Yakima County through a land use inventory. An analysis of existing land use patterns is then provided that quantifies the various uses by acreage. This inventory data is used throughout each of the Sub-Elements to describe their character and evaluate their capacity for additional residents.

5.4 MAJOR OPPORTUNITIES

5.4.1 Phased Urban Growth

Most of the cities within Yakima County have elected to plan for some form of phased growth. The first phase will usually include those areas that are already served by hard-surfaced roadways and public water and/or sewer. The second phasing of urban growth will occur in areas where these services do not presently exist but are eventually planned. Coordination with the cities through interlocal agreements will be necessary to direct the growth in the most cost efficient

manner.

5.4.2 Clustering Development

If the semi-rural unincorporated portions of our Urban Growth Areas are to transition efficiently and effectively to the cities, then Yakima County must manage development in a manner that does not prevent future urbanization. The primary technique that will be used to accomplish this is called *clustering*. Cluster development involves the limited grouping of structures, primarily dwellings, on a particular site with the remaining land preserved in open space. Once the full array of urban services becomes available, the remainder of the site can further develop.

Clustering development will also be a useful tool in certain rural areas. Its primary function here, as opposed to within urban areas, will be to maintain some of the feeling and character of "the country." The open space preserved in rural areas will be kept that way, more or less in perpetuity.

For clustering to be successful, Yakima County must be prepared to become a service provider of public water and, at times, sewer operations. The primary reason for this is to protect against the adverse environmental impacts of proliferating individual wells and septic systems.

5.4.3 Maintaining Livability

If most development continues to occur in Urban Growth Areas, a major obstacle confronting us is maintaining a livable urban environment. To provide enhanced livability will mean building design and orientation will need to be sensitive to the surrounding uses as well as the natural features. Provisions for urban open spaces will need to be crafted and implemented. Development will need to be encouraged in a manner that minimizes the necessity for singular use of the automobile.

5.4.4 Transition of Urban Land Uses

The inclusion of land within an urban growth area indicates that the land should be developed at an urban density over the next twenty years. This means that the existing agricultural land within the urban growth areas will eventually transition from agricultural use to a particular use that serves an urban population. However, large quantities of agricultural land in existing urban growth areas are not transitioning to urban uses as expected, primarily due to the high prices farmers are getting for certain crops here in Yakima County. History has shown that crop prices can fluctuate quickly and it is anticipated that once prices drop the property owners will eventually transition from agricultural uses. The sparsely populated "rural" land within urban growth areas will also develop to urban densities and the character of the area will change.

5.4.5 Rural Character, Density and Services

Yakima County's rural environment is one of its most attractive features. Yet while the region's rural qualities continue to draw people out into the County, their increasing numbers have affected the very qualities they so eagerly sought. More and more rural residents are voicing objections to new subdivisions occurring around them. The nature of these complaints varies, but a common theme is that the creation of more lots and houses detracts from the rural

character to the point that it no longer seems rural. In response to growing citizen complaints and conflicts about the over-development of many rural areas, Yakima County has maintained an ongoing effort to strengthen development regulations. The primary purpose of higher standards has been to protect public health and safety and to improve the overall quality of rural subdivisions. Yet, while these higher standards have discouraged many would-be developers from subdividing more rural land, they still have not gotten to the root problem of permissive zoning that allows parcels to be created as small as one-half acre. The mixed opinions on this topic require a delicate balance of policies to establish the preferable and affordable course of future rural growth.

Although density is one factor in defining the difference between urban and rural, other factors need consideration as well. Carrying capacity of the land needs to be taken into account. The increasing densities in many rural areas of the County have resulted in numerous associated impacts including aquifer depletion and contamination, surface runoff problems, and traffic congestion of public and private roads. These impacts raise the question of what level of public service should be expected in rural areas to protect the health and safety of the residents. The need and demand for additional services becomes more and more pressing as each new homesite is created.

5.4.5.1 Rural Domestic Water Usage

The GMA requires local governments to meet the planning goals set forth in RCW 36.70A.020, which includes a goal to “protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.” The GMA also identifies mandatory elements of a comprehensive plan. Counties are required to include a “rural element” with “measures that apply to rural development and protect the rural character” by, among other things, “protecting surface water and groundwater resources.” RCW 36.70A.070(5)(c)(iv). Historically, while the GMA reinforced conservation goals, and discouraged sprawling low-density development patterns, GMA counties allowed the use of permit-exempt wells (for the withdrawal of groundwater for domestic use in an amount not exceeding five thousand gallons per day) to meet GMA’s water availability requirement.

In two recent rulings, a 2012 Growth Management Hearings Board (GMHB) decision and a 2016 Washington State Supreme Court case, the courts ruled that it’s the counties’ responsibility to ensure that groundwater appropriations will not infringe upon any senior water rights, including minimum stream flows, prior to approval of land developments or the issuance of building permits. The result is that, in the development and implementation of Comprehensive Plans, counties can no longer rely upon the contention that water is presumptively available for development with the use of a permit-exempt well.

To ensure compliance with state law, Yakima County developed the Yakima County Water Resource System (YCWRS), which expands the County’s current water systems by addressing the availability of rural-domestic water supply to those who would otherwise rely on the “exempt” well strategy offered by RCW 90.44.050. Land use and building permit applicants outside existing municipal water service areas will be required to obtain a water availability certificate from the

Yakima County Water Resource System as a condition of approval, thus meeting the requirements of the state law, as well as providing the necessary mitigation avoiding impacts to senior water right holders and instream flows. Urban groundwater users (i.e. inside Urban Growth Areas) will also be required to demonstrate proof of adequate water availability prior to land use or building permit approval. For rural and urban groundwater users a certificate of water availability can be obtained via the purchase of a rural domestic water allocation (i.e. YCWRS), connection to an existing municipal water source, or an existing water right or a determination from the Department of Ecology that the proposed permit-exempt use would be water budget neutral.

5.4.6 Incompatible Development

The single most common threat to the economic resource lands -- farm, forest, and mineral -- is the pressure brought about by encroaching incompatible development. While invaluable to our economy, resource lands can be noisy, foul smelling and sometimes even dangerous. Serious conflicts are inevitable when other kinds of development, such as residential housing, are built within or next to an active resource operation like a gravel mine. Current zoning and subdivision regulations allow the placement of new homes in these areas, however a resource setback is required to help alleviate the pressure these homes place on economic resource lands.

The United States military is a vital component of the Washington state and Yakima County economy. The protection of military installations from incompatible development of land is not only required by the Growth Management Act, but is also essential to the health of the economy and quality of life. Incompatible development of land close to Yakima Training Center reduces the ability of the center to complete its mission or to undertake new missions, and increases its cost of operating. The Department of Defense evaluates continued utilization of military installations based upon their operating costs, their ability to carry out missions, and their ability to undertake new missions.

5.5 CONSIDERATIONS

5.5.1 Regional Context

Yakima County is located in the south-central portion of Washington State. Its western border generally follows the crest of the Cascade Mountain Range while the eastern boundary runs along the Columbia River for approximately nine miles. Its terrain varies from areas of irregular, densely timbered, mountainous terrain to broad valleys and arid sagebrush-covered foothills. Comprising a land area of approximately 2.75 million acres, Yakima County is the second largest County in Washington State.

The terrain of Yakima County varies from areas of irregular, densely timbered, mountainous terrain in the west to broad valleys and arid sagebrush-covered foothills in the east. The arable lands within the county are made up of the basin lands, bottom lands, terraces, and lower uplands tributary to the Yakima River. Collectively, these lands are called the Yakima Valley. The area north of Ahtanum and Rattlesnake Ridges is generally referred to as the Upper Yakima Valley

while the area south of them is known as the Lower Yakima Valley. The Upper Valley is more heavily populated while the Lower Valley is characterized by smaller towns and contains more productive farmland.

5.5.2 Land Ownership

Yakima County encompasses a land area of about 2,776,000 acres. Of this area, over 2,000,000 acres are either owned or controlled to some extent by state, federal or tribal governments. Nearly three quarters of Yakima County is owned and controlled to some extent by state, federal or tribal governments. Major federal lands include the Wenatchee National Forest comprising roughly 500,000 acres and the Department of Defense's Yakima Training Center which covers roughly 160,000 acres of the county. Major state owned lands are administered by the Department of Natural Resources (190,000 acres) and the Department of Fish and Wildlife (82,000). The largest land holdings are trust lands of the Yakama Indian Reservation totaling 1.1 million acres. The land area within the County's fourteen incorporated cities totals about 29,000 acres, leaving approximately roughly 700,000 acres of privately owned land in unincorporated Yakima County. Table 5.5.2-1 summarizes land ownership in Yakima County. A graphic depiction of this is shown on Map 5.5.2-1.

Table 5.5.2-1 Yakima County Land Ownership				
LAND OWNER	TOTAL ACRES	Under County Taxing Jurisdiction	Under County Planning Jurisdiction	Not Subject to County Jurisdiction
MAJOR FEDERAL	1,725,594.26	0	0	1,725,594.26
Yakama Nation Closed Area Trust Lands	729,957.00	0	0	729,957.00
Yakama Nation Open Area Trust Lands	305,820.00	0	0	305,820.00
U. S. Forest Service (USFS)	496,188.54	0	0	496,188.54
Military Reservation	162,393.69	0	0	162,393.69
Bureau of Land Management (BLM)	27,938.30	0	0	27,938.30
U. S. Fish and Wildlife (USFW)	1,944.01	0	0	1,944.01
Bureau of Reclamation (BOR)	1,352.72	0	0	1,352.72
MAJOR STATE	273,074.71	0	273,101.93	0
Department of Fish & Wildlife (WDFW)	82,422.33	0	82,422.33	0
Department of Natural Resources (DNR)	190,652.38	0	190,652.38	0
PUBLIC	64,211.61	0	21,812.79	42,398.82
Rights-of-Way, Various Ownership****	42,529.76	0	9,935.45	32,594.31
Yakima County	3,181.39	0	2,748.61	432.78
Within cities*	432.78	0	0	432.78
Other Public** (DOT, Dept. of Ag, Schools)	18,500.46	0	9,128.73	9,371.73
Within cities*	3,777.30	0	0	3,777.30
PRIVATE	696,200.11	696,200.11	611,760.46	0
Yakama Nation Open Area, Tax Parcels* **	103,031.69	103,031.69	90,713.28	0
Indian-owned***	10,343.28	10,343.28	0	0
Nonindian-owned	92,688.41	92,688.41	90,713.28	0
Within cities*	1,975.13	1,975.13	0	0
Yakama Nation Closed Area, Tax Parcels	45,903.17	45,903.17	0	0
Indian-owned***	26,908.56	26,908.56	0	0
Nonindian-owned	18,994.61	18,994.61	0	0
Other Private	547,265.25	547,265.25	521,047.18	0
Within cities*	26,218.07	26,218.07	0	0
TOTAL	2,759,080.69	696,200.11	906,675.18	1,767,993.08
* Cities have the primary planning responsibility within their boundaries. Co. receives a % of taxes collected in cities.				
**Other Public includes properties owned by City/Town, Conservation Districts, DOT, Dept. of Ag, Schools, Fire Districts, Grant County, Irrigation Districts, other Federal, Other State, Parks & Rec, Port Districts, School Districts and YVCC.				
*** Yakama Nation parcels owned by tribal members are not subject to County Planning/Zoning controls.				
**** Planning jurisdiction for rights-of-way is limited by state, federal and tribal law. County road right-of-way was approximated by multiplying 1639.35 miles of county road by an estimated average of 50' ROW (9,935.45 acres)				
Source: Yakima County GIS Department				

Yakima County does not have jurisdiction over federal land, land within the closed area of the Yakama Indian Reservation, and Indian-owned land within the reservation. The County is required to coordinate planning for state lands with the appropriate state agencies.

5.5.3 Land Use Inventory

The land use inventory was based on a number of sources including individual tax parcel data from the Assessor's Office, digital orthophoto interpretation and the site-specific knowledge of staff and citizens. Much of the land in Yakima County serves multiple uses and often the uses are not easily grouped into one category or another. For example, a large agricultural parcel may also contain a single-family residence, some farm worker housing, a packing plant or all three. Some of the parcel may be vacant and it may support various agricultural crops.

For planning purposes, the Assessor's inventory data were modified and grouped into the various classifications outlined below.

- Single-Family Residential: Land occupied by one dwelling unit, including individual manufactured homes.
- Duplex - Fourplex Residential: Land occupied by two to four dwelling units within the same structure.
- Multi-family Residential (5+ units): Land occupied by five or more dwelling units.
- Mobile Home Parks: Land occupied by manufactured homes within a designated area and recreational vehicle parks.
- Commercial (Retail and Services): Land occupied by buildings or merchandise, the primary purpose of which is the retail sale of goods and services. Examples: retail establishments; finance, insurance, and real estate services; personal, business and repair services; motels; major cultural and amusement activities.
- Wholesale Trade and Industry: Land occupied by buildings, materials or equipment, the primary uses being storage, transportation, or manufacturing of a product. Examples: manufacturing (including lumber and wood products); transportation, communications and utility facilities such as sewage treatment plants and water towers.
- Education and Government: Land occupied by governmental agencies for operational purposes or by religious, educational or civic groups, excluding lands used for recreational purposes. Examples: schools, churches, granges and municipal buildings.
- Parks and Other Open Spaces: Land used for both active and passive recreational activities by the general public, including lands covered by water. Examples: resorts and group camps, County parks, the Yakima River Greenway, golf courses and cemeteries.
- Agriculture: Land currently used for the production of commercial crops and related activities.
- Forestry: Privately held land used for commercial forestry uses.
- Mining: Public and private lands currently permitted for mineral resource extraction.
- Vacant: Undeveloped or unused land, including vacant commercial sites and non-commercial forest land.

- **State:** State lands owned and/or managed by the Washington State Department of Fisheries and Wildlife (WDFW) or the Department of Natural Resources (DNR). Exceptions to this category are those state lands utilized as part of the Yakima River Greenway.
- **Federal/Yakama Trust:** Land held by the Federal government, or the Yakama Indian Nation.

The results of the land use inventory are displayed in Map 5.5.3-1, Existing Land Use (generalized). Table 5.6.1-1 relates the total acreage of these various land uses to the land use designations outlined in the Growth Management Act (GMA).

The existing land use map and table are not the plan, but rather a representation of the inventory data. It helps to think of them as a snapshot of how Yakima County land is currently used. From this information we can assess how effective our current zoning regulations are and begin to ask questions such as "Is our agricultural land being used too extensively for residential or commercial uses?" Since the existing land use map is referenced throughout the planning process, it should be kept current. By doing this, periodic assessments of land use can be related to the land areas in which they take place.

With this information the effectiveness of the goals and policies of **Horizon 2040** can be evaluated. As reflected on the existing land use map, the majority of land under County jurisdiction is primarily utilized for agriculture or by the federal, state and tribal governments. The remaining land under County jurisdiction is distributed among the various land uses. The distribution of each land use type is analyzed below in the section entitled Analysis of Assets, Needs and Opportunities.

5.6 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

5.6.1 Analysis of Existing Land Use Patterns

The distribution of Yakima County's various land uses across the urban, rural and resource lands is analyzed below.

5.6.1.1 Residential Development Patterns

The Housing Element illustrates that single-family homes, including mobile or manufactured homes, are the predominant type of residence found in Yakima County. Although many of these units are found within the fourteen cities of Yakima County and their surrounding urban growth areas (UGAs), large portions of our rural and agricultural lands have also been developed for homes. Of the 62,688 acres devoted to single-family development in Yakima County, over half has taken place in rural and agricultural areas (25,194 and 19,989 acres respectively).

As could be expected, most higher density residential development has occurred within the cities and their surrounding UGAs. The chief reason for this is that higher density development generally requires city-provided public sewer and water service. Over three-fourths of the land

Horizon 2040

Land Use Element

in this type of use is found within cities (duplex to fourplex - 89 percent; five units or more - 84 percent) with a smaller percentage (duplex to Fourplex - 4 percent; five units or more - 11 percent) located in the UGA's. The remaining higher density residential development is spread across the rural and resource lands.

Table 5.6.1.1-1 Yakima County Land Areas and Uses

LAND USE CATEGORIES	TOTAL ACRES	City	UGA	Rural	Ag.	Forest	Mineral *	Federal & Tribal
Single Family Residential	62,688	9,768	7,192	25,194	19,989	401	264	7
Duplex-Fourplex Residential	601	534	20	13	34	0	8	0
5 or more Residential	556	466	61	8	13	0	0	8
Mobile Home Parks	944	518	102	263	61	0	0	0
Other Residential	4,364	283	502	1,640	1,535	380	7	5
Commercial (Retail & Services)	8,050	4,851	609	2,042	526	0.33	1,443	4
Wholesale Trade & Industry	3,162	1,816	410	312	624	0	0	0
Transportation	1,510	1,189	134	70	50	0	26	0
Education & Government	2,343	1,626	334	194	163	0	91	3
Parks, Water & Other Open Spaces	3,336	1,699	287	681	329	281	62	0
Mining*	1,885	100	15	1,257	458	0	1,509	0.71
Forestry	29,697	0	0	2,731	0	26,914	0	0
Agriculture	485,640	4,735	7,111	100,414	369,750	1,938	10,676	827
Vacant	39,703	5,489	4,092	18,344	10,875	713	602	34
State	274,876	291	481	88,890	16,034	168,851	2,082	59
Federal/Yakama Trust	1,799,794	64	909	25,601	28,256	488,573	1,786	1,253,022
Totals (excludes all dedicated right-of-way)	2,719,149	33,429	22,259	267,654	448,697	688,051.33	18,556	1,253,969.71

* All permitted mining operations are designated as Mineral Resource Lands of Long Term Significance.

The cities contain the biggest percentage of mobile home parks (54 percent); the rest are in unincorporated UGAs (11 percent), rural lands (28 percent) and agricultural resource lands (7 percent).

5.6.1.2 Commercial Development Patterns

Slightly more than sixty percent (4,851 acres) of the commercially developed land is located within city limits. The unincorporated UGAs account for approximately eight percent (609 acres) of this type of development. But it is interesting to note that more commercial development has occurred in rural and agricultural areas (2,042 and 526 acres respectively) than within UGAs. More information on commercial development can be found in the Economic Development Element.

5.6.1.3 Wholesale Trade and Industry

Over half the acreage used for wholesale trade and industry is located within Yakima County's cities (1,816 acres). The remaining amount of land in this use is spread across the rural lands (312 acres), designated agricultural lands (624 acres) and UGAs (410 acres). The large quantity of this type of land use in the rural and agricultural areas is the result of railroad tracks running up the Lower Valley. For additional information on wholesale trade and industry, refer to the Economic Development Element.

5.6.1.4 Transportation

The vast majority of the 1,510 acres of land used for transportation related uses is predominately located within Yakima County's cities (1,189 acres) and UGAs (134 acres). Only a very small portion are found in rural (70 acres) and resource lands (76 acres). For additional information on Transportation, refer to the Transportation Element.

5.6.1.5 Education and Government

Slightly more than 2,343 acres of the land under County jurisdiction is dedicated to education and government purposes. Approximately half of these lands are located within cities (1,626 acres) with the remainder situated within unincorporated urban growth areas (334 acres), designated agricultural lands (163 acres) and rural lands (194 acres).

5.6.1.6 Parks and Open Space

With more than two thirds of its total acreage in public ownership, Yakima County has a wealth of outdoor recreational opportunities. However, most of this land lies outside of County jurisdiction and requires a car to access it. Accordingly, this category of land use quantifies only those parks and open spaces within Yakima County's jurisdiction. They are defined as lands utilized for recreational activities such as group camps and County parks and include lands covered by water. Of the 3,336 acres in this category, over one-half are located within cities and their UGAs (1,699 and 287 acres respectively). The rural areas (681 acres) and the resource lands (672) are almost identical in acreage. For more specific information on Yakima County's parks and open spaces, refer to the Parks and Open Space Element.

5.6.1.7 Mining

All of the surface mining activities permitted by Yakima County are rock, sand and gravel operations. The majority of these operations are located in the resource areas (1,967 acres) and rural areas (1,257 acres). The cities and their UGAs contain smaller, but important, acreage committed to mineral extraction (100 and 15 acres respectively). More information on mining in Yakima County can be found in the Land Use Sub-Element on Economic Resource.

5.6.1.8 Forestry

A majority of the privately held forested lands in Yakima County (91%) are within the area designated for their long term commercial significance. A smaller percentage (9%) of private forested lands are located within rural lands. While not specifically quantified for this analysis, federal and state lands also play a significant part in the County's total forestry resource. More information on Yakima County's forest lands of long term commercial significance is found in the

Land Use Sub-Element on Economic Resource.

5.6.1.9 Agriculture

Over 485,640 acres are devoted to some form of agricultural production and this figure excludes vast farmland within the Yakama Indian Nation's tribal trust lands. Approximately 77% of the land devoted to agriculture is found within lands designated for their long-term commercial significance. Agriculture is also a primary land use within rural lands with about one-third of the total rural land base utilized in some kind of production. Despite comprising a small percentage of the overall total, agriculture is a significant land use within urban areas. Roughly one-third (7,111 acres) of the 22,259 acres lying within the unincorporated UGAs are committed to agricultural use. More information on Yakima County's agricultural lands of long term commercial significance is found in the Land Use Sub-Element on Economic Resource.

5.6.1.10 Vacant Land

Based primarily upon County Assessor information and excluding all public lands, 39,703 acres of the land under County jurisdiction is currently vacant. By far the largest collection of vacant land (18,344 acres) is found spread across the rural lands, particularly the remotest portions. The agricultural resource lands have the next largest holdings (10,875 acres). The cities and their UGAs also have sizable reserves of vacant land (5,489 and 4,092 acres respectively).

5.6.1.11 State Lands

State lands in Yakima County encompass roughly 274,876 acres spread across the forest resource and rural lands. Unlike Federal or Tribal trust lands, state lands fall under local planning jurisdiction and provide a source of local tax revenues. State lands are used extensively for a number of different purposes and warrant separate attention as part of this analysis.

The Department of Natural Resources (DNR) is responsible for administering a number of land management and regulatory programs including forest practices, surface mining and wildfire suppression on over 170,000 acres in Yakima County. The same section of land managed by DNR may provide for multiple uses in the span of just a few years. These may include timber harvesting, livestock grazing and numerous recreational opportunities.

Lands owned and managed by the Washington State Department of Fish and Wildlife (WDFW) also serve multiple uses. The department's mandate is to preserve, protect and enhance wildlife and wildlife habitat, and to maximize the recreational and aesthetic benefits of wildlife for all citizens. The majority of the land owned and/or managed by WDFW is located within two Wildlife Recreation Areas (WRAs), the L.T. Murray WRA and the Oak Creek WRA.

5.6.1.12 Federal and Tribal Lands

Yakima County has no jurisdiction over any of the 1.79 million acres of federal or tribal trust land located within its boundaries. While these lands are primarily situated within or adjacent to our rural and resource lands, there are some significant tribal holdings within several Lower Valley cities and their UGAs.

5.7 POPULATION GROWTH AND FUTURE LAND USE NEEDS

Population growth is the principal determinant in estimating future land use needs. RCW 43.62.030 requires the Washington State Office of Financial Management (OFM) to determine the population of all cities, towns and each county of the state annually as of April 1st of each year. These estimates represent OFM’s “best guess” as to what the population is as of April of that year using the previous decennial census as the benchmark. Each year OFM provides population estimates for each city and county in the state. These estimates are developed as accurately as possible from standard and tested methods developed by OFM. The population figures represent the resident population of an area as defined by the US Census Bureau. The figures include all persons usually residing in an area including military personnel and dependents, persons living in correctional institutions, and persons living in nursing homes or other care facilities. College students are considered residents of the place where they live while attending school. Seasonal populations, such as vacationers or migrant farm workers, are considered residents of the place they consider their usual residence. Table 5.7-1 provides OFM’s population estimates for Yakima County and each of the fourteen cities and towns in the County from 2010 through 2015.

Table 5.7-1 OFM Population Estimates Yakima County and the Fourteen Cities and Towns From 2010 through 2015						
Jurisdiction	2010 Population Census	2011 Population Estimate	2012 Population Estimate	2013 Population Estimate	2014 Population Estimate	2015 Population Estimate
Yakima County	243,231	244,700	246,000	247,250	248,800	249,970
Unincorporated Yakima County	83,755	84,300	84,800	84,910	85,410	85,985
Incorporated Yakima County	159,476	160,400	161,200	162,340	163,390	163,985
Grandview	10,862	10,920	11,000	11,010	11,170	11,200
Granger	3,246	3,270	3,285	3,315	3,495	3,640
Harrah	630	630	650	645	645	650
Mabton	2,286	2,290	2,290	2,305	2,310	2,310
Moxee	3,308	3,415	3,505	3,655	3,720	3,810
Naches	795	805	805	805	815	830
Selah	7,147	7,205	7,290	7,340	7,395	7,495
Sunnyside	15,858	16,010	16,130	16,200	16,230	16,280
Tieton	1,191	1,195	1,195	1,235	1,255	1,255
Toppenish	8,949	8,950	8,950	8,950	8,955	8,965
Union Gap	6,047	6,055	6,105	6,110	6,140	6,150
Wapato	4,997	5,025	5,030	5,035	5,040	5,040
Yakima	91,196	91,630	91,930	92,620	93,080	93,220
Zillah	2,964	3,000	3,035	3,115	3,140	3,140
Source: Office of Financial Management						

At least once every five years or upon the availability of decennial census data, whichever is later, OFM shall prepare twenty-year growth management planning population projections required by GMA (RCW 36.70A.110) for each county that adopts a GMA compliant comprehensive plan.

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Each projection shall be expressed as a reasonable range developed within the standard state high and low projection. The middle range shall represent the OFM's estimate of the most likely population projection for the county.

Yakima County, also by law, is responsible for selecting a 20-year GMA planning target from within the range of high and low prepared by OFM. The County must select the county planning target; then within the county, population planning targets for cities, towns, and unincorporated areas are developed among all affected local jurisdictions as part of the city and county planning process.

OFM's latest (2014) twenty-year low, medium and high projections are listed in Table 5.7-2 below in five-year intervals from 2015-2040. These are the projections Yakima County must select the county planning target from.

Table 5.7-2 OFM Population Projections for Yakima County 2015-2040 By Five Year Intervals					
OFM Low Projections					
2015	2020	2025	2030	2035	2040
229,804	235,739	241,402	246,769	251,955	256,834
OFM Medium Projections					
2015	2020	2025	2030	2035	2040
256,341	269,347	282,057	294,445	306,636	318,494
OFM High Projections					
2015	2020	2025	2030	2035	2040
300,341	321,341	342,341	363,341	384,341	405,341
Source: Office of Financial Management (five-year intervals)					

The low OFM projection for Yakima County is too low to consider. The unique characteristic with this projection is that OFM projects the 2015 population to be 13,429 less than what the 2010 Census (243,231) actually enumerated for the County, and when compared to the 2015 OFM County-wide population estimates of 249,970 it makes it 20,166 fewer people in the County at the onset of 2015. This scenario is very unlikely. The medium OFM projection for Yakima County seems closer to reality. The OFM medium projection has Yakima County at 256,341 in 2015. The actual 2015 OFM County-wide population estimate of 249,970 is much closer to the 256,341 than both the OFM low and high projection. Therefore, OFM's medium 20-year projection is considered the most likely scenario. The 2040 OFM projection of 318,494 in Yakima County will be used as the planning target throughout **Horizon 2040**.

Yakima County developed the twenty-year population allocations using OFM's middle range as the baseline and provided the projections to each city as part of the GMA mandated comprehensive plan and Urban Growth Area update process, and are shown on Table 5.7-3. Yakima County increased its planning horizon three years beyond the standard twenty years to coincide with OFM's population projections out to 2040.

Table 5.7-3 Yakima County Twenty-year Population Projections and Allocations						
	2015	2020	2025	2030	2035	2040
Yakima County*	256,341	269,347	282,057	294,445	306,636	318,494
Unincorporated Total	91,460	97,047	102,478	107,784	112,997	117,983
Incorporated Total	164,881	172,300	179,579	186,661	193,659	200,511
Grandview	11,269	11,762	12,239	12,695	13,137	13,558
Granger	3,561	3,905	4,269	4,652	5,057	5,484
Harrah	650	677	703	727	751	773
Mabton	2,325	2,401	2,471	2,535	2,595	2,649
Moxee	3,831	4,430	5,108	5,871	6,733	7,701
Naches	830	881	931	982	1,033	1,084
Selah	7,489	7,965	8,445	8,926	9,412	9,899
Sunnyside	16,365	17,030	17,668	18,271	18,850	19,397
Tieton	1,272	1,357	1,443	1,529	1,617	1,706
Toppenish	9,004	9,241	9,454	9,642	9,810	9,955
Union Gap	6,185	6,404	6,611	6,803	6,984	7,151
Wapato	5,073	5,232	5,380	5,514	5,638	5,750
Yakima	93,825	97,493	100,993	104,288	107,433	110,387
Zillah	3,202	3,523	3,864	4,226	4,610	5,016
Source: Office of Financial Management (OFM)* and Yakima County Planning						

The County's allocations are based on the following assumptions:

- The population projections were completed mid-2014 prior to OFM issuing 2015 population estimates, therefore there may be slight differences between Yakima County's 2015 population projection and OFM's 2015 population estimates.
- The Yakima County economy is on a slow path of recovery from the depressed economic years of 2009 and 2010.
- In general, future growth rates for cities, unincorporated urban areas, and rural areas will be similar to historic and currently documentable OFM growth rates.
- The timing and rate of annexation will be governed by individual city annexation policies. Therefore, estimating the unincorporated UGA population over the twenty-year planning period is difficult.
- With less frequent annexations and relatively slow population growth, the current trends of population distribution between incorporated, unincorporated UGA and rural/resource areas should continue for the foreseeable future.
- The current population distribution is approximately 74 percent of the County's population is living in cities or towns and the unincorporated urban growth areas and the remaining 26 percent of the total population resides in rural and resource areas.
- Previous population projections and allocations used OFM's high projections and have shown to be too high and are more in-line with OFM's medium projections.
- On-going population allocations should be more consistent due to the County conducting the UGA update and population allocations every five years, as per Yakima County Code.

Table 5.7-2 below provides a breakdown of the overall population estimates for the County's fourteen urban growth areas. These estimates make up both the incorporated population of the fourteen cities and towns and the population of the unincorporated portions of the urban growth area.

Table 5.7-4 Urban Growth Area Population Estimates 2010-2015						
	2010 US Census	2011 OFM Pop Est.	2012 OFM Pop Est.	2013 OFM Pop Est.	2014 OFM Pop Est.	2015 OFM Pop Est.
Total Urban Growth Area Population	21,784	21,840	21,873	21,756	21,884	22,238
Grandview UGA	746	752	756	754	759	755
Granger UGA	95	98	98	98	98	97
Harrah UGA	33	38	38	38	38	38
Mabton UGA	340	344	353	356	359	365
Moxee UGA	727	730	731	658	652	597
Naches UGA	143	146	146	145	148	148
Selah UGA	1,587	1,595	1,579	1,582	1,579	1,359
Sunnyside UGA	2,043	2,036	1,961	1,959	1,956	1,957
Tieton UGA	173	177	176	176	176	176
Toppenish UGA	941	945	950	949	949	951
Union Gap UGA	798	800	807	801	805	807
Wapato UGA	2,618	2,628	2,632	2,632	2,634	2,640
Yakima UGA	11,212	11,220	11,315	11,331	11,455	12,073
Zillah UGA	328	331	332	275	276	275
Source: Office of Financial Management (OFM)						

An analysis on future land needs are reviewed in more detail the individual Urban, Rural and Economic Resource Lands Sub-Elements of this chapter. Based on the information contained in the Urban and Rural sections, Yakima County has designated enough land in each area to meet projected population growth over the next twenty years with reasonable market choice.

5.8 URBAN LANDS SUB-ELEMENT

Of the three land use categories promoted by **Horizon 2040**, urban lands are likely to require the most detailed and comprehensive use of sustainable development practices. If the County's economic base and high quality rural setting is to be preserved, then the lion's share of future growth must take place within and around Yakima County's fourteen incorporated cities.

The majority of Yakima County's homes, businesses and workplaces are already found in the cities and their urban fringe areas. As such, urban lands contribute a great deal toward individual and collective views of community. To use a geographer's phrase, urban lands are invaluable for defining a "sense of place." As our already intensive use of urban lands increases, special attention will be needed to keep them healthy, thriving and livable.

A chief characteristic of most urban lands is the tremendous diversity found in their uses and composition. This urban diversity is unique to each area and appeals to different people in different ways. Some people are right at home living in higher density urban environments; they like the rush and feel of busy city streets and large buildings. Others feel more at home with some room between themselves and their neighbors. While not quite rural anymore, these urban "fringe" areas offer a quasi-rural atmosphere and some urban-level infrastructure. Yet these fringe areas, by their nature, are sure to grow and change. But when present or future land-owners feel it's time to further develop, the necessary infrastructure may not be in place. To ensure that the appropriate facilities are in place when the impacts of development occur, **Horizon 2040** employs a concept known as **concurrency**. Concurrency means that the necessary facilities or services for development are already available or that a financial commitment has been made to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development. More information on Yakima County's use of concurrency can be found in the Transportation Element, Chapter 10.

In the urban and certain rural areas, concurrency is coupled with another land use concept called **clustering**. Clustering involves the grouping of structures, particularly dwellings, onto smaller tracts of land with a significant portion of the parent parcel retained as open space. Clustering is a useful tool in the urban areas because it allows a limited amount of development to occur in advance of full public services, particularly sewer and water, without precluding the area from becoming fully urbanized.

Inset 2. Horizon 2040 Visioning Goals
Land Use

Urban Growth and Land Use:

1. Land Use and Urban Design

- A. Foster the availability of:
 - I. A diversity of land uses in the regional area (i.e. commercial, residential, industrial, agricultural, recreational, and public facilities).
 - II. An adequate and affordable supply of housing for all income levels.
 - III. An adequate inventory of developed, and developable property to accommodate the siting of new, and expansion of existing businesses, in the Yakima regional area.
 - IV. Coordinated services to facilitate planned growth.
- B. Promote orderly development while recognizing private property rights.
- C. Protect the Lower Valley's farmlands and agricultural areas from urban encroachment and incompatible land uses.

2. Land Use and Urban Design

- A. Promote "Transfer of Development Rights"

5.8.1 Urban Lands Sub-Element Purpose

The Urban Lands Sub-element serves several purposes. It first outlines the Growth Management Act (GMA) requirements with respect to urban lands and the process used to establish an Urban Growth Area (UGA) around each of the County's fourteen cities. This is followed by a discussion of the major issues confronting urban area growth. The Sub-Element goes on to describe the land use character of the UGAs, their population and the future growth projections that must be used by each. Although more recent population estimates are available, the 2015 data is used because it is the baseline for establishing the Urban Growth Areas. Projections are then compared to current consumption patterns to determine if an appropriate urban land base has been designated to meet various future needs.

The Sub-Element briefly discusses how Yakima County will work with the cities to plan for and facilitate urban area growth. It concludes with a series of goals and policies to guide future development within the unincorporated urban areas.

5.8.2 Urban Lands - Growth Management Act Requirements

The Growth Management Act (GMA) includes the following goals that directly relate to urban land use:

- (1) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (6) Property Rights. Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (12) Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

5.8.3 Urban Lands – Urban Growth Areas

General Description Urban lands are the areas located within UGA boundaries, which are established by the County in consultation with the cities and towns. In general, each of Yakima County's UGA's includes one of Yakima County's fourteen cities and towns plus additional area extending beyond the city or town. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services

are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the twenty-year planning period. The Growth Management Act, RCW 58.17

5.8.3.1 Urban Growth Area Designation Process

GMA requires counties to designate Urban Growth Areas (UGA) where development is encouraged and outside which growth can occur only if it is not urban in nature. At a minimum, each city within the County must be included within a UGA. Additionally, a UGA may include land outside of a city but only if it is already characterized by urban growth. Lands not characterized by, or next to, urban growth may be included within a UGA only if the need for it is shown based on projected growth. Perhaps the most important aspect of designating UGA boundaries is the demonstration by cities and towns that they may feasibly serve these lands with urban level services over a twenty-year period.

As required by the GMA, and consistent with desired future settlement patterns, most new housing and jobs will be created within Yakima County's fourteen UGAs. Likewise, most investment in public facilities and services will occur here to ensure the most cost-efficient use and operation of necessary utility systems.

In unincorporated areas within UGA boundaries, **Horizon 2040** establishes several urban land use designations to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services.

UGAs are intended to include land that is characterized by urban growth or will be needed for urbanization, consistent with forecasted population growth and the ability to extend urban services. UGA boundaries are intended to establish the areas within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's UGAs are also intended to implement Washington Administrative Code, which states that "the physical area within which that jurisdiction's vision of urban development can be realized over the next twenty years." The process for which Urban Growth Areas are designated is outlined below:

- **Population Allocation**

Development of population projections for the Growth Management Act (GMA) is a shared responsibility. As directed by state statute, the Washington State Office of Financial Management (OFM) prepares a reasonable range of possible population growth for Washington counties participating in GMA. Yakima County, also by law, is responsible for selecting a 20-year GMA planning target from within the range of high and low

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

- **Land Capacity Analysis**

The purpose of the Land Capacity Analysis is to determine how much land, if any, is needed beyond the incorporated limits of each city and town to accommodate the urban growth and development that is projected to occur during the 20-year planning horizon. It begins with determining the existing supply of existing vacant and partially vacant lands zoned for future development that can accommodate additional growth. In evaluating the quantity of land necessary for urban growth, the following analytical process should be followed:

1. Determine how much housing is necessary for 20 years of growth.

Subtract the City's current year population from the projected 20 year population figure to determine the additional number that represents 20 years of growth. Based on a city's average household size, calculate the number of additional dwelling units to allow for.

2. Determine the necessary residential acreage.

Determine the desired and appropriate housing densities in collaboration with the cities. Calculate how many acres are needed to accommodate the number of new dwelling units based on the desired and appropriate densities. A percentage can be added to allow for market choice and location preference.

3. Determine the necessary commercial and retail acreage.

Divide the existing commercial and retail acreage by the current population to arrive at a commercial/retail acreage per capita figure. Multiply this per capita number by the additional population identified in Step #1. This will give you the amount of additional commercial/retail acreage needed. A percentage can be added to allow for market choice and location preference.

4. Determine the net amount of total additional acreage needed for non-industrial uses.

Determine the currently available undeveloped acreage within the existing UGA for both residential and commercial/retail. Subtract these figures from the acreage identified in Steps # 2 and #3 to determine if acreage is needed for UGA expansion for residential or commercial/retail. Factor in additional acreage needed for open space, critical areas, parks, and other public facilities such as schools and libraries based on appropriate level of service standards. Add appropriate acreage to allow for streets.

5. Identify areas needed for Industrial zoning.

Industrial zoning is based on the city's economic development strategy and is not contingent on future population.

6. Identify areas that are desired and appropriate for expansion.

Identify the areas desired for UGA expansion based on the amount of acreage needed as identified in Steps #4 and #5. Ensure the requisite acreage is accurately allocated to residential, commercial/retail, and industrial. Areas desired for expansion should avoid Agricultural and Mineral Resource areas if possible. If Resource areas are unavoidable, justification for encroaching into the Resource area will be required.

7. Capital Facilities Plan.

Approval of any UGA expansion by Yakima County will be subject to adoption of an adequate and appropriate Capital Facilities Plan by the respective elected legislative body to ensure necessary facilities and services will be provided to the entire expanded UGA within the 20 year period. All capital and public facilities needed for future growth must be included in the Capital Facilities Plan. These needed facilities may be identified in comprehensive plan elements, in the jurisdiction's functional plans, or in the plans of other entities that provide services or facilities.

• **Mapping Criteria for New UGA areas:**

1. Lands contiguous with other properties that are, or should be, included in an urban growth area.
2. Lands that take advantage of physical features to help provide a clear separation between urban and rural areas. No physical barriers (e.g., rivers, railroads, irrigation ditches, freeways) are present that would make the area difficult to serve at an adopted level of service standard.
3. The County and the respective city or town have mutually determined that urban services will be present within the 20-year time frame of the plan, as illustrated within the city's capital facilities plan.
4. Lands with ready access to urban services (e.g., major roads, schools, public safety, water or sewer utilities), or lands needed to achieve local economic development goals / plan policies and where there is a plan and financial strategy for putting these services in place in accordance with the jurisdiction's comprehensive, subarea or neighborhood plan.
5. Lands needed for public capital facilities and utilities.
6. Lands that do not have long term commercial significance for commercial agricultural or mineral production and should be able to develop without having a detrimental effect on nearby resource lands outside the Urban Growth Area; or, lands needed for urban growth and it has been conclusively demonstrated that significantly better alternatives to the development of productive resource lands are not available.

5.8.3.2 Urban Land Use Categories

The Urban land use categories for the unincorporated UGAs are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth

Management Act (GMA) mandated Urban Growth Area and/or Comprehensive Plan update. The County's Urban land use categories or designations are categorized into six general land use categories that are intended to be consistent with the plan designations found in the respective city's comprehensive, subarea or neighborhood plan. Criteria have been developed and used to map the various land use categories. Each land use category is prefaced by Purpose and General Description Statements to help interpret **Horizon 2040**. Lands meeting a predominance of criteria from one category are generally placed into a specific land use category. Future changes in land use categories will be measured against the Purpose Statements, General Map Descriptions and Mapping Criteria, in concert with Plan Element Policies.

- **Urban Residential**

Purpose

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

- **Urban Commercial**

Purpose

The intent of the Urban Commercial land use category, adopted as part of the future land use map, is to provide for commercial areas where a wide range of retail activities and services are permitted. The Urban Commercial land use designation is a general designation intended to accommodate all the urban commercial land use designations listed in each of the fourteen cities' and towns' future land use maps.

- **Urban Industrial**

Purpose

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

- **Urban Public**

Purpose

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

- **Urban Parks and Open Space**

Purpose

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

- **Urban Tribal**

Purpose

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

5.8.4 Urban Lands – Existing Conditions

5.8.4.1 Character of the Urban Growth Areas

At one time, most of the land in Yakima County's UGAs was used for agriculture. Irrigated agriculture brought settlers to the Yakima Valley. Railroads provided transportation for crops and goods, and the cities developed to serve the agricultural areas along the rail lines. Consequently, urban expansion has occurred, and is still occurring, on the lands early settlers found most desirable for agriculture. Generally, these are the areas with the deepest and best soils and where existing irrigation systems can carry water from great distances without the need for extensive pumping.

Maps 5.8.4.1-1 through 5.8.4.1-15 show the location of Yakima County's fourteen cities and UGAs. These areas take in most of the County's population, as well as the major commercial and employment centers. While each city and UGA share some common features, each one has a

very separate and distinct character. They range in size from tiny Harrah (OFM 2015 population of 650) to the county seat in Yakima (OFM 2015 population of 93,220). Some unincorporated UGAs are more residential in nature, while some are more industrial and commercial based. One common characteristic that all cities and UGAs in Yakima County share is that each have large agricultural economies.

Table 5.8.4.1-1 lists the estimated population for each city and its associated UGA according to the Washington State Office of Financial Management (OFM). The population listed represents population in both the unincorporated and incorporated areas of the UGA. The pattern illustrated in Table shows steady population growth within each of the fourteen urban growth areas. This is to be expected considering the vast majority of development occurs in UGAs and Yakima County is a GMA compliant county with adopted comprehensive plans and development regulations guiding growth inside UGAs.

Table 5.8.4.1-1 Urban Growth Area Population From 2010-2015						
Urban Growth Area Name	Estimated Total Population 2010	Estimated Total Population 2011	Estimated Total Population 2012	Estimated Total Population 2013	Estimated Total Population 2014	Estimated Total Population 2015
Grandview	11,608	11,673	11,756	11,764	11,929	11,955
Granger	3,341	3,368	3,383	3,413	3,593	3,737
Harrah	663	668	688	683	683	688
Mabton	2,626	2,634	2,643	2,661	2,669	2,675
Moxee	4,035	4,145	4,236	4,313	4,372	4,407
Naches	938	951	951	950	963	978
Selah	8,734	8,800	8,869	8,922	8,974	8,854
Sunnyside	17,901	18,045	18,091	18,159	18,186	18,237
Tieton	1,364	1,372	1,371	1,411	1,431	1,431
Toppenish	9,890	9,895	9,900	9,899	9,904	9,916
Union Gap	6,845	6,855	6,912	6,911	6,945	6,957
Wapato	7,615	7,653	7,661	7,667	7,674	7,680
Yakima	102,408	102,851	103,246	103,950	104,535	105,293
Zillah	3,292	3,331	3,367	3,390	3,416	3,415
Source: Office of Financial Management (OFM)						

OFM does not estimate population for the unincorporated areas of the UGA, however when the population estimates in Table 5.8.4.1-1 above are subtracted from the standard April 1st OFM city population estimates between 2010-2015, the results are population estimates for the unincorporated portions of the UGA, see Table 5.8.4.1-2 below.

Urban growth areas by their design are intended to be evolving from year to year with population fluctuations from annexations and/or UGA boundary changes. The unincorporated UGA population listed in the Table below is useful for planning purposes. For example, identified trends in a city's UGA population can be compared to that city's incorporated population growth over the same time period and an analysis could be done to determine whether population growth is from new development or annexations. The data is also be a great indicator of how cities and the county are meeting their own comprehensive plan density goals.

Table 5.8.4.1-2 Unincorporated Urban Growth Area Population From 2010-2015

Urban Growth Area Name	Estimated Total Population 2010	Estimated Total Population 2011	Estimated Total Population 2012	Estimated Total Population 2013	Estimated Total Population 2014	Estimated Total Population 2015
Grandview	746	752	756	754	759	755
Granger	95	98	98	98	98	97
Harrah	33	38	38	38	38	38
Mabton	340	344	353	356	359	365
Moxee	727	730	731	658	652	597
Naches	143	146	146	145	148	148
Selah	1,587	1,595	1,579	1,582	1,579	1,359
Sunnyside	2,043	2,036	1,961	1,959	1,956	1,957
Tieton	173	177	176	176	176	176
Toppenish	941	945	950	949	949	951
Union Gap	798	800	807	801	805	807
Wapato	2,618	2,628	2,632	2,632	2,634	2,640
Yakima	11,212	11,220	11,315	11,331	11,455	12,073
Zillah	328	331	332	275	276	275

Source: Yakima County and Office of Financial Management (OFM) UGA Data

During the original Visioning process conducted for the Yakima County comprehensive plan, a citizen preference for population distribution throughout the County was identified. The distribution was 75 percent of the total population will be living in the cities or their surrounding UGA, while the remaining 25 percent of the total will locate in the rural and resource lands. Based on the 2015 OFM population estimates for Yakima County, the UGAs and the incorporated cities and towns in the County the overall population distribution between urban and rural population is on target with the original vision (see Table 5.8.4.1-3 below).

Table 5.8.4.1-3 OFM 2015 Population Distribution of Yakima County (Urban vs. Rural)

	2015 OFM Population Estimate	2015 OFM Urban Vs. Rural Population Estimates	Population Distribution (Urban/Rural)
Yakima County Total Population	249,970	249,970	100%
Unincorporated Population	85,985	63,747 (Total Unincorporated Pop of 85,985 minus Total UGA Pop of 22,238)	26%
Incorporated Population	163,985	186,223 (Total Incorporated Pop of 163,985 plus Total Unincorporated UGA Pop of 22,238)	74%

Source: Office of Financial Management (OFM)

5.8.4.2 – Urban Growth Areas - Annexations

Consistent with this goal of controlling the spread of urban growth, the GMA limits the territory that a city may annex to that which lies within its UGA. The annexation issue facing cities in GMA counties will not be so much whether to annex as when to annex. Ultimately, a city will annex to the limits of its UGA, assuming that the population projections prove accurate. The timing of that

expansion will depend on a number of factors, including population growth within the urban growth area and the city's ability to provide urban-type services in that area.

Annexations play an important role in the population changes of both the unincorporated and incorporated areas of an UGA. Almost overnight, an annexation can result in a significant increase in population for a city while conversely decreasing a County's population. Table 5.8.4.1-3 shows that over a ten year period between 1990 and 2000 almost 11,000 unincorporated County residents were annexed into a city. The Table shows that the bulk of that population went into the cities of Union Gap and Yakima.

Table 5.8.4.1-3 Annexations by Jurisdiction From 1990 - 2000					
Jurisdiction	Annexation Parcels	Annexation Area (sq mi)	Annexation Housing Units	Annexation Occupied Housing Units	Annexation Population
Yakima County	120	12.04	4,899	4,533	10,937
Grandview	7	0.61	36	30	87
Granger	3	0.16	7	7	16
Harrah	1	0.01	0	0	0
Mabton	5	0.07	3	3	10
Moxee	5	0.64	9	8	17
Naches
Selah	12	1.63	48	42	131
Sunnyside	15	2.08	80	76	240
Tieton	12	0.26	16	16	57
Toppenish	3	0.09	1	1	3
Union Gap	3	1.13	772	740	2,031
Wapato	2	0.05	0	0	0
Yakima	51	5.27	3,927	3,610	8,345
Zillah	1	0.05	0	0	0
Source: Office of Financial Management (OFM)					

Table 5.8.4.1-4 below shows that over a ten year period between 2000 and 2010 roughly 12,000 unincorporated County residents were annexed into a city. The Table shows that the bulk of that population went into the city of Yakima.

Table 5.8.4.1-4 Annexations by Jurisdiction From 2000 - 2010					
Jurisdiction	Annexation Parcels	Annexation Area (sq mi)	Annexation Housing Units	Annexation Occupied Housing Units	Annexation Population
Yakima County	106	11.39	5,115	4,785	12,112
Grandview	14	0.80	22	20	49
Granger	8	0.42	11	10	29
Harrah	1	-0.07	0	0	0
Mabton	1	0.31	20	18	72
Moxee	6	0.54	25	24	72
Naches	11	0.27	12	12	27
Selah	3	0.09	13	12	31
Sunnyside	18	0.67	58	57	183
Tieton	2	0.07	0	0	0
Toppenish	3	0.19	10	10	47
Union Gap	1	-0.01	0	0	0
Wapato	2	0.20	3	3	9
Yakima	28	7.41	4,927	4,605	11,556
Zillah	8	0.52	14	14	37
Source: WA. State Office of Financial Management (OFM)					

In Table 5.8.4.1-5 below, OFMs data on newly annexed housing units and population gained by each city is listed from 2010 through 2015.

Table 5.8.4.1-5 Annexations by Jurisdiction From 2010 - 2015					
Jurisdiction	Annexation Parcels	Annexation Area (sq mi)	Annexation Housing Units	Annexation Occupied Housing Units	Annexation Population
Yakima County	34	569.407	166	146	398
Grandview	4	64.376	3	3	5
Granger	1	0.009	0	0	0
Harrah	0	0	0	0	0
Mabton	1	0.021	0	0	0
Moxee	4	0.502	34	31	90
Naches	0	0	0	0	0
Selah	3	0.129	51	44	113
Sunnyside	7	123.725	22	22	72
Tieton	2	1.565	6	1	1
Toppenish	1	0.012	0	0	0
Union Gap	1	260.000	16	15	47
Wapato	2	0.008	0	0	0
Yakima	4	118.988	10	7	14
Zillah	4	0.071	24	23	56
Source: Office of Financial Management (OFM)					

Though Table 5.8.4.1-5 only shows the annexations by jurisdiction over a five-year period. Compared to the two Tables above that are for a ten year period, it clearly illustrates a dramatic decline in the number of annexations in Yakima County. If the 2010 to 2015 five year trend continues out to 2020 there will be less than 900 people annexed into cities. That is roughly 10,000 people less than what occurred during each of the two previous decades. Of course all that could change with one large annexation, which is precisely why Yakima County relies on land capacity along with population projections to accurately identify future urban land needs.

5.8.5 Urban Land Lands – Future Land Use Needs

To ensure Yakima County has not restricted the supply of urban land through its population allocations, the OFM 2040 medium projection of 318,494 is used throughout the entire Land Use Element to calculate the adequacy of the available land supply. If recent trends continue, approximately 63 percent of this figure, or 200,511 people, will be living in the cities or towns by the year 2040. Based on these same trends, approximately 11 percent of the population in the year 2040, or 38,359 people, will be living within the unincorporated UGAs. If these figures hold, the total urban population in 2040 will equal 238,870. Once the population has been projected the Growth Management Act requires Yakima County to determine the necessary amount of land needed for future growth. The Land Capacity Analysis (LCA), is the tool for which Yakima County sizes UGA boundaries.

5.8.5.1 Countywide Urban Growth Area Land Capacity Analysis

The Land Capacity Analysis (LCA), as outlined in subsection 5.8.3.1 above, is a quantitative estimate of how much vacant land (i.e., land available for future urban development) a city (and unincorporated UGA) currently has and will require as it grows over the succeeding 20-year period. It begins with consultation between Yakima County and each of its cities and towns to select a population growth projection from a range of population growth projections provided by OFM. The population projection, together with a county employment growth forecast, is then allocated primarily to UGAs, to assist in sizing UGAs to accommodate future urban growth. The LCA quantifies the amount of vacant land needed for each city and town's growth then compares those results to the amount of vacant land currently within the UGA. This will determine if there is a surplus or a deficit of vacant land for future growth to year 2040. A more detailed description of the LCA is outlined in the example below:

- **Quantity of Land Calculations for Non-Industrial Uses**

1. **Population and Households Analysis:** Using a city's projected 2015-2040 population growth, this analysis estimates the number of additional households that will be added to the city's population by the year 2040. An example city is described below:

2040 population forecast for city (County Planning)	Example 1000 people
2015 population in city (OFM's April 1 estimate)	Example 500 people
Population increase in city 2015-2040	Example 500 people
<u>Average household size in city (2010 Census)</u>	<u>Example 2.87 people</u>
Additional households in city 2015-2040 (500 ÷ 2.87)	Example 174 households

2. **Future Residential Land Need:** The acreage needed for future residential growth through 2040 is calculated by assuming an average future density of 8,500 sq. ft. of land for each household (i.e., 5.1 dwelling units per acre) and multiplying this amount by the number of projected new future households:

$$8,500 \text{ sq. ft.} \times 174 \text{ households} = 1,479,000 \text{ sq. ft.} / 43,560 \text{ sq. ft. (1 acre)} = 34 \text{ acres}$$

3. Future Commercial & Retail Land Need: The acreage needed for future commercial and retail growth through 2040 is calculated by multiplying the projected population increase by the current per capita acreage of developed commercially-zoned lands within the city after subtracting the acreage classified for community facilities (as determined by GIS analysis):

$$500 \text{ people} \times 0.0169 \text{ acres per capita} = 8 \text{ Acres}$$

4. Future Community Facilities Land Need: The acreage needed for future community facilities growth through 2040 is calculated by multiplying the projected population increase by the current per capita acreage of developed community facilities land within the city (as determined by GIS analysis):

$$500 \text{ people} \times 0.0494 \text{ acres per capita} = 25 \text{ Acres}$$

5. Future Streets Land Need: The acreage needed for future rights-of-way to accommodate streets and utilities through 2040 is calculated by multiplying the acreage needed for future residential, commercial & retail, and community facilities by 15%:

Residential acreage needed	34 Acres +	5.1 Acres for streets
+ Commercial/retail acreage needed	8 Acres +	1.2 Acres for streets
+ Community facilities acreage needed	<u>25 Acres +</u>	<u>3.75 Acres for streets</u>
= Subtotal of total streets acreage	(67 Acres x 0.15) = 10.05 Acres for streets	

6. Land Capacity Analysis for Non-Industrial Uses: Next, the needs for land identified above are compared with the amount of existing vacant land to determine if there is currently a surplus or a deficit of vacant land within the City and the UGA to accommodate projected growth through 2040.

Total amount of vacant land needed in UGA for future growth (excluding industrial growth): Adding the needed acres from the categories above results (including streets) in the total acreage calculated below:

Acres needed for future residential uses	39.1 Acres
+Acres needed for future commercial & retail uses	9.2 Acres
+Acres needed for future community facilities	<u>28.75 Acres</u>
=Total vacant acres needed for future non-industrial uses	77.05 Acres

7. Current Vacant Land Analysis:

Yakima County's Division of Geographic Information Services (GIS) determines the current acreage of developed residential, commercial & retail, and community facilities. GIS also determines the acreage of current vacant land and partially vacant land in each zoning district. In this example city, summaries of whether each zoning

group has a surplus or a deficit of vacant land to accommodate the projected growth through 2040 are listed in Table below:

Table 5.8.5.1-1 Example Land Capacity Analyses (LCA) Summary – Excluding Industrially-zoned Land					
Zoning Group	Total Acres Within City Limits	Outside City Limits & Within Current UGA	Total: Within City Limits and Within Current UGA	Total Acres needed from Step 6 above	Determination of Surplus or Deficit
Residential	Vacant: 13 acres	Vacant: 51 acres	Vacant: 64 Acres	39.1 acres	<i>Surplus: 24.9 acres</i>
Commercial	Vacant: 18 acres	Vacant: 34 acres	Vacant: 52 Acres	9.2 acres	<i>Surplus: 42.8 acres</i>
Community Facilities	Vacant: 0 acres	Vacant: 0 acres	Vacant: 0 Acres	28.75 acres	<i>Deficit: 28.75 acres</i>
Total of above Zoning Groups	Vacant: 31 acres	Vacant: 85 acres	Vacant: 116 Acres	77.05 acres	<i>Surplus: 38.95 acres</i>

Based on the example shown in the Table above, there is roughly a total of 116 vacant acres inside the UGA and based on the LCA in steps 1 through 6 the example city needed roughly 77.05 acres for next twenty plus years of growth, which means there is a surplus of 38.95 acres available in the current UGA to accommodate growth through 2040.

8. Computed Market Choice Factor (MCF) and “Years of Growth” (excluding Industrial growth):

One way of quantifying the surplus (or deficit) of vacant land in a city and within its UGA is to express the surplus (or deficit) as a percentage of the amount of vacant land that is needed for growth over the 25-year period from 2015 to 2040. In our example above, the city has 116 vacant acres and needs 77.05 vacant acres for future growth, it has 51% more vacant land than needed for growth. So the Computed MCF is 51%, as calculated below:

$$[(\text{acres currently vacant}) \div (\text{acres needed for future growth})] - 1.00 = \text{Computed MCF \%}$$

Example: $[116 \text{ acres} \div 77.05 \text{ acres}] - 1.00 = 0.51 = 51\%$

The example city has a 51% MCF, which means that there is 51% more vacant land than needed for growth over the twenty-five year period from 2015 to 2040. In Yakima County, the MCF is set by policy within **Horizon 2040** at 10%. An additional way of quantifying the surplus (or deficit) of vacant land available for future growth is to express the surplus (or deficit) as the number of years it would take to develop all the vacant land at the projected future growth rate. The calculation below outlines how to determine the years of growth for our example city.

$$(\text{Computed MCF} + 1) \times 25 \text{ years} = \text{years of growth available}$$

Example 1: $(51\% \text{ MCF} + 1) \times 25 \text{ years} = 37.75 \text{ years of growth available}$

Table 5.8.5.1-2 Example MCF and Years of Growth	
	Within the Current UGA
	Vacant: 116 acres
Market Choice Factor	51%
Years of Growth	37.75 years

The figures for both the “MCF” and “years of growth” metrics for the example city show that the MCF of 51% exceeds the plan policy standard of 10% and the years of growth of 37.75 also exceed the GMA mandate of twenty years. Thus, the example city does not need to have its UGA boundary expanded and more importantly, the current UGA appears large enough to accommodate the next twenty plus years of growth.

9. Future Industrial Land Needs:

As provided by the analytical process outlined in the “Urban Lands” section in the Land Use Element of Yakima County’s Comprehensive Plan - **Horizon 2040** the amount of land needed for future industrial uses “is based on the city’s economic development strategy and is not contingent on future population.”

5.8.5.2 Countywide Urban Growth Area Land Capacity Analysis Results

The Growth Management Act (GMA) requires Yakima County to review the UGAs of each of the County’s fourteen cities and towns as part of the 2017 period comprehensive plan update. GMA requires this update once every eight years. In coordination with those cities and towns, the County conducted a Land Capacity Analysis (LCA) to determine the amount of urban lands needed for twenty years of growth. The land needed to accommodate that growth is broken down into four categories: Residential, Commercial/Retail, Community Facilities and Streets. The estimated amount of land needed to accommodate future growth is outlined in Table 5.8.5.2-1 below.

Table 5.8.5.2-1 Land Capacity Analysis (LCA) – Land Needed For Future Growth							
Yakima Cities	Projected Pop Increase From 2015-2040	Person Per Household (Census)	Number Households needed	Land Needed For Residential (Acres)	Land Needed For Commercial & Retail (Acres)	Land Needed For Community Facilities (Acres)	Land Needed For Streets (Acres)
Grandview	2,289	2.97	794	155	19	245	63
Granger	1,923	4.14	464	87	10	62	24
Harrah	123	3.53	35	7	1	4	2
Mabton	339	4.31	79	15	2	7	4
Moxee	3,870	3.26	1,187	233	18	74	49
Naches	254	2.51	101	20	13	30	9
Selah	2,410	2.64	913	178	29	115	48
Sunnyside	3,117	3.60	866	169	82	107	54
Tieton	451	3.33	135	26	3	3	5
Toppenish	990	3.33	297	58	14	21	14
Union Gap	1,001	2.90	345	67	43	32	21
Wapato	677	3.88	174	36	6	23	10
Yakima	17,167	2.68	6,406	1,250	297	271	273
Zillah	1,876	2.87	654	128	32	93	38

Source: Yakima County GIS – UGA Analysis 2015-2016

Horizon 2040

Land Use Element

The key components used in the LCA to determine the amount of land needed for future growth is the County's projected population increase over the next twenty-year period and the US Census's estimated persons per household (PPH) for each of the fourteen cities and towns. Using those two components an estimated number of households needed is determined. Looking at the Table above, the number of households needed over the next twenty years ranges from a high of 6,406 (City of Yakima) and a low of 35 (Town of Harrah). However, regardless of the amount of households needed, where high or low, there needs to land available in the UGA to accommodate it.

The next stage of the LCA process requires a detailed land survey of each UGA (both incorporated and unincorporated areas) to determine the amount of existing vacant and developed land. That process relied on the County's Geographic Information System (GIS), County Assessor information and extensive ground proofing of each UGA.

The estimated amount of land available to accommodate the projected population growth out to the year 2040 is displayed below in Table 5.8.5.2-2.

Table 5.8.5.2-2 Land Capacity Analysis (LCA) – Land Available for Future Growth						
Yakima Cities	Surplus/Deficit of Land in UGA in Acres			Surplus / Deficit in Acres	Market Choice Factor (%)	Years of Growth
	Residential	Commercial & Retail	Community Facilities			
Grandview	1,118	131	-217	1,032	214%	79
Granger	190	63	-34	219	120%	55
Harrah	29	1	-5	25	179%	70
Mabton	163	17	82	262	970%	268
Moxee	387	53	-81	359	96%	49
Naches	96	63	-12	147	201%	75
Selah	1,511	74	-49	1,536	415%	129
Sunnyside	1,126	345	413	1,884	458%	140
Tieton	347	-2	38	383	1,064%	291
Toppenish	775	39	7	821	767%	217
Union Gap	424	109	267	800	491%	148
Wapato	260	66	29	355	480%	145
Yakima	5,429	716	-31	6,114	292%	98
Zillah	393	53	-52	394	135%	59
Source: Yakima County GIS - UGA Analysis 2015-2016						

The Table clearly shows that there is an excess amount (or surplus) of residential land in each of the fourteen cities and towns. Only one of the cities (Tieton) showed a deficit of zoned commercial and retail land. Less than half of the fourteen cities and towns have a surplus of land dedicated for community facilities. However, once all three main categories (residential, commercial and retail and community facilities) are tabulated there is a surplus of the total supply of land available for each of the fourteen cities and towns. Therefore, the results of the LCA found that the densities permitted within the incorporated and unincorporated UGA (Countywide) will accommodate the urban growth projected to occur for the succeeding twenty-

year period, consequently no UGA boundary changes are required by the GMA per 36.70A.130(3).

Tables 5.8.5.1-1 through 5.8.5.1-3 show each of Yakima County's fourteen cities and UGAs.

5.8.6 Urban Lands – Yakima Urban Area Comprehensive Plan and Neighborhood Plans

The *Yakima Urban Area Comprehensive Plan* was developed in accordance with the Growth Management Act to address growth issues in the City of Yakima and the adjacent UGA. It represented the community's policy plan for growth over the next 20 years. It assisted the management of the City by providing policies to guide decision making for growth, development and public services. The original Yakima GMA Plan was adopted in 1997 and planned through the year 2015. The Yakima Urban Area comprehensive plan, which plans for both the City of Yakima and its UGA was updated in 2006 and had a planning horizon out to 2025.

In 1997, the Board of Yakima County Commissioners adopted the Yakima County Comprehensive Plan – **Plan 2015**, which established UGAs for each of the 14 cities and towns in Yakima County. Pursuant to GMA, the 14 cities and towns have also adopted comprehensive plans for their respective urban growth areas. Pursuant to the 1977 Regional Planning Agreement, the *Yakima Urban Area Comprehensive Plan* was adopted jointly for Yakima's UGA by the City of Yakima and Yakima County in 1997. However, the 1997 *Yakima Urban Area Comprehensive Plan* did not include detailed planning for the west and southwest portion of the Yakima UGA, an area now known as the West Valley Neighborhood Planning Area and the east portion of the Yakima UGA, an area known as Terrace Heights.

The West Valley Neighborhood Planning Area consisted of lands in the Yakima Urban Growth Area designated in the mid 1970 in conjunction with the planning for the regional wastewater system. The 1997 and 2006 update of the *Yakima Urban Area Comprehensive Plan* did not detail planning for the Area. As such, the Planning Area represents additional West Valley lands designated in and after 1997 for future urban growth. The 1997 *Yakima Urban Area Comprehensive Plan* contemplated that a neighborhood plan would be developed for the Planning Area at a later date through a joint process involving Yakima County, the cities of Yakima and Union Gap, and West Valley residents. The *West Valley Neighborhood Plan* (WVNP), adopted in February 2011, was the fulfillment of that intention.

Although Terrace Heights was included under the general scope of the *Yakima Urban Area Comprehensive Plan* and within the Yakima UGA, the city has no plans to provide urban services to the Terrace Heights area. With its own sewer district and County water system, Terrace Heights does not need these basic urban services from the city of Yakima. Yet it is definitely an urban community and is recognized as its own Urban Service Area (USA) within the Urban Area Plan. Because Terrace Heights was removed from the Urban Area Plan's service area, the responsibility to plan and provide services remains with Yakima County. In a general sense, Terrace Heights' growth will be guided by the *Yakima Urban Area Comprehensive Plan* and the County's comprehensive plan. The Terrace Heights Sewer District remains a separate entity, but the County maintains responsibility for roads, the County water system, and sheriff protection.

Yakima County is also providing more detailed planning through the *Terrace Heights Neighborhood Plan*. Thanks to the shared vision of the *Yakima Urban Area Comprehensive Plan* and Yakima County Comprehensive Plan, the neighborhood plan incorporates the preferred future of both plans.

However, on January 1, 2010, the City of Yakima and Yakima County mutually ended their Regional Planning Agreement, thus ending the multi-jurisdictional planning of the Yakima urban area. The City of Yakima is planning solely within their respective city limits and Yakima County is planning for the unincorporated areas of the UGA. Therefore, the *Yakima Urban Area Comprehensive Plan*, *WVNP* and the *Terrace Heights Neighborhood Plan* are no longer the shared community vision between both jurisdictions. Yakima County's version of the Yakima Urban Area plans will be repealed with the adoption of **Horizon 2040**. The Yakima Urban Area goals and policies from the three planning documents were established to provide more specific policy direction to address the particular issues identified by the planning process. In some cases, those goals and policies recommend new policy for development in all UGAs. However, those urban goals and policies from each of the three Yakima Urban Area plans that were determined relevant and necessary for the future development of the Yakima Urban Area are included in the Urban Lands Goals and Policies section of this Element.

5.9 RURAL LANDS SUB-ELEMENT

With its large land base and a 2015 population of roughly 249,970 people, Yakima County by many standards is still considered a rural county. While the term "rural" is hard to define, rural lands under the Growth Management Act (GMA) are those areas not intended for urban level development nor set aside for their importance to the agriculture, forest and mining industries. In **Horizon 2040** the fourteen incorporated cities and towns of Yakima County, together with their developed fringe lands, constitute the urban areas. Outside the urban growth areas is a significant amount of land comprising the natural resource base of the County's economy. Scattered beyond the cities and among the resource areas are pockets of land that for various reasons are not well suited for agricultural or forestry nor are they positioned for urban level development. These non-resource, non-urban areas comprise the rural land base of Yakima County.

Most people have their own mental picture of what rural living is like. For some it means the freedom to develop property where and when they please. For others, it means protecting remote areas for future generations. The central question in defining rural is how to accommodate the demand for a rural lifestyle without diminishing the rural setting in the process. The answer is most likely a matter of determining a maximum density, which to the majority of people still conveys the look and feel of "ruralness." The desirable density may vary among different regions of the County. For example, for some people a density of one unit per five acres is the saturation level for a rural environment, while for others one unit per acre is still sufficiently spread out to be considered rural. An expressed premise of **Horizon 2040** is to provide responsible choice of location and lifestyle to County residents, balanced against service

obligations, costs of services and state law. Rural neighborhood preferences will need to be considered and weighed when establishing minimum lot sizes for the various rural categories.

5.9.1 Rural Lands Sub-Element Purpose

The purpose of this Sub-Element is to describe the existing character of Yakima County's rural lands. This is done primarily through a review of past and current zoning regulations and through an inventory of existing parcel sizes, uses and vacancies. The Sub-Element also presents several major issues confronting rural areas.

5.9.2 Rural Lands - Growth Management Act Requirements

All counties planning under GMA are required to include an element which identifies and addresses the development of rural lands. In describing what is meant by "rural," the Act simply says that rural lands are "those not designated for urban growth, agriculture, forest or mineral resources." GMA requires counties to show how the rural element harmonizes with the following planning goals set forth in RCW 36.70A.020.

- (2) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (6) Property Rights. Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

In addition to the above state-wide goals, the Procedural Criteria for Adopting Comprehensive Plans and Development Regulations recommends the following framework for designating and protecting rural lands (WAC 365-195-330):

- a) *Identification of rural lands;*
- b) *Identification of the amount of population growth within the twenty-year planning period which will be permitted to live or work on rural lands. This population should be consistent with an area of low-density where the full array of urban governmental services is not available;*
- c) *Adoption of policies for the development of such lands, including:*
 - i) *Identification of the general types of uses to be permitted;*
 - ii) *Provision for a variety of densities for residential, commercial and industrial development consistent with maintenance of the rural character of the area. Consideration should be given to the policies allowing the approval of planned unit developments, density averaging, cluster housing, and innovative techniques of managing development within overall parameters of rural density;*
 - iii) *Establishment of a definition of rural governmental services which identifies the limited public facilities and services which should be provided to persons living or working in rural areas;*

- iv) Determination of appropriate buffers between agricultural, forest and mineral resource lands of long-term commercial significance and rural lands;*
- v) Provisions regulating development at the boundary of urban growth areas so as not to foreclose the possible eventual orderly inclusion of such areas within urban growth areas;*
- d) Adoption of policies for preservations of the rural character of such lands, including:*
 - i) Preservation of critical areas, consistent with private property rights;*
 - ii) Continuation of agricultural uses, the cultivation of timber and excavation of mineral resources on lands not designated as possessing long-term commercial significance for such uses;*
 - iii) Encouragement of the use of rural lands for recreational pursuits which preserve open space and are environmentally benign;*
 - iv) Adoption of strategies for the acquisition of natural areas of high scenic value;*
 - v) Establishment of criteria for environmental protection, including programs to control non-point sources of water pollution and to preserve and enhance habitat for fish and wildlife.*

5.9.3 Rural Character, Density and Services

With its wide expanses of open lands—diverse farmlands, arid foothills and forested mountains—Yakima County's rural environment is one of its most attractive features. While the region's rural qualities are responsible for drawing people out into the County, their increasing numbers have affected the lifestyle they so eagerly sought. More rural residents are voicing objections to housing development occurring around them. The complaints vary, but a common theme is the creation of more lots and homes detracts from rural character to the point that it no longer seems rural.

In response to growing citizen complaints and conflicts about the over-development of many rural areas, Yakima County has maintained an ongoing effort to adhere to the requirements of the GMA and to strengthen development regulations. The primary purpose of higher standards has been to protect the public health and safety and to improve the overall quality of rural subdivisions. The GMA and **Horizon 2040** both restrict the development of rural land into urban densities. The ability to create non-clustered lots in the rural lands smaller than five acres in size would threaten rural character and be contrary to GMA. In certain rural areas, clustering development has been a useful tool from the perspective of allowing overall rural densities, but with parcel sizes small enough to allow for shared infrastructure (i.e. shared driveways, wells and septic) and for future inclusion into Urban Growth Areas if needed.

The rural densities of the four rural land use designations are listed below in Table 5.9.3-1.

Table 5.9.3-1 Rural Land Use Densities

Land Use Designation	Maximum Density Allowed
Rural Settlement LAMIRD	1 Dwelling Unit/7000 sq. ft.*
Rural Transitional	1 Dwelling Unit/5 Acres**
Rural Self-Sufficient	1 Dwelling Unit/5 Acres
Rural Remote/ELDP	1 Dwelling Unit/40 Acres
*Note: Density only available if sewer and water is provided.	
**Note: Smaller lots are available when clustering is used.	

5.9.4 Rural Lands - Existing Conditions

The present rural development pattern in Yakima County stems from development trends established decades ago. Many rural residential areas of the County were originally settled as large-tract farmsteads that have been parceled off and sold in smaller pieces over time. These smaller parcels were not large enough to make a living at farming, but they did offer part-time farming opportunities for people already employed and seeking a country lifestyle. This is perhaps the chief characteristic of “rural” living as opposed to urban or suburban.

In recent years, many rural areas have been further subdivided into yet smaller parcels, which can no longer be farmed. Most residents of these small parcels are merely looking for a place in the country that offers a little “elbow room.”

Rural residential development can be found scattered throughout Yakima County. These development patterns have been reinforced through the County’s Zoning Ordinance. In 2000, Yakima County adopted a zoning ordinance that established four rural zones for its developed rural residential areas. By setting minimum rural lot sizes these zones promoted GMA compliant rural development patterns. In 2015, Yakima County updated the zoning ordinance and combined two the rural zoning districts into one new zone that better reflected the existing development patterns.

Existing rural areas of Yakima County are characterized by a variety of development patterns which are largely determined by the density and the type of water and wastewater service they receive. These patterns range from areas of dispersed five to ten acre ranchettes on private wells and septic systems to more densely settled rural community centers served by public water and/or sewer systems.

In Table 5.9.4-1 below, both the vacant and developed acreage for each of the four rural land use designations is identified.

Table 5.9.4-1 Rural Lands Inventory

Land Use Designation	Total Acres*	Vacant Land (Acres)	Developed Land (Acres)	Total Taxed Acres
Rural Settlement LAMIRD	1,061	271	751	1,022
Rural Transitional	9,615	2,219	7,370	9,589
Rural Self-Sufficient	42,501	17,821	23,487	41,308
Rural Remote/ELDP	213,973	144,532	18,136	162,668

Source: Yakima County GIS – Assessor Data *Note: Total Acres includes areas not taxed such as Federal Land.

The most notable rural residential areas in the County are North Selah/Lower Wenas, West Valley, Ahtanum Valley, Yakima Ridge above Terrace Heights, and the Nile area along Highway 410. The Lower Yakima Valley has a few small pockets of rural residential areas, primarily associated with older rural subdivisions or land segregations. The relatively small amount of rural development in the Lower Valley to date is attributable to large contiguous ownerships of the agricultural lands and intensive farming practices. Despite the widespread application of agricultural zoning, the Lower Valley has been experiencing an increase in development of these lands at rural residential densities.

5.9.5 Rural Lands – Future Needs

The County's fourteen cities and towns, along with their associated urban growth areas, make up those areas where the GMA mandates urban level development to be directed. As discussed in detail in the Urban Lands section, Yakima County determined that the amount of land within all fourteen UGAs is sufficient to accommodate the projected urban growth out to the year 2040. Equally, Yakima County made a determination on adequacy of available rural lands to accommodate the projected rural growth out to the year 2040. The OFM 2040 medium projection of 318,494 for Yakima County is used throughout the Land Use Element to calculate the adequacy of the available land supply. If recent trends continue, approximately 63 percent of this figure, or 200,511 people, will be living in the cities or towns by the year 2040. Based on these same trends, approximately 11 percent of the population in the year 2040, or 38,359 people, will be living within the unincorporated UGAs. If these figures hold, the total urban population in 2040 will equal 238,870. Thus, the estimated 2040 population outside of urban areas in Yakima County would be 79,624.

Looking back at Table 5.8.4.1-3 *OFM 2015 Population Distribution of Yakima County (Urban vs. Rural)*, the estimated 2015 County population in the rural and resource areas is roughly 63,747. If the 2040 projected population outside urban areas is at 79,624, then the overall estimated population increase in the rural and resource areas would only be 15,877 residents. Unfortunately, there is no reasonable way to project which of the two areas (rural or resource) will experience the projected population growth of 15,877 residents. However, with the limited development potential of resource lands in general we can look at whether the existing designated rural lands can accommodate the projected population increase of 15,877. This can be done by using the allowable densities from Table 5.9.3-1 *Rural Land Use Densities*, the vacant acreage of the four rural land use designations from Table 5.9.4-1 *Rural Lands Inventory* and average persons per household for Yakima County from the US Census.

Table 5.9.5-1 Rural Land Development Potential				
Land Use Designation	Maximum Density Allowed	Vacant Land (Acres)	Potential Number of Lots (Households)	Development Potential [^] (Number of New Residents)
Rural Settlement LAMIRD	1 Dwelling Unit/7000 sq. ft.*	271	1,686	5,007
Rural Transitional	1 Dwelling Unit/5 Acres**	2,219	444	1,318
Rural Self-Sufficient	1 Dwelling Unit/5 Acres	17,821	3,564	10,586
Rural Remote/ELDP	1 Dwelling Unit/40 Acres	144,532	3,613	10,731
Total		164,843	9,307	27,642
*Note: Density only available if sewer and water is provided. **Note: Smaller lots are available when clustering is used. [^] Note: Number of new lots multiplied by Yakima County Persons Per Household from US Census.				

In Table 5.9.5-1, the potential number of new residents that Yakima County's current vacant rural lands could accommodate is estimated at 27,642, which shows that the current vacant acreage of rural lands could easily accommodate the anticipated number of new residents projected at 15,877. This exercise only looks at vacant rural land acreage, not the vacant resource acreage, which also accounts for non-rural development.

5.9.5.1 Rural Lands – Water Availability

GMA doesn't define how counties must protect water resources, but does require comprehensive plans to include a rural element that permits development at a variety of rural densities and that protects rural character by, among other things, protecting surface water and groundwater resources (RCW 36.70A.070(5)). The potential effects of future groundwater withdrawals on senior water users and habitat conditions have been addressed by the County with the development of the Yakima County's Water Resource System (YCWRS). The YCWRS will provide land use and building permit applicants with a rural domestic water right that not only meets state law regarding water availability, but also mitigates impacts that rural domestic water users have on senior water right holders, including the Yakama Nation Water right for the protection of fish life. Urban groundwater users will be required to either obtain the necessary water right or connect to municipal water sources.

5.9.6 Rural Land Use Categories

After examining the rural development patterns described above, there was several development-related criteria in the crafting of land use categories for our rural lands. Chief among the criteria were topography, existing lot patterns, access conditions and the cost effectiveness for providing additional services. Distance from rural fire stations was also a factor. After applying these criteria, four types of rural land categories emerged: *Rural Settlement*, *Rural Transitional*, *Rural Self-Sufficient*, and *Rural Remote/Extremely Limited Development Potential*. The rural land use categories are displayed in the Future Land Use Maps 5.9.6-1 and 5.9.6-2.

• **Rural Settlement LAMIRDS**

Purpose

The Growth Management Act (GMA) was amended in 1997 (Engrossed Senate Bill [ESB] 6094) to expand and clarify what is permitted in rural areas, and among other things, authorized "Limited Areas of More Intensive Rural Development" (LAMIRDs). This amendment

recognized that rural areas already contained and, in some cases are appropriate to provide for new, limited areas of more intensive rural development, for purposes of providing additional opportunities for rural residents to live and work.

The intent of the *Rural Settlement* LAMIRD land use category is to implement several Growth Management Act Planning Goals (Urban Growth, Reduce Sprawl, Protect and Promote Natural Resource-Based Industries, Affordable Housing, Adequate Public Facilities and Services) by recognizing and maintaining the role of unincorporated communities throughout rural Yakima County. These rural centers have historically provided for small lot residential development, mixed-use commercial and resource-related industrial uses in a variety of locations. Continued infill development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas within Rural Settlement LAMIRDs is encouraged by the Growth Management Act and **Horizon 2040**, to the extent that appropriate services and facilities are available. Some Rural Settlements provide limited employment opportunities and an array of convenience goods and services reflecting farm, tourists and rural consumer needs.

The Growth Management Act authorized three (3) types of LAMIRDs: 1) Areas characterized by existing commercial, industrial, residential or mixed-use development and allowing for infill, development or redevelopment of same (Type I); 2) Intensification or new development of small-scale recreation/tourism uses (Type II); and, 3) Intensification or new development of isolated cottage industry/small scale-businesses (Type III). All existing Rural Settlement designated/zoned LAMIRDs are Type I LAMIRDs. There are no Type II or Type III LAMIRDs designated by Yakima County as of the date of adoption of the LAMIRD mapping criteria. However, mapping criteria for all three types are provided to facilitate the future consideration of Type II and III LAMIRDs.

General Description - LAMIRDs

Many of Yakima County's Rural Settlement LAMIRDs were originally platted as townsites that did not grow substantially over the years for a variety of reasons. Some were stops along the Yakima Valley Electric Railway, like Gromore and Harwood. Others (e.g., Tampico) are located on major County Roads or the old Yakima Valley Highway, like Parker. Most Rural Settlement LAMIRDs were originally located some distance away from incorporated cities and towns (e.g. White Swan), although the growth of urban areas now puts some of the settlements in proximity to them (e.g. Buena, Harwood), or swallowed up by them (i.e., Ahtanum and Wiley City). Some Rural Settlement LAMIRDs like Cowiche and Buena have either or both community water or sewer systems, while others, like Tampico and Outlook, rely on individual wells and septic systems. These settlements typically have a range of small and large lots, but the overall average is less than one acre. Development potential may be hampered by economic conditions within the community, or by lack of sewer or water service/capacity.

Mapping Criteria – Type I LAMIRDs:

1. Designation Criteria

Type I Rural Settlement LAMIRDs shall be located in areas that:

- a. Were characterized by existing more intensive development (residential and non-residential) as of July 1, 1990, and
- b. Are not currently designated as Urban Growth Areas (UGAs) or Resource Lands, and
- c. Are not adjacent to an urban growth area (UGA) or another LAMIRD area, regardless of type.

2. Additional Designation Criteria

The following may serve as additional criteria for LAMIRD designation (relative to the specific circumstances of the area, and in combination with each other):

- a. The area has historically served as a hub of public and commercial services for the surrounding rural areas;
- b. The area is not subject to critical areas constraints that result in substantial development restrictions;
- c. The existing (1990) residential built environment was more intensively developed than surrounding areas;
- d. The area has few environmental constraints on water and sewer/septic (based on availability of utilities, and/or water supply of sufficient quality/quantity and soils appropriate for septic/drainfield systems);
- e. Public services are available to serve potential infill, such as adequate potable water and fire protection, transportation facilities, sewage disposal and stormwater control; or
- f. The area is planned for more intensive development in the local subarea plan.

3. Outer Boundary Criteria

For land meeting the criteria described in 1) and 2) above, Type I Rural Settlement LAMIRD boundaries must minimize and contain areas of intensive development and be delineated predominately by the built environment, and shall include:

- a. Parcels that were intensively developed on July 1, 1990.
- b. Parcels that on July 1, 1990 were not intensively developed may be included within LAMIRD boundaries if they meet any of the following conditions:
 - Including the parcel helps preserve the character of an existing (built) natural neighborhood;
 - Including the parcel allows the logical outer boundary to follow a physical boundary such as bodies of water, streets and highways, and land forms and contours;

- Including the parcel (or in limited cases, a portion of the parcel) prevents the logical outer boundary from being abnormally irregular;
- Including the parcel is consistent with efficient provision of public facilities and services; and
- Including the parcel does not create a new pattern of low-density sprawl.

General Description - Type II LAMIRDs

Rural Settlement Type II LAMIRDs would provide opportunities for small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses. Type II LAMIRDs may be designated in those areas that reflect an intensification of development consisting of commercial facilities and limited residential uses that typically support recreational or tourist uses. Rural Settlement Type II LAMIRDs could also be located in remote areas along state routes in the forested areas.

Mapping Criteria – Type II LAMIRDs:

1. Designation Criteria

In addition to the Designation Criteria (1. a) above, consider the following:

- a. The small scale recreational or tourist uses must rely on the rural location and setting.
- b. The area may include existing residential development (1990) but not new.
- c. The area may serve more than the local existing & projected rural population.
- d. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl.

2. Additional Designation Criteria

- a. Note that Yakima County may designate new recreation & tourist LAMIRD areas (they do not have to have been existing as of 1990), following the guidelines above; with the additional criteria that they must not be located in close proximity to another LAMIRD (as specified through zoning regulations), regardless of type.
- b. Also note that Type II LAMIRDs are not subject to the logical outer boundary criteria used for Type I LAMIRDs (RCW 36.70A.070(5)(d)(iv)), however, a designated Type II LAMIRD may include two or more adjacent parcels.

General Description - Type III LAMIRDs

Rural Settlement Type III LAMIRDs may be designated in areas where lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents.

Mapping Criteria – Type III LAMIRDs:

1. Designation Criteria

- a. The cottage industry or small-scale business does not need to principally serve the existing and projected rural population, but must provide job opportunities for rural residents.
- b. The cottage industry or small-scale business was located on a parcel within a commercial zoning district at the time of original designation.
- c. The area is not located within one-half mile, by public road, another LAMIRD, regardless of type, or another cottage industry or commercial or industrial business.

2. Additional Designation Criteria

- a. Note that the County may designate a Type III LAMIRD for new isolated cottage industry and small-scale businesses (they do not have to been existing as of 1990) provided they conform to the rural character of the area, as defined by the County and RCW 36.70A.030(15), the measures governing rural development in RCW 36.70A.070(5)(c) and conform to the other guidelines above. New designations will be subject to an application process to be determined, and implemented by comprehensive plan policies and development regulations.
- b. Also note that these Type III LAMIRDs are not subject to the logical outer boundary criteria used for Type I LAMIRDs (RCW 36.70A.070(5)(d)(iv)).

• **Rural Transitional Areas**

Purpose

The intent of the *Rural Transitional* land use category is to implement Growth Management Act Planning Goals related to reducing sprawl, protecting the environment and providing adequate infrastructure. The Rural Transitional category sustains rural character and lifestyle choices by focusing most expected rural development into existing areas which are nearing suburban levels in order to reduce growth pressures on farmlands and less populated rural areas where infrastructure, public services and facilities are more difficult or expensive to provide. This category is also intended to minimize public service expenditures by encouraging infill and redevelopment of individual lots. To attain this objective, the designation incorporates cost-effective development policies related to community water systems, preferential use of developed road network, and density incentives for clustering and maintenance of open space. Ultimately, Rural Transitional policies are intended to maintain the sense of rural character while these lands remain outside Urban Growth Areas. The policies also provide incentives to accommodate economically feasible future urban conversion when additional urban land is needed. Rural Transitional policies provide for an overall residential density of one unit per 2.5 acres, with a 20 percent density bonus of one unit per two acres with clustering.

General Description

The Rural Transitional land use category is applied to areas which contain a hybrid of rural and suburban densities, in proximity to Urban Growth Areas or Rural Settlements, but generally beyond the present or foreseeable availability of piped municipal water and sewer service. The full gamut of urban services (including water, sewer, hard-surfaced roads and public safety) necessary for development at urban densities are currently not available, but may become available in the future. Lot sizes typically vary (.5 acres up to 10 acres) with an average considerably less than five acres. Prevailing density, resulting from two decades of Rural Residential zoning, is generally too great for the area to be considered Self-Sufficient. Existing problems stemming from current zoning include inadequate County or private roads, a high number of individual wells (many of which may be shallow), and a high concentration of septic systems on a wide array of residential parcel sizes. These conditions have resulted in requests for the County to hard surface or improve the roadways (at taxpayer expense), a proliferation of shallow individual wells that may go dry or become contaminated, and an unwillingness by nearby cities or towns to include transitional lands within their Urban Growth Areas due to the mix of residential parcel sizes and perceived serviceability problems. Transitional Areas include North Selah, Wide Hollow Creek area (surrounding Harwood), the Gleed/Suntides area, parts of the Ahtanum, the Willow Crest neighborhood near Sunnyside, and an area adjacent to the southern quadrant of the Toppenish Urban Growth Area along SR 97.

Mapping Criteria:

1. Lands immediately outside designated Urban Growth Areas or Rural Settlements.
2. Lands that do not qualify as resource land of long term commercial significance, based on parcelization and development patterns.
3. Lands which do not contain the steep slope and other development constraints found in the Remote Rural/ Extremely Limited Map Designation.
4. Lands within a fire district and within five road miles of a fire station.
5. Lands that generally were previously designated or zoned Rural Residential and that have a predominant parcel size of less than five acres, as a result of past development practices.
6. Lands generally within close proximity ("A" mile) to the developed hard-surfaced County road network, or are located on roads scheduled to be upgraded on the six year Transportation Improvement Plan.
7. Lands within a logical outer boundary of a Local Area of More Intense Rural Development (LAMIRD) as provided in RCW 36.70A.070(5)(d).

• Rural Self-Sufficient Areas

Purpose

The intent of the *Rural Self-Sufficient* land use category is to implement Growth Management Act Planning Goals related to reducing sprawl, protecting the environment and providing

adequate facilities and services commensurate with the density of development. The Rural Self-Sufficient category provides a broad choice of areas within rural Yakima County where an independent and private lifestyle can be sustained on acreage homesites. This category is intended to maintain rural character by establishing lot sizes which will make feasible individual wells and septic systems on each parcel, and by minimizing conflicts with adjoining or nearby resource land uses through buffers and special setbacks that will permit farm, forestry and mineral resource uses to continue. The category provides density incentives to encourage development where fire protection services and hard-surfaced County Roads or State Routes are available. The Rural Self-Sufficient category also provides for flexible parcel sizing or clustering to encourage development that more effectively uses the site to reduce infrastructure and service costs. These lands are generally found at the periphery of Urban Growth Areas and Rural Transitional areas separating designated farm or forest lands and the remote rural and developmentally constrained lands.

Descriptive Characteristics

The Rural Self-Sufficient land use category is located throughout Yakima County where large lot rural development creates a "rural" atmosphere and encourages lower residential density levels consistent with available public services. This category is applied on lowland foothills, ridges, terraces and valley floor areas, typically contiguous to or interspersed among lands that have been designated for long term commercial farm or forest use. Lot sizes within the category range from five to twenty acres in size, with an average of less than ten. Rural Self-Sufficient areas vary widely in soil types, slope gradients, and geologic conditions, but development constraints are generally moderate. Some of these lands are in a variety of agriculture uses, where larger lots and irrigation is present, as in the West Valley areas or between the Yakima River and Old Highway 97 in the Lower Valley. Other Rural Self-Sufficient areas are typified by sage, cheat grass and other dryland vegetation as in parts of the Wenas Valley, Selah Butte and Yakima Ridge just outside the Terrace Heights Urban Service Area, or by mixed woodlands such as found at upper elevations along State Routes 12 and 410.

Mapping Criteria:

1. Lands that do not qualify as resource land of long term commercial significance, although parcels may be assessed as farm, forest or open space.
2. Lands located outside established Urban Growth Areas and Rural Settlements.
3. Lands which do not generally contain the steep slopes and other development constraints found in the Remote Rural/ Extremely Limited Development land use category.
4. Lands with soils that are generally suitable for on-site potable water supply and septic systems.
5. Lands generally located within a fire district and within five road miles of a fire station.
6. Lands with reasonable all-weather access to established County roads or State Routes.

• **Remote Rural/Extremely Limited Development Potential Areas**

Purpose

The intent of the *Remote Rural /Extremely Limited Development Potential* land use category is to implement Growth Management Act Planning Goals directed toward reducing sprawl, protecting the environment, and retention of open spaces. **Horizon 2040** recognizes and maintains remote rural and extremely limited development potential area development at a level consistent with environmental constraints, carrying capacity of the land and service availability. This land use category is intended to be applied in areas which are suitable for low development densities (e.g., one residence per quarter quarter section), due to a combination of physical or locational factors: The cost of extending or maintaining roads and services to these areas is often prohibitive, given inaccessibility and challenging geographical features, such as: **natural hazard potential** (excessive or unstable slopes, soil constraints, topographic or flooding characteristics, wildfire potential); or **remote location** (outside of expected rural fire service area, lack of all-weather access, depth to groundwater). These areas may also include public values covered by Statute (e.g., protection of shorelines or critical areas features such as sensitive fish and wildlife habitats).

Descriptive Characteristics

This land use category has generally been applied to Cascade Mountain foothills, ridges and arid uplands. These areas are typically not well suited for commercial timber production, and agricultural uses are generally limited to grazing or other dryland farming, although soils and the land may become productive where irrigation water is available. Although these areas may possess both characteristics of remoteness and development constraints, Remote Rural areas include: North Wenas, Selah Butte/Umtanum Ridge, North Fork of Ahtanum Creek (beyond Tampico), Rattlesnake Creek (Nile Area). Extremely Limited Development Potential Areas include upper portions of Yakima and Rattlesnake Ridge, unforested portions of Mt. Cleman west of the Naches-Wenas Road, higher elevations of the North Fork of Ahtanum Creek (beyond Tampico) and Cowiche Mountain, and floodways of the Yakima and Naches Rivers.

Mapping Criteria:

1. Lands outside Urban Growth Areas which do not otherwise qualify for Forest or Agricultural Resource category, although parcels may be in one of the farm, forest or open space tax assessment programs.
2. Lands generally located outside existing fire districts, or beyond a five road mile response from a fire station.
3. Lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.
4. Lands which have public values that must be protected under state law, including shorelines, wetlands, sensitive fish and wildlife habitat.

5. Lands generally beyond the existing all-weather County road or State Route access network, or where remote location makes public service delivery costs prohibitive.
6. Lands where dryland farming, pasture or grazing outside of irrigation districts is predominant.
7. Lands enrolled in one of the current use assessment programs.

5.10 ECONOMIC RESOURCE LANDS SUB ELEMENT

In the western, more alpine sections of Yakima County, evergreen trees tower over a rugged, rocky landscape. Somehow the seeds for these trees found sufficient soil to take hold and flourish, creating vast tracts of conifers. These once virgin forests have provided past and present settlers with an abundant supply of building materials for local use and as exports. Besides furnishing lumber, these forests help store winter's offering of ice and snow, keeping it for release as water each spring. This mountain water, carried by many rivers and streams, is captured again by various manmade dams, diversions and canals. These feed the valley bottoms and a wide range of agricultural crops. Along with water, river corridors carry sand and gravel. In a tireless sequence spanning hundreds of thousands of years, these minerals have washed down from the mountains to be deposited on the valley floors. These deposits are most commonly found along the Naches and Yakima Rivers but occasionally they are found on a hillside spot where the river once flowed.

This dynamic relationship between plants, soil, rock and water created the land that supports us. While easy to overlook, it is this fragile balance between forest, water and minerals that make an economically productive life possible in Yakima County.

The economic health and stability of Yakima County have long been dependent on the products reaped from agricultural, forest and mineral resource areas. The Growth Management Act (GMA) recognizes their importance by requiring counties to "classify, designate and conserve" them as "resource lands of long-term commercial significance." The law understands the vital role these resources play in our lives and seeks to avoid their irrevocable loss.

Inset 3. Horizon 2040 Visioning Goals
Land Use

Agriculture and Resource:

1. Agricultural Economic Base:

- A. Promote the growth and development of business related to agriculture, together with other industries which are recognized as playing an important role in the regional economy which may assist and help maintain an economically viable agricultural base.
- B. Maintain an economically viable agricultural base, while providing the opportunity for people to pursue a rural lifestyle in rural zone designations.

2. Public Policy:

- A. Preserve the rich, diverse base of natural resources in the valley.
- B. Evaluate how resources should be utilized and conserved, and communicate the Valley's interest to appropriate state, federal, and private entities.
- C. Establish regulations which limit the maximum herd size or the per acre density for new and expanded livestock operations in designated areas to minimize adverse impacts on surrounding uses.
- D. Protect agricultural lands through realistic, county-wide zoning and other standards which promote agricultural uses, and minimize impacts by non-agricultural uses, and preserve individual property rights.

3. Resource Conservation:

- A. Preserve and increase the number of acres of agricultural lands through improved tax incentives, water management practices, noxious weed control, erosion control, and other incentives designed to enhance or support agriculture.

5.10.1 Economic Resource Lands Sub-Element Purpose

The Economic Resource Lands Sub-Element serves several purposes. The first is to describe the geographic context and economic importance of Yakima County's resource-based industries: agriculture, forestry, and mining. This is done primarily through an acreage inventory of each resource land use category. The acreage inventory is coupled with a discussion of several economic indicators like the number of persons employed, their payroll and the total market value of product, serves two functions. First, it documents and supports the importance of each resource area type. Second, it establishes a reference point for future evaluation. After describing the existing conditions, the Sub-Element describes the threat common to each resource category, encroaching incompatible development. The element also addresses conflicts that may arise between resource land users and their adjoining neighbors. While invaluable to the economy, resource lands can be noisy, foul-smelling and sometimes even dangerous places. Serious conflicts are inevitable when other kinds of development, such as residential housing, are allowed within or next to an active resource enterprise like a gravel mine. New residential neighbors may resent the noise, dust, and perceived loss to their property values brought on by

the mining operation. The Economic Resource Lands Sub-Element examines these potential conflicts and offers guidelines for their mitigation or avoidance. The Sub-Element concludes with a future vision for these areas.

A series of goals and policies for each resource land category are contained within this Chapter. Once adopted, these policy statements will serve to guide future decisions about resource lands. If followed, the goals and policies will ensure continued economic ties to these lands are maintained and their long-term commercial significance is protected.

The regulations developed for conserving resource lands encompass adjacent non-resource lands as well. These lands will need new guidelines to protect their resource neighbors. RCW 36.70A.060 states that "the use of lands adjacent to designated resource lands shall not interfere with the continued use of these lands as resource lands." To maintain the viability of resource lands, we need to examine the land uses surrounding resource lands and create policies that will protect important economic resource interests.

5.10.2 Economic Resource Lands - Growth Management Act Requirements

While the GMA does not specifically require **Horizon 2040** to include an Economic Resource Lands Sub-Element, it does require attention be given to the following related goals:

- (2) (Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- (6) Property Rights. Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (8) Natural Resource Industries. Maintain and enhance natural resource based industries, including productive timber, agricultural, and mining industries. Encourage the conservation of productive forest areas and productive agricultural lands, and discourage incompatible uses.
- (9) Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and discourage incompatible uses.

To meet these goals, **Horizon 2040** must designate and protect Yakima County's agricultural, forest and mineral areas of long-term commercial significance. This excludes commercially significant lands already characterized by, or needed for, urban growth. (RCW 36.70A.170(1)).

Horizon 2040's definition of resource lands is guided by the "Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas" (hereafter called *Minimum Guidelines*) established by the state Department of Community, Trade and Economic Development (WAC 365-190). Each resource area is defined, below, according to the *Minimum Guidelines*.

- **Agricultural Resource Areas** are those lands primarily devoted to or important for the long-term commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by state law, or livestock.
- **Forest Resource Areas** are those areas primarily useful for growing trees for commercial purposes, including Christmas trees subject to the excise tax imposed under state law.
- **Mineral Resource Areas** are those lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

The economic resource land use designations are displayed in the Future Land Use Maps 5.9.6-1 and 5.9.6-2.

5.10.3 Agricultural Resource Areas Land Use Category

- **Agricultural Resource Areas**

Purpose

The intent of Yakima County's Agricultural Resource land use category is to implement the Growth Management Act planning goal related to maintaining and enhancing natural resource-based industries, which includes productive agricultural industries. This category is intended to preserve, stabilize, and enhance the primary agricultural land base which is being used for, or offers the greatest potential for, continued production of agricultural products and harvesting. The Agricultural Resource land use category carries out this goal by establishing a single agricultural zone, allowing flexible parcel sizing on large lots, limiting small lot segregations, and establishing a special exemption process to review potentially conflicting uses.

Yakima County's economic well-being depends upon a healthy agricultural environment. The County has been ranked first statewide in terms of the value of all agricultural products sold; other reports have listed the County in the top five and even number one nationally in production of certain commodities. The Yakima County Unified Development Code Title 19 protects these lands with the AG Zoning District.

General Description

Agricultural Resource Lands are those lands primarily devoted to or important for the long-term commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products, not subject to the excise tax imposed by state law, or livestock. Generally, lands in Yakima County zoned Agriculture can be considered resource lands of long-term commercial significance.

The location of agriculture has been strongly influenced by the construction of irrigation facilities. Cultivated agriculture in Yakima County is heavily concentrated in and around the

valley floors, while grazing lands and most orchards are located along many of the hillsides. Many forested portions of the County, mostly state and federal lands, are leased out for summer pasture.

Mapping Criteria:

Washington Administrative Code (WAC) 365-190-050 (1) states that in classifying and designating agricultural resource lands, counties must approach the effort as a county-wide or area-wide process. Counties should not review resource lands designations solely on a parcel-by-parcel process. Therefore, Yakima County will only *consider* the Agricultural Resource lands mapping criteria listed below for those site-specific properties requesting inclusion in the Agricultural Resource land use category. Reviews on a county-wide or area-wide basis must *meet* the Agricultural Resource land mapping criteria.

1. Generally meets criteria for agricultural resource lands of long-term commercial significance as defined by state laws and regulations.
 - a. May contain prime soils according to the Natural Resource Conservation Service.
 - b. May include "pockets" of non-agricultural land uses.
 - c. May contain high-value crops; specifically, areas where tree fruits vineyards, hopyards, specialty field crops, and dairies are located.
 - d. May include a variety of residential uses related to agricultural activities including farm worker housing and family farm dwellings.
 - e. May include compatible uses such as the marketing of regional agricultural products from one or more producers; the production, marketing and distribution of value added agricultural products; or packing and cold storage plants.
 - f. May include non-agricultural accessory uses or activities as long as they are consistent with the size, scale and intensity of the existing agricultural use on a property.
2. Lands historically zoned Exclusive Agricultural or General Agricultural.
3. Lands located within an irrigation district and receiving water, or
4. Lands where dryland farming, pasture or grazing outside of irrigation districts is predominant.
5. Lands enrolled in one of the current use assessment programs.
6. Lands located outside established Urban Growth Areas.
7. Criteria for de-designating agricultural resource lands shall follow the "Agricultural Resource De-designation Analytical Process" found below. The agricultural resource de-designation criteria will be used for plan amendments and updates to change a land use from Agricultural Resource to another land use designation. The agricultural de-designation process shall not apply when re-designating agricultural resource lands to some other **Horizon 2040** Economic Resource Land designation.

Agricultural Resource De-designation Analytical Process:

Within the framework and guidelines established in WAC 190-365-050, the analytical process is a combination of both quantitative and qualitative analysis. Site-specific determination regarding the relevance to the Agricultural Resource designation should not be totally left to the results of this de-designation process. WAC 190-365-050 clearly states that the Agricultural Resource mapping criteria is to be used on a county-wide or area-wide basis. Of the ten areas of possible consideration listed in WAC 365-190-050, the following three are considered through quantitative analysis:

- a. Soils
- b. Relationship or proximity to the Urban Growth Area
- c. Predominant parcel size

Quantitative Analytical Process

Soils

Soils considered to be an Agricultural Resource of Long Term Commercial Significance are primarily those soils listed as ‘Prime’ in the Soil Survey of Yakima County dated May 1985. This list of soils, however, does not include similar soils as those listed as Prime that are located on slopes with a gradient higher than 2 degrees. Slopes with a gradient up to and including 15 degrees are considered suitable for growing tree fruit and grapes based on good drainage and the ability for cold air to fall down gradient. The limiting factor for slopes is one of safety when operating machinery. Slopes above 15 degrees may not be suitable to the safe operation of equipment needed for commercial agriculture. As a result of these considerations, these additional soils on slopes are included based on their listing as suitable for the various crops grown in Yakima County. All selected soils are then rated by their anticipated crop yield into five equal breaks, based on the crop the soil is most suited for. For soils suitable for tree fruit, for example, these breaks are as follows:

464 to 330 bu/ac crop yield	0 points
598 to 465 bu/ac crop yield	1 point
732 to 599 bu/ac crop yield	2 points
886 to 733 bu/ac crop yield	3 points
1000 to 867 bu/ac crop yield	4 points

Other crop types that have suitable soils within the Yakima County Soil Survey, such as various row crops and hay/alfalfa, are also rated by anticipated crop yield into five equal breaks and assigned the appropriate number of points.

Proximity to the Urban Growth Area

Parcels are evaluated by their distance from an Urban Growth Area (UGA). The further away from the Urban Growth Area the less influence it has on a parcel to develop at some higher use. Thus, a higher numerical value for agriculture is assigned to parcels further away as follows:

Within ¼ mile of the UGA	0 points
Between ¼ and ½ mile	1 point
Between ½ mile and 1 mile	2 points
Between 1 mile and 2 miles	3 points
Greater than 2 miles from UGA	4 points

Predominant Parcel Size

Larger parcels are thought to be more suitable for commercial agriculture. Smaller parcels have a greater pressure to develop as a residential lot or some other higher use. Parcels under contiguous ownership, while certainly having an effect on the probability for commercial agriculture, ought not be considered during the five-year update process due to the inherent fluidity of property ownership. Contiguous ownership, however, should be a consideration when evaluating property for possible removal from a resource area during the amendment review process. Parcels were assigned a numeric value, with higher values for agriculture given to larger parcels as follows:

Less than 5 acres	0 points
Between 5 and 10 acres	1 point
Between 10 and 20 acres	2 points
Between 20 and 40 acres	3 points
Greater than 40 acres	4 points

These three variables are then combined and the resultant agricultural resource areas rated accordingly based on their combined score. This combined score is displayed graphically using a geographic information system (GIS), which provides a preliminary indication of those areas with a below average combined value score that warrant further study. Field verification is then directed toward those areas to either confirm or discount the preliminary indication that those areas may be substantially degraded, based on land use patterns, and nearby urban development.

Qualitative Analytical Process

Once the field evaluation has been conducted the remaining criteria to be considered under WAC 365-190-050 are considered individually.

Availability of Public Facilities

Of the list of various public facilities provided by the County and Cities, roads, sewer and water are the three whose presence could possibly add pressure to develop at a higher use. These facilities can be mapped and a study area evaluated for its proximity to them and a determination as to the effect they would have regarding pressure to develop. If facilities are within a reasonable distance to the majority of the parcels within the study area (1000'), then they are determined to have an effect. Water and sewer are normally confined to the city and its urban growth area. The only exception to this is in close proximity to the City of Yakima where sewer and water services may extend out into some rural and agricultural areas.

Tax Status

Tax Status indicates the current land use and tax rate being claimed by the property owner and reported by the Assessor. An inference can be made by looking at the current tax status as to the property owners' intent for the land. This intent alone cannot be considered when determining the appropriateness of the land for designation as Agricultural Land of Long-term Commercial Significance, but may be another indicator of the possibility of a more intense use of the land. When the majority of the parcels within the study area have a tax status other than Agriculture, then it is considered one factor for possible removal of the area from resource designation.

Availability of Public Services

Public services include police, fire, and library services to the name the obvious. Police and Fire are the primary services considered for the purposes of this analysis. The County has established Level of Service standards for both the police and fire departments. These levels are calculated according to the number of calls for service, which in turn dictates the average response time throughout their service areas. New development accounts for additional calls for service at a predetermined rate per dwelling unit. Absent of any specific amplifying data to the contrary, any new development must be assumed to decrease the applicable levels of service. This decrease would then dictate that the public services are not available for any new development and therefore cannot be said to represent pressure for the area to develop and thus impact agriculture.

Land Use Settlement Patterns and Their Compatibility with Agricultural Practices and Intensity of Nearby Uses

Land Use Settlement Patterns and the Intensity of Nearby Uses provide similar information as Proximity to Urbanized Areas in that they show residential or other development that may represent prohibitive impacts to commercial agriculture. However, there are development areas outside of the urban growth areas that require consideration for their potential impact to agriculture. In those areas, *Land use settlement patterns and their compatibility with commercial agriculture* deals with those uses adjacent to a study area that may represent a level of incompatibility and impact the ability to conduct agriculture. If this pattern is of such a significant amount, it may represent a factor. *Intensity of nearby land uses* in those areas explains the adjacent land use patterns that, due to their size, density and proximity, cause an overwhelming pressure for the study area to develop at some higher use above commercial agriculture. In these cases, that intensity may also be counted as a factor.

History of Land Development Permits Issued Nearby

The History of Development Permits Issued Nearby may also serve as evidence of pressure to develop at some higher use. A history of permitting activity is a way of looking at nearby permitting patterns, which may give an indication of things to come for the study area. Regardless, nearby permitting history requires individual scrutiny to determine if there may have been a significant surge in permitting, absent sufficient time for a significant development pattern to form. If there is a record of 15 or more subdivision permits within a half-mile radius, within the County's permit history database, it can be assumed that it is a

sufficient number to be considered a factor.

Land Values Under Alternative Uses

Agricultural lands are generally valued at a rate significantly lower than other uses. If land values within the study area are being assessed at a higher rate than that normally associated with agriculture, then this higher rate can be considered a factor. The prevailing agricultural rate is determined by similar properties outside of the study area that are known to be actively involved in agriculture.

Final Determination

A final assessment of a particular area's relative value as Agricultural Land of Long Term Commercial Significance is based on a combined quantitative and qualitative analysis considering all allowable variables. The question must be answered, "Is there sufficient pressure due to nearby urban development, parcelization and the possibility of a more intense use of the land to affect a study area or parcel to the point that commercial agriculture is no longer practical?"

Those factors that can be evaluated through the quantitative process will provide a preliminary indication as to the possible current value of the land as an agricultural resource. It will also provide evidence of those specific areas within a general study area that require closer evaluation. However, a physical site evaluation as well as consideration of the remaining variables must be completed before any final assessment can be made. Each area may offer unique circumstances that may be considered in the evaluation process and that cannot be evaluated quantitatively. As an example, proximity to an Urban Growth Area may appear to have provided pressure for an area to be removed from Agricultural Resource designation, especially if the urban area needs to expand to accommodate a city's projected population growth. However, a closer review may indicate that properties within the existing Urban Growth Area, and adjacent to the area being studied, have not begun to develop and thus represent no pressure for the study area to develop at some higher use.

Unique physical characteristics of a particular area may also provide additional evidence for possible removal from Agricultural Resource designation. This evidence may include information concerning topographical limitations, the physical availability of irrigation water (not water rights), or any other characteristic associated with the land that was not included in the basic analytical process. It may not be practical for this evidence to be considered in the broader context of an area wide update, but may be relevant when evaluating smaller areas during a map amendment process.

When using the basic analytical process for a county-wide or area-wide review, and the answer to whether or not a variable has an effect on commercial agriculture is "yes," the number of "yes" answers must reach a total of eight before the determination can be made that the impacts are overwhelming and significant to the point where the property can no longer be considered agricultural land of long term commercial significance. For example, in

worksheet shown in Table 5.10.3-1 below the number of “yes” answers fall below the required eight, therefore the recommendation would be not to de-designate in this example.

Table 5.10.3-1 Example Agricultural De-designation Determination Worksheet		
Variable	Review Criteria	Impact to Ag - Yes or No
1. Soil	Below Average crop yield per USDA’s Soil Survey	No
2. Proximity to Urban Growth Area	Less than ½ mile	No
3. Predominant Parcel Size	Smaller than 10 acres	No
4. Availability of Public Facilities	Within 1000’ of water, sewer or paved road	No
5. Tax Status	Predominance of a tax status other than ag	No
6. Availability of Public Services	Presents an adverse impact to ag	No
7. Land Use Settlement Patterns	Compatibility of land uses with ag	No
8. Intensity of Nearby Land Uses	Impact on ag	No
9. History of Land Development	15 or more subdivisions within ½ mile	Yes
10. Land Values under Alternative Uses	Assessed value indicates non-ag use	No
Total		1

5.10.4 Forest Resource Areas Land Use Category

- **Forest Resource Areas**

Purpose

The intent of Yakima County’s Forest Resource land use category is to implement the Growth Management Act planning goal related to maintaining and enhancing natural resource-based industries, which includes productive timber industries. This category is intended to preserve, stabilize, and enhance the primary forest land base which is being used for, or offers the greatest potential for, continued production of forest products and harvesting. The Forest Resource Land Use Designation accomplishes this goal by establishing a productive minimum lot size (80 acres), and ensuring that residential use is secondary to commercial forestry. The category also protects productive forest lands from incompatible uses by limiting the variety of uses permitted under current zoning and encouraging parcel reconfiguration where appropriate.

The following description and the related criteria are designed to conserve productive forest lands and reduce conflicts between the forest industry and incompatible uses.

General Description

Forest Resource Lands are those areas primarily useful for growing trees for commercial purposes, including Christmas trees subject to the excise tax imposed under state law. In addition, stock grazing, farming, recreation and limited housing and commercial activities are accommodated as compatible uses. Forest Resource lands also provide important fish and wildlife habitat, recreational opportunities, and watershed and aquifer recharge areas.

Most of Yakima County’s commercial timber lies above 3,000 feet in the western portion of the County. Commercial timber stands are found generally north and west of the junction of the Tieton and Naches Rivers, as well as in the Ahtanum watershed. Much of this resource is within the Wenatchee National Forest and is therefore outside County jurisdiction. However,

several major private timber corporations, as well as the state Department of Natural Resources (DNR), have significant holdings of commercially important timber lands.

Mapping Criteria:

WAC 365-190-060 states that in classifying and designating forest resource lands, counties must approach the effort as a county-wide or regional process. Counties should not review forest resource lands designations solely on a parcel-by-parcel basis. The WAC further states that lands should be designated as forest resource lands of long-term commercial significance based on three factors: 1) the land is not already characterized by urban growth, 2) the land is used or capable of being used for forestry production and 3) the land has long-term commercial significance. Those three factors are the basis for the Forest Resource Areas Mapping Criteria listed below.

1. Lands assessed as open space or forest land.
2. Lands located in an area where there is a predominance of the higher private forest land grades, as defined by the state Department of Revenue based on growing capacity, productivity, and soil composition.
3. Lands historically designated Forest Watershed.
4. Lands not located in or near the urban and suburban areas and rural settlements.
5. Lands with predominantly large (40 acres or greater) parcel sizes in the area.
6. Adjacent and nearby land use and settlement patterns and intensities are generally compatible with forest lands of long-term commercial significance.
7. Lands where public services and facilities conducive to the conversion of forest land are not available.
8. Lands that are not developing rapidly, as evidenced by few recent land development permits in the vicinity.

5.10.5 Mineral Resource Areas Land Use Category

- **Mineral Resource Areas**

Purpose

The intent of Yakima County's Mineral Resource Overlay land use category is to implement the Growth Management Act planning goal related to maintaining and enhancing natural resource-based industries, which includes commercially viable mineral resource industries. This category is intended to identify, preserve and protect the mineral resource land base which is intended to be used for, or offers the greatest potential for, the continued production of aggregate products such as concrete or asphalt, while allowing the underlying

land use to provide interim land use direction until such time that mineral extraction is permitted. The Mineral Resource Overlay land use category carries out this goal by establishing a Mining zone, which identifies review criteria, allowed uses, lot sizes, standards of operations and provisions for revisions.

Yakima County's economic well-being depends upon the availability of mineral resource products specifically sand, gravel and bedrock materials. To keep pace with the market demand it is important for the residents and the economy of Yakima County that at least a fifty-year supply of mineral resource areas be identified and protected with the Mineral Resource Overlay designation. The locations of the Mineral Resource Sites are shown in Figures 5.10.5-1 and 5.10.5.3.

General Description

Mineral resource lands are those lands primarily devoted to or important for the long-term commercial production of mineral products. Areas designated as mineral resource lands comprise the Mineral Resource Overlay. The Mineral Resource Overlay is a land use designation that overlays an existing land use designation. The overlay designation provides protection from the encroachment of competing land uses by applying a buffer that places restrictions on adjacent properties. The existing or underlying land use designation is intended to remain in effect until such time that the area is rezoned to Mining in anticipation of pending mining operations. At the conclusion of all mining related operations the Mineral Resource Overlay designation is removed and the property rezoned through the annual comprehensive plan amendment process. The existing or underlying land use designation shall determine the appropriate zone.

Mapping Criteria:

The actual location (area of deposition) of the mineral resource is the primary factor in determining the future location of a mining site. Other factors that influence the location of a mineral resource area include: quality of the resource, volume of the resource, access suitability, the compatibility with existing or planned land uses, and the proximity to existing or planned market areas. The following designation/mapping criteria are based on Chapter 365-190-070 of the Washington Administrative Code – *Minimum Guidelines to Classify Agriculture, Forest and Mineral Resource Lands*.

1. Quality of the Mineral Resource

The quality and type of mineral resource at the potential site shall meet any of the following requirements.

- a. The quality and type of the mineral resource must meet current and/or future project and/or project specifications.
- b. The quality and type of mineral resource must satisfy the market's current and/or future demands.
- c. The potential site must be within the DNR identified mineral resource lands.

Intent Statement – *Due to Yakima County’s shortage of high-quality concrete grade aggregates those mineral resources should be utilized for crushed gravel and concrete aggregate purposes only to best and highest priority use.*

2. Volume of the Resource

The volume of available mineral resource at the potential site shall meet the following requirements.

- a. The volume of available mineral resource at the potential site, on single or contiguous parcels, should be feasibly marketable by a mining operation to supply the surrounding market demands.
- b. The volume of available mineral resource at the potential site should be of sufficient volume to meet the following minimum requirements;
 - i. Thickness of sand, gravel or bedrock deposits that exceed 25 feet or 7.5 meters.
 - ii. The “stripping ratio” (ratio of overburden to resource) is less than one to three 1:3.

Intent Statement – *Each potential mineral resource site must be able to sustain a commercial mining operation with the available resource on the site.*

3. Access Suitability

The potential mineral resource site must have access or potential access to public and/or private roads that are suitable for truck traffic and/or are capable of supporting the level of expected traffic.

Intent Statement – *It is very important that there is access to adequate public and/or private roads to potentially lower the traffic related impacts to both the surrounding neighbors and the environment.*

4. Compatibility with Present or Planned Land Use Patterns in the Area

General land use issues in the resource area to consider;

- a. Surrounding parcel sizes and surrounding uses;
- b. Subdivision or zoning for urban or small lots;
 - i. Designated mineral lands should not be located adjacent to any zoning district boundary that has a minimum lot size greater than 1 dwelling units per 5 acres, where doing so would create a non-conforming setback distance.
 - ii. Designated mineral resource lands should not be located in any zoning district that has a minimum lot size of 1 dwelling unit per 5 acres.
- c. Sites located in or adjacent to UGA boundaries;
 - i. Mineral resource lands should not be designated in existing Urban Growth Areas.

- d. Proximity to essential public facilities (i.e. dams, bridges, etc.);
- e. Sites located within inconsistent zoning districts;
- f. Sites located within publicly owned lands;
- g. Sites located within other natural resource designated areas.

The potential site must be able to mitigate impacts on and/or to adjacent existing land uses.

Intent Statement – *The Growth Management Act specifically addresses the fact that natural resource lands must be protected from encroachment of incompatible land uses. It is also important to take into consideration those areas already characterized by urban or small-lot growth. All care must be taken to lessen all potential mining related impacts using BMP's.*

- 5. Proximity to Existing and Planned Market Areas;
The site must be located within an economically feasible radius from existing and planned market areas.

Intent Statement – *It is very important that Yakima County maintain a sufficient amount of designated mineral resource sites close to existing and planned market areas to ensure low cost and available supplies of construction aggregate.*

Mineral Resource Areas De-designation Process

The de-designation of an area previously established as a mineral resource of long-term commercial significance should be considered when the resource has been exhausted and reclaimed in accordance with the reclamation plan approved by the State Department of Natural Resources; or in those limited situations where the County has obtained substantial evidence that the designated site is unsuitable for the mineral resource overlay designation. The re-classification of a land use designation underlying the Mineral Resource Overlay should be approved after it has been determined that the proposed new land use designation is compatible with and will not preclude the availability of the mineral resource.

5.10.6 Economic Resource Lands - Existing Conditions

The present rural development pattern in Yakima County stems from development trends established decades ago.

Table 5.10.6-1 Rural Lands Inventory				
Land Use Designation	Total Acres*	Vacant Land (Acres)	Developed Land (Acres)	Total Taxed Acres
Agricultural Resource	448,940	224,177	198,334	422,511
Forest Resource	685,581	144,753	3,229	147,982
Source: Yakima County GIS – Assessor Data *Note: Total Acres includes areas not taxed such as Federal Land. Note: Mineral Resource lands are designated by an overlay.				

5.11 LAND USE GOALS AND POLICIES

The goals and policies listed in this element may pertain to a number of different areas within Yakima County, such as: Yakima County as a whole, Rural Areas, Resource Areas, Urban Growth Areas, City of Yakima’s UGA including West Valley and Terrace Heights. The goals and policies are identified as follows:

- County-wide Urban Land Use Goals and Policies – LU-U X.XX
- Yakima UGA Urban Land Use Goals and Policies – YKLU-U X.XX
- West Valley Neighborhood Urban Land Use Goals and Policies – WVLU-U X.XX
- Terrace Heights Neighborhood Urban Land Use Goals and Policies – THLU-U X.XX
- County-wide Rural Land Use Goals and Policies – LU-R X.XX
- County-wide Economic Resource Land Use Goals and Policies – LU-ER-(AG/F/MR) X.XX
- County-wide General Land Use Goals and Policies – LU-G X.XX

URBAN GROWTH AREAS:

PURPOSE STATEMENT LU-U 1

Under state law, most growth should take place within urban growth areas (UGAs). Urban-level growth cannot take place outside UGAs. Further, cities are primarily responsible for providing urban services within the UGAs, partnering with other service providers as necessary. This goal and related policies define how UGA boundaries are determined and establish guidelines on how they should develop.

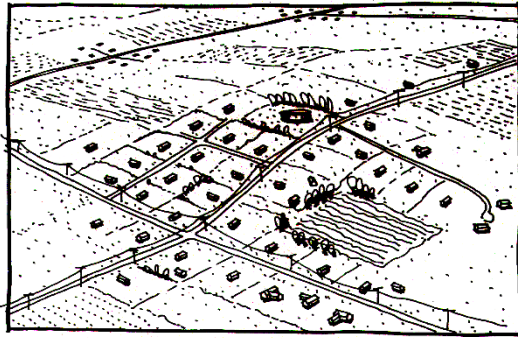
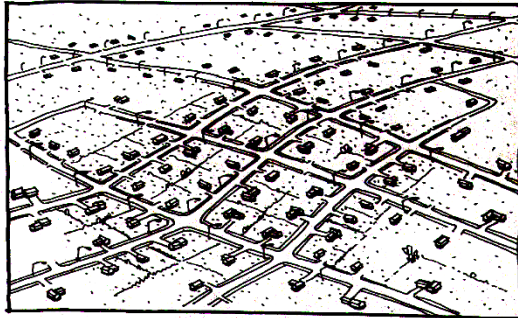
GOAL LU-U 1: Encourage urban growth within designated urban growth areas.	
POLICIES:	
LU-U 1.1	Areas designated for urban growth (including commercial, industrial, residential, public facilities, etc.) should be determined by preferred development patterns, residential densities, and the financial and technical capacity of the community to provide urban governmental services.
LU-U 1.2	Urban growth should occur within urban growth areas only and not be permitted outside of an adopted urban growth area except for new fully contained communities, master planned resorts, and major industrial sites. (RCW 36.70A.350)
LU-U 1.3	Sufficient area should be included in the urban growth areas to accommodate the 20-year low population forecast. Additional land may be included to allow for market choice and location preferences not to exceed 10 percent or 80 acres, whichever is larger.
LU-U 1.4	Allowance should be made for greenbelt and open space areas, wildlife habitat, migration routes and other environmentally sensitive areas when determining land requirements for urban growth areas.
LU-U 1.5	Development should be located within designated urban growth areas in the following priority:

1.	First in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;
2.	Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources; and
3.	Third in the remaining portions of the urban growth areas.
LU-U 1.6	Urban government services should be primarily, but not solely provided by cities.
LU-U 1.7	Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists.
LU-U 1.8	The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, amendments will normally be processed every other year. Only the County, cities, and towns may initiate amendments to UGA boundaries, which will normally be processed every five years.
LU-U 1.9	Expansions of Urban Growth Areas should occur within adjacent rural lands, and then after it has been demonstrated that insufficient land exists within the existing Urban Growth Area.
LU-U 1.10	The County and the cities should mutually establish areas of future urbanization to direct future urban growth toward those rural lands where services and facilities can be economically and logically extended, and away from farm lands of long-term commercial significance.
LU-U 1.11	To ensure compliance with the Growth Management Act, development standards need to be developed that expressly require all new urban development, requiring potable water, to connect to a municipal water source or provide documentation demonstrating proof of water availability prior to land use and building permit approval.

PURPOSE STATEMENT LU-U 2

As unincorporated lands within Urban Growth Areas (UGAs) are annexed into cities, a plan must be in place to create a smooth transition from County to city jurisdiction. This goal encourages coordination between County and cities in terms of development standards, service provision, and financing mechanisms to ensure that consistent standards are maintained.

GOAL LU-U 2:	Provide for an orderly, phased transition from rural to urban uses within the Urban Growth Area.
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POLICIES:	
LU-U 2.1	Utilize and periodically review the <i>Master Interlocal Agreement for GMA Implementation in Yakima County</i> with each city and town to coordinate City/County policy for the transition of unincorporated UGA lands to urban use with cities, agencies and other entities vested with responsibility to provide or oversee delivery of urban services in the following areas:
1.	Land uses and subdivision planning;
2.	Common development standards;
3.	Urban services delivery/ infrastructure financing;
4.	Urban service boundary amendment criteria;
5.	Urban growth area amendment criteria;
6.	Focused Public Investment Areas;
7.	Common glossary of terms.
LU-U 2.2	Designate and prioritize Focused Public Investment Areas both inside and outside the urban service area to facilitate coordinated and collaborative public infrastructure investment.
LU-U 2.3	Through land use controls, prevent conversion of land in urban growth areas to uses/densities that cannot be urbanized by:
1.	Requiring cluster development where it is clear that urban services are not immediately available and when it is feasible to approve interim community water and/or sewer systems.
Urban Cluster Development: Phase One Interim Systems. (LU-U 2.3, #1)	
2.	Requiring connection to public water and sewer systems where available, including interim systems or facilities where feasible.
Urban Development: Phase Two Buildout, Public Water and Sewer. (LU-U 2.3, #2)	
3.	Providing a conversion plan identifying how the balance of the property could urbanize when all services are available.

Horizon 2040

Land Use Element

LU-U 2.4	Consider approving urban development outside of urban service areas and Focused Public Investment Areas when provisions have been made for:
1.	Acceptable standard streets, and
2.	Water and sewer service, including an operation/ maintenance fund for those interim systems which are beyond typical ratepayer services (such as an interim sewerage lift station).
LU-U 2.5	Ensure that the costs of extending urban governmental services in advance of the service providers' adopted Capital Facilities Plan and Focused Public Investment Areas scheduling is paid by applicant, with provision for capital cost recovery, where appropriate ("latecomers agreements").
LU-U 2.6	Encourage full urban standards for developments within the Urban Growth Area, meeting the County's minimum urban standards or the respective city's standards, whichever is preferred. Improvements must be installed in accordance with approved plans.
LU-U 2.7	Land within unincorporated portions of the Urban Growth Areas shall continue to be under County jurisdiction until such time as annexation to a city occurs or an area incorporates. While citizens of these areas may receive certain urban services from a city, or may ultimately become residents of a city, the interests of these residents will continue to be represented by the County in matters related to growth and development within the Urban Growth Areas.

PURPOSE STATEMENT LU-U 3

A number of farming operations exist in urban areas. This goal recognizes that the choice to continue farming or to develop these lands rests with the farmer.

GOAL LU-U 3:	Recognize the transitional nature of agricultural uses within the Urban Growth Area.
POLICY:	
LU-U 3.1	While ultimately land in farm use within the Urban Growth Area is needed for urban development, the decision to convert to urban development will rest with the landowner.

PURPOSE STATEMENT LU-U 4

The goal seeks to ease the pressure on farmers to convert farms until they are ready. It also recognizes the conflicts that may arise between farmers and their non-farm neighbors, and seeks to protect farmers from nuisance lawsuits that may result from these conflicts.

GOAL LU-U 4:	Recognize the right to farm and farm use as a legitimate activity within the Urban Growth Area prior to conversion of property to urban use.
POLICIES:	
LU-U 4.1	Allow agriculture and farming operations as a permitted use on existing parcels within the Urban Growth Area.
LU-U 4.2	To ensure compatibility and reduce conflicts between farm uses and new urban uses, establish site plan requirements including noticing procedures, special siting criteria, setbacks, or review procedures for new or expanded

	land uses which, by their nature, are especially sensitive to farm operations. Such uses may include urban residential development, schools, day care facilities, hospitals or medical clinics, outdoor recreational facilities and similar uses.
LU-U 4.3	Urban uses adjacent to agricultural lands of long term commercial significance shall be located, designed and subject to special setbacks and other appropriate buffers to minimize conflicts with agricultural practices and other activities associated with agricultural lands. Techniques may include:
1.	Using landscaping, berms, barriers, and site screening where a positive buffering benefit (i.e., reduced trespass, noise and visual objections) can be demonstrated.
2.	Orienting structures and fencing for usable exterior spaces (patios, rear yards and other similar areas) to minimize potential impacts from odors, noise, dust and sprays.
3.	Using site design to increase physical separation of urban and agricultural uses to the greatest extent possible.
4.	Using special siting criteria, setbacks or review procedures for urban uses considered to be especially sensitive to farming operations. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, crop type and structures on the adjoining resource parcel, location of structures on adjoining properties, proposed site design, and use of screening, berms, barriers and landscaping.

PURPOSE STATEMENT LU-U 5

A number of land uses within urban areas can be incompatible with each other, and zoning, special setbacks and site screening are among the many ways the conflicts are dealt with by local governments to reduce or mitigate the conflicts. Within urban areas, the Yakima Air Terminal - McAllister Field and Sunnyside Municipal Airport are long term economic assets whose expanded operations will become increasingly difficult to mitigate. The unique site advantage of certain commercial and industrial uses to these airports suggest that the economic development potential for the region needs to be safeguarded. Airport operations must be safe from airspace obstructions, light and glare that threaten aircraft. Neighboring properties must not be allowed to develop at intensities within the air approaches that endanger public health, safety and welfare. Likewise, adjoining land uses may be subjected to unwanted noise and other airport operations-related uses.

GOAL LU-U 5:	Provide state and federal system airports with reasonable protection from airspace obstructions, incompatible land uses and nuisance complaints that could restrict operations.
POLICIES:	
LU-U 5.1	Enact overlay zoning to protect the airspace around state and federal system airports from airspace obstructions and incompatible land uses within the

	approach, transitional, horizontal and conical surface zones, where such areas have been established by the FAA.
LU-U 5.2	Require Avigation and noise easements for residential land uses locating within airport overlay zoning established under Policy LU-U 5.1 above.
LU-U 5.3	Enact special airport related zoning to encourage airport compatible and airport-dependent commercial and industrial land uses and to prohibit land uses that would compromise public safety or cause noise complaints. This zoning will apply to all land uses both on and off airport property within airport overlay zoning established under Policy LU-U 5.1 above, and will be developed in conjunction with the cities of Yakima, Union Gap and Sunnyside.
LU-U 5.4	When the Airport Master Plan is adopted by the legislative bodies, it will be incorporated as part of this plan.

PURPOSE STATEMENT LU-U 6

Individual neighborhoods determine the quality of urban life. Neighborhood planning and design can affect the availability and quality of housing, public health and safety, scenic/aesthetic quality, access to recreation, individual and community identify, and numerous factors that make up those intangibles that people refer to as "quality of life" or "live ability."

GOAL LU-U 6:	Encourage development of neighborhoods which support a high quality of life.
POLICIES:	
LU-U 6.1	Promote density incentives and bonuses to reward projects which: <ul style="list-style-type: none"> • treat environmental features sensitively; • include parks, other public or private open space, and interconnected pathways; • are designed to promote security and safety within a neighborhood and community context; and • utilize other design features to enhance the quality of life for residents and the larger neighborhood.
LU-U 6.2	Develop neighborhood design compatibility standards to assure that urban infill projects will not reduce property values in existing neighborhoods.
LU-U 6.3	Publicly recognize land development projects that exemplify creativity and excellence in neighborhood design.

YAKIMA URBAN GROWTH AREA LAND USE GOALS AND POLICIES:

GOAL YKLU-U 1:	Provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public.
POLICIES:	
YKLU-U 1.1	Provide high-density residential as a transitional use between commercial/office and medium density residential areas.

YKLU-U 1.2	Development shall be located along arterials or collector streets with appropriate access management.
YKLU-U 1.3	Sidewalks shall be provided in the development site with connections to existing and proposed pedestrian sidewalk systems.
YKLU-U 1.4	Connect schools, parks and meeting places with neighborhoods through a system of pedestrian network such as sidewalks, greenways and pathways.
YKLU-U 1.5	Development shall be encouraged to minimize impacts on surface water. Low impact practices are encouraged.

GOAL YKLU-U 2:	Build sustainable new neighborhoods.
POLICY:	
YKLU-U 2.1	For large-scale residential projects, encourage development through Master Planned Development Overlay Districts (MPDOs).

PURPOSE STATEMENT YKLU-U 3

Restoration and revitalization of older neighborhoods will increase property values, provide housing close to work and preserve historic structures. Since older neighborhoods are already served with roads, sidewalks, utilities, schools, parks and landscaping, upgrading of these services and features is important to keeping the neighborhoods desirable and livable. Many policies under the goal "Build Sustainable New Neighborhoods", and the goal "Preserve Existing Neighborhoods" can also be applied to improving old and declining neighborhoods. In addition, the following policies also apply:

GOAL YKLU-U 3:	Preserve Existing Neighborhoods.
POLICIES:	
YKLU-U 3.1	Preserve the character of neighborhoods such as historical character, architecture, natural features and layout.
YKLU-U 3.2	Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood
YKLU-U 3.3	Integrate historic preservation by ensuring new construction and development integrate the existing historical buildings and landscaping to help create a distinctive identity for the neighborhood.

GOAL YKLU-U 4:	Restore old neighborhoods and revitalize declining.
POLICIES:	
YKLU-U 4.1	Encourage preventive maintenance and appropriate reinvestment in older and declining neighborhoods. Improve the infrastructure including, but not limited to: park improvements, sidewalks, alleys, street maintenance, street lighting, trees and other landscaping within the right-of-way.
YKLU-U 4.2	Maintain neighborhood upkeep through strict City code compliance.
YKLU-U 4.3	In the residential areas where commercial and residential uses are heavily mixed, encourage the establishment of neighborhood commercial services and foster mixed uses including retail, office and apartments. This is particularly important in areas on South Second Street and South Third

	Street north of East Race Street. Discourage commercial uses that are non-neighborhood related.
YKLU-U 4.4	Discourage commercial uses that are non-neighborhood related.
YKLU-U 4.5	Minimize the overcrowding/over-parking issues in old neighborhoods through:
	<ul style="list-style-type: none"> Discouraging the conversion of single-family detached structures to multi-family structures through zoning control. Limit, and in some cases restrict, rezoning of R-1 to R-2 for individual single-family detached structures.
	<ul style="list-style-type: none"> Encouraging development of multi-family projects as infill or redevelopment projects in old neighborhoods as a means to provide affordable housing.
	<ul style="list-style-type: none"> Encouraging the conversion of residential houses to offices in areas that serve as transitional uses between commercial and residential.
	<ul style="list-style-type: none"> Encouraging cohesiveness among neighborhood residents and community, and encourage interaction between neighborhoods and the government.
YKLU-U 4.6	Preserve and restore historic houses within the neighborhoods, using private and public partnership when possible.

GOAL YKLU-U 5:	Protect and promote identification of archeological and significant historical sites and structures.
POLICIES:	
YKLU-U 5.1	Integrate historic preservation planning with plans for land use, economic development and capital improvements.
YKLU-U 5.2	Identify historic neighborhoods within the Yakima Urban Growth Boundaries and assist in obtaining an official classification as historic by the Local or National Register of Historic Places.

GOAL YKLU-U 6:	Provide opportunities for office development to promote economic growth and to meet the need for office space in the Yakima urban area.
POLICIES:	
YKLU-U 6.1	Use offices as transitional uses between commercial and residential areas.
YKLU-U 6.2	Promote small-scale office development that will not have significant adverse impacts on adjacent neighborhoods..
YKLU-U 6.3	Encourage placing parking lots behind buildings, or along the side of the buildings.
YKLU-U 6.4	Low to mid-rise office buildings should be located next to commercial or industrial areas, along expressway corridors, on or around hospital areas, and in the Central Business District. High-rise office buildings should be limited to the Central Business District or when associated with a master plan development utilizing the visibility of a freeway or State highway.

YKLU-U 6.5	Encourage the development of a high quality, campus style office park through Commercial Planned Development (Commercial PD) or when associated with a master plan development and/or Regional Commercial designation.
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GOAL YKLU-U 8:	Make commercial areas a desirable place to shop and work.
POLICIES:	
YKLU-U 8.1	Commercial uses and developments should be designed to be compatible with surrounding land uses, especially to avoid encroachment into residential areas.
YKLU-U 8.2	Allow and encourage transitional uses or development, such as office, multi-family or buffer areas, such as open spaces.
YKLU-U 8.3	Avoid placing land uses that create excessive noise, unless the noise level can be mitigated, in locations that are close to residences or other noise-sensitive land uses.
YKLU-U 8.4	Improve standards for public and private development to reduce noise and keep light pollution out of residential neighborhoods.
YKLU-U 8.5	Ensure compatibility between commercial structures and adjoining residential uses. Require commercial structures to use building scale, roof style, and building materials similar to, or compatible with, the adjoining residential structures.
YKLU-U 8.6	Commercial uses adjacent to residential areas should use effective landscape buffers with living plant vegetation such as evergreen trees, bushes, open space or other design controls to minimize noise, glare, and other impacts associated with commercial land use to ensure that their location will not adversely affect the residential areas.
YKLU-U 8.7	Parking lots for commercial land uses that are adjacent to residential housing should be screened from the view of residents using vegetation, fences, berms or other screening devices.

PURPOSE STATEMENT YKLU-U 9

General Commercial land use may include those uses identified in Neighborhood Commercial or Community Commercial, but do not necessarily serve the adjacent neighborhoods. General Commercial includes uses such as fast food restaurants, auto- oriented services and other commercial services.

GOAL YKLU-U 9:	Provide wide variety of commercial retail and services that are heavily dependent on convenient vehicle access and serve sections of the urban area along major travel routes.
POLICIES:	
YKLU-U 9.1	General commercial uses and services that are heavily dependent on convenient vehicle access shall be located along major travel routes.

YKLU-U 9.2	Encourage the “infill” of new development within existing commercial districts to share access and parking with adjacent commercial development to minimize multiple curb cuts.
YKLU-U 9.3	Improve the appearance of existing commercial strips by encouraging better landscaping in pedestrian sidewalks and parking lots, and fewer signs and billboards.
YKLU-U 9.4	Improve the appearance of commercial corridors by encouraging new development to place parking lots behind buildings, or along the side of the buildings.

GOAL YKLU-U 10:	Regional commercial should be provided in areas along existing highways or freeways for commercial development and activities that require large sites and high visibility to serve the needs of the community and the entire region.
POLICIES:	
YKLU-U 10.1	Regional Commercial may include uses such as large-scale shopping centers, discount “club” stores, factory outlets, specialty stores, restaurants, offices, recreation complexes, theatres, entertainment activities, auto-plexes and travel accommodations that may attract people from other communities and outside of Yakima County.
YKLU-U 10.2	Regional Commercial uses shall be located along a freeway or highway or at the intersection of a principal arterial with a freeway or highway. Access to the center shall be located a sufficient distance from any freeway interchange to minimize traffic congestion. If feasible, a frontage road along the freeway or highway would be encouraged.
YKLU-U 10.3	The typical size of a regional commercial development is 10 - 60 acres and serves a population of 100,000 - 200,000 people.
YKLU-U 10.4	Provide for tourist commercial uses in clusters at highway interchanges or in areas with special tourist attractions.

GOAL YKLU-U 11:	Provide community commercial, medium scale, commercial uses that serve multiple neighborhoods and residential areas.
POLICIES:	
YKLU-U 11.1	Community Commercial center may include a lead business such as a discount or department store, building/home improvement store, drug store, or grocery store with an additional variety of small retail stores to provide services to the surrounding neighborhoods.
YKLU-U 11.2	The typical size of a Community Commercial development is 10 - 30 acres and serves a population of 10,000-80,000 people.
YKLU-U 11.3	Community Commercial uses shall be located along principal arterials, or at the intersection of a principal arterial and minor arterial.

GOAL YKLU-U 12:	Provide neighborhood commercial, small scale, convenience uses and services, primarily serving residents of adjacent neighborhoods.
POLICIES:	
YKLU-U 12.1	A Neighborhood Commercial center will provide land uses for businesses such as grocery stores, convenience stores, drug stores, restaurants and small retail stores.
YKLU-U 12.2	The typical size of a Neighborhood Commercial development is 3 - 10 acres and serves a population of 3,000 - 40,000 people.
YKLU-U 12.3	Neighborhood Commercial uses shall be located at the intersection of a principal arterial, minor arterial or collector arterial.
YKLU-U 12.4	Neighborhood Commercial uses shall be located in areas that will enhance, rather than hinder, the stability of residential areas.
YKLU-U 12.5	The predominant uses of Neighborhood Commercial shall be small-scale business that will not have significant adverse impacts on adjacent neighborhoods.

GOAL YKLU-U 13:	General regional, community, and neighborhood commercial requirements or considerations.
POLICIES:	
YKLU-U 13.1	Regional commercial may be allowed when water and sewer service, street improvements, traffic control devices, municipal services and other development-related improvements are in place or other financial securities have been obtained.
YKLU-U 13.2	Require a development plan for regional commercial projects. A master development plan is required if the proposed development exceeds 10 acres in size.
YKLU-U 13.3	Transit service and safe bus stop areas should be provided for these three commercial areas and placed on streets that would accommodate the transit route.
YKLU-U 13.4	Adequate buffering shall be provided between adjacent residential land uses, such as greenbelt, landscaped pathway, park-like buffer, etc.
YKLU-U 13.5	Motor vehicle access and circulation from local access functional classification roads to the commercial sites shall be restricted through residential areas and may be subject to additional mitigation measures to limit potential impacts.
YKLU-U 13.6	A traffic impact assessment may be required.
YKLU-U 13.7	"Transitional Zoning" may also be considered placing higher density residential uses between single-family residential and commercial areas.

PURPOSE STATEMENT YKLU-U 14

Industrial provides a range of activities, including construction businesses, manufacturing, transportation, communication, utilities, and wholesale and warehouse activities.

GOAL YKLU-U 14:	Provide sufficient and suitable land for industrial uses to help create job opportunities and to promote economic growth.
POLICIES:	
YKLU-U 14.1	Locate industries in areas where public utilities are available and have adequate transportation access.
YKLU-U 14.2	New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, SR-97, rail and airport facilities.
YKLU-U 14.3	Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.
YKLU-U 14.4	Encourage development of compact, small-scale high quality industrial parks through Industrial Master Planned Development Overlay (Industrial MPDO).
YKLU-U 14.5	New storage, warehousing, and light industrial development should be located in clusters with existing development.
YKLU-U 14.6	Industrial uses which locate adjacent to residential areas should use effective landscaping of living plant vegetation such as evergreen trees and bushes, open space or other design controls to mitigate noise, glare, and other impacts associated with the uses to ensure that their location will not adversely affect the residential areas.
GOAL YKLU-U 15:	Maximize the public service and economic benefits of institutions, while minimizing the adverse impacts associated with their development growth and expansion.
POLICIES:	
YKLU-U 15.1	New institutions should be placed where they are compatible with surrounding land uses, and existing institutions should be developed to be compatible with adjoining land uses.
YKLU-U 15.2	Institutions within established commercial and industrial areas will be regulated under the codes affecting those land use zones.
YKLU-U 15.3	Access to institutions shall be from the nearest arterial and should not increase traffic on local residential streets.
YKLU-U 15.4	Institutions that are identified as essential public facilities should meet the policy requirements under the section “Siting Essential Public Facilities” in this Comprehensive Plan.
YKLU-U 15.5	Citizen participation will be encouraged throughout the planning process.
YKLU-U 15.6	Require development and expansion of institutions to be reasonably compatible with the adjacent residential neighborhoods, and to reasonably minimize the parking and traffic impacts on the adjacent residential neighborhoods.
YKLU-U 15.7	Encourage institutions to develop master plans for their future development to ensure that future growth is planned and coordinated

	specific to the needs of the adjacent residential neighborhoods. Master plans may allow institutions to develop more intensively to reduce the amount of property necessary for their future growth.
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GOAL YKLU-U 16:	Work with school districts and private school officials to properly locate school facilities as necessary.
POLICIES:	
YKLU-U 16.1	Encourage the location of new elementary and middle schools within the residential neighborhoods the schools will serve.
YKLU-U 16.2	Encourage the location of new high schools on the periphery of residential neighborhoods, where access to major roads is available.
YKLU-U 16.3	Public schools shall be accessible by sidewalks and bikeways.

GOAL YKLU-U 17:	Provide adequate locations for siting essential public facilities.
POLICIES:	
YKLU-U 17.1	All essential public facilities shall be located and developed to be compatible with adjoining land uses to the greatest possible extent.
YKLU-U 17.2	The criteria for determining the location of essential public facilities should be coordinated and consistent with other planning goal requirements, such as - reducing sprawl, promoting economic development, protecting the environment, and supporting affordable housing.

GOAL YKLU-U 18:	Support growth of the Yakima air terminal subject to mitigation of impacts on the surrounding community.
POLICY:	
YKLU-U 18.1	The Future Land Use Map may need to be amended as necessary to prevent incompatible uses from being located within noise or other impact areas

TERRACE HEIGHTS LAND USE GOALS AND POLICIES:

GOAL THLU-U 1:	Maintain and enhance our growing civic and commercial cores, and establish a connection between the two.
POLICIES:	
THLU-U 1.1	Recognize the area surrounding the intersection of 41st Street and Terrace Heights Drive as the civic and commercial core, where the elementary school, civic center, library, fire station, and existing businesses are located.
THLU-U 1.2	Recognize the area of Terrace Heights Drive between Keys Road and 33rd Street as the primary commercial emphasis core.
THLU-U 1.3	Work with property owners located within and between these two core areas to establish a pathway/pedestrian connection, preferably off of Terrace Heights Drive, between the two areas.

GOAL THLU-U 2:	Allow a mixture of commercial and residential land uses.
POLICIES:	
THLU-U 2.1	Limit mixed use to areas within or adjacent to the civic and commercial cores of Terrace Heights.
THLU-U 2.2	Establish density and design guidelines or standards for mixed-use areas.
THLU-U 2.3	Encourage mixed-use development as an alternative to traditional commercial development.

WEST VALLEY LAND USE GOALS AND POLICIES:

GOAL WVLU-U 1:	Provide a variety of housing, retail, and commercial centered on key intersections, in a pattern that encourages walking and bicycling.
POLICIES:	
WVLU-U 1.1	Establish criteria for potential neighborhood villages that allow for a pleasant living, shopping, and working environment; pedestrian accessibility; a sense of community; adequate, well located open spaces; an attractive, well connected and designed street system; and a balance of retail, office, multi-family, single-family, and public uses.
WVLU-U 1.2	Establish parking requirements for land uses located in neighborhood villages that reflect their pedestrian and transit orientation (e.g., reduce 10 to 15 percent below the requirements for areas without such pedestrian orientation).
WVLU-U 1.3	Designate areas suitable for commercial and retail use. Cluster commercial/retail land uses around key intersections, rather than as strips along arterials and collectors.
WVLU-U 1.4	Provide for small scale commercial services in existing communities and at selected intersections of arterial and collector streets.
WVLU-U 1.5	Locate, orient, and design uses likely to attract a substantial number of people from outside of the local community (e.g., supermarkets) so that they do not significantly detract from local pedestrian-oriented character.
WVLU-U 1.6	Encourage additional landscaping in connection with commercial and retail development.
WVLU-U 1.7	Encourage medium or high density residential in areas adjacent to and between commercial or retail zoned property along major arterials and collectors.
WVLU-U 1.8	Review key intersections for flood risk.
GOAL WVLU-U 2:	Provide protection for developments in flood prone areas.
POLICIES:	

WVLU-U 2.1	The building envelope for any existing lot which extends within the 100-year floodplain should be located outside the floodplain boundary whenever possible.
WVLU-U 2.2	Encourage the use of low-impact development such as permeable materials for parking and pedestrian surfaces.
WVLU-U 2.3	Consider incorporating the recommendations of the Ahtanum-Wide Hollow Comprehensive Flood Hazard Management Plan into the Yakima Urban Area Comprehensive Plan and Yakima County Comprehensive Plan.
WVLU-U 2.4	Provide future development patterns that ensure flood risk is minimized.
WVLU-U 2.5	Prevent new development from increasing flooding on adjacent lands through un-modeled fill in the floodplain and through the preservation of existing channels, both mapped and unmapped by FEMA.
WVLU-U 2.6	Provide incentives to developers to provide for community open space and to cluster away from critical areas.
WVLU-U 2.7	Consult the YCFCZD concerning land use and infrastructure issues within flood-prone areas.

RURAL LANDS:

PURPOSE STATEMENT LU-R 1

The most compelling reason people give for moving to Yakima County is the rural lifestyle it offers. "Rural" means many things: open space, various lifestyle options, the presence of agriculture and livestock, to name a few. This goal and related policies recognize the importance of maintaining the County's rural character and uses.

GOAL LU-R 1: Maintain the rural character of the County.	
POLICIES:	
LU-R 1.1	Ensure that only rural densities and uses are permitted.
LU-R 1.2	Promote the use of open space for agriculture, retention of critical area features, forestry or for passive recreation, using the special tax assessment programs as incentives.
LU-R 1.3	Where parcelization has already occurred, encourage reconfiguration that allows the same number of lots with a design that will have less impact on surrounding lands.
LU-R 1.4	To ensure compatibility and reduce conflicts between resource uses and rural uses, establish site plan requirements including noticing procedures, special siting criteria, setbacks, or review procedures for new or expanded land uses which, by their nature, are especially sensitive to farm, forest or mineral operations. Such uses may include residential development, schools, day care facilities, hospitals or medical clinics, outdoor recreational facilities and similar uses.
LU-R 1.5	Publicly recognize land development projects that use effective site planning and design to help achieve the goals of Horizon 2040 .

PURPOSE STATEMENT LU-R 2

Agricultural lands within rural areas promote rural character and contribute to the County's overall economic base. As such, commercial agricultural operations within rural areas should be protected until farmers are ready to convert agricultural lands to other uses. This goal and related policies recognize agriculture's importance in the rural areas, and seek to prevent conflicts between agricultural activities and other land uses.

GOAL LU-R 2: Recognize agriculture as an important economic activity within designated rural areas.	
POLICIES:	
LU-R 2.1	Land use activities adjacent to commercial farming operations in designated rural areas should be located and designed to minimize conflicts with farm-related activities. Specifically, require that residences to be located immediately adjacent to commercial farming operations are located at least 60 feet from the property line adjacent to the resource use. This setback may be reduced subject to a setback adjustment process. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, crop type and structures on the adjoining resource parcel, location of structures on adjoining properties, proposed site design, and use of screening, berms, barriers and landscaping.
LU-R 2.2	Rural uses adjacent to designated resource lands of long term commercial significance shall be located, designed and subject to special setbacks and other appropriate buffers to minimize conflicts with agricultural, forestry or mining practices and other activities associated with resource lands. Techniques may include, but are not limited to the following:
1.	Use of landscaping, berms, barriers, and site screening where a positive buffering benefit (i.e., reduced trespass, noise and visual objections) can be demonstrated.
2.	Orienting structures and fencing for usable exterior spaces (patios, rear yards and other similar areas) to minimize potential impacts from odors, noise, dust and sprays.
3.	Use of site design to increase physical separation of rural and resource uses to the greatest extent possible.
4.	Use of special siting criteria, setbacks or review procedures for uses considered to be especially sensitive to farming, forestry or mining operations. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, crop type and structures on the adjoining resource parcel, location of structures on adjoining properties, proposed site design, and use of screening, berms, barriers and landscaping.
5.	Buffers and setbacks required under this policy shall be borne by the adjoining rural use.

PURPOSE STATEMENT LU-R 3

This goal and its policies address "rural" from a service and density perspective. It defines what type of public services (roads, water, sewer) can be expected, and what densities (number of houses per acre) may be allowed so that rural areas remain rural.

GOAL LU-R 3: Define the limits of services available to support a rural way of life.	
POLICIES:	
LU-R 3.1	Environmental, health and safety concerns will be a part of the criteria used to determine the intensity to which a specific parcel can be used.
LU-R 3.2	Rural area residents should expect the level of public services, such as water systems, emergency services (fire, life and safety) and road improvements (paving, snow removal, dust abatement) will be limited as distance increases from the urban areas.
LU-R 3.3	Sewer lines should not be extended into Rural Settlement or Rural Transitional areas except: 1. To remedy documented groundwater contamination problems or to correct documented existing or impending hazards to public health, safety and the environment. 2. The extension or expansion is supported at the density allowed within the zone. The County will operate satellite wastewater collection and treatment systems for clustered projects with 5 or more connections. Projects with 5 to 9 connections may use individual on-site systems if public water is available.
LU-R 3.4	Existing public water systems should be used if available and capacity exists. In Rural Areas where an existing system is not available, and where density allocation/cluster development is proposed, community wells will be required for new development. Yakima County or another approved, qualified Satellite System Management Agency will operate and manage water systems with 5 or more connections/lots. Yakima County or other established water service provider that is an approved and qualified Satellite System Management Agency will be the sole owner and manager for water systems with nine or more connections.
LU-R 3.5	To meet the requirements of state law, Yakima County must ensure water availability for all new groundwater users prior to land use or building permit approval.

PURPOSE STATEMENT LU-R 4

Several general aviation airfields are located in rural areas of Yakima County, including Buena, Hitchcock, Labee, McMahon and Tieton State. Many of these facilities on the state and federal system are important to agriculture (e.g., aerial spraying services), commerce or for general safety (i.e., alternate landing areas, etc.). Other private or personal use airstrips in the County also serve certain public safety and economic development functions. Airspace obstructions and incompatible land uses are among the mutual concerns of aviators, landing field owners and neighboring property owners.

GOAL LU-R 4:	Provide private airfields and state and federal system airports with reasonable protection from airspace obstructions, incompatible land uses and nuisance complaints that could restrict operations.
POLICIES:	
LU-R 4.1	Enact overlay zoning to protect the airspace around state and federal system airports from airspace obstructions and incompatible land uses where approach and clear zones have been recommended by the FAA.
LU-R 4.2	Require Avigation and noise easements for residential land uses locating within airport overlay zoning established under Policy LU-R 4.1.
LU-R 4.3	Provide for general aviation and personal use airfields in rural areas by discretionary permit to safeguard the interests of property owners who could be affected by aircraft operations.

PURPOSE STATEMENT LU-R 5

***Horizon 2040** offers residents a variety of lifestyle choices in the rural areas. In order to define and establish physical boundaries for those choices, the plan analyzed current rural land use patterns in terms of how land has developed, what services are (or aren't) in place, and estimated potential service problems. Based on that analysis, four patterns emerge: Rural Settlements (unincorporated "communities" such as Buena, Outlook, Tampico, Gromore), Rural Transitional (e.g., North Selah, Suntides), Rural Self-Sufficient (e.g., West Valley, Cottonwood Canyon, Lower Wenas Valley), and Remote Rural/Extremely Limited Development Potential Areas (e.g., Cleman Mountain, Rattlesnake Hills). The following goal and policies define each pattern.*

GOAL LU-R 5:	Provide a variety of residential lifestyles in the Rural area.
POLICIES:	
LU-R 5.1	Designate a variety of rural residential zones based on carrying capacity of the land, protection of the area's rural qualities, and availability of basic services.
LU-R 5.2	All land within the rural area should be categorized into the following classifications:
	<ul style="list-style-type: none"> • Rural Settlement areas;
	<ul style="list-style-type: none"> • Rural Transitional areas;
	<ul style="list-style-type: none"> • Self-Sufficient areas; and
	<ul style="list-style-type: none"> • Remote Rural/Extremely Limited Development Potential areas.
LU-R 5.3	Vest existing lots of record with the right to construct a single-family dwelling, subject to all applicable requirements in effect at the time of building permit application.
LU-R 5.4	In all rural land use categories, density requirements may be modified by a factor of 1.15 to allow for a single further division of marginally non-conforming parcels.
LU-R 5.5	Re-evaluate and, as necessary, re-designate and rezone Rural Settlement and Rural Transitional areas to be within logical outer boundaries consistent with RCW 36.70A(5)(d) (LAMIRDs) not later than two years after adoption of the updated comprehensive plan.

RURAL SETTLEMENT TYPE I LAMIRDS:

PURPOSE STATEMENT LU-R 6

This goal defines what type of growth and uses should be allowed in Rural Settlement Type I LAMIRDS. It recognizes that these communities are a viable rural development option. These rural centers have historically provided for small lot residential development, mixed-use commercial and resource-related industrial uses in a variety of locations. Some Rural Settlement LAMIRDS provide limited employment opportunities typically related to natural resources and an array of convenience goods and services reflecting farm and rural consumer needs. A secondary function of Rural Settlements is to provide informal community centers for area residents. Continued infill development within the logical outer boundary of a Type I Rural Settlement LAMIRD may occur to the extent that appropriate services and facilities are available.

GOAL LU-R 6:	Recognize and maintain the role of existing Rural Settlement Type I LAMIRDS as part of the fabric of rural community life.
POLICIES:	
LU-R 6.1	Allow a mix of commercial, industrial, residential, public and economic resource-related uses that serve the needs of local residents.
LU-R 6.2	Encourage growth within Type I Rural Settlement LAMIRD boundaries through infill and the use of clustering, when appropriate infrastructure is in place. Rural Settlement LAMIRDS are not allowed to expand geographically.
LU-R 6.3	Promote/encourage safe and sanitary housing (new housing, housing rehabilitation) in Type I Rural Settlement LAMIRDS.

PURPOSE STATEMENT LU-R 7

In the past, the County has had to correct public service problems in Rural Settlement LAMIRDS at general taxpayer expense. In order to anticipate and avoid similar problems in the future, this goal and its policies allow infill in Rural Settlement LAMIRDS only if public services will support that growth.

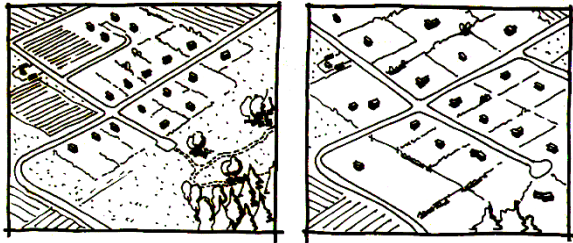
GOAL LU-R 7:	Minimize the need for public investment in Rural Settlement LAMIRD areas.
POLICIES:	
LU-R 7.1	The Rural Settlement Zoning classification should allow for continued infill development based on service availability (i.e., hard surfaced roads, public water, public sewer equals urban type lots). If urban type services are not available then development should be limited to self-sufficient or transitional type development standards which may include community water and/or sewer systems with operation, management and ownership as provided for in policies LU-R 3.3 and 3.4.
LU-R 7.2	Allow for infill residential development in Rural Settlement LAMIRDS at up to four units per acre where public utility services are available and principally designed to serve existing and projected rural population.
LU-R 7.3	To reduce road dust track-out and encourage paving of gravel rural access roads, additional points should be awarded in Yakima County's rural access

	road priority rating criteria for road projects within Rural Settlement LAMIRD areas.
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RURAL TRANSITIONAL AREAS:

PURPOSE STATEMENT LU-R 8

Certain rural areas have developed to nearly urban (suburban) levels. This goal encourages growth to continue in these “transitional” areas in order to reduce growth pressures in less populated agricultural resource and rural areas where infrastructure, public services and facilities are more difficult or expensive to provide. The clustering and open space options found in these policies will help maintain a sense of rural character while these lands remain outside Urban Growth Areas. The policies also provide incentives to accommodate economically feasible future urban conversion when additional urban land is needed. Transitional areas are also intended to minimize public service expenditures by encouraging infill and redevelopment of individual lots. Rural Transitional policies provide for an overall residential density of one unit per 2.5 acres, with a density bonus of one unit per each two acres with clustering.

GOAL LU-R 8:	Sustain rural character and lifestyle choices by focusing most rural development into existing transitional areas.	
POLICIES:		
LU-R 8.1	Encourage infill and redevelopment of individual lots.	
LU-R 8.2	Provide for a maximum density of one unit per 2.5 acres in rural transitional areas, except when the clustering option is exercised.	
LU-R 8.3	Encourage cluster developments using density incentives and long platting procedures.	
<i>Encourage Cluster Developments. (LU-R 8.3)</i>	<div><p>PREFERRED DISCOURAGED</p></div>	
LU-R 8.3.1	Allow a maximum density of 1 unit per 2 acres when development is clustered.	
LU-R 8.3.2	Provide site review to ensure adequate setbacks, buffering of adjoining uses, and sensitivity to physical features.	
LU-R 8.3.3	Encourage use of adjacent or nearby community water systems and developed road networks.	
LU-R 8.3.4	Maintain at least 50% of the clustered parcel in open space, either as part of a large residential lot, or under the control of an individual, a homeowners' association or other responsible entity. Covenants may be required to assure control of noxious weeds, fire hazards, abandoned orchards, and other nuisances. The balance of the property may not be further divided once the 1 unit per 2 acre	

	density is reached, until such time as the property is included in an Urban Growth Area.
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PURPOSE STATEMENT LU-R 9

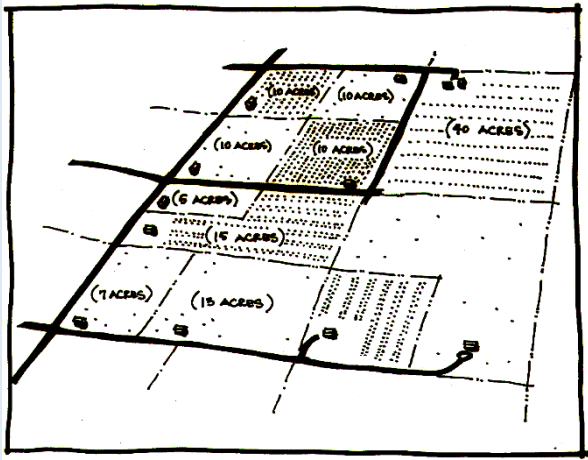
Under state law, adequate infrastructure (roads, water, sewer) must be in place to meet the needs of new development. This eliminates the “catch up” scenario, where a development is built and needed services follow later at general taxpayer expense. Under this goal, adequate infrastructure must keep pace with development. To attain this goal, transitional policies incorporate cost-effective development policies related to community water systems and preferential use of developed road network.

GOAL LU-R 9: Minimize public expenditures by coordinating land use patterns with public infrastructure investment.	
POLICIES:	
LU-R 9.1	Appropriate public water systems and interior roadways must be provided in new subdivisions.
LU-R 9.2	When development of property would reduce the level of service below an acceptable level on County roads, developers must participate in roadway improvements (for example, participate in a Road Improvement District (RID) or put money in an escrow account).
LU-R 9.3	Transitional areas should be served by community wells and, where appropriate, community septic systems with operation, management and ownership of the systems as provided in Policies LU-R 3.3 and 3.4.
LU-R 9.4	Develop fair share financing programs to help transitional areas participate in funding the public service improvements required.
LU-R 9.5	To reduce road dust track-out and encourage paving of gravel rural access roads, additional points should be awarded in Yakima County’s rural access road priority rating criteria for road projects within transitional areas.

RURAL SELF SUFFICIENT AREAS:

PURPOSE STATEMENT LU-R 10

The Rural Self Sufficient Goal and policies provide a broad choice of areas where an independent lifestyle can be sustained on acreage homesites. The Self Sufficient category is intended to maintain rural character by establishing lot sizes which will make feasible individual wells and septic systems on each parcel, and by minimizing conflicts with adjoining or nearby resource land uses through buffers and special setbacks that will permit farm, forestry and mineral resource uses to continue. Density incentives are provided to encourage development where fire protection services and hard surface roads are available. Rural Self-Sufficient category policies also provide for flexible parcel sizing or clustering to encourage development that more effectively uses the site to reduce infrastructure and service costs. These lands are generally found at the periphery of Urban Growth Areas and Rural Transitional areas separating designated farm or forest lands and the remote rural and developmentally constrained lands.

GOAL LU-R 10:	Provide areas where an independent, private lifestyle can be sustained.
POLICIES:	
LU-R 10.1	Low density residential development, establishments that provide services to the local area, and rural home occupations should be allowed in the Self Sufficient areas.
LU-R 10.2	Establish lot sizes which will make feasible individual wells and septic systems on each parcel, without unduly affecting nearby wells and septic systems. This lot size may vary depending on water availability and soil suitability for septic systems in each area.
LU-R 10.3	Where hard surfaced roads are not available, maximum density for new development in Self Sufficient areas should be four units per quarter/quarter section, with no parcel being less than five acres.
<i>Flexible Parcel Sizes in Rural Self Sufficient. (LU-R 10.3)</i>	
LU-R-10.4	Where County maintained hard surfaced roadways are used for access, allow a maximum density of one unit per 5 acres, provided that the new development is within a fire district and not more than 5 road miles from a year-round responding fire station.
LU-R 10.5	Residential densities within areas meeting the Self Sufficient 5 acre criteria may be allocated to locations within a parcel or contiguous parcels under common ownership using parcel sizes ranging from 1-3 acres for all but the remaining large parcel, which shall not be further divided while it remains in the Self-Sufficient land category.
LU-R-10.6	Where overall residential density is allocated to create clusters of small lots, community water systems may be required, subject to the operation, management and ownership parameters set forth in Policy LU-R 3.4.

REMOTE RURAL/EXTREMELY LIMITED DEVELOPMENT POTENTIAL AREAS:

PURPOSE STATEMENT LU-R 11

Certain areas of the County are remote and/or extremely limited in their development potential. This land use category has generally been applied to Cascade Mountain foothills, ridges and uplands, including the Rattlesnake Hills, Yakima Ridge, unforested portions of Cowiche and Cleman Mountains, the upper Wenas Valley and floodways on the valley floor along the Naches and Yakima Rivers. The cost of extending or maintaining roads and services to these areas is often prohibitive given inaccessibility and challenging geographical features many of these areas possess, such as: natural hazard potential (excessive or unstable slopes, soil constraints, topographic or flooding characteristics, and wildfire potential); or remote location (outside of expected rural fire service area, lack of all-weather access, depth to groundwater). These areas may also include public values covered by Statute (e.g., protection of shorelines, or critical areas features such as sensitive fish and wildlife habitats). These areas are typically not well suited for commercial timber production, and agricultural uses are generally limited to grazing or other dryland farming, although soils and the land may become productive where irrigation water is available.

GOAL LU-R 11:	Recognize and maintain Remote Rural/Extremely Limited Development Potential areas, and allow development at a level consistent with environmental constraints and service availability in remote areas and other places with extremely limited development potential.
POLICIES:	
LU-R 11.1	Minimum parcel size for new development within the Remote Rural /Extremely Limited Development Potential category should be one quarter quarter section (i.e., approximately 40 acres less rights of way).
LU-R 11.2	Require notice of service limitations to future purchasers of lands which are located within the Remote Rural/Extremely Limited Development Potential area through a declarative covenant to be recorded as an addendum to any instrument of sale, lease or transfer of ownership of properties in this area. This covenant must also be recorded as an addendum to all land divisions.
LU-R 11.3	Yakima County should not extend County roads into those lands which fall under the Remote Rural/Extremely Limited Development Potential category.
LU-R 11.4	New development within the Remote Rural/Extremely Limited Development Potential category should be served by individual wells and septic systems.

RESOURCE LANDS:

AGRICULTURAL RESOURCE AREAS:

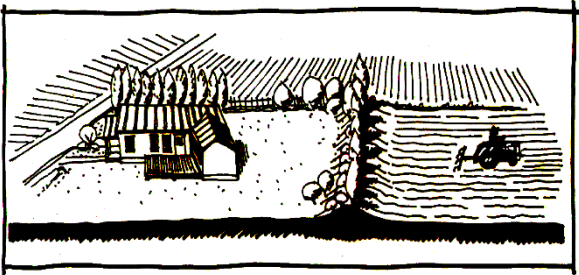
PURPOSE STATEMENT LU-ER-AG 1

Agriculture and agricultural products continue to be the County's most important economic resources. The 1994 Washington Agricultural County Data Book ranks Yakima County first

statewide in terms of the value of all agricultural products sold; other reports have listed the County in the top five and even number one nationally in terms of production of certain commodities.

The intent of the following goal and policies is to protect the County's agricultural base by establishing a minimum parcel size and by limiting segregations, and to protect farmers from nuisance complaints and lawsuits.

GOAL LU-ER-AG 1: Maintain and enhance productive agricultural lands and discourage uses that are incompatible with farming activities.	
POLICIES:	
<i>Agricultural Uses</i>	
LU-ER-AG 1.1	Encourage conservation of the County's high quality agricultural lands for productive agricultural use and protect the opportunity for these lands to support the widest variety of agricultural crops.
LU-ER-AG 1.2	Land uses on commercial agricultural lands should include all standard agricultural practices and supporting activities, including farm worker housing and use of water resources for irrigation.
LU-ER-AG 1.3	Continue to allow agriculturally-related industry on agricultural resource lands where such use requires an agricultural location.
LU-ER-AG 1.4	Non-agricultural uses shall not be allowed in agricultural resource areas without site-specific review subject to standards related to 1) protections needed for agricultural uses and 2) the nature of the proposed non-agricultural use.
LU-ER-AG 1.5	Allow for accessory uses, including non-agricultural accessory uses that support, promote, or sustain agricultural operations and production. Such accessory uses may include bed & breakfasts, boarding houses, restaurants, event facilities and other amenities that are determined to support agriculturally related entrepreneurial efforts.
LU-ER-AG 1.6	Establish a special exception process to review proposed non-agricultural uses which, by their nature, are especially sensitive to farm operations. Such uses may include schools, day care facilities, churches, medical clinics, outdoor recreational facilities and similar uses. Include siting criteria, setbacks and review procedures for new or expanded non-farm land uses to ensure that the non-farm use is located on the least productive portion of the property and does not adversely impact or significantly interfere with adjacent or nearby farming operations.
LU-ER-AG 1.7	Non-farm residences and uses within or adjacent to agricultural lands of long term commercial significance shall be located, designed and subject to special setbacks and other appropriate buffers to minimize conflicts with agricultural practices and other activities associated with agricultural lands. A 150-foot setback from the adjoining agricultural activity shall be required for all non-farm related uses, except where it can be demonstrated that a smaller setback will not interfere with accepted farm

	practices. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, crop type and structures on the adjoining resource parcel, location of structures on adjoining properties, proposed site design, and use of screening, berms, barriers and landscaping.
Non-farm Residential Setbacks. (LU-ER-AG 1.6)	
LU-ER-AG 1.8	Require as part of development approval a declarative covenant or plat note to disclose the presence of agricultural activities in the area when property is within 500 feet of an existing agricultural zone.. The notification shall disclose that the property is nearby or adjacent to land where farm operations and generally accepted agricultural and management practices are present (as defined under YCC Chapter 6.22, Right-to-Farm) and will be subject to a variety of activities that may not be compatible with non-farm or residential development.
Parcel Size and Density	
LU-ER-AG 1.9	Establish a single agricultural zone with a minimum parcel size of one quarter-quarter section (i.e., forty (40) acres less rights-of-way), in order to allow reasonable and economic agricultural use and discourage the conversion of agricultural lands to residential use. Allow for the creation of parcels less than forty (40) acres in size where required to encompass agriculturally-related industrial uses.
LU-ER-AG 1.10	Maximum residential densities for new development on agricultural lands of long term commercial significance should be consistent with the quarter quarter section minimum parcel size, with a provision allowing for supportive accessory and farm labor dwellings.
LU-ER-AG 1.11	Farm and non-farm residential densities may be allocated to locations within a parcel or contiguous parcels under common ownership using a maximum lot size of 1-3 acres for all but the remaining large parcel, which shall not be further divided or residentially developed while it remains designated agricultural land.
LU-ER-AG 1.12	Where parcelization has already occurred, encourage reconfiguration that allows the same number of lots with a design that will have less impact on agricultural use.
LU-ER-AG 1.13	Explore the possibility of establishing a Transferable Developments Rights (TDR) program for designated agricultural resource areas with the urban areas designated as receiving areas for the additional development.

Dwellings	
LU-ER-AG 1.14	One small lot segregation for an existing residence shall be allowed once every 15 years. The residence shall have been located on the property at least 5 years prior to the land division. Other segregations of parcels shall only be allowed by special exception. Parcels 3 acres or smaller shall not be further subdivided to create additional building sites.
LU-ER-AG 1.15	Provide a special exception process to review farm and non-farm residential density allocations and small lot divisions to ensure that the proposed development or division does not adversely impact farming on the residual parcel or on nearby or adjoining agriculturally designated lands. Special exception criteria include:
1.	Use of physical features related to the farming of the property (irrigation canals, deep draws, wetlands, rocky outcrops or other factors that physically separate the non-farm use or small lot from the active farming areas);
2.	Proximity to other non-farm uses;
3.	Lack of irrigation shares or rights where irrigated agriculture is the norm;
4.	Non-agricultural soils.
	All special exceptions shall be subject to site review for their impact on adjacent or nearby farming operations. New small lot requests made prior to expiration of the fifteen-year time frame of Policy LU-ER-AG 1.14, or that would exceed the average density for the agricultural category, must conclusively demonstrate that:
	<ul style="list-style-type: none"> the small lots or residential development will not significantly interfere with accepted farming practices on the residual parcel, nearby and adjacent farming operations; and,
	<ul style="list-style-type: none"> that the residential uses are located on land that is generally unsuitable for farming, taking into account the factors set forth above.
	Concerns presented by adjoining land owners regarding the adverse impact on farming by the proposed residential development will be given substantial weight. Any use or small lot division approved as a special exception shall meet agricultural buffering, setback adjustment and farm use disclosure requirements.
	Maximum density resulting from use of the special exception process should be discretionary, considering factors such as location of other non-farm dwellings, location of active agriculture in the area, average density in adjoining rural and agricultural areas, the type of agriculture predominant in the area, topography, and access.
LU-ER-AG 1.16	Existing lots of record are vested with the right to construct a single-family dwelling, subject to all applicable requirements in effect at the time of building permit application.
LU-ER-AG 1.17	A second farm dwelling may be allowed on an agricultural parcel of at least twenty acres, subject to an administrative review. Siting approval should

	include location and capacity of the well(s) and septic system(s), road access, and impact on the agricultural productivity of the land. The property owner shall be required to sign a covenant stipulating that the second farm dwelling is intended for use by family or employees.
LU-ER-AG 1.18	In addition to permanent dwellings, housing for temporary farm labor employed in farming operations of the property owner may be allowed, subject to an administrative review.
LU-ER-AG 1.19	Farm labor complexes unrelated to the adjoining farming operations may be allowed as conditional uses in agricultural resource areas. These developments may provide either temporary or permanent housing, and may include farm labor camps, shelters, recreational vehicle parks, and facilities needed to serve the residents, including child care, recreation, etc. These facilities require a rezone to PUD, and must meet or exceed all County design and development standards. Concerns of neighboring property owners and proposed management structures shall be given substantial weight in determining whether such complexes are appropriate.
Other	
LU-ER-AG 1.20	Commercial agricultural land considered desirable for acquisition for public recreational, scenic and park purposes should first be evaluated for its impact on a viable agricultural industry.
LU-ER-AG 1.21	Yakima County will work directly with the irrigation districts, the legislature and other responsible entities (such as the Yakima River Basin Water Enhancement Project (YRBWEP)) to ensure that adequate irrigation water is available for agricultural uses.

PURPOSE STATEMENT LU-ER-AG 2

Several general aviation airfields are located in rural areas of Yakima County, including Brownstown, Buena, Hitchcock, Labee, McMahon and Tieton State. Although only one of these facilities is on the state and federal system, many of these airfields are important to agriculture (i.e., aerial spraying services), commerce or for general safety i.e., (alternate landing areas, etc.). Other private or personal use airstrips in the County also serve certain public safety and economic development functions, Airspace obstructions and incompatible land uses are among the mutual concerns of aviators, landing field owners and neighboring property owners.

GOAL LU-ER-AG 2:	Provide airfields with reasonable protection from airspace obstructions, incompatible land uses and nuisance complaints that could restrict operations.
POLICIES:	
LU-ER-AG 2.1	Enact overlay zoning to protect the airspace around state and federal system airports from airspace obstructions and incompatible land uses where approach and clear zones have been recommended by the FAA.
LU-ER-AG 2.2	Require avigation and noise easements for residential land uses locating within airport overlay zoning established under Policy LU-ER-AG 2.1.
LU-ER-AG 2.3	Provide for rural general aviation and personal use airfields in rural areas by discretionary permit to safeguard the interests of property owners who could be affected by aircraft operations.

FOREST RESOURCE AREAS:

PURPOSE STATEMENT LU-ER-F 1

The Forest Watershed zone historically allowed half-acre lots and a two-acre average parcel size in commercial forestry areas. This minimum parcel size does not reflect the acreage required for commercial forestry, and it encourages conflicts between foresters and their neighbors. Over 90 percent of the Forest Watershed parcels are 80 acres or larger, and are owned by commercial timber companies. Yet the zoning allows everything from recreational use to day care facilities. The zoning needs to be updated to protect the economic viability of commercial forestry areas, and give preference to uses that depend on them. The following goal and the related policies are designed to conserve productive forest lands and reduce conflicts between the forest industry and incompatible uses.

GOAL LU-ER-F 1:	Maintain and enhance the conservation of productive forest lands and discourage uses that are incompatible with forestry activities within the Forest Watershed District.
POLICIES:	
LU-ER-F 1.1	Encourage the conservation of forest lands of long-term commercial significance for productive economic use.
LU-ER-F 1.2	Primary land use activities in forest areas must be commercial forest management, agriculture, mineral extraction, and ancillary uses. All other uses shall be considered secondary.
LU-ER-F 1.3	Allow only forest land uses which are particularly suited for and compatible with the forest use classification.
LU-ER-F 1.4	Before forest resource land is reserved for public recreation, scenic and park purposes, consider the impact of the proposed action on a viable forest industry, including but not limited to the effects on forest management practices on adjacent lands, the need for buffering, and the transportation of forestry products.
LU-ER-F 1.5	Yakima County will encourage cooperative planning among timberland owners, environmental groups, state and federal resource agencies, and

	the Yakama Indian Nation for developing policies for managing the state's forest resource lands.
LU-ER-F 1.6	Land use activities within or adjacent to forest land should be located and designed to minimize conflicts with forest management and other activities on forest lands. Specifically:
A.	Require that dwellings and accessory structures located immediately adjacent to Forest Resource areas be placed at least 200 feet from the Forest Resource area boundary.
B.	Require a 200-foot setback from the property line for such structures on parcels within the forest resource area which were created after the effective date of any regulations implementing this policy.
C.	Provide a process for setback adjustments for existing parcels within a Forest Resource area. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, structures on the adjoining resource parcel, location of structures on adjoining properties, and proposed site design.
LU-ER-F 1.7	For properties within 500 feet of Forest Resource areas, require effective notification to disclose the possible presence of commercial forestry activities in the area for any proposed new uses, leases, land divisions, or property ownership transfers. Such notification should disclose that the use, land division or transfer of ownership is adjacent to land that is in resource use; that it is subject to a variety of activities that may not be compatible with residential development; and that dwellings and accessory structures are subject to special setbacks. The notice shall also state that agricultural, forest and mining activities performed in accordance with County, state and federal laws are not subject to legal action as public nuisances.
LU-ER-F 1.8	Maximum residential densities for new development on forest lands of long-term commercial significance should be one unit per 80 acres in the Forest Watershed Zoning District. Residential use shall be considered secondary to forest use.
LU-ER-F 1.9	Where parcelization has already occurred, encourage reconfiguration that allows the same number of lots with a design that will have less impact on forest use.
LU-ER-F 1.10	Explore the possibility of establishing a Transferable Development Rights (TDR) program for designated forest resource areas, with the urban areas designated as receiving areas for the additional development.
LU-ER-F 1.11	Yakima County shall maintain a long-term commitment to protect the interests of its citizens in the management and use of federal and state lands.

MINERAL RESOURCE AREAS:

PURPOSE STATEMENT LU-ER-MR 1

High-quality rock, gravels and sands are essential for new development and roads. The County contains a number of these mineral sites, and under state law new sites must be identified for future use. The following goal, objectives and policies provide a framework for the County to designate sufficient existing and future mineral sites to ensure a fifty-year supply of sands, gravels and rock; and, to provide processes for reviewing, approving and conditioning specific surface mining proposals. This is accomplished through a three step process: 1) citizens, public and industry interests will collaborate on developing and evaluating inventories of mineral resource sites; 2) viable sites for Plan map category will be selected from the inventories to ensure a fifty-year source of materials; and, 3) at least ten years' supply of various types of materials of Mineral Resource zoned sources will be selected from the plan designated sources. Mining, processing and reclamation activities within zones sites would be governed by operational and performance standards of the district and other state/federal agency conditions.

GOAL LU-ER-MR 1:	Identify and protect long term supplies of commercial aggregate and other mineral resources for economic development.
POLICIES:	
LU-ER-MR 1.1	Designate sufficient mineral resource lands of long-term significance to ensure a fifty-year supply of aggregates, sand, gravels and rock based on the mineral resource designation mapping criteria located in the Land Use Element of Horizon 2040 .
LU-ER-MR 1.2	A Mineral Resource Task Force comprised of citizens, mining industry, Yakama Nation, state agency and County representatives may be established to develop inventories of commercially viable sites at each update. Evaluate mineral resource inventories to determine adequacy for near-term (1-10 year), mid-term (10-20 year) and long-term (20-50 year) mineral resource needs and make appropriate recommendations regarding policies, designations and mapping criteria related to mineral resources.
LU-ER-MR 1.3	Maintain at least a ten-year supply of zoned Mineral Resources.
LU-ER-MR 1.4	Develop, adopt and refine performance, operational and environmental standards for the extraction and processing of mineral resource sites, in consultation with state/federal agencies with expertise, mining interests and the public.
LU-ER-MR 1.5	Consider map amendment designation and rezoning of appropriate high priority parcel(s) to the Mineral Resource Overlay and Mining Zoning District at each plan update or as otherwise permitted.
LU-ER-MR 1.6	Encourage rezoning of other designated sites listed within the inventories at landowner/operator request to maintain the minimum ten-year supply of available, zoned resources. Allow landowners to apply for the Mineral Resource Overlay designation during the annual comprehensive plan update cycle.

LU-ER-MR 1.7	Promote compatible interim land uses for parcels designated for future commercial surface mining.
LU-ER-MR 1.8	Permit the extraction of mineral resources as an accessory use prior to construction or development of, when consistent with the conditions of the approved use.
LU-ER-MR 1.9	Promote mining uses within other natural resource “designated” areas provided they are compatible with uses of the underlying zoning district.
LU-ER-MR 1.10	Permit temporary (less than 18 months) mining and processing for purposes other than developing a commercial mineral resource site when operated according to adopted performance standards. “Temporary” surface mining projects anticipated to be in operation for more than 18 months must simultaneously apply for a rezone to Mining Zone.
LU-ER-MR 1.11	Permit stockpiling, maintenance yards, and borrow sites for nearby construction sites subject to performance standards based on the size and scale of the proposed project.

PURPOSE STATEMENT LU-ER-MR 2

Although mineral extraction is essential for new development and roads, developing new surface mines is controversial. The truck traffic, the potential for air and water contamination, and impact on adjacent land values caused by mines do not make them attractive neighbors. The following goal and policies are intended to protect both mineral sites for future extraction and neighboring landowners who may be affected by surface mining.

GOAL LU-ER-MR 2:	Recognize that minerals are nonrenewable and a necessary resource that must be protected from incompatible adjacent development.
POLICIES:	
LU-ER-MR 2.1	Review adjacent or nearby land use actions for impacts they may have on mineral resources.
LU-ER-MR 2.2	Protect designated mineral resource sites from incompatible uses within the designated and zoned sites or on surrounding lands that would prevent or seriously hinder resource extraction through Mining Zoning district buffering requirements, setbacks and other performance standards; and, through property transfer notification procedures and special setbacks on adjacent lands for residential and other especially sensitive uses.
LU-ER-MR 2.3	Establish and implement notification procedures to ensure that property owners adjacent to or nearby designated parcels are given constructive notice of existing or potential future surface mining activities.

PURPOSE STATEMENT LU-ER-MR 3

*Under state law, all **Horizon 2040** elements are required to be internally consistent. The following goal and the related policies meet this objective by establishing protective measures for mines and surrounding areas.*

Horizon 2040
Land Use Element

GOAL LU-ER-MR 3:	Ensure that mineral resource site utilization is consistent with other <i>Horizon 2040</i> goals and recognize that mining is an interim land use.
POLICIES:	
LU-ER-MR 3.1	Review all candidate sites for Mineral Resource Overlay designation and Mining Zoning district consistent with Yakima County Comprehensive Plan - <i>Horizon 2040</i> , and potential convertibility to other uses.
LU-ER-MR 3.2	Require new or expanded mineral resource operations to minimize negative effects of mineral-related activities on affected uses within the notification area. Utilize and rely upon the authority and expertise of state and federal permitting agencies in developing, implementing and enforcing permit conditions.
LU-ER-MR 3.3	Encourage the use of mining to achieve other <i>Horizon 2040</i> goals, such as wetlands protection/enhancement, storm water retention, and water quality protection.
LU-ER-MR 3.4	Require applications for expansion of existing mineral resource extraction operations to identify reclamation consistent with Yakima County Comprehensive Plan - <i>Horizon 2040</i> .
LU-ER-MR 3.5	Encourage that all mineral sites be reclaimed for future use in accordance with <i>Horizon 2040</i> goals. Promote innovative, adaptive re-use or reclamation planning.
LU-ER-MR 3.6	Require, where appropriate, phased, simultaneous reclamation of sites that are near or contain land uses and environmental features that cannot be effectively buffered for visual and physical impacts.

GENERAL LAND USE POLICIES:

PURPOSE STATEMENT LU-G-1

The United States military is a vital component of the Washington state and Yakima County economy. The protection of military installations from incompatible development of land is essential to the health of that economy and quality of life. Incompatible development of land close to the Yakima Training Center reduces the ability of the center to complete its mission or to undertake new missions, and increases its cost of operating. The department of defense evaluates continued utilization of military installations based upon their operating costs, their ability to carry out missions, and their ability to undertake new missions.

GOAL LU-G 1:	Ensure that proposed changes to land uses or zoning regulations do not have a negative impact on the Yakima Training Center's primary mission.
POLICIES:	
LU-G 1.1	Notify the installation commander of the Yakima Training Center in the event of any proposed changes in land use or zoning within a 500-foot radius of the perimeter of the Training Center. A sixty-day response window will be provided to the installation commander to provide relevant comments or concerns.

LU-G 1.2	New roads planned for the areas adjacent to the Yakima Training Center should not be adjacent or parallel to the Training Center perimeter nor closer than 300 feet at their closest point.
LU-G 1.3	Evaluate the possibility of reducing the amount of existing road rights of way that are currently adjacent to the Training Center perimeter.
LU-G 1.4	Require all habitable structures to be set back a minimum of 300 feet from the Yakima Training Center perimeter. Where a 300-foot setback is not possible on existing lots, the maximum setback possible should be applied. New development adjacent to the Yakima Training Center should be so configured to allow for the required 300-foot setback.
LU-G 1.5	All new land uses proposed to be located in proximity to the Yakima Training Center should be evaluated as to their potential impact to the Training Center.
LU-G 1.6	Require effective notification to disclose the presence of military training operations in the area when property within ½ mile of the Yakima Training Center is transferred, leased, or divided. The notification should disclose that the use, land division or transfer of ownership is nearby or adjacent to land where military training operations are present or likely to occur and will be subject to a variety of activities that may not be compatible with residential development.