

BOARD OF YAKIMA COUNTY COMMISSIONERS

ORDINANCE NO. 15-2007

IN THE MATTER OF AMENDING THE YAKIMA COUNTY COMPREHENSIVE PLAN, *PLAN 2015*, AND DEVELOPMENT REGULATIONS, AND ESTABLISHING AN EFFECTIVE DATE.

GENERAL

WHEREAS, the Washington State Growth Management Act of 1990, as amended, (Chapter 36.70A RCW or “GMA”) requires Yakima County to adopt a comprehensive plan which includes a land use element (including a future land use map), housing element, capital facilities plan element, utilities element, and transportation element (including transportation system map[s]); and,

WHEREAS, the GMA also requires Yakima County to adopt development regulations implementing its comprehensive plan; and,

WHEREAS, RCW 36.70A.130(4) requires that Yakima County, a “fully planning” county, shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws; and,

WHEREAS, GMA Updates can be done on a continuing basis, but must be done in a deliberate manner every seven years according to a schedule established by RCW 36.70A.130(4); and,

WHEREAS, the deliberate GMA Update process includes four basic steps: (1) establishment of a public participation program that identifies procedures and schedules for the review, evaluation, and possible revision process; (2) review of relevant plans and regulations; (3) analysis of need for revisions; and (4) adoption of an appropriate ordinance and/or amendments; and

WHEREAS, RCW 36.70A.130(1) requires counties to “take legislative action” to determine whether or not to revise a plan or regulation; and,

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the Board of Yakima County Commissioners (the Board) adopted the comprehensive plan, *Plan 2015*, on May 20, 1997, and adopted development regulations on February 8, 2000; and subsequently amended the comprehensive plan, land use maps and zoning maps on December 15, 1998, December 28, 1999, December 11, 2001, February 5, 2002, March 18, 2003, and December 15, 2005; and,

WHEREAS, under RCW 36.70A.130, the plan and development regulations are subject to continuing review and evaluation, but the plan may be amended no more than one time per year; and,

WHEREAS, as part of its comprehensive plan and development regulations update process, the County has established a public participation program, YCC 16B.10, which sets forth minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process; and,

WHEREAS, the Board adopted the seven-year GMA update “Scope of Work” with Resolution 68-2006 on January 24, 2006 identifying those portions of the comprehensive plan and development regulations requiring update to remain in compliance with the GMA; and,

WHEREAS, the Board adopted Resolution 643-2006 on November 28, 2006, documenting progress and establishing a schedule for completing the seven year GMA update; and,

MINERAL RESOURCES

WHEREAS, RCW 36.70A, the Growth Management Act, requires local governments to designate where appropriate Mineral Resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and,

WHEREAS, the Board adopted Resolution 53-2000 establishing a Mineral Resource Task Force to conduct certain long range planning work regarding the designation and protection of lands suitable for mineral resource extraction pursuant to the GMA; and,

WHEREAS, the Mineral Resources Task Force was composed of individuals from the mineral resource industry, general citizens and agency representatives to provide the Board with a broad view of the issue; and,

WHEREAS, the Mineral Resource Task Force presented preliminary recommendations to the Planning Commission in December of 2001, with proposed sites for the Mineral Resource Overlay inventory and changes to mineral resource plan text and the zoning ordinance; and,

WHEREAS, the Planning Commission recommended that the Mineral Resource Task Force develop additional information and more public input and present new recommendations to the Planning Commission at a later date; and,

WHEREAS, the Mineral Resource Task Force held two open houses in February 2002 to hear public comments on the proposed Mineral Resource Overlay inventory and policy recommendations and to solicit those property owners who may want to self-nominate their property for the Mineral Resource Overlay; and,

WHEREAS, the Mineral Resource Task Force was put on hold in 2002 to allow the Washington State Department of Natural Resources (DNR) to complete an inventory of mineral resources in Yakima County; and,

WHEREAS, in January 2005 the Mineral Resource Task Force was reconvened to complete their task, review the DNR inventory and make final recommendations to the Planning Commission; and,

WHEREAS, the Yakima County Planning Division held three open houses, two in May 2006 and the third in June 2006 to present the Mineral Resource Task Force final recommendations to the public; and,

WHEREAS, the Yakima County Planning Division conducted several study sessions with the Planning Commission prior to the mineral resource hearing; and,

WHEREAS, the Planning Commission held an open record public hearing on June 12, 2007 for the purpose of taking public testimony concerning proposed mineral resource amendments recommended by the Mineral Resource Task Force; to the Yakima County Comprehensive Plan - **Plan 2015** and Yakima County Code Title 15, the Yakima County Zoning Ordinance; and,

WHEREAS, the Planning Commission considered those proposed amendments in light of the recommendations of staff and public testimony received and has issued its findings and conclusions to the Board for consideration in the documents "Yakima County Planning Commission Findings and Recommendations" dated September 12, 2007; and,

WHEREAS, The Board conducted a duly advertised public hearings on September 25, 2007 to take public testimony on the proposed changes to **Plan 2015** mineral resource goals and policies, the Mineral Resource Overlay on the Future Land Use Map, zoning text amendments and the Planning Commission recommendations; and,

WHEREAS, a Mitigated Determination of Non-significance for the Mineral Resource amendments was issued on December 7, 2007; and,

WHEREAS, the Board completed hearings review on the mineral resource recommendations of the Planning Commission, held public deliberations and did adopt motions approving, denying or modifying the proposed amendments; and,

URBAN GROWTH AREAS

WHEREAS, as part of the 10-year Urban Growth Area (UGA) review requirement under RCW 36.70A.130(3), Yakima County Planning Division staff reviewed designated Urban Growth Areas and the densities permitted within both the incorporated and unincorporated portions of each UGA to accommodate the urban growth projected to occur in the county for the succeeding 20-year period; and,

WHEREAS, staff subsequently presented the findings to representatives of each incorporated city and reviewed them with the public at open houses in Zillah and Yakima in November 2006; and,

WHEREAS, after consultation with each incorporated city the Yakima County Planning Division staff drafted proposed UGA recommendations and presented them as staff recommendations to the Planning Commission; and,

WHEREAS, the Planning Commission held open record public hearings on September 24 and 26, 2007 for the purpose of taking public testimony concerning the proposed 10-Year Urban Growth Area, changes to the Yakima County Comprehensive Plan - **Plan 2015** and the Yakima County Code Title 15, the Yakima County Zoning Ordinance (YCZO); and,

WHEREAS, the Planning Commission considered the proposed amendments in light of the staff recommendations and public testimony received, and has issued its findings and conclusions to the Board for consideration in the documents "Yakima County Planning Commission Findings and Recommendations" dated October 31, 2007; and,

WHEREAS, The Board conducted duly advertised public hearings on November 6, 2007 to take public testimony on the proposed UGA changes outlined in the Planning Commission recommendations; and,

WHEREAS, a Determination of Non-significance for the Urban Growth Area amendments was issued on December 7, 2007; and,

WHEREAS, the Board completed hearings review on the Planning Commission's Urban Growth Area recommendations, held public deliberations and did adopt motions approving, denying or modifying the proposed amendments; and,

WHEREAS, the Board conducted duly advertised public hearings on December 13, 2007 to take public testimony on the Board's proposed modifications and changes to the Planning Commission's final Urban Growth Area recommendations; and

OTHER PLAN 2015

WHEREAS, the Planning Commission held an open record public hearing on November 14, 2007 for the purpose of taking public testimony concerning proposed amendments to the Yakima County Comprehensive Plan - ***Plan 2015*** and the Yakima County Code Title 15, the Yakima County Zoning Ordinance; and,

WHEREAS, the Planning Commission considered those proposed amendments in light of the recommendations of staff and public testimony received and has issued its findings and conclusions to the Board for consideration in the documents "Yakima County Planning Commission Findings of Fact and Recommendation December 3, 2007"; and,

WHEREAS, The Board conducted duly advertised public hearings on December 13, 2007 to take public testimony on the proposed ***Plan 2015*** and zoning text amendments and the Planning Commission recommendations; and,

WHEREAS, the Board completed hearings review on the recommendations of the Planning Commission, held public deliberations and did adopt motions approving, denying the proposed amendments to ***Plan 2015*** and the YCZO; and,

WHEREAS, a SEPA threshold Determination of Non-significance (DNS) for ***Plan 2015*** and zoning ordinance amendments was issued on December 7, 2007; and,

WHEREAS, as part of the seven-year update requirement under RCW 36.70A.130, completed on December 18, 2007, Yakima County has reviewed plans and regulations, analyzed whether there is a need for revisions, and updated those chapters of the comprehensive plan and development regulations to reflect local needs, new data, and current laws; and,

WHEREAS, the update of Yakima County's comprehensive plan must be processed in compliance with the State Environmental Policy Act (SEPA); and,

WHEREAS, the Board considered proposed amendments to the comprehensive plan concurrently in order to ascertain their cumulative effects, as set forth in Exhibit A attached hereto; and,

WHEREAS, the Board has determined that all Plan and development regulation amendments are internally consistent:

NOW, THEREFORE, The Board of Yakima County Commissioners hereby ordains as follows:

Section 1. Findings. The Board of Yakima County Commissioners (the Board) finds that all RCW 36.70A (the Growth Management Act or GMA) prerequisites for the adoption of the county's comprehensive plan through the seven year GMA Update process have been met and that the plan adopted herein achieves the goals and satisfies the requirements of the GMA, as follows (added text is shaded, deleted text is ~~strikethrough~~):

A. Compliance with Growth Management Act. The amendments to Yakima County Comprehensive Plan, ***Plan 2015***, and development regulations, adopted by this ordinance are in substantial compliance with RCW 36.70A (the Growth Management Act, or GMA). The Comprehensive Plan is internally consistent and policies within and among elements are complementary, not contradictory. The Comprehensive Plan (and specifically, Volume I, the Policy Plan) contains goals, objectives, policies, implementation measures, policy plan mapping criteria and procedures which provide for its review and adjustment if internal conflicts are discovered.

B. Completion of Plan Update Process. Yakima County's review and analysis were completed in accordance with RCW 36.70A.130, including all steps in the GMA Update process, including (1) establishment of a public participation program that identifies procedures and schedules for review, evaluation, and possible revision process; (2) review of relevant plans and regulations; (3) analysis of need for revisions; and (4) adoption of an appropriate resolution and/or amendments.

C. State Environmental Policy Act (SEPA). Yakima County has complied with the environmental review process required by SEPA for the plan and development regulation update.

D. Analysis of Cumulative Effects. The cumulative effects of the amendments to ***Plan 2015*** and implementation regulations has considered as part of the review process of the comprehensive plan. These effects were considered at the December 13, 2007 hearings and subsequent deliberations, as set forth in Exhibit A attached hereto.

E. Mineral Resource Lands Update. The Board adopts the mineral resource findings and recommendations of the Planning Commission dated September 12, 2007, except as follows:

Volume I, Land Use Chapter, Economic Resource Lands Mapping Criteria section:

1. page I-63, second paragraph - delete the word ~~anticipated~~ and replace with ~~permitted~~.
2. page I-64, second paragraph - delete ~~environmental sensitivity and cultural resources~~
3. page I-64, first paragraph - delete ~~to best and highest priority use~~ and replace with ~~for crushed gravel and concrete aggregate purposes only~~.
4. page I-65, delete criterion #6 and #7.

Volume I, Land Use Chapter, Resource Lands section:

1. page I-84, LU-ER-MR 1.2 - delete ~~At the Board of Yakima County Commissioner's discretion, a~~ and replace with ~~A~~.
2. page I-85, LU-ER-MR 1.7 - delete ~~such as agricultural and forest uses~~.
3. page I-86, LU-ER-MR 3.1 - Change to say ~~Review all candidate sites for the Mineral Resource Overlay designation and Mining Zoning District consistent with the~~

Yakima County Comprehensive Plan - Plan 2015.

4. page I-86, LU-ER-MR 3.4 - Change to say Require applications for expansion of existing mineral resource extraction operations to identify reclamation consistent with Yakima County Comprehensive Plan - Plan 2015.
5. page I-86, LU-ER-MR 3.7 - Delete completely.

Volume I, Plan Policy Section F. Acronyms and Definitions:

1. strike proposed Aesthetics definitions.

Mineral Resource Overlay designation (see attached map - BOCC Recommended Sites):

1. sites modified: Site 1, Site 4, Site 7 and Site 29.
2. deleted sites: Site 2, Site 5, Site 9, Site 20, Site 21, Site 22, Site 23, Site 25, Site 26, Site 27, Site 30 and Site 32.

F. **Urban Growth Areas (UGAs) Update.** The Board adopts the City-specific findings and recommendations of the Planning Commission dated October 31, 2007, except as follows:

1. Sunnyside Area 4 (Monson area and adjacent area to the east): Adopt the findings and recommendations of the staff report dated March 16, 2007, to add this area to Sunnyside's UGA for Industrial and Commercial uses.
2. Tieton: Adopt the findings and recommendations of the staff report dated March 16, 2007, to remove the area from Tieton's UGA.
3. Toppenish: Toppenish requested adding an area west of the U&I plant for industrial uses. ***Plan 2015***'s Economic Development Policy ED 3.5 lists 15 criteria to utilize "in evaluating the appropriateness of industrial campus sites," of which the 4th criterion is "Not flood prone." While the requested area is in the 100-year floodplain, the Board finds that the area proposed by Toppenish (parcels "D" and "E" on the map presented by city staff at the Planning Commission's hearing on September 26, 2007) is an appropriate location for the extension of Toppenish's industrial area.

G. **Plan 2015 Update.** The Board adopts the ***Plan 2015*** update findings and recommendations of the Planning Commission dated December 3, 2007, except as follows:

Volume I, Economic Development Chapter

1. Page I-35, second paragraph, under the Business Recruitment/Retention heading - replace half a dozen with 'many'.
2. Page I-37, last paragraph, under the Tourism heading, the Board directed this descriptive info to be updated with assistance from the Visitors & Convention Bureau to reflect current conditions - replace existing two paragraphs under the Tourism heading with the following:

Tourism is a major industry for Yakima County, responsible for \$307 million in direct sales annually, 3,370 jobs, \$68 million payroll, and more than \$22 million in state and local taxes. According to Washington State Tourism, tourism accounts for 11% of all sales taxes generated in Yakima County. The industry is still underdeveloped and under marketed. While some activities and attractions like wineries draw visitors from all parts of the globe, many other attractions have a limited audience, primarily for local residents. The County's central location, natural, cultural and historic attributes give it a potential market area that extends well beyond the County lines.

Tourism depends on public investments in local roads and signage, parking, community safety, convention facilities and other features that serve both residents and visitors. To capitalize on the positive affects that tourism can have for the County, tourism issues and needs should be integrated into the comprehensive plan.

3. Page I-38, first column, number 6 - replace ~~Create guaranteed~~ with Improve.

Volume I, Land Use Chapter, Urban Lands section

1. Page I-53, top of first column, number 7 - replace existing text with 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.

Volume I, Transportation Chapter, Transportation Plan Development section

1. Page I-114, first column - add new policy T4.4 Consider low impact development and other appropriate “green” building standards and guidelines to comprehensively address design elements such as transportation, storm water management, and utility infrastructure, in order to reduce costs and retain natural hydrology and processes, using appropriate techniques such as limiting impervious surfaces, clustering, and preserving open spaces and forests.
2. Page I-111, top of first column - delete ~~(2006 – 2011)~~ and ~~(2006 – 2026)~~ and add new sentence The most recently annually updated and adopted TIP shall be considered the adopted strategic portion of the Capital Facilities Plan for transportation, and is incorporated as part of the Yakima County comprehensive plan, ***Plan 2015***.

Volume 1, Capital Facilities Chapter

1. Page I-128, second column, delete ~~Explanation of Changes~~ heading and subsequent paragraph.
2. Page I-134, second column, CF 1.3 add the following text - CF 1.3Plan, and shall be incorporated into the Yakima County Comprehensive Plan, ***Plan 2015***.

Section 2. Comprehensive Plan Amendments.

- A. Mineral Resource Overlay (MRO) Plan Designation - Maps. The Policy Plan Maps (Volume I, Land Use Chapter, Mineral Resource Maps: Figure I-2A - Mineral Resource Sites Upper Valley, Figure I-2B - Mineral Resource Sites Lower Valley, Figure I-2C - Mineral Resource Sites Upper Valley Urban Areas) adopted by Ordinance No. 15-1999 and subsequently amended are as indicated by the maps attached hereto as Exhibit B.
- B. Urban Growth Areas – Maps. The Policy Plan Map (Figures I-1A, I-1B, and I-1C) of ***Plan 2015*** (the Yakima County Comprehensive Plan) adopted by Ordinance No. 4-1997 and subsequently amended are hereby amended as indicated by the maps attached hereto as Exhibit C. The Board directs the Planning Division and the GIS Department to make such changes to the official maps to reflect the Board’s decisions.
- C. Plan 2015 Text Amendments. The text of ***Plan 2015*** is hereby amended by adding the underlined language and deleting the strike-through language in Exhibit D.

Section 3. Zoning Ordinance Amendments - added text is shaded and deleted text is strikethrough.

- A. The Yakima County Zoning Ordinance (YCC Title 15) adopted by Ordinance No. 1-2000 and subsequently amended is hereby amended to add the following mineral resource related text in section 15.20.085.

15.20.085 Setback from agricultural, mineral extraction and forestry activities for especially sensitive land uses. To provide a buffer between resource lands or uses and adjacent especially sensitive land uses (as defined in 15.08.240), the following setbacks are enacted:

- (1) Where any existing or proposed lot borders on agricultural, mineral resource or forest land, a building setback for especially sensitive land uses is required from the adjoining resource land or use as follows:
 - (a) 60 feet from any adjoining lot containing a commercial agricultural use in a rural zoning district;
 - (b) 150 feet from an Agriculture (AG) zoned lot, except when a lot is being created around a dwelling unit within the Agriculture zoning district that existed prior to the effective date of this ordinance;
 - (c) 200 feet from any Forest Watershed (FW) zoned lot; and,
 - (d) ~~1,000~~ ~~500~~ feet from property designated Mineral Resource **Overlay** by the comprehensive plan.

- B. The Yakima County Zoning Ordinance (YCC Title 15) Map adopted by Ordinance No. 1-2000 and subsequently amended is hereby amended as indicated by the maps attached hereto as Exhibit C. The Board directs the Planning Division and the GIS Department to make such changes to the official maps to reflect the Board's decisions.

- C. YCC 15.08 (Definitions) is hereby amended to add the following new definitions:

YCC 15.08.053 Agricultural Tourist Operation. “Agricultural Tourist Operation” refers to a working farm or any agricultural, horticultural, or agribusiness operation that is open to the public for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation. The retail sales of agricultural related products, grown or produced onsite is considered an accessory to the operation.

YCC 15.08.657 Winery. “Winery” means and includes the following types:

(1) Basic winery. “Basic winery” is a facility where fruit, usually grapes, is processed into wine. Basic wineries can include vineyards, tasting and sales rooms.

(2) Retail Winery/Agricultural Tourist Operation. “Retail Winery or Agricultural Tourist Operation” is one that may include, in addition to those accessory uses associated with a Basic Winery or Agricultural Tourist Operation, eating and food preparation amenities along with a Bed & Breakfast Inn, Boarding House, **or** event facilities for seminars or other small social gatherings up to 1500 square feet.

(3) Destination Winery/Agricultural Tourist Operation. “Destination Winery or Agricultural Tourist Operation” is one that may include, in addition to those accessory uses associated with a basic or retail operation, overnight lodging facilities for 12 or fewer units, **or** event facilities for seminars, small weddings and other social gatherings exceeding 1500 square feet.

(4) Resort Winery/Agricultural Tourist Operation. "Resort Winery or Agricultural Tourist Operation" is one that consists of an assortment of uses over and above any uses associated with a basic, retail or destination level operation. These accessory uses can be anything of a resort nature that enhances the tourist related experience, including but not limited to greater than 12 overnight units, full scale restaurant facilities, and RV accommodations. A *Resort Winery or Agricultural Tourist Operation is reviewed under the Master Planned Resort (MPR) provisions of the zoning ordinance.*

- D. The Table of Allowable Land Uses in YCC 15.18 is hereby amended to add the new uses and to revise the existing uses as indicated below:

Table 15.18 Allowable Land Uses	Agricultural	Forest Watershed	Mountain Rural	Valley Rural	Remote/ELDP	Rural Transitional	One-Family Residential	Two-Family Residential	Multi-Family Residential	Rural Settlement	Professional Business	Local Business	Commercial	Highway/Tourist Commercial	Industrial	Mining
	AG	FW	MR	VR	R/EL	RT	R1	R2	R3	RS	B1	B2	C	HC	I	MIN
AGRICULTURE & FORESTRY (COMMERCIAL)																
Agricultural Tourist Operation* (dd)	I															
Basic Winery* (dd)	I															
Retail Winery or AG Tourist Operation* (dd)	II			II	II								I			
Destination Winery or AG Tourist Operation* (dd)	III			III	III								II			
Resort Winery or AG Tourist Operation* (dd)	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV
RETAIL TRADE AND SERVICE																
Boarding or Lodging House* (cc)	II	III	II			III	III	II	I	II		I				
Overnight Lodging facilities* (cc)	II	III	II							II		I	I			

- E. YCC Section 15.18.030 (Regulatory notes) is hereby amended to add the following new regulatory notes:

(cc) The following uses are subject to restrictions when proposed within the Agriculture (AG) zone:

(1) Overnight Lodging Facilities as defined in 15.08.490 shall be subject to the following restrictions:

- a. Facilities proposed within the Agriculture (AG) zone shall only be considered in those instances where they are being proposed as an accessory to a Destination or Resort AG Tourist Operation.
- b. Such facilities being proposed as an accessory to a Destination or Resort AG Tourist Operation shall be limited to no more than 12 overnight accommodations.
- c. The facilities and permanent parking shall be located and designed so they will not interfere with agricultural operations on the site of the proposed use or on nearby properties.
- d. The facilities and permanent parking shall be located within the general area already developed for buildings and residential uses and shall not convert more than one acre of agricultural land to nonagricultural uses.

(2) Boarding or Lodging Houses as defined in 15.08.135 shall be subject to the following restriction:

- a. Facilities proposed within the AG zone shall only be considered in those instances where they are being proposed as an accessory to a Retail, Destination or Resort AG Tourist Operation.
- b. The facilities and permanent parking shall be located and designed so they will not interfere with agricultural operations on the site of the proposed use or on nearby properties.
- c. The facilities and permanent parking shall be located within the general area already developed for buildings and residential uses and shall not convert more than one acre of agricultural land to nonagricultural uses.

(dd) Agricultural Tourist Operations or Wineries, as defined in 15.08.057 and 15.08.058 shall be subject to the following minimum requirements:

(1) Agricultural Tourist Operation or Winery – Retail

- a. Indoor event facilities shall be no larger than 1500 square feet.
- b. To the extent possible, parking required for event facilities shall be shared with other general parking on site.
- c. The facilities and permanent parking shall be located and designed so they will not interfere with agricultural operations on the site of the proposed use or on nearby properties.
- d. The facilities and permanent parking shall be located within the general area already developed for buildings and residential uses and shall not convert more than one acre of agricultural land to nonagricultural uses.

(2) Agricultural Tourist Operation or Winery – Destination

- a. To the extent possible, parking required for event facilities shall be shared with other general parking on site.
- b. The facilities and permanent parking shall be located and designed so they will not interfere with agricultural operations on the site of the proposed use or on nearby properties.
- c. The facilities and permanent parking shall be located within the general area already developed for buildings and residential uses and shall not convert more than one acre of agricultural land to nonagricultural uses.

F. Section 15.66.020 of YCC 15.66 (Signs) is hereby amended as follows:

- 15.66.020 Definitions. For the purpose of this chapter, certain abbreviations, terms, phrases, words and derivatives shall be construed as specified herein.
- (1) Abandoned Sign means any sign located on property that is vacant and unoccupied for a period of six months or more, or any sign which pertains to any occupant, business or event unrelated to the present occupant or use.
 - (2) Canopy Sign means any sign that is part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.
 - (3) Changing Message Center Sign means an electronically controlled sign where different automatic changing messages are shown on the lampbank. This definition includes time and temperature displays.
 - (4) Construction Sign means any sign used to identify the architects, engineers, contractors or other individuals or firms involved with the construction of a building and to show the design of the building or the purpose for which the building is intended.
 - (5) Directional Sign -- see Section 15.66.020(12), "Off-premises Directional Sign", and Section 15.66.020(14), "On-premises Directional Sign". Also see Section 15.66.120.
 - (6) Flashing Sign means an electric sign or a portion thereof (except changing message centers) which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the non constant light source is off at any one time.
 - (7) Freestanding Sign means any sign supported by one or more uprights, poles or braces in or upon the ground.
 - (8) Freeway Sign means a freestanding sign designed and placed to attract the attention of freeway traffic. See 15.66.150.
 - (9) Kiosk means a system or display, placed in a secure enclosure in a public place that enables consumers to have instant access to information and directions related to specific products, services or attractions.
 - (910) Multiple-building Complex is a group of structures housing two or more business or commercial uses sharing the same lot, access and/or parking facilities, or a coordinated site plan. For purposes of this section, each multiple building complex shall be considered a single use.
 - (110) Multiple-Tenant Building is a single structure housing two or more retail offices, or commercial uses sharing the same lot, access and/or parking facilities, or a coordinated site plan. For purposes of this section, each multiple building complex shall be considered a single use. See 15.66.140.
 - (124) Off-premise Sign means a sign which advertises or promotes merchandise, service, goods, or entertainment which are sold, produced, manufactured or furnished at a place other than on the property on which said sign is located. See 15.66.130.
 - (132) Off-premise Directional Sign means an off-premise sign with directions to a particular business or public attraction. See 15.66.120(2)
 - (143) On-premise Sign means a sign incidental to a lawful use of the premises on which it is located, advertising the business transacted, services rendered, goods sold or products produced on the premises or the name of the business, name of the person, firm or corporation occupying the premises. See 15.66.120(1).

- (154) On-premise Directional Sign means a sign directing pedestrian or vehicular traffic to parking, entrances, exits, service areas, or other on-site locations. See 15.66.120(1).
- (165) Political Sign means a sign advertising a candidate or candidates for public elective offices, or a political party, or a sign urging a particular vote on a public issue decided by ballot.
- (176) Portable Sign means a temporary sign made of wood, metal, plastic, or other durable material, which is not attached to the ground or a structure. This definition includes sidewalk, sandwich boards and portable readerboards (also see Section 15.66.020(23), temporary sign).
- (187) Real Estate Sign means any sign pertaining to the sale, lease or rental of land or buildings.
- (198) Sign means any medium, including its structural component parts, which is used or intended to attract attention to the subject matter that identifies, advertises and/or promotes an activity, product, service, place, business, or any other thing.
- (2019) Sign Area means that area contained within a single continuous perimeter which encloses the entire sign cabinet, but excluding any support or framing structure that does not convey a message.
- (210) Sign Height means the vertical distance measured from the grade below the sign or upper surface of the nearest street curb, whichever permits the greatest height, to the highest point of the sign.
- (224) Sign Setback means the horizontal distance from the property line to the nearest edge of the sign cabinet.
- (232) Street Frontage means the length in feet of a property line(s) or lot line(s) bordering a public road or street. For corner lots each streetside property line shall be a separate street frontage. The frontage for a single use or development on two or more lots shall be the sum of the individual lot frontages.
- (243) Temporary Sign means any sign, banner, pennant, valance, or advertising display constructed of cloth, paper, canvas, cardboard, or other light non-durable materials. Types of displays included in this category are: grand opening, special sales, and special event signs. See 15.66.110.
- (254) Use Identification Sign means a sign used to identify and/or contain information pertaining to a school, church, residential development, or a legal business (other than a home occupation in a residential district).
- (265) Wall Sign means any on-premise sign attached to or painted directly on, or erected against and parallel to the wall of a building. See 15.66.100.
- (276) Window Sign means any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

E. Section 15.66.120 of YCC 15.66 (Signs) is hereby amended as follows:

15.66.120 Directional Signs.

- (1) On-Premise Directional Signs - On-premise directional signs may be permitted in accordance with Table 15.66A. On-premise directional signs may contain both directions and the business name or logo, provided the business name or logo shall not exceed fifty percent of the sign area.

- (2) Off-Premise Directional Signs - Off-premise directional signs are permitted where indicated in Table 15.66.130(B); provided, that:
- (a) The off-premise sign is for the purpose of identifying and/or locating uses selling or producing agricultural or forestry products, or for tourist attractions of general public interest, when necessary due to the location of the enterprise or activity;
 - (b) The off-premise sign contains only directional information, logo, and business name;
 - (c) The off-premise signs are permanently installed on private property;
 - (d) Only one off-premise sign is permitted on a parcel.
- (3) Kiosks - Kiosks are permitted where indicated in Table 15.66(B) provided that:
- (a) The kiosk is for the purpose of identifying and/or locating uses selling or producing agricultural or forestry products, or for tourist attractions of general public interest.
 - (b) The kiosk is situated in such a manner that allows for off-street parking that does not interfere with through traffic.
 - (c) The kiosk is permanently situated on private property.
 - (d) Only one kiosk is permitted on a parcel.

F. Section YCC 15.20.100 is hereby amended as follows:

15.20.100 Manufactured home and mobile home siting requirements. The provisions established herein are intended to assure the siting of mobile/manufactured homes is compatible with surrounding residential uses and preserves the general character and integrity of urban and rural neighborhoods. In addition to the specific regulations set forth within each use district of this title, the following regulations shall apply to the placement of all manufactured homes and mobile homes:

- (1) All mobile and manufactured homes shall:
 - (a) Have permanent steps or inclined planes affixed to all entrances;
 - (b) Maintain a minimum eighteen inch crawl space under the entire unit;
 - (c) Have permanent skirting or sidewalls installed to enclose all areas between the lower edge of the outside walls and the ground;
 - (d) Be placed and anchored per the manufacturer's installation instructions or per the design of a professional engineer or architect licensed in Washington {WAC 296-150M-610 (1)(C)};
 - (e) Have the tow tongue and axles removed.
- (2) Manufactured homes shall also be required to meet the four siting requirements listed below, unless: the home is being located in a manufactured/mobile home park; or, the home is approved as a temporary unit for the care of an aged/infirm relative and located outside of an urban growth area and the RT and RS zoning districts. Provided, if the temporary manufactured home is replacing the original dwelling, as allowed in 15.18.030, it shall not be exempt from the following siting requirements.
 - (a) Roof Slope Roof slope shall be not less than a 2' rise for each 12' of horizontal run.

- (b) **Roofing Materials** Roofing materials shall be compatible in appearance with surrounding site-built homes, and consistent with fire safety standards.
 - (c) **Siding Materials.** Siding materials shall be wood, Masonite, or other material compatible with surrounding site-built homes.
 - (d) **Pit Set.** Manufactured homes shall be "pit set", with the bottom of the floor joist or frame no more than 12" above finished grade, except as necessary to accommodate terrain. The pit shall be of sufficient depth to accommodate an 18-inch clearance below the frame of the unit with crawl space access located near utility connections.
- (3) Any manufactured home which is constructed after June 15, 1976, and which complies with the following requirements, shall be sited in the same manner, and subject to the same conditions, as a site built home, any other provisions of this title to the contrary notwithstanding:
- (a) Is a new manufactured home which has not been previously titled to a retail purchaser and is not a "used mobile home" as defined in RCW 82.45.032(2);
 - (b) Is set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground is enclosed by concrete or an approved concrete product which can either be load bearing or decorative;
 - (c) Is in compliance with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
 - (d) Is thermally equivalent to the state energy code; and
 - (e) Meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.

G. Table 15.76 (Zoning District consistency with Comprehensive Plan Future Land Use Designations) in YCC 15.76 (Amendments) is hereby amended as follows, as set forth in Exhibit E attached hereto.

Section 4. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to any other persons or circumstances.

Section 5. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 6. Effective Date. This ordinance shall be effective at 11:59 pm on December 31, 2007.

DATED this 18 day of December, 2007



Attest:

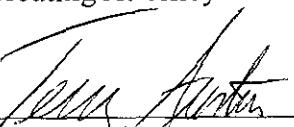


Christina S. Steiner

Clerk of the Board

Approved as to form only:

Ronald S. Zirkle
Prosecuting Attorney

By: 

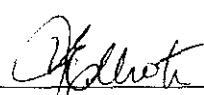
Terfy D. Austin
Deputy Prosecuting Attorney



Michael D. Leita, Chairman



Ronald F. Gamache, Commissioner



J. Rand Elliott, Commissioner
*Constituting the Board of County Commissioners
for Yakima County, Washington*

EXHIBIT A - Changes to *Plan 2015* since Adoption (Acres)

County-wide									
Adopted Changes in <i>Plan 2015</i> Land Use Designations	1998 Amend- ments	1999 Amend- ments	2000 Amend- ments	2001 Amend- ments	2002 Amend- ments	2003 Amend- ments	2005 Amend- ments	2007 Amend- ments	1998- 2007 Total
Agricultural Resource									
New areas designated AR		+110	+28.4	+250		+79.22		+456	+923.6
Areas removed from AR	-90.4	-305.6	-436.8	-1,911	-12.6	-3,500	-189	-1,229	-7,674.4
Net change in areas designated AR	-90.4	-195.6	-408.4	-1,661		-3,421	-189	-773	-6,738.4
Rural Transitional									
New areas designated RT	+88.3	+34.6	+190.2						+313.1
Areas removed from RT		-9.8					-2	-324.23	-336.03
Net change in areas designated RT	+88.3	+24.8	+190.2				-2	-324.23	-22.93
Rural Self-Sufficient									
New areas designated RSS		+237.1	+432.3	+1,538		+3,500		+462	+6,169.4
Areas removed from RSS	-15.9							-389	-404.9
Net change in areas designated RSS	-15.9	+237.1	+432.3	+1,538		+3,500		+72	+5,763.5
Urban Growth Area									
New areas designated UGA	+18	+9.8	+94.8	+373	+12.6		+243	+1,963	+2,714.2
Areas removed from UGA		-110	-28.4	-250				-928	-1,316.4
Net change in areas designated UGA	+18	-100.2	+66.4	+123			+243	+1,035	+1,385.2
Rural Settlement									
New areas designated RS		+33.9	+7.8						+41.7
Areas removed from RS								-11.13	-11.13
Net change in areas designated RS		+33.9	+7.8					-11.13	+30.57
Rural Remote									
New areas designated RR								+9.54	+9.54
Areas removed from RR			-288.3			-79.22	-52	-8.58	-428.08
Net change in areas designated RR			-288.3			-79.22	-52	+.96	-418.54
Mineral Resources Overlay									
New areas designated MRO		+341	+680			119	79	+8,991	+10,210
Areas removed from MRO						-99		-23	-122
Net change in areas designated MRO		+341	+680			+20	+79	+8,968	+10,088

The Growth Management Act requires that jurisdictions consider the cumulative effects of all proposed plan amendments concurrently. The following table summarizes the potential changes in land use designations for the Proposed Action Alternative.

2007 Plan 2015 - Land Use Changes

Proposed Change in Land Use Designation	Proposed Action Alternative in Acres
Agricultural Resource	
New Areas (Out of UGA)	456.25
Areas Removed (Put in UGA)	-1,229.26
Rural Transitional	
New Areas (Out of UGA)	0
Areas Removed (Put in UGA)	-324.23
Rural Self Sufficient	
New Areas (Out of UGA)	461.74
Areas Removed (Put in UGA)	-389.46
Urban Growth Areas	
New Areas (Out of UGA)	1,962.66
Areas Removed (Put in UGA)	-927.53
Mineral Resource Lands	
New Areas	8,991
Areas Removed	-23

The cumulative effects of the proposed action alternative are relatively insignificant when compared to the total land area of the county. However, localized impacts are likely to occur due to changes in agricultural land uses being replaced by more dense rural and urban uses. In addition, if the 10-Year UGA Review process continues to follow this trend of amending agricultural resource lands, over the life of the plan (20 years) a significant amount of resource lands could lose protection. During the 2007 Plan amendment process a total of 1,229.26 acres were proposed for removal from agricultural resource land protection.

The proposed increase of mineral resource lands is a significant increase when compared to the existing designated lands. Currently the plan designates 8,208 acres of mineral resource lands. However, only a quarter of that total is considered “available for extraction.” This is due to number factors: partially depleted sites, expired permits, sites within critical areas, or sites with limited access. Adding all the proposed lands would result in a 350% increase in the amount of mineral resource lands designated. As part of the update new Mineral Resource Overlay Designation Criteria will be added to the comp plan. In the near future, the County will use the De-designation Criteria to review existing designated sites to evaluate their status and make recommendations on whether the sites should be removed from the inventory. Since the adoption of **Plan 2015** in May of 1997, this will be the first opportunity to “De-designate” potential inappropriate or depleted mineral resource sites.

In addition the proposed action would add 225 acres of mineral resource lands to the floodplain of the Yakima River, where the cumulative effects of past and current mining practices have yet to be adequately determined and addressed. The floodplain site in question is adjacent to an existing mining site. That mining site was required to develop an Environmental Impact Statement (EIS) for impacts to wetlands and

groundwater, considering the proposed 225 floodplain acres is owned by the same mining company it is assumed that at a future project level review, the company will reference the existing EIS previously mentioned.

The recommended alternative will result in no impacts from the loss of agricultural lands at this time, as none are approved for mining. The recommended changes to the mineral resource map would have neither a lower or higher level of cumulative effects because the mineral resources designation is an overlay.

BOCC Recommended Mineral Resource Sites

EXHIBIT B

(The sites on this map will be placed on Policy Plan Maps I-2A, I-2B and I-2C)

LEGEND

- State & Fed Roads
- All Roads
- Rivers
- Bocc_final_recommendations.shp
- County Line
- Cities
- Existing Designated Sites
- Lakes

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2 0 2 4 Miles



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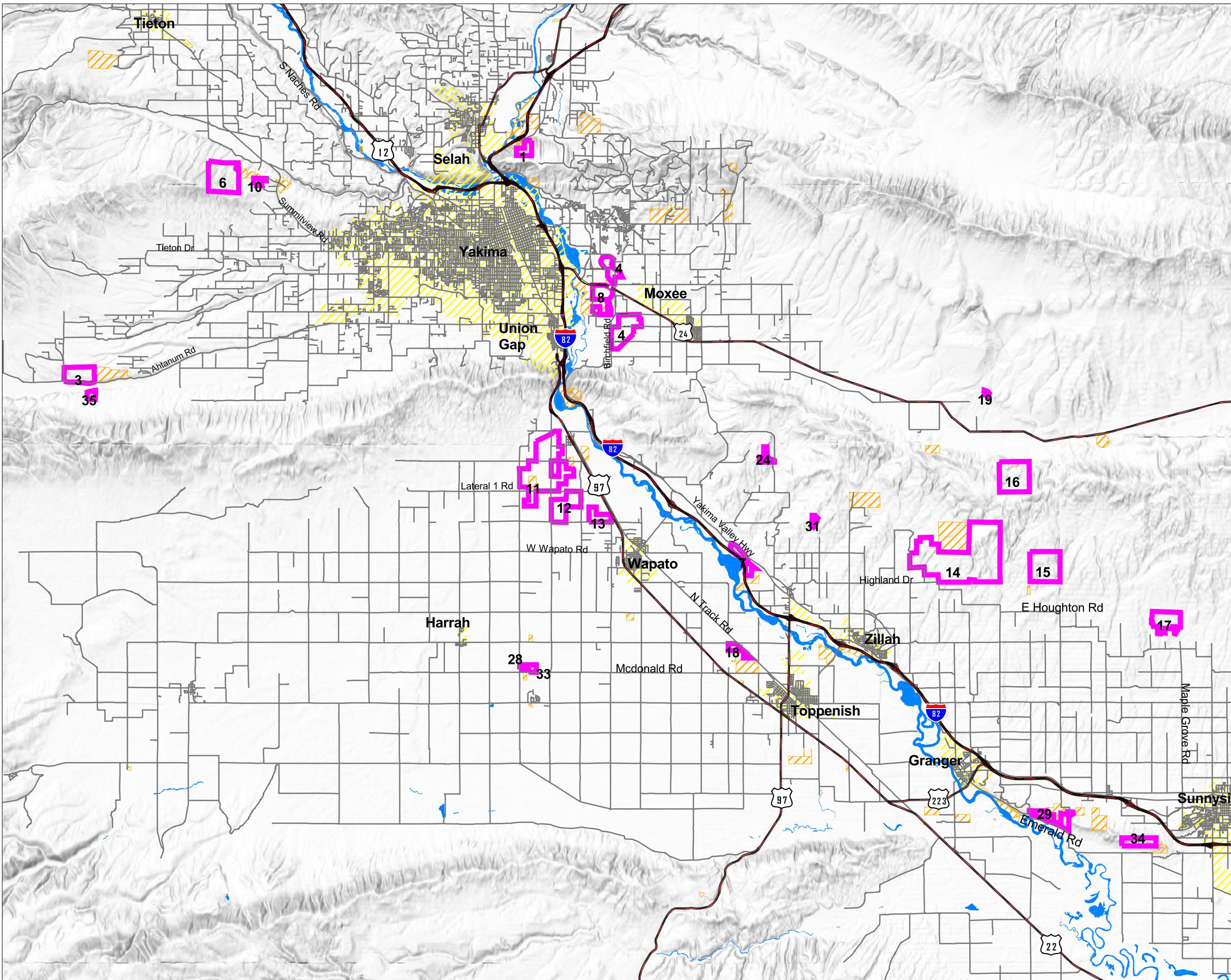


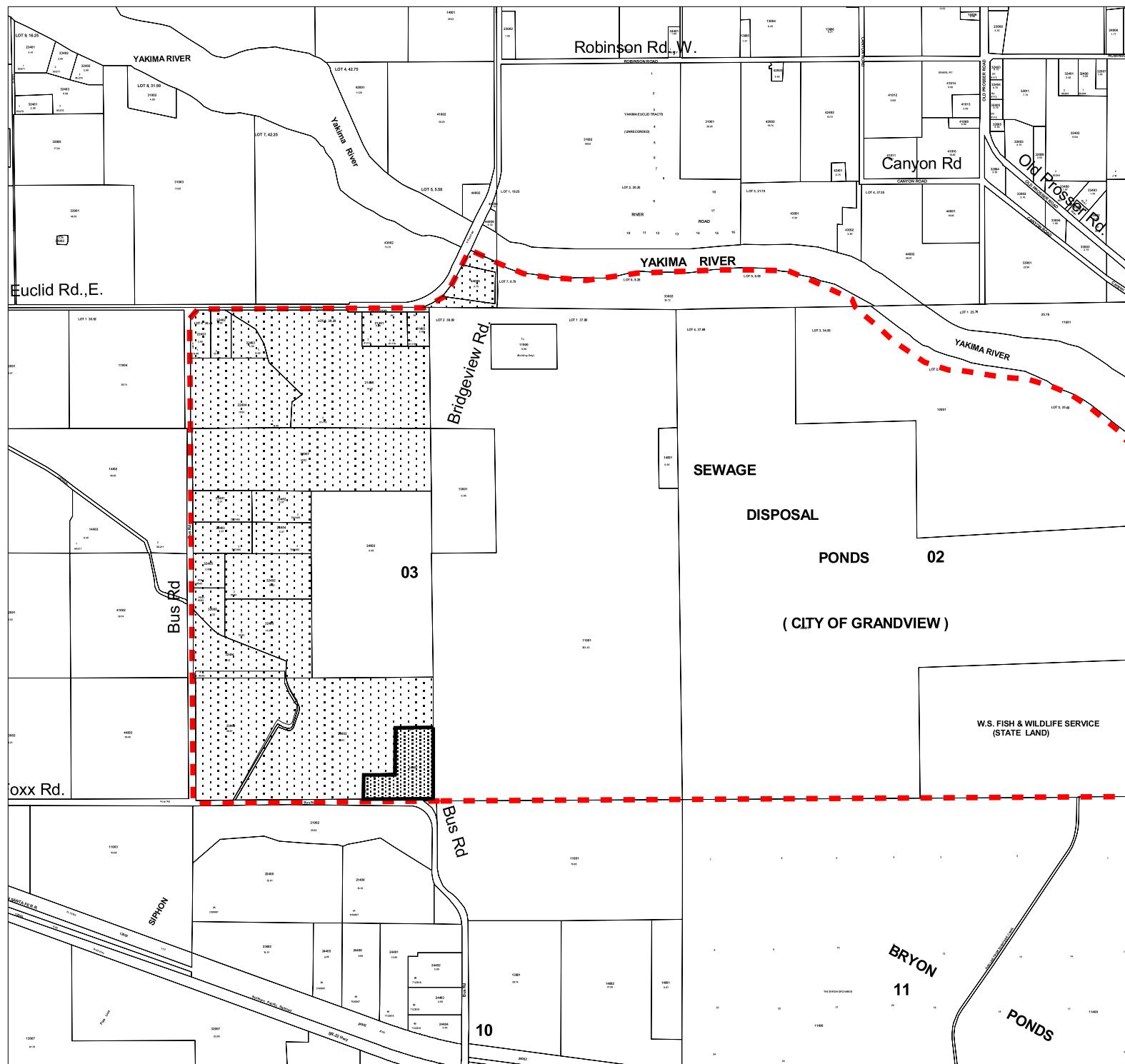
Exhibit C Grandview

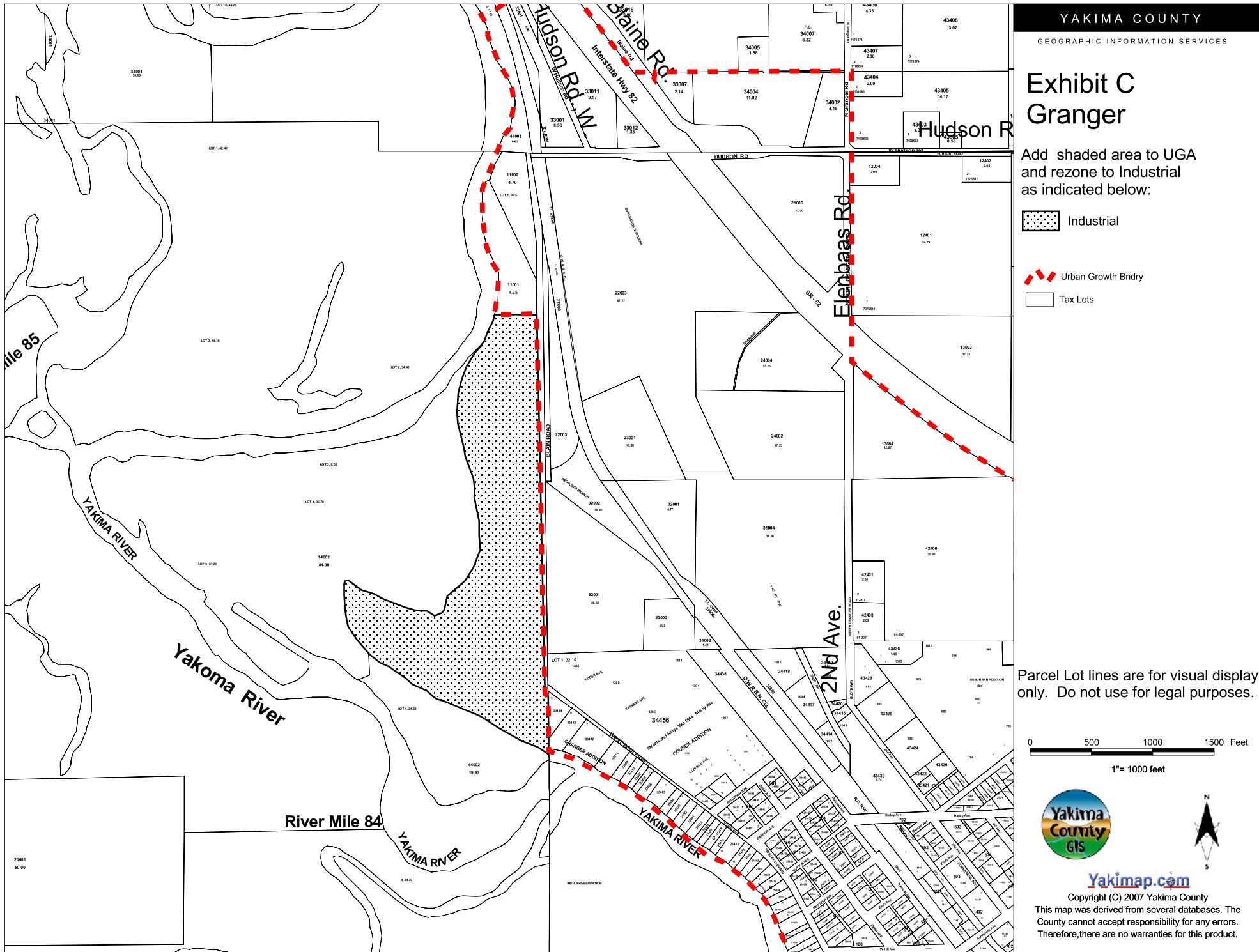
No Changes to Zoning.

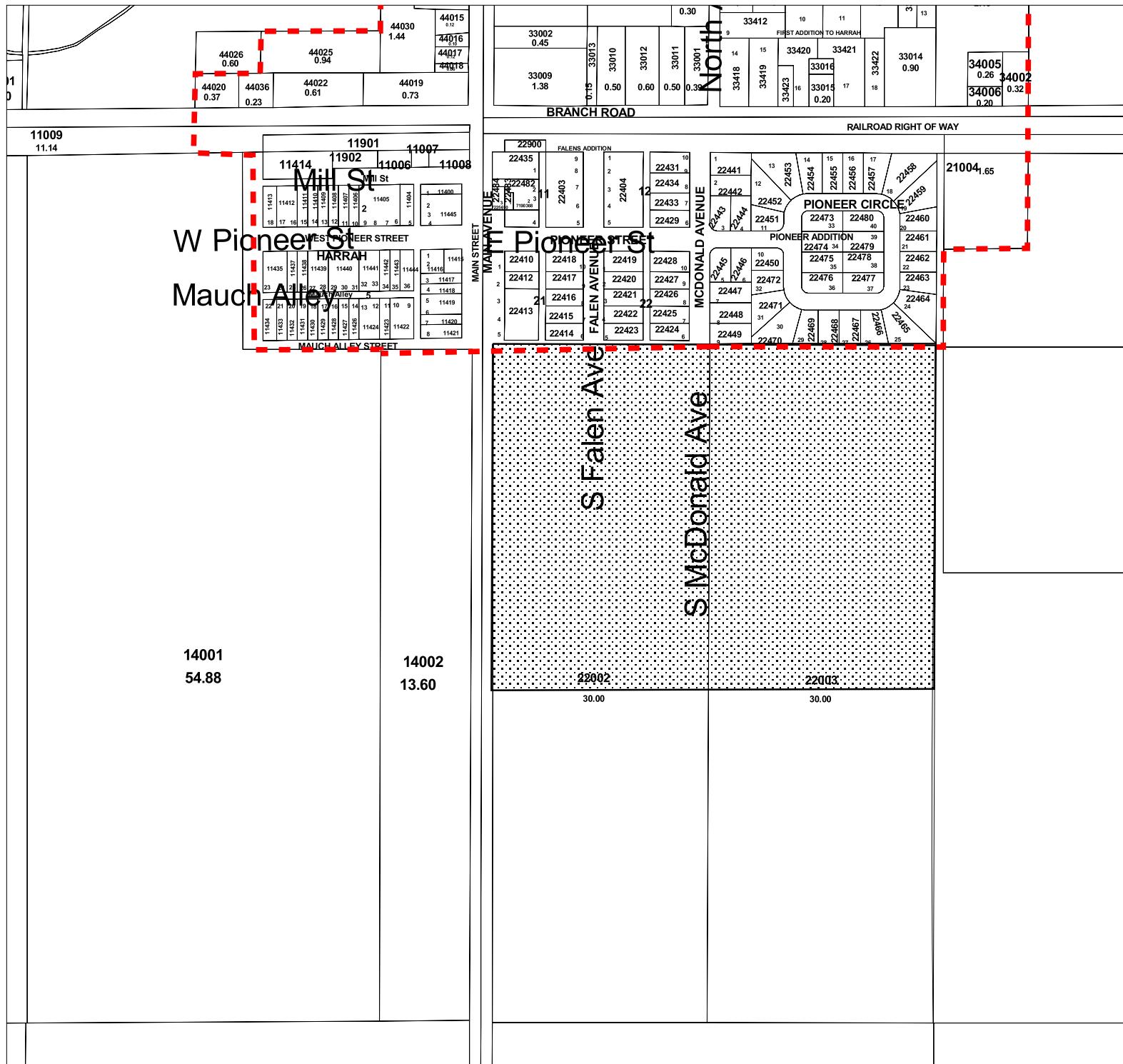
Remove shaded areas from UGA and change their plan designation as indicated below:

RR/ELDP
RSS

Urban Growth Bndry
Tax Lots







YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

Exhibit C

Harrah

Add shaded area to UGA
and rezone to R-1
as indicated below:

 R-1

Urban Growth Bndry

Tax Lots

Parcel Lot lines are for visual display only. Do not use for legal purposes.

0 200 400 600 Fee

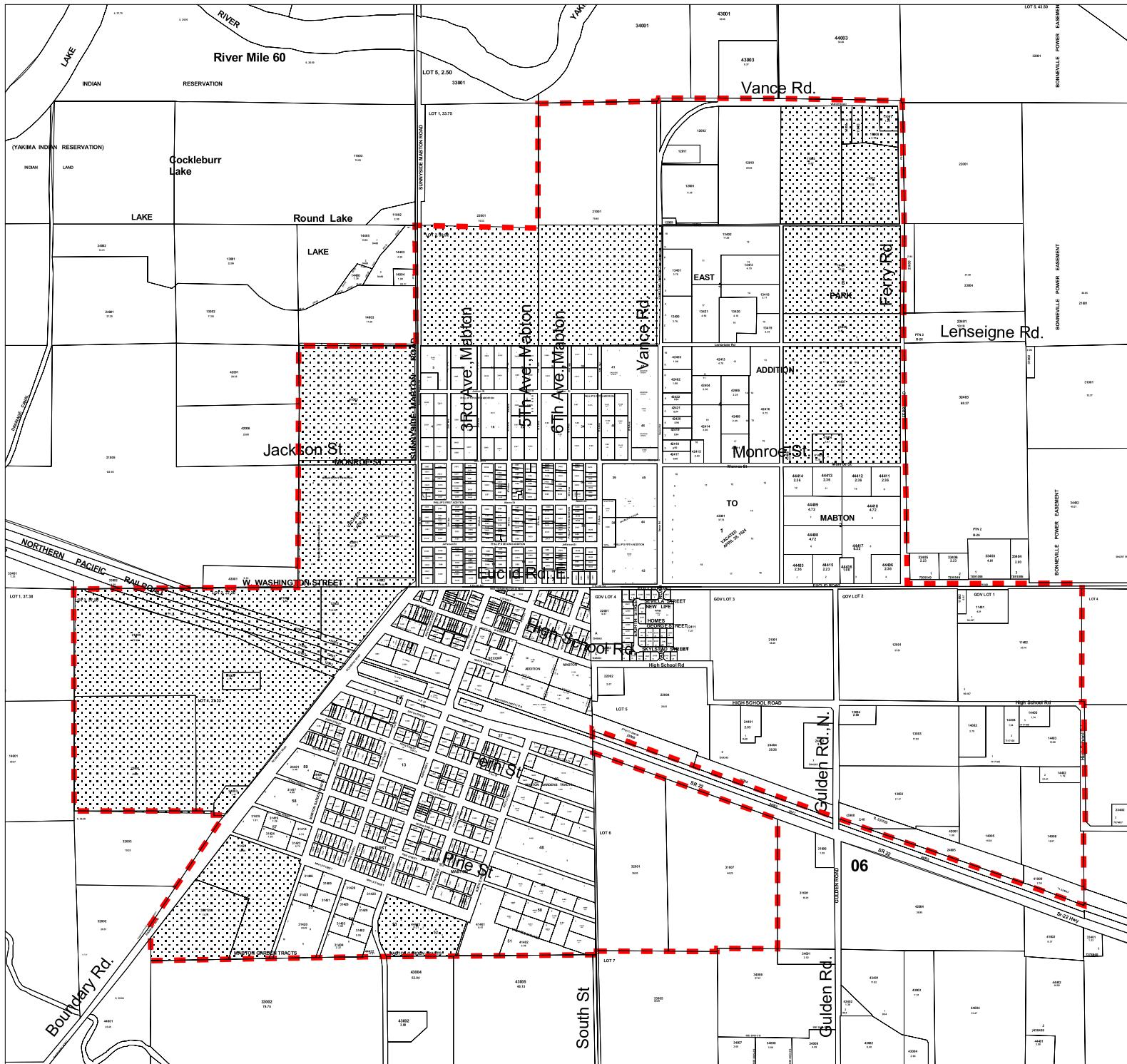
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YAKIMA COUNTY

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Exhibit C Mabton

Remove shaded areas from UGA,
change their plan designation
to Agricultural Resource,
and rezone them to Agriculture
as indicated below:



AR/Ag



Urban Growth Bndry



Tax Lots

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0 500 1000 1500 2000 Feet

1' = 1500 feet



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Exhibit C Moxee

Add shaded areas to UGA
and rezone them to Industrial
and R-1 as indicated below:



Urban Growth Bndry

Tax Lots

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0 1000 2000 3000 Feet
1" = 2500 feet



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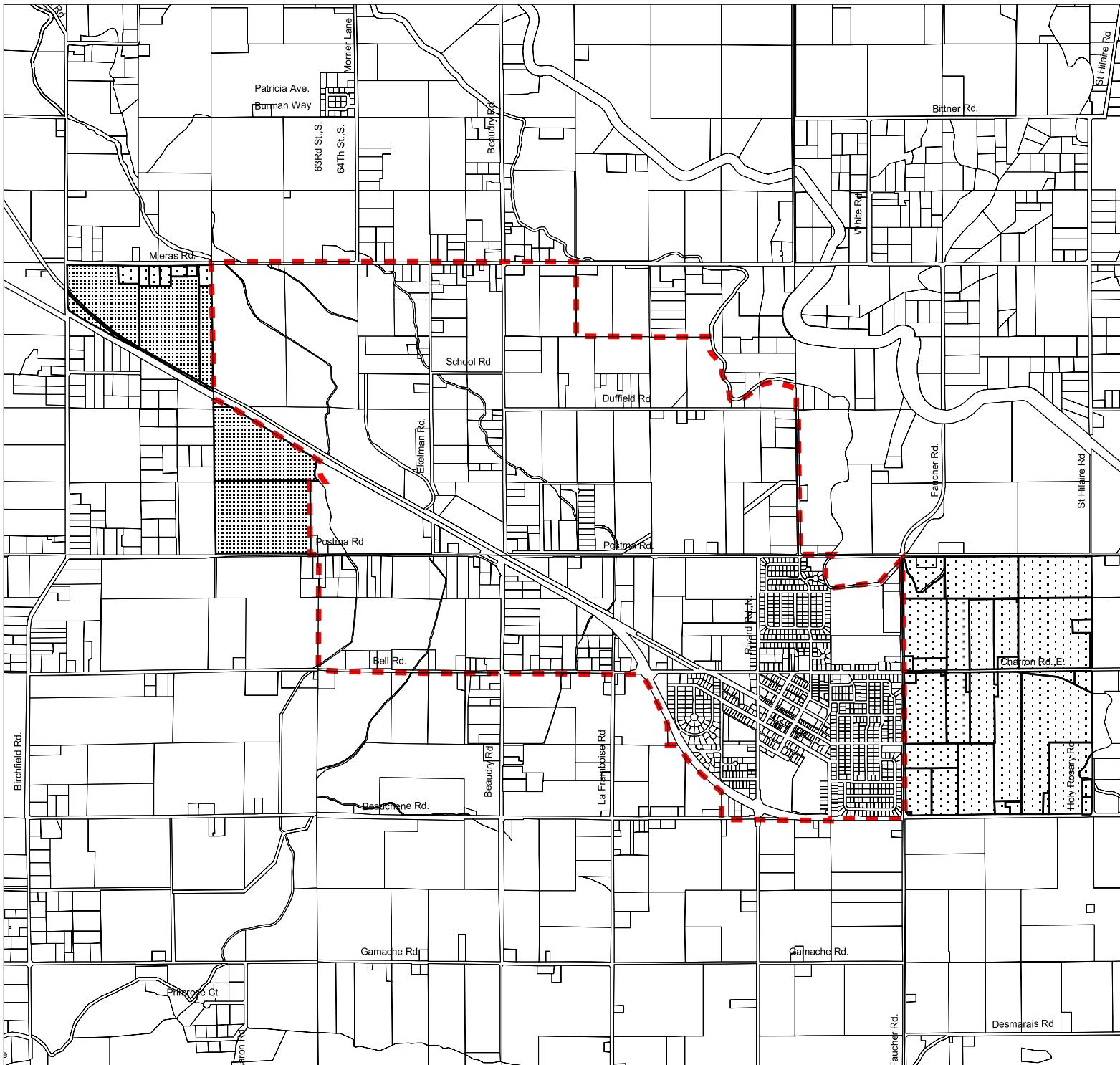


Exhibit C Naches

Add shaded area to UGA
and retain current zoning
as indicated below:

 Industrial

 R/ELDP

 Urban Growth Bndry

 Tax Lots

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0 400 800 1200 Feet

1" = 800 feet



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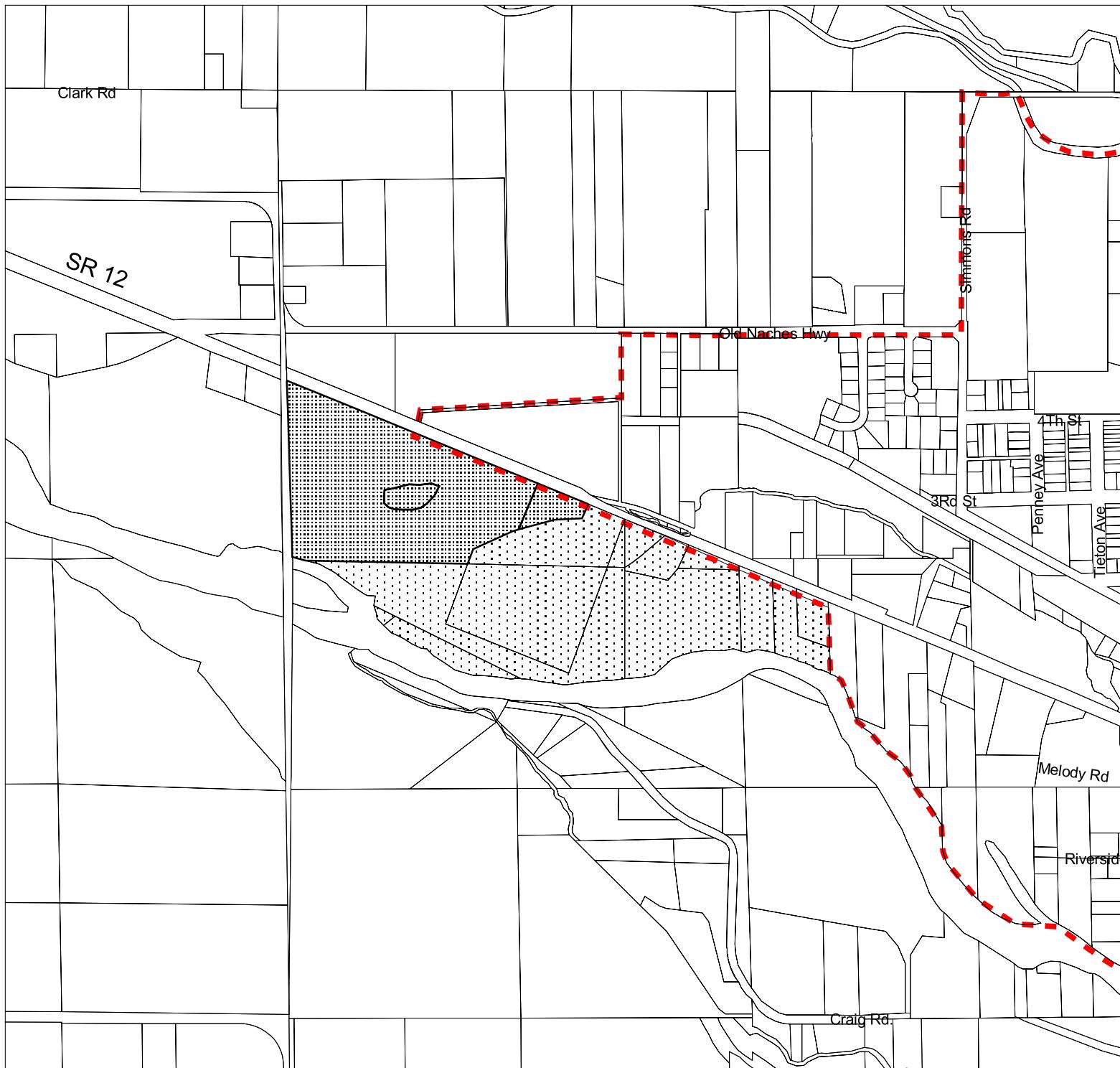


Exhibit C

Sunnyside

Add to the UGA the areas as shaded below and rezone them as indicated below

-  Commercial
-  Industrial

Remove from the UGA the area as shaded below, change its plan designation to Rural Self Sufficient, and rezone to Valley Rural

-  RSS/VR

 Urban Growth Bndry

 Tax Lots

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0 2000 4000 6000 Feet

1" = 4000 feet



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Exhibit C

Tieton

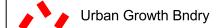
Remove shaded area from the UGA,
change its plan designation
to Rural Self Sufficient,
and rezone to Valley Rural



RSS/VR



Tax Lots



Urban Growth Bndry

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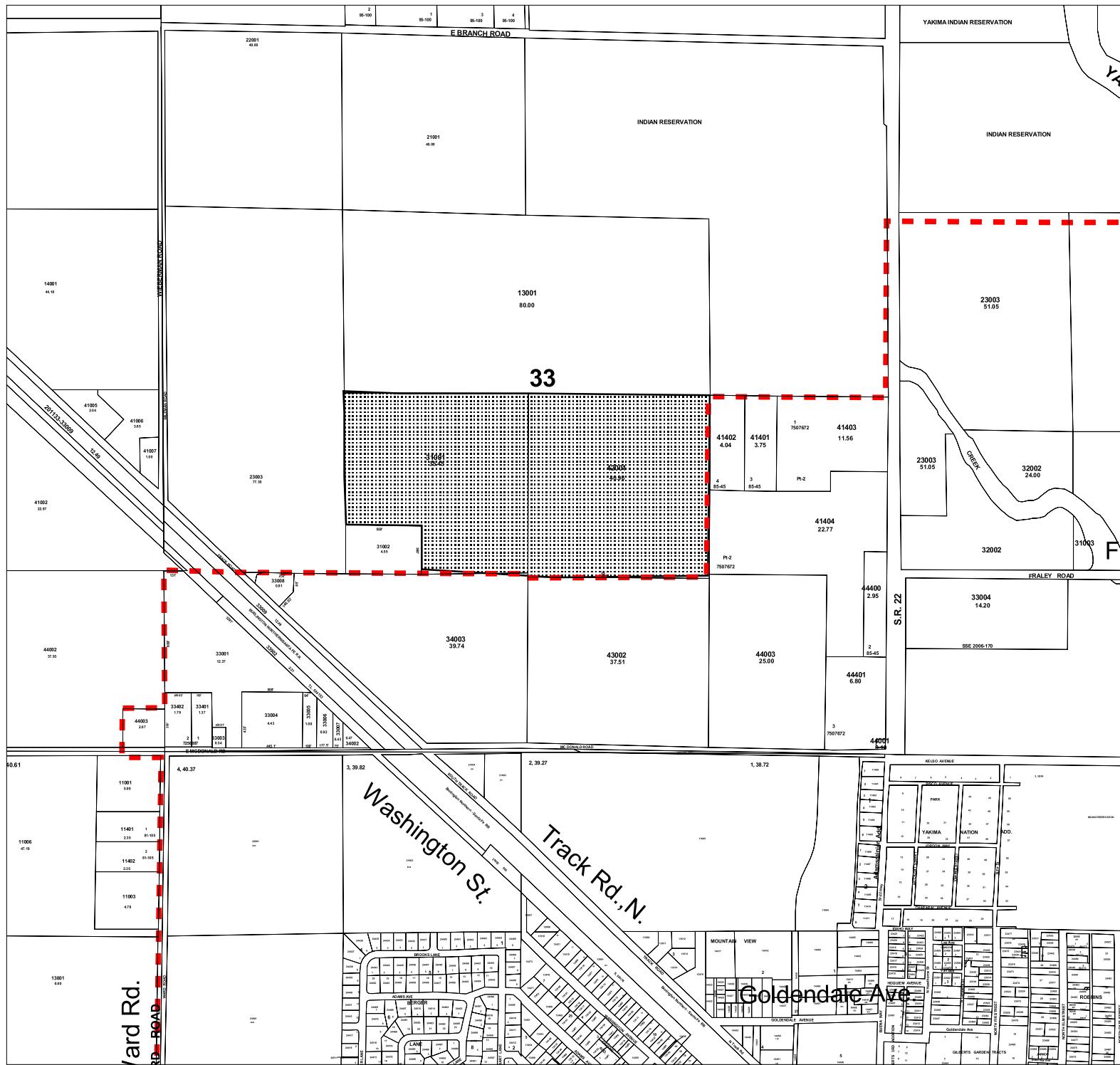
0 400 800 1200 Feet

1"= 800 feet

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YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

Exhibit C Toppenish

Add shaded area to UGA and rezone to Industrial as indicated below:



Industrial



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0 500 1000 1500 Feet

1" = 1000 feet



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Exhibit C

Yakima - SR 24

Add the shaded area to the UGA and rezone it to Light Industrial as indicated below:

M-1

Urban Growth Bndry

Tax Lots

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0 500 1000 1500 Feet

1" = 1000 feet



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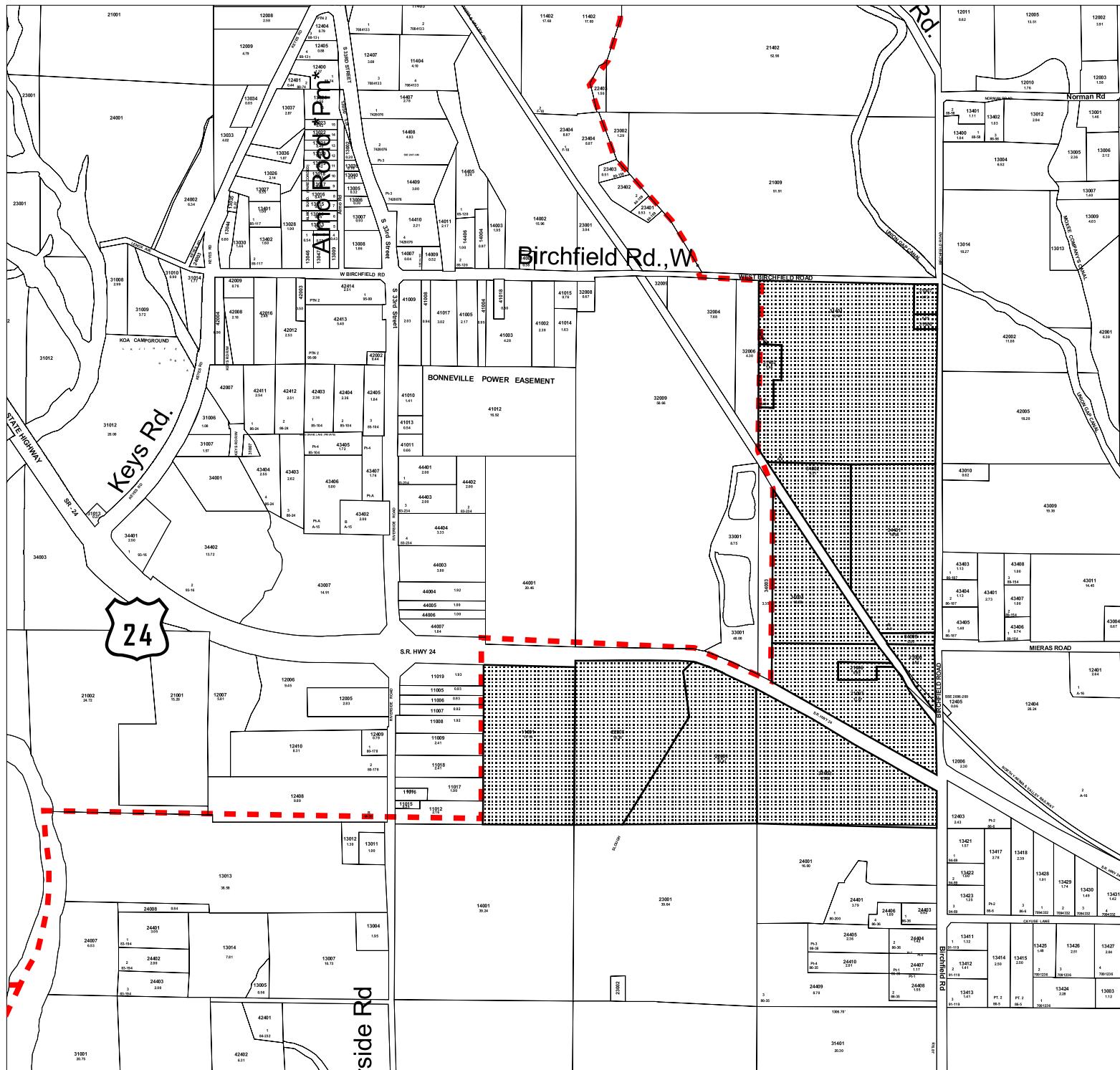


Exhibit C

Yakima - Scenic

Add the shaded area to the UGA and rezone it to R-1 as indicated below:



R-1

Urban Growth Bndry
Tax Lots

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0 500 1000 1500 2000 Feet

1" = 1500 feet



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Exhibit C

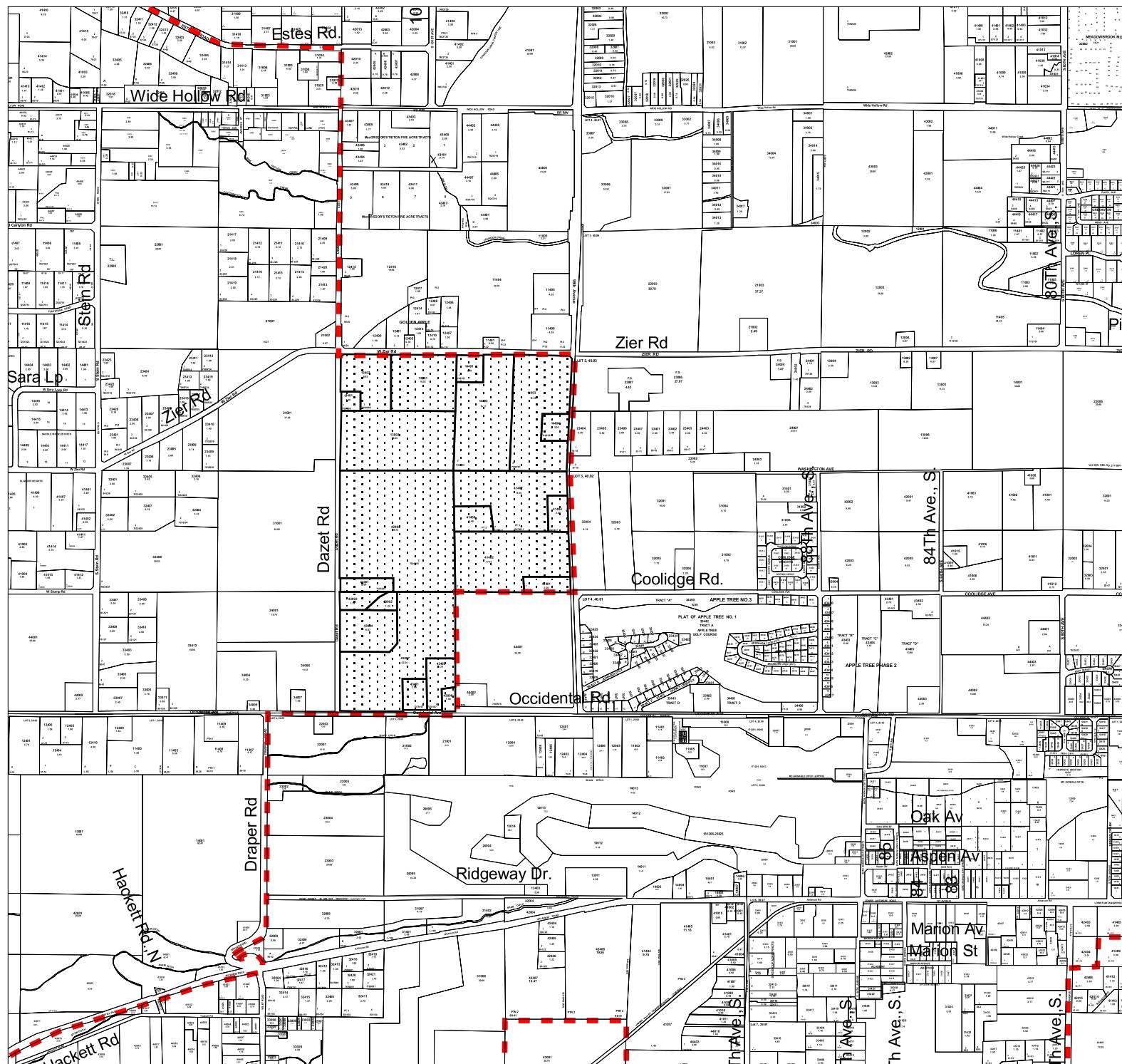
Yakima - Dazet

Add the shaded area to the UGA
and rezone it to R-1
as indicated below:

R-1



Urban Growth Bndry
Tax Lots



Parcel Lot lines are for visual display
only. Do not use for legal purposes.

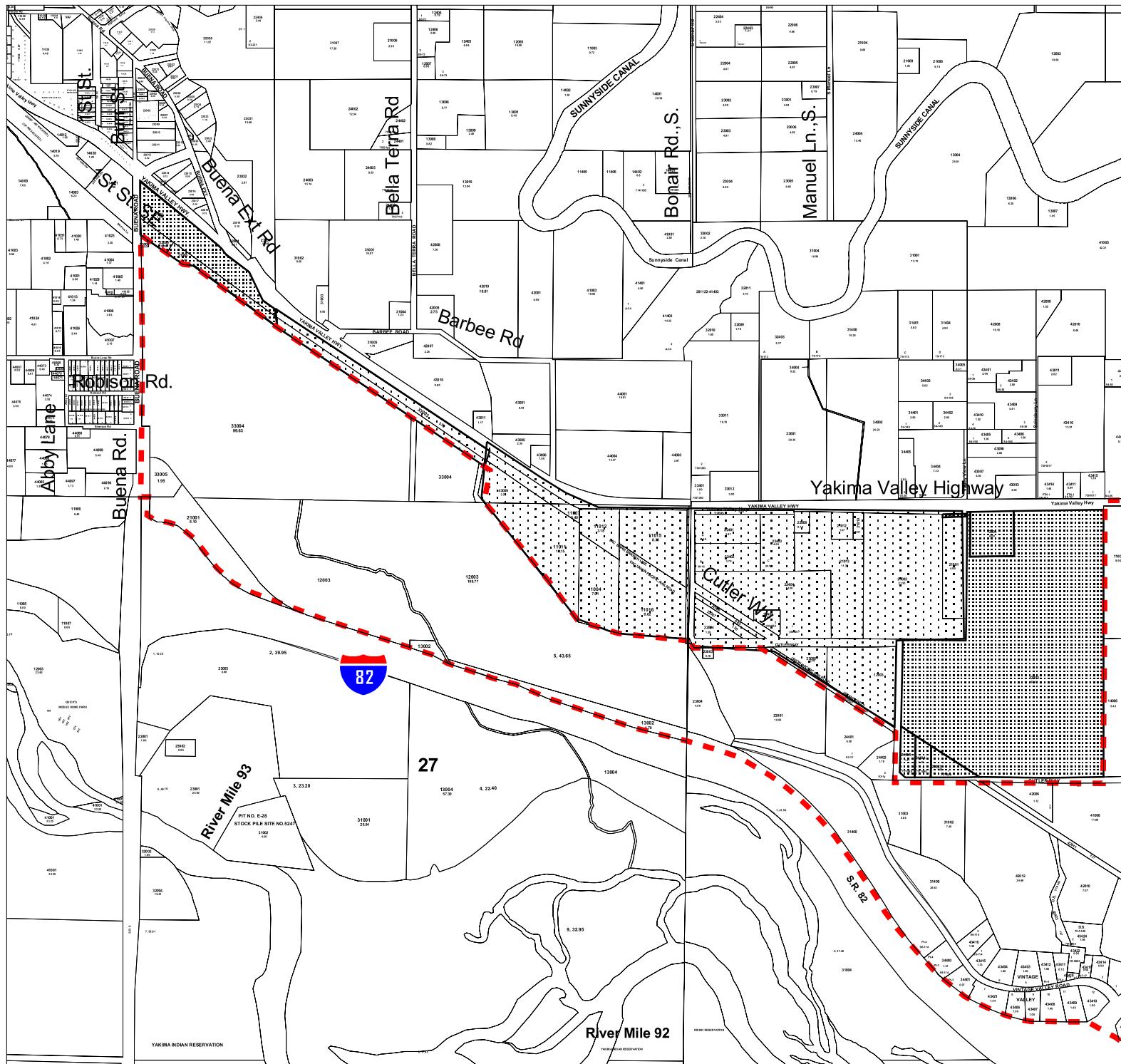
0 500 1000 1500 2000 Feet

1" = 1500 feet



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YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

Exhibit C Zillah

Add to the UGA
the areas as shaded below
and rezone them
as indicated below:

 Commercial
 R-1

 Urban Growth Bndry
 Tax Lots

Parcel Lot lines are for visual display
only. Do not use for legal purposes.

0 500 1000 1500 Feet

1" = 1300 feet



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EXHIBIT D

Added Text Underlined
Deleted Text Strikethrough



A BLUEPRINT FOR
YAKIMA COUNTY
P R O G R E S S

VOLUME 1

**Adopted
May 20, 1997**

**Last Amended
March 18, 2003**

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CHAPTER I

POLICY PLAN ELEMENT

*“Our future is not something that just happens...
It’s something we do.”*

-Glen Heimstra

A. OVERVIEW /ORGANIZATION

It is no coincidence that the first page of **Plan 2015** begins with a quote from the last page of the Upper Yakima Valley Visioning Report. We are all, to some degree, active participants in a creative process, laying the groundwork for what will be. Just as citizens led the efforts to create a vision for our valley's future, **Plan 2015** is based on the ideas, concerns, judgment, and extensive efforts of a diverse group of citizen planners. Scores of people were asked by the Board of Commissioners to develop goals and policies that will address the many choices the next twenty years will pose, including:

“How should Yakima County grow and develop?”

“What services and facilities will be needed to support the growth?”

“How will the community pay for public improvements and services related to growth?”

“What kind of public/private partnerships and intergovernmental relationships can be forged to meet the challenges of growth?”

Answers to these kinds of questions will shape key public and private sector decisions into the next century.

How is **Plan 2015** Organized?

This Plan is divided into three parts for the ease of citizens, development interests, agencies, and decision-makers who will be its primary users.

The first section is comprised of three chapters. The reader who understands this section knows the action program proposed in **Plan 2015**, the extensive citizen effort that created it, and the environmental analysis of the various alternative strategies for our valley's future. This section should be viewed as a user's manual: to work through the adoption and future plan amendment processes; to evaluate and effectively participate in specific land development proposals; to understand the service levels, deficiencies and budgetary implications of capital facility requirements and a host of other community development issues.

The heart of **Plan 2015** is found in Chapter I, the Policy Plan. It contains the goals and policies developed by the citizen groups, recommended by the Planning Commission, and adopted by the Board of Yakima County Commissioners. Each group of goals and policies is preceded by a background report that summarizes the major development issues contained in the individual plan chapters and evaluated in the Environmental Analysis, Chapter III.

Chapter II is entitled Plan Development. It documents the six-year, citizen driven planning effort that formulated **Plan 2015**.

Here the reader is given a context for the plan, and an appreciation for the considerable investment of time and thoughtful debate that went into the framing of the goals and policies.

Chapter III contains the Environmental Analysis required by statute and outlines the County's unique approach to integrating environmental considerations with plan development requirements of the Washington State Growth Management Act (GMA). Potential significant adverse environmental impacts of four separate alternatives are evaluated in this chapter. The reader is given a full synopsis of the relative advantages and disadvantages of the Plan's four primary alternative components according to the major issues identified in each plan element and the Environmental Impact Statement (EIS) scoping: Alternative A is the Existing Conditions scenario, a projection of current trends and patterns. Alternative B represents the citizen committee recommendations. Alternative C reflects a strict interpretation of GMA requirements, particularly for rural and resource areas of the County. Alternative D reflects the citizen committee recommendations as refined by the Planning Commission through public hearings and deliberations.

This chapter also describes Yakima County's pioneering efforts to achieve regulatory reform. By conducting more thorough environmental review at the Plan level, less rigorous review will be needed at the project level when a proposal is found to be consistent with the goals and policies of **Plan 2015**.

The second section contains Chapters IV through XIII, the plan elements that provide the details supporting the Policy Plan recommendations. While the Growth Management Act specifies six specific

elements that must be included in a comprehensive plan, the County identified four others that were needed to cover important issues identified through the visioning efforts or local concerns. Each element is generally organized as follows:

INTRODUCTION and **PURPOSE** sections provide a brief overview of the specific context of the chapter.

GMA REQUIREMENTS outlines the legal framework for the element, and the topics covered by **Plan 2015** goals and policies. Table I-1 lists the state goals in RCW 36.70A.020 that form the basis for GMA.

MAJOR ISSUES examines issues specific to Yakima County and which are addressed in the goals, policies, and environmental analysis of **Plan 2015**.

EXISTING CONDITIONS document the baseline situation addressed by each element.

ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES provides a narrative evaluation of the County's strengths and potential means for addressing major issues raised in the introduction and existing conditions sections.

GOALS, OBJECTIVES AND POLICIES contained in Volume I formulate strategies for resolving the major issues. The basis for these sources are found in the Visioning reports and County-wide Planning Policy, which are discussed in chapter II. Where appropriate, the goals and policies are also categorized according to the geographic areas where they apply, such as urban, rural, and economic resource (agriculture, forest and mining) lands.

ENVIRONMENTAL ANALYSIS summarizes the probable significant environmental impacts according to the four alternatives and suggests mitigation measures.

DRAFT



A BLUEPRINT FOR
YAKIMA COUNTY
PROGRESS

PLAN 2015 STRUCTURE

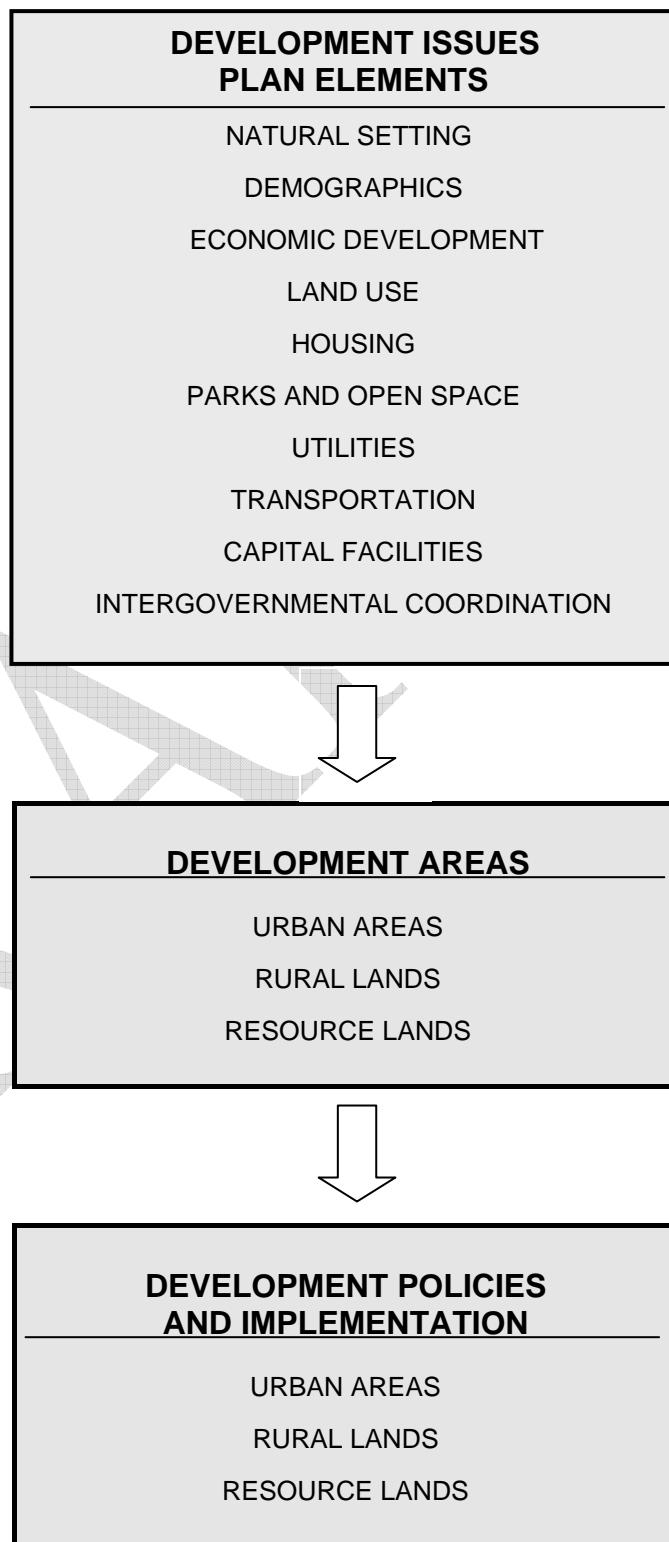
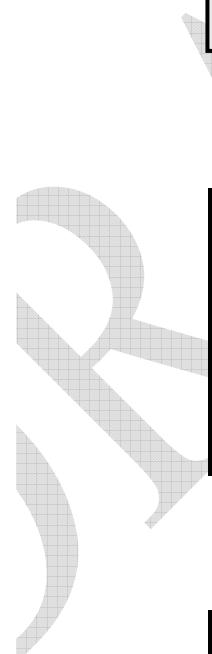


TABLE I-1. Growth Management Act Planning Goals

Goal	Description
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Transportation	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
Housing	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
Economic Development	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services and public facilities.
Property Rights	Private 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.
Permits	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Natural Resources Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
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 water, and develop parks.
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
Citizen Participation and Coordination	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
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.
Historic Preservation	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Source: RCW 36.70A.020

The ten **Plan 2015** elements are listed below:

Chapter IV	Natural Setting
Chapter V	Demographics+
Chapter VI	Economic Development
Chapter VII	Land Use*
	Urban Lands
	Rural Lands*
	Resource Lands
Chapter VIII	Housing*
Chapter IX	Parks and Open Space
Chapter X	Utilities*
Chapter XI	Transportation*
Chapter XII	Capital Facilities*
Chapter XIII	Intergovernmental Coordination

* Asterisk denotes GMA required elements.

+ This Element does not have goals and policies.

Each element provides the information needed to understand how **Plan 2015** is intended to guide the growth and development of Yakima County, but the chapters work in connection to one another as well. For example, to understand the local economy, the reader needs to know about our demographics (population trends): Who we are becoming, our income levels, age and other characteristics help determine land use needs, the location and type of housing that the market needs to provide, and so on.

The third section is a catalog of appendices that support the Policy Plan or individual elements by providing additional background data, information, etc., that could be helpful to the user of **Plan 2015**.

B. WHAT IS THE POLICY PLAN?

The Policy Plan is a framework for the County decision-makers, the development industry, and the public on a wide array of issues, both

on a short term or daily basis, and for the longer term.

The Policy Plan sets an agenda for future work. To many of the citizens involved in **Plan 2015**, it has become increasingly clear that the planning process is one of discovery. While we know more about our valley, the values and desires of the people who live here, much remains to be done over time by citizens, their governments, and community organizations to work through this area's more difficult land use, economic, cultural, financial, and governance issues.

The Policy Plan ensures that Yakima County complies with Washington State's thirteen planning goals contained in a complex array of statutes and administrative codes known as the 1990 Growth Management Act or GMA (see Table I-1). Yakima County and its cities and towns are among the many jurisdictions required to conduct planning and development decisions according to the GMA. State revenues, grants, and loans are available to those jurisdictions who adopt plans in compliance with the GMA. The Policy Plan represents Yakima County's means for achieving compliance consistent with Central Washington values, customs and culture.

The Policy Plan builds on Yakima County's history of successful major planning initiatives. Experience gained from previous efforts provided the groundwork and laboratory for testing and refining the goals, policies, and development standards found in **Plan 2015**. The Shoreline Master Program, County-wide zoning, State Environmental Policy Act regulations, the County's first Comprehensive Plan, small city subarea plans, and the Yakima Urban Area planning process initiated in the 1970s were followed by the Rural Land Use Plan, Yakima Urban Area Comprehensive Plan, Urban Area Zoning Ordinance and the Rural Water and

Sewerage Plan developed in the 1980s. Each of these efforts is, to varying degrees, an important part of the foundation for development of the Policy Plan.

For a description of the planning process that led to the development of the Policy Plan, please see Chapter II, Plan Development.

Principal Plan 2015 Concepts and Assumptions

The following concepts, and the assumptions that underlie them, are basic to the approach in **Plan 2015**:

1. Predictability is a primary tenet of the plan. Citizens, interest groups, agencies and decision-makers who are planning the use of land, making financial decisions, and trying to influence the course of a decision, need to understand how the Plan works and the standards for review.
2. Goals and policies will follow the shared vision of the future for improving and sustaining our quality of life advocated in *Focus 2010* and *Vision 2010*. The Visioning effort set a common threshold for long range planning but did not attempt to reconcile some inconsistencies between different chapters.
3. Goals and policies will also be consistent with the Planning Goals of the Growth Management Act, and with the Yakima County-wide Planning Policy.
4. Population growth should be focused toward urban centers where services and facilities are present. In 2000~~1993~~, 73.1~~4~~ percent of the County's population was living in

cities and their urban growth areas.

~~Even the County's low forecasts for 2015 show the County's urban population at 174,419, and the nonurban population at 62,065. These figures represent an increase of 34,311 from the 1993 urban population, bringing the 2015 urban population to 73.8 percent of the County total.~~

5. Future land use within Urban Growth Areas (UGAs) is designated by the cities and Yakima County. Land use planning is a shared responsibility within the unincorporated portions of the UGA, although the County retains land use jurisdiction. The County's objective within the UGA is to facilitate and manage the transition from rural to urban land use and minimize public costs and uses that could prevent development consistent with the adopted future land use plans.
6. Development choices consistent with rural character should be allowed in rural areas. At least 80 percent of the nonurban population increase should occur in rural areas. In descending order of preference:
 - Rural Settlements
 - Rural Transitional Areas
 - Rural Self-sufficient Areas
 - Rural Remote
7. To protect the County's resource-based economy, no resource residential development should be discouraged in resource areas (agriculture, forestry, mining).
8. The Plan must be reasonably internally consistent, well integrated,

financially feasible, and generally capable of implementation.

9. **Plan 2015** will be implemented in various ways. These include the goals and policies in the plan itself, action strategies identified in the [plan](#), and various types of implementation measures consistent with the plan goals, objectives and policies. Implementation measures will be guided by the following principles:
 - A. Reduce the cost of governmental services by focusing development in areas where services, utilities, and access are appropriate, or can reasonably be upgraded.
 - B. Maintain flexibility, locational choice, and preferences as provided in Concepts 5 and 6 above; explicitly state service expectations and limitations for each of the development areas.
 - C. Streamline and integrate the regulatory process to achieve more predictable process and time frames.
 - D. Use incentive based planning, such as focused public investment, clustering, and density bonuses, transferable development rights and performance based development standards.
 - E. Emphasize a coordination/partnership approach to service provision and development finance

between the public and private sectors as well as across jurisdictional lines.

How can **Plan 2015** be used?

Chapter I, the Policy Plan, is the “users’ manual” for **Plan 2015**. Where appropriate, policies are grouped according to land use designation to identify the specific policies that apply. (e.g., see Table I-2). The urban, rural and economic resource policy groupings are intended to help project proponents, interested parties, agencies and decision-makers to conduct the plan consistency reviews required by the Regulatory Reform Act of 1995 for a wide array of community development and resource conservation issues.

The Policy Plan is a tool for budget policy-makers, as well. The Transportation Improvement Plan and other Capital Facility Plan policies are intended to be integrated with the overall County budget cycle, to help public and private sectors better evaluate the financial feasibility of a proposed project, and set budgetary priorities.

The Policy Plan is a “measuring stick” for evaluating progress made in implementation. It also helps the County establish its long-range work program.

The Policy Plan provides a means for working through a variety of long-range issues with other agencies, jurisdictions, and interests by articulating a concept, premise, or position to start constructive discussion.

C. IMPLEMENTATION

Plan 2015 is designed to be a working document. Its adoption by the Board of Yakima County Commissioners is not the end of our community’s long range planning effort

but rather the means by which we will see growth occur. Plan 2015 will be used by both County staff and private citizens as a dynamic tool to manage growth over the next twenty years to protect our high quality of life and foster a healthy economy.

Once **Plan 2015** is adopted, several key implementing actions must take place. Central to the implementing process will be the adoption of new zoning regulations that reflect the approved plans' philosophy. Similarly, a public process will be developed to calculate the adequacy of public service levels, and the applicability of impact fees and other charges that must be established. Interlocal agreements between Yakima County and the fourteen incorporated cities will be needed to address growth policies for joint areas of planning concern. A process for Plan amendments in Chapter II called **Keeping Plan 2015 Current** sets the stage for full-scale reviews every five years and annual check-ups to identify urgent problems and review proposed changes and opportunities.

D. DEMOGRAPHICS OVERVIEW

Introduction

How many people will need to be housed over the next 20 years? Who are they, and what will they need? Where do people work, compared with where they live? Where is our population growth coming from, and will it continue? The answers to these questions will determine the answers to every other element in the comprehensive plan. This section summarizes the Demographics Element, which provides the statistical foundation for the rest of the **Plan 2015**.

The analyses contained in this Overview indicate that a major demographic shift has occurred or is occurring, with possible

implications for future housing needs, recreational preferences, location and lifestyle preferences, economic development requirements, income levels, educational needs, requirements for emergency services, and so on.

MAJOR ISSUES

1990 Census Undercount

The official 1990 Census was challenged by a diverse group of states, local governments and advocacy organizations around the Country in response to release of the official numbers, and Yakima County was among them. Significant state shared revenues are allocated per capita and certain social service agencies are funded according to formulas based on census numbers. People who were most likely missed in the 1990 Census were also most likely to need and place demands on services. The County received a grant from the State to evaluate the extent of the undercount with respect to migrant and seasonal farmworkers. The potential undercount reported in the Demographics Element has potentially staggering implications for service delivery, because most major service providers to this population are substantially underfunded, and our responses to such issues as housing are likewise understated.

Changing Population Characteristics

Up until the 1980s, Yakima County's population characteristics were fairly static; small incremental changes were noted. For a variety of reasons described in the Element, the pace of change and growth quickened in the 1980s. It is apparent that some fairly significant change in the County's demographics is underway. Age, sex, race, ethnic background, educational level, and income of County residents are changing in ways that could have implications for how we plan for economic development, land use, housing, transportation, utilities, and capital facilities.

What our community is today will clearly be different in 2015.

Population Trends

Yakima County has grown from a population of 41,709 in 1910 to ~~188,823~~222,581 in ~~2000~~1990 (U.S. Census), and an estimated ~~2005~~1996 population of ~~229,300~~207,600 according to the Washington State Office of Financial Management (OFM). Some of the growth that occurred in Yakima County during the 1980s has been attributed to the "settling out" of the largely Hispanic migrant farm worker population. This trend received additional impetus with the passage of the Immigration Reform and Control Act of 1986. The County's growth during the 1980s is largely attributable to natural increase, however, with more than twice as many births as deaths. This more than compensated for the loss due to net migration of -2,100.

Since 1987, the rate of population growth in eastern Washington has shown a generally steady increase, while the rate of change in western Washington peaked in 1990 and has since declined. Statewide, growth has been moving toward rural and unincorporated areas of the state since 1990.

Historical Basis for Population Change

The County's growth during the period 1910 to 1940 was dramatic and reflected the rapid advance of the agricultural industry. The introduction of rail transportation and extensive irrigation projects intensified agricultural development and the related industries, which support agricultural activity. Regional influences during the 1940s and 1950s included establishment of Hanford Atomic Works during World War II, expansion of the land area under irrigation, growth of food processing industries, and access to new markets. Growth slowed during the 1950s as construction concluded on major

irrigation projects and agricultural activity slowed.

During the 1960s, Washington State was consistent with a nationwide rural to urban migration pattern. Agricultural employment in the Yakima Valley was decreasing, while many new jobs were being created on the west side of the Cascades. During the decade, the County population increased by only 100 persons, or 0.1 percent.

Agricultural patterns in the Yakima Valley changed significantly between 1970 and 1990, according to crop reports for the Yakima Project as a whole. Acreage in sugar beets, potatoes, and irrigated pasture declined, while acreage in hops, alfalfa, wheat, apples, and grapes increased. Sugar beet production ceased during the 1970s when the area's last sugar beet factory closed.

In the 1970s, growth in Yakima County followed a national trend toward decentralization of people and activities, to suburban and exurban areas, and to many small towns and rural areas.

Present Situation

The Washington State Office of Financial Management (OFM) estimates that the County population increased by ~~9.94~~4.1 percent between ~~1990~~2000 and ~~1996~~2006. ~~However, many local officials and other knowledgeable residents believe that this substantially underestimates the County population.~~

Population Forecasts and Their Use in Plan 2015

~~In 1992, the Washington State Office of Financial Management (OFM) issued a year 2013 population forecast for each County, reconciled with its overall State of Washington total. Cities and counties must~~

use the official OFM projections as the minimum target population they must address in their comprehensive plans.

Yakima County Forecasts

In cooperation with the cities, Yakima County provided population allocations in May 2002. This was done using the original County-wide OFM projection, extended through 202545, as the *minimum* planning population to be allocated among Yakima County cities, their interim Urban Growth Areas (IUGAs), and unincorporated rural areas. Using this technique, the population of the County in the year 20125 was estimated to be 236,484326,254 persons.

Since the projections for individual cities could not be reconciled with the 1992earlier OFM County-wide projections without significantly *reducing* rural population below *current* levels, the County chose to provide a range of projections using both the minimum allocation originally provided by OFM and an upper range projection that could be defended since it reflected more recent growth trends. The County's projections are based on assumptions, which are listed in the Demographics Element.

OFM Revised Forecasts

Many County growth rates, including Yakima's, have exceeded the OFM original twenty-year projection. In response, the 1995 legislature enacted ESB 5876 [RCW 43.62.035], which directed OFM to develop population projections using a "reasonable" range.

The revised OFM projections include a low, middle, and high range. Typically, The middle projection is considered to be the main, most likely scenario, while the low and high projections may represent greater uncertainty as a forecast. However, based

upon current growth rates the high projection was utilized.

OFM's medium population projection for 2005 (225,622) was slightly lower than the OFM's population estimate (229,300), released for that year. In addition, current growth rates as of 2006 indicate that the high range is the most likely range reflecting the County's twenty year population projections.~~Yakima County's base projections are slightly below the most recent low OFM projection (3,453 persons over twenty years) and considerably less than the most likely middle range scenario. There is a substantial gap between the County and OFM's high range projections; however, this figure narrows over the twenty year time frame.~~

Listed below is an explanation of how Yakima County has integrated these population figures into several population sensitive elements of **Plan 2015**.

Capital Facilities & Transportation Elements

It should be noted that OFM provides estimates for the base year population and the County's high forecast line for the year 2013 population in developing the Level of Service (LOS) standards found in the Capital Facilities and Transportation Elements.~~The locally generated base figure of 236,484 was used in developing the Level of Service (LOS) standards found in the Capital Facilities and Transportation Elements.~~

Yakima County does not anticipate that the Level of Service standards established through Capital Facilities Policies CF 3.1-3.2 will be diminished despite the slight difference between the County and OFM figures. As part of each annual amendment to **Plan 2015**, the County will reassess the LOS standards and reconcile any LOS calculations based on the revised OFM population forecasts.

Land Use Element

The Land Use Element applies the high~~middle~~ OFM range figure of 255,253
326,254 people (County-wide) and utilizes the same assumptions found in the May, 1995
2002 population allocations, ~~except for the 25 percent increase in the urban population base.~~

Population Characteristics

Race, Ethnicity, and Age

Based on 19902000 Census population data, 73.965.6 percent of the County's population is white, 1.0 percent is black, 4.5 percent is American Indian, Eskimo or Aleut, 1.0 percent is Asian, and the remainder, 19.627.9 percent, is included under the Census classification of "other."

The County's population includes 45,11479,905 people, or 23.935.9 percent of all residents, who consider themselves to be of Hispanic origin (of any race). Most of the Hispanic population is included in the "other race" classification.

For decades, thousands of Hispanic migrant workers followed the crop harvest into Central Washington, beginning with the asparagus harvest in April and ending with apples in October, and leaving by early winter. By the mid-1980s, increasing numbers of migrant farm workers had started "settling out," creating a large, resident population of uneducated, unskilled, poorly-housed, seasonally unemployed individuals. With the passage of the Immigration Reform and Control Act of 1986, many migrant workers filed for permanent citizenship, giving Yakima County an increasing percentage of minority residents. Yakima County led the state in these filings, 80 percent of which were of Hispanic origin.

In Yakima County, the Hispanic population went from 25,387 (14.8 percent) in 1980 to 45,114 (23.9 percent) in 1990 to 79,905 (35.9 percent in 2000). The 19902000 Census for the County (~~sample data~~) showed a foreign born population of 20,40037,575 (10.86.9 percent of the population and a 6.1 percent increase from 1990), of which 10,86117,212 had entered the United States between 19980 and 20001990. Of the foreign born population: 91.5 percent or 34,379 came from Latin America.

Approximately 30.334.9 percent of the County's population is under the age of 18, and 11.213.0 percent of the population is 65 and older.

Economic Status of the Population

According to the 20001990 U.S. Census of Population and Housing (sample data), 20.219.6 percent of the population of Yakima County was living below the poverty level in 19991989, an decrease of 43.45.8 percent since 19879. In comparison, only 10.96 percent of all persons in the state of Washington live below the poverty level.

In 19891999, Yakima County's median household income was \$23,612\$34,828, well below the \$31,183\$45,776 median for Washington State. The County's median family income that year was \$27,507, and its per capita income was \$10,735\$15,606. These figures are lower in many of the cities and towns. Moreover, the median household incomes for Hispanics and American Indians in 19891999 were \$17,856\$26,662 and \$16,083\$31,217, respectively.

Education

The educational status for 16- to 19- year-olds in the 1990 Census indicates that Yakima County had a drop-out rate of 20.0 percent as compared to 10.5 percent for the state. The Census also shows that in Yakima

County, 17.3 percent of all persons aged 25 years and over have less than a 9th grade education while 13.7 percent of the same age group had four or more years of college education. In comparison, at the State level, 5.5 percent have less than 9 years and 22.9 percent have four or more years of college.

E. GOALS, OBJECTIVES, AND POLICIES

Goal Setting

Much time and considerable effort by many people have been invested in developing goals and policies, as documented in Chapter II. **Plan 2015** takes into account the requirements of the Growth Management Act, the Yakima County-wide Planning Policies, results of the visioning process, comments received during the EIS scoping initiated in September 1993, comments received from the public during an extensive citizen involvement process, recommendations of the various citizens' committees, and the guidance of the County's Planning Commission, Board of County Commissioners and senior staff.

Background/Major Issues Summary

Introduces the context for the goals and policies. The reader is given the key concepts and issues addressed in greater detail in the individual plan elements.

Purpose Statements describe the current conditions or considerations that make the

goal and its associated policies necessary and explain how the goal and policy address the problem/condition.

Goals are broad statements of a community's aspirations. Goals tell us *where* we want to go. The language of a goal statement includes directives, such as "ensure," "provide," and "retain."

Objectives are more specific and measurable than goals and are required by the GMA for the Housing Element only. By the end of the planning period, it should be possible to state whether or not a specific **objective** has been reached.

Policies express a commitment to a course of action in one of three ways:

1. The policies themselves, as they appear in an adopted comprehensive plan, provide clear guidance for decision making when a situation arises.
2. They form the basis for revised development regulations (e.g., zoning, subdivision, development/-building codes); or
3. They provide the overall direction for implementation of a strategy or course of action.



ECONOMIC DEVELOPMENT

INTRODUCTION/PURPOSE

A healthy economy is essential to Yakima County's vitality and quality of life. It provides jobs for local residents and the tax base for infrastructure, schools, parks, public safety, and other public facilities and services. While the County's natural setting sets the stage and determines the parameters within which economic development may take place, virtually every other feature of community life stems from the area's economic health. Ultimately, even the natural setting is impacted by economic conditions; environmental and aesthetic concerns typically receive greater support in a healthy economy than they do during hard times.

While economic development is one of the 13 goals of the Growth Management Act, the Act does not require comprehensive plans to address it like housing or land use. However, due to the extensive local efforts already underway, Yakima County has chosen to include a separate Economic Development Element in *Plan 2015*. The basis for much of the element comes from the work of the Economic Development Resource Team (EDRT).

MAJOR ISSUES

Adequate Infrastructure and Land Supply
Public investment in roads, water lines, and wastewater treatment facilities often direct and facilitate where private investments are made. To compete with other areas, the

Yakima Valley must have commercial and industrial sites that are the right size, in the right place, appropriately planned and zoned, and with adequate infrastructure. Yakima County and its municipalities have invested in infrastructure to provide a foundation for the region's economic activity, but many challenges remain. The region's lack of fully serviced industrial property, inefficient roadways, and overburdened wastewater treatment plants will dampen economic growth and diversification efforts unless steps are taken to remedy these deficiencies.

Business Recruitment/Retention

Although existing local economic development organizations, such as New Vision, have attracted half a dozen firms to the Yakima Valley since 1986, other companies have passed Yakima County by in favor of other locations. Several reasons for this have been cited and include our lack of industrial land and buildings, our largely unskilled labor force, and the state's business climate. These challenges and other related community issues (e.g., crime, housing) must be addressed if Yakima County wants to enhance its reputation as a positive destination for new corporate investment.

At least two-thirds of the new industrial jobs come from expansion of existing successful businesses. These businesses are already providing the region with jobs and tax dollars, and are more likely to be responsive to community needs, and to retain profits in the community. Promoting and assisting existing

business is essential to ensure the retention and expansion of these companies.

Future Economic Base

Agriculture has traditionally been, and still is, an important part of the local economy. One approach to future economic growth is to build upon the existing agricultural base by promoting value-added food processing industries, manufacturers of support equipment, ~~and~~ expanding exports and agriculturally related tourism. Another approach is to focus on non-agricultural development. This could complement workforce training efforts and reduce seasonal unemployment. A diversified economy would be stronger and more stable in the long run.

Although agricultural and non-agricultural economic development can be pursued at the same time, there may be trade-offs. The infrastructure and industrial/commercial property needs of non-agricultural industry and business may compete with other needs. The community must weigh non-agricultural economic development against the protection of agricultural land and related resources.

Public support of the goals of the County's various economic development organizations is important. Although consensus may not always be possible, there must be sufficient agreement that the County is growing in a manner which is acceptable to most of its residents. Such agreement is beneficial to those who are recruiting new businesses and industries to the area.

Role of Government in Economic Development

As a financial partner in economic development, Yakima County can invest public funds in a limited but meaningful manner to promote industrial and commercial growth. This investment may include infra-

structure improvements and/or increasing the number of industrial and commercial properties. Local government investment in the state of Washington is restricted by the state constitution under what is known as the lending of credit clause. The County must decide what type of investments should be made and under what circumstances it is appropriate to make them.

In order to "support" and "encourage" various activities that promote economic development (see goals and policies), the County must determine appropriate tools and techniques. Since these tools and techniques are subject to legal constraints, the community could benefit from the County's involvement in seeking legislative changes, and provide support of clearly defined and supportive legislative proposals.

The County must also consider its responsibility towards the employment of its citizenry. It is in the interest of the County to reduce unemployment and under-employment, as well as the number of working poor. One of the negative consequences of poverty is lack of dignity and self-esteem achieved through work. The size of the year-round workforce of skilled and semi-skilled citizens in Yakima County needs to be increased. To achieve that goal, the County could act as a pass-through agency for others who do training or develop some alternative mechanism to facilitate training.

CONSIDERATIONS

The following is a summary of several analyses found in the Economic Development Resource Team's December 1994 document "Yakima County Long Range Economic Development Plan (EDP) and Five-year Implementation Strategies for Economic Vitality".

Education and Training

Yakima County is beginning to see the impacts of an increasingly competitive global economy. Local manufacturers have laid off employees and some have ceased operating. As foreign competition increases we can choose to compete at the low skill, low wage, low-value added level, or the high skill, high wage, high value-added level. To maintain and improve our standard of living, we must strive for the high skill level.

The food production, processing and handling businesses in the Yakima Valley require employees with knowledge and skills necessary to assure an abundant, safe and high quality food product for local consumers as well as domestic and potential export markets. Increased regulations related to pesticide use, food processing and food handling require well-trained employees in this number one valley industry.

Small Business Development & Assistance

Washington State has one of the highest business start-up rates in the nation, yet over 60 percent of fledgling businesses fail. In the Yakima Valley, a network of public and private assistance providers exists to provide business planning, marketing and financial management advice. Ensuring that these resources are efficiently provided and affordable can help build a positive entrepreneurial climate.

Tourism

Tourism is a major industry in Yakima County, responsible for an estimated \$100 million in direct sales, 2,500 jobs, a \$15 million payroll, and over \$200 million in direct and indirect expenditures, yet is still underdeveloped and under marketed. While some activities draw visitors from all parts of the globe, many other attractions have a limited local audience. The County's central location, natural, cultural and

historic attributes give it a potential market area that extends well beyond the County lines.

Tourism depends somewhat on public investments in local roads and signage, parking, community safety, convention facilities and parks. To capitalize on the positive impacts that tourism can have on our Valley, these needs must be integrated into the comprehensive plan.

International Trade Development

International business originating within the Yakima Valley already contributes substantially to our regional and state economy. With the recent passage of the North American Free Trade Agreement (NAFTA), and the state's central role in the Asia Pacific Economic Conference (APEC), the potential for Yakima County to capture additional international market share is excellent. Exports of raw and processed agricultural commodities have already grown substantially as new markets emerge in developing parts of the world. These goods provide a foundation for spin off sales of other products made in the Yakima Valley.

Still, relatively few Washington state or Yakima Valley businesses are active exporters. Business education and assistance on exporting and importing is needed to overcome technical and cultural difficulties involved with global transactions. Public investments in infrastructure are also needed to provide the type of transportation systems that underpin international trade.

Government Responsiveness

In the economic development process, government plays several roles: policy maker, financial partner, and regulator.

Local government policy makers are called upon by citizens to balance sometimes

competing and conflicting community values and objectives. Examples include the need for a healthy economy while maintaining environmental quality, and the desire to sustain resource-based industries as we move toward a more diversified economy. There is a need to identify common areas among competing values and objectives and to craft plans that promote fulfillment of each.

Public-private partnerships are needed to cooperatively acquire and prepare industrial sites. Lack of ready-to-build marketable industrial property, served by adequate infrastructure, may constrain economic growth.

Government regulations are both a perceived and a real problem that must be addressed. Sufficient regulatory control and enforcement is needed to protect the environment and general health, safety, and welfare of the community and to assure minimum quality standards to protect development investments from adverse effects of neighboring development. Regulations must be tempered to avoid prohibitive cost, inflexibility, unpredictability, and excessive time delays.

In 2002, Yakima Valley residents identified the following (5-10 year) strategies:

1. Improve the visual "look" of the area.
2. Provide for an attractive I-82 entrance and corridor.
3. Implement a comprehensive recreation and parks master plan that encourages resident and tourist activities.
4. Implement an art and cultural master plan.
5. Appreciate and protect the assets and beauty of our area, including our historic sites.
6. Create guaranteed year-round highway transportation over Snoqualmie Pass.

ECONOMIC DEVELOPMENT GOALS AND POLICIES

PURPOSE STATEMENT ED 1

Local government policy makers are called upon by citizens to balance sometimes competing and conflicting community values and objectives. Examples include the need for a healthy economy while maintaining environmental quality, and the desire to sustain resource-based industries as we move toward a more diversified economy. The following goal and policies supports healthy economic growth that does not compromise our long-term values.

GOAL ED 1: Promote economic growth while maintaining environmental quality.

POLICIES:

ED 1.1 Coordinate economic development with environmental, resource, and other comprehensive land use policies and measures to maximize the community's overall quality of life.

ED 1.2 Encourage economic opportunities that strengthen and diversify the County's economy while maintaining the integrity of the natural environment.

ED 1.3 Provide incentives for industrial and commercial developments to preserve open space, and natural areas and to provide for active recreation facilities.

ED 1.4 Support the development of industrial recruitment programs which enhance economic diversification and generate family wage jobs.

ED 1.5 Encourage the maximization of the Shoreline and other local natural amenities as economic assets while adhering to State Shoreline and Critical Area guidelines.

PURPOSE STATEMENT ED 2

The goals of the Growth Management Act encourage economic development throughout the state that is consistent with adopted comprehensive plans. They encourage growth in areas experiencing insufficient economic growth. The following goal and policies encourage economic growth within the capacity of the region's public services and facilities.

GOAL ED 2: Encourage economic growth within the capacity of the region's public services and public facilities.

POLICIES:

ED 2.1 Ensure that economic development needs are incorporated within community capital improvement plans.

ED 2.2 Encourage the use of state-of-the-art technology and conservation techniques to minimize demands on scarce resources such as water, energy, and other natural and developed resources.

ED 2.3 Through its Capital Facilities Element, the County should direct infrastructure resources to areas identified for planned commercial and industrial development.

ED 2.4 Through planning, zoning and infrastructure investments, encourage commercial and industrial development to locate in concentrations to promote the most efficient use of land, utilities, and transportation facilities in the concentrated area.

ED 2.5 Sites to be designated for industrial or commercial development should be capable of being served by required utilities and other services on a cost-effective basis and at a level appropriate to the uses of the area.

ED 2.6 Support the development of more efficient rail service between Yakima and west side terminals.

ED 2.7 Support the expansion of the Yakima International Airport to accommodate greater freight and passenger traffic.

PURPOSE STATEMENT ED 3

Lack of ready-to-build marketable industrial property, served by adequate infrastructure, may constrain economic growth in Yakima County. The **Upper Valley Vision 2010** report called for the establishment of an adequate industrial campus in the upper Yakima Valley, and identified criteria for measuring and evaluating industrial campus sites. In keeping with the **Vision** strategy, the following goal is designed to ensure an adequate supply of commercial and industrial sites for new and existing businesses.

GOAL ED 3: Ensure an adequate supply of commercial and industrial sites to provide opportunity for new and expanding firms wishing to locate or remain in Yakima County.

POLICIES:

ED 3.1 Support public and private sector efforts to develop ready-to-build marketable industrial property, and work to create or enhance public infrastructure that is integral to the Yakima County economy.

ED 3.2 Encourage economic growth and redevelopment in existing downtown and neighborhood centers.

ED 3.3 Support the maintenance and improvement of existing commercial facilities in preference to creation of new commercial areas.

ED 3.4 Encourage well-planned clustered employment centers in and adjacent to cities and towns.

ED 3.5 Utilize the following criteria in evaluating the appropriateness of industrial campus sites:

1. Proper zoning;

2. Availability for industrial campus;
3. Accessibility to utilities;
4. Not flood prone;
5. Low ecological impact;
6. No drainage or water table concerns;
7. Visibility from interstate and/or major arterial;
8. Distance from interstate;
9. Access to interstate;
10. Availability and access to rail service;
11. Availability and access to air service;
12. Access to property;
13. Compatibility with surrounding land use;
14. Site concerns for improvements; and
15. Acquisition costs.

ED 3.6 Work with local jurisdictions to ensure that local economic development plans are consistent with *Plan 2015*'s Land Use and Capital Facilities Elements and specifically:

1. Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses.
2. Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option.
3. Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction.
4. Amend Urban Growth Areas as necessary to accommodate the land and infrastructure needs of business and industry.

5. Support housing strategies and choices required for economic development.

6. Locate commercial and industrial sites within UGAs where services are available.

ED 3.7 Locate commercial and industrial concentrations in those areas most suitable for development on the basis of proximity to existing facilities, accessibility, cost for extension of services, terrain, and other natural and manmade conditions.

ED 3.8 Locate industrial areas so that access is functionally convenient to major transportation routes such as truck routes, freeways, railroads, and air terminals.

ED 3.9 Develop and maintain design standards to ensure that industrial and commercial projects are developed with minimal impact on surrounding land uses, are consistent with community appearance, and provide pedestrian as well as vehicular access.

ED 3.10 Establish buffer zones (including green belts and bike paths) to separate industrial and commercial areas from residential areas, thus minimizing negative impacts of growth.

ED 3.11 Encourage non-industrial uses which can either serve or benefit from proximity to industrial activity to locate on-site or in close proximity to industrial uses.

ED 3.12 Support commercial or industrial development in 1) existing properly zoned, serviced sites within UGAs; 2) existing properly zoned, unserviced sites within UGAs; 3) other sites within UGAs that have been designated in a comprehensive plan or identified on a countywide inventory for commercial or industrial use.

ED 3.13 Continue to allow agriculturally-related industries, such as cold storage plants, controlled atmosphere, produce packing facilities, processing facilities, and wineries and their accessory uses such as tasting and sales rooms, to locate in appropriate rural or agricultural resource areas, with appropriate siting and environmental considerations. {Amended 12/98}

ED 3.14 Allow major industrial development to locate outside an Urban Growth Area when it 1) requires a parcel of land so large that no suitable parcels are available within an urban growth area; or 2) is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office parks. Major industrial uses located outside urban growth areas must meet the criteria specified in RCW 36.70A.365:

1. New infrastructure is provided for and/or applicable impact fees are paid;
2. Transit-oriented site planning and traffic demand management programs are implemented;
3. Buffers are provided between the major industrial development and adjacent nonurban areas;
4. Environmental protection including air and water quality has been addressed and provided for;
5. Development regulations are established to ensure that urban growth will not occur in adjacent nonurban areas;
6. Provision is made to mitigate adverse impacts on designated agricultural lands, forest lands, and mineral resource lands;

7. The plan for the major industrial development is consistent with the County's development regulations established for protection of critical areas; and

8. An inventory of developable land has been conducted and the County has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area. Priority shall be given to applications for sites that are adjacent to or in close proximity to the urban growth area.

In addition, such uses must address and provide for impacts from noise, lighting, and other environmental impacts, as well as impacts on neighboring uses.

ED 3.15 Existing rural commercial and industrial areas outside of urban growth boundaries should not be expanded except for fill-in development, and where possible, should be upgraded, improving appearance, safety and neighborhood compatibility.

PURPOSE STATEMENT ED 4

Agricultural and forest products have traditionally provided the County's economic base. While efforts are under way to diversify the County's economy, agriculture and forestry are likely to continue to provide the basis for economic growth through value-added products, manufacturing of related equipment and supplies, and expanded market opportunities. Even tourism and recreation depend heavily on the Yakima Valley's agricultural setting and forest resources. This goal and its policies recognize the importance of a viable agricultural and forest economy and encourage the preservation of these important resources.

GOAL ED 4: Preserve and enhance the County's resource-based economy.

POLICIES:

ED 4.1 Encourage resource-based industries which are consistent with resource lands goals and policies.

ED 4.2 Encourage farm practices which contribute to more efficient agricultural production, and do not impose restrictions on agriculturally-related activities unless they clearly relate to the public health, safety and welfare.

ED 4.3 Conserve forest lands for productive and sustainable economic use.

ED 4.4 Discourage incompatible development in resource areas.

ED 4.5 Support the development of a strong value-added product industry which supports the resource base.

ED 4.6 Coordinate agribusiness development with other industry sectors.

ED 4.7 Address environmental impacts of agricultural production and related businesses, based on the findings of current research.

ED 4.8 Support efforts to improve working conditions and community services, and provide sufficient housing for agricultural workers.

PURPOSE STATEMENT ED 5

The Yakima Valley offers leisure opportunities that include recreation and tourism. Tourism is a major industry in Yakima County, responsible for an estimated \$100 million in direct sales, 2,500 jobs, a \$15 million payroll, and over \$200 million in direct and indirect expenditures. Yet it is still underdeveloped and under-marketed. This goal and its related policies support the County's tourism expansion.

GOAL ED 5: Expand the County's tourism- and recreation-related economy.

POLICIES:

ED 5.1 Support the development of programs, activities and facilities which increase tourism and recreation opportunities in Yakima County.

ED 5.2 Conserve and expand recreational facilities and public access for parks and other recreational uses.

ED 5.3 Maintain tourist commercial zoning to promote and enhance the recreation and tourism industries and prevent intrusion of incompatible uses which would disrupt or directly compete with shopping areas of nearby communities.

ED 5.4 Allow highway commercial zoning to serve the needs of the traveling public at selected limited access highway interchange areas if they satisfy the following criteria:

1. The uses do not conflict with adjacent city business areas;
2. Adjacent land uses are buffered from the commercial area;
3. The site is not designated as an agricultural, forest or mineral resource area, and resource lands are not materially affected by the use;
4. The operation and effectiveness of the interchange is not impacted by the commercial use; and
5. If outside an urban growth area, the uses can be accommodated without the extension of urban level services to the site.

ED 5.5 Encourage the preservation and appropriate development of historic sites with significant tourism potential.

PURPOSE STATEMENT ED 6

Economic development is not limited to attracting major new industries to the region. Providing support for existing businesses is also an important part of the County's economic development strategy. This goal and its policies support on-going business retention efforts.

GOAL ED 6: Retain and expand existing Yakima County businesses.

POLICIES:

ED 6.1 Support the efforts of County-wide business expansion and job retention programs.

ED 6.2 Use public investments in infrastructure to stimulate and generate private investment for economic development and redevelopment activities, and for urban preservation activities. Such public investments normally should be limited to situations where the public cost will be recovered through increased tax revenues are derived from new development.

ED 6.3 Support retention and expansion of existing firms which demonstrate a commitment to protecting the environment and enhancing quality of life throughout the community.

ED 6.4 Support industries' efforts to operate plants year-round.

PURPOSE STATEMENT ED 7

The Upper Valley Vision 2010 called for promoting and assisting new and existing small businesses. Specifically, it recommended an entrepreneurial incubator assistance program for these businesses. This goal and policies carry out the Visioning strategy by supporting new small businesses, incubator facilities, and encouraging home occupations which do not impact the surrounding neighborhood.

GOAL ED 7: Provide a nurturing low cost environment for start-up businesses/entrepreneurs.

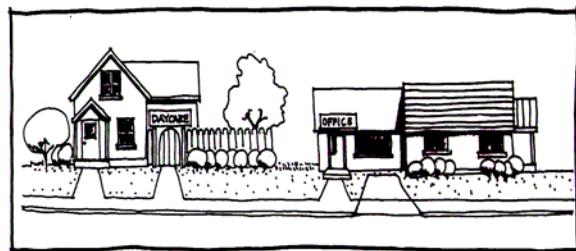
POLICIES:

ED 7.1 Support business assistance programs on a Countywide and regional basis.

ED 7.2 Support private sector efforts to diversify the economy and broaden employment opportunities for all members of the labor force.

ED 7.3 Encourage the development of public or private incubator facilities where entrepreneurs can grow their businesses and receive specialized assistance during the early phases of their operations.

ED 7.4 Support home occupations that do not change the character of the neighborhood. Differentiate between major and minor home occupations located inside and outside of UGAs.



Support Home Occupations (ED 7.4)

PURPOSE STATEMENT ED 8

The Yakima County-wide Planning Policy encourages coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County by: 1) identifying links between economic development issues and strategies and other growth planning elements (housing, transportation, utilities and land use); and 2) defining roles and responsibilities for carrying out economic development goals, objectives and strategies. The County-wide economic development plan should be crafted in partnership with local jurisdictions to ensure that economic development goals and objectives are community based.

GOAL ED 8: Coordinate economic development efforts so that a clear and consistent economic policy is followed.

POLICIES:

ED 8.1 Coordinate with the Economic Development Resource Team to monitor the economic progress of Yakima County as it is affected by *Plan 2015*.

ED 8.2 Ensure that County policies, regulations, and decision-making processes consider impacts on economic development.

ED 8.3 Encourage efficiency and timeliness in the approval process by reducing the need for detailed analysis at the time of development application.

ED 8.4 Continue the County's expedited development coordination services to assist "clean," compatible industries that provide living-wage jobs to locate or expand their operations in Yakima County.

ED 8.5 Implement a public process to identify projects, develop selection criteria and recommend priorities for County sponsored grant applications.

ED 8.6 In planning for Yakima County's economic development, include all of the County's cities, towns and economic development organizations in developing a coordinated approach to bringing desirable industry to Yakima County. Recognize that while local needs and goals may vary widely, all jurisdictions and economic development organizations play a role and share in the County's economic growth.

ED 8.7 Ensure that SEHED funds are used to support a public facility project listed within the annual Yakima County Comprehensive Economic Development Strategy (CEDS) in accordance with RCW 82.14.370.

Our economy relies on adequate transportation systems to move the County's agricultural and forest products to market. Improving airport, rail and highway systems also plays an important role in expanding the County's economy. Adequate water supply and sewage treatment capacity, with service already available to industrial sites, can be deciding factors in attracting new industries. The following goal and policies supports transportation and infrastructure development that will meet the needs of our expanding economy.

GOAL ED 9: Support the development of transportation and public utility systems which enhance economic growth.

POLICIES:

ED 9.1 Access federal, state and local programs to make transportation and public facility improvements consistent with *Plan 2015* land use designations and capital facilities plans.

ED 9.2 Work with and support the efforts of the Yakima River Watershed Council to ensure an adequate water supply to meet long-term community needs.

PURPOSE STATEMENT ED 10

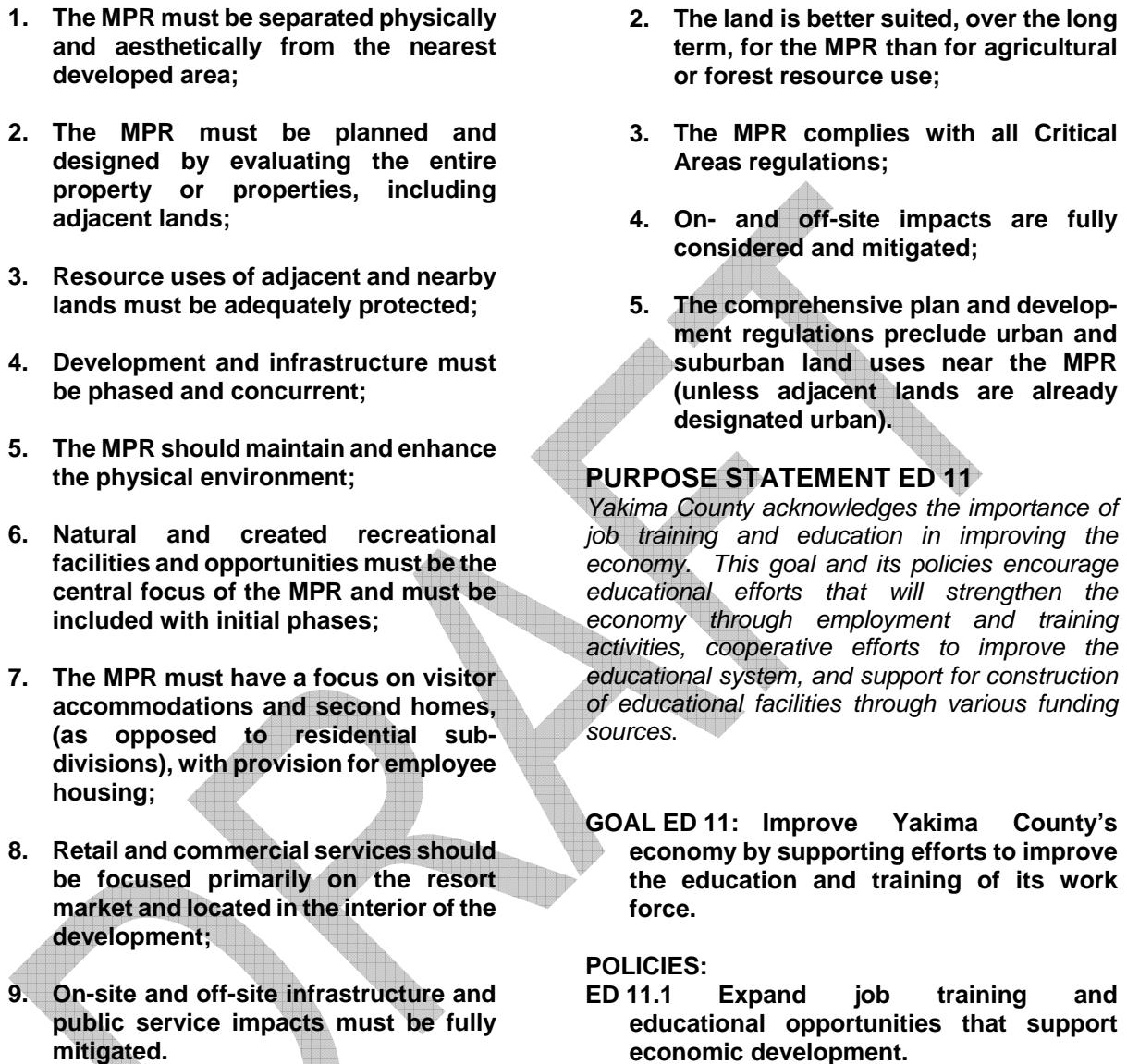
Yakima County possesses unique amenities, including climate, scenic quality and natural features, which are desirable for a wide range of recreational uses. Master planned resorts (MPRs) offer an opportunity to utilize these special features and provide expanded opportunities for tourism and recreation. The following goal and policies establishes guidelines for developing Master Planned Resorts in Yakima County.

GOAL ED 10: Provide for economic diversification and increase the tourism potential of Yakima County by providing for Master Planned Resorts.

POLICIES:

ED 10.1 Require Master Planned Resorts (MPRs) to meet the following criteria:

PURPOSE STATEMENT ED 9

- 
1. The MPR must be separated physically and aesthetically from the nearest developed area;
 2. The MPR must be planned and designed by evaluating the entire property or properties, including adjacent lands;
 3. Resource uses of adjacent and nearby lands must be adequately protected;
 4. Development and infrastructure must be phased and concurrent;
 5. The MPR should maintain and enhance the physical environment;
 6. Natural and created recreational facilities and opportunities must be the central focus of the MPR and must be included with initial phases;
 7. The MPR must have a focus on visitor accommodations and second homes, (as opposed to residential subdivisions), with provision for employee housing;
 8. Retail and commercial services should be focused primarily on the resort market and located in the interior of the development;
 9. On-site and off-site infrastructure and public service impacts must be fully mitigated.

ED 10.2 MPRs are most appropriate in agricultural or forest resource lands, or in areas designated as rural remote.

ED 10.3 MPRs may be authorized by the County when:

1. A full environmental assessment has been completed;

2. The land is better suited, over the long term, for the MPR than for agricultural or forest resource use;
3. The MPR complies with all Critical Areas regulations;
4. On- and off-site impacts are fully considered and mitigated;
5. The comprehensive plan and development regulations preclude urban and suburban land uses near the MPR (unless adjacent lands are already designated urban).

PURPOSE STATEMENT ED 11

Yakima County acknowledges the importance of job training and education in improving the economy. This goal and its policies encourage educational efforts that will strengthen the economy through employment and training activities, cooperative efforts to improve the educational system, and support for construction of educational facilities through various funding sources.

GOAL ED 11: Improve Yakima County's economy by supporting efforts to improve the education and training of its work force.

POLICIES:

ED 11.1 Expand job training and educational opportunities that support economic development.

ED 11.2 Support efforts to link employment and training activities with economic development programs.

ED 11.3 Participate in cooperative efforts to improve the education system.

ED 11.4 Explore various methods for supporting construction of educational facilities (such as using the second one-quarter percent of real estate excise tax as

**a means to mitigate off-site impacts of
school development).**





LAND USE

INTRODUCTION/PURPOSE

Even in an area as seemingly large as Yakima County, land is a vitally important yet finite resource. Only so much usable ground is available and it's not like glass or cars or televisions. We simply can't go out and make more of it.

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 busi-

nesses 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 **Plan 2015** can be described as the "driver of the comprehensive plan." The goals and policies of **Plan 2015**, particularly those found in Land Use, are intended to check the adverse environmental impacts of growth.

The Land Use Element of **Plan 2015** describes the existing conditions regarding land and its use in Yakima County by cataloging the activities currently taking place on land under County jurisdiction. It then relates the existing use and character of these lands to the three major land use categories identified in the 1990 Washington State Growth Management Act-urban, rural and resource.

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 such an intensive use of land for buildings, structures and impermeable surfaces that other uses, such as the production of food, become incompatible.

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.

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.

MAJOR ISSUES

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.

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

~~lands. Rural areas allow low to moderate~~

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.

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.

Transition of Urban Land Uses

The inclusion of land within an urban growth area indicates that the land will 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. The sparsely populated "rural" land within urban growth areas will also develop to urban densities and the character of the area will change.

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.

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 places. 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, and it doesn't take long for new residents to begin resenting the noise, dust and perceived loss of property value brought on by these long standing established activities. The adoption of a new way of thinking about these lands to protect their overall economic importance will not be easy; challenging the conventional way we've always done things never is.

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 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.

CONSIDERATIONS

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 in Washington State.

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.

Land Ownership

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 504,000 acres and the Department of Defense's Yakima Training Center which covers 166,000 acres of the county. Major state owned lands are administered by the Department of Natural Resources (142,000 acres) and the Department of Fish and Wildlife (63,925). 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 733,000 acres of privately owned land in unincorporated Yakima County.

Geography's Effect on Settlement Patterns

Much of what defines our County, its communities and our quality of life is directly tied to our relationship with land. This connection is easy to see since the form and

structure of our land has dictated to a large degree what we do and where we do it.

The central portion of Washington State has been inhabited for at least 12,000 years. The first residents were the ancestors of today's Yakama Indians. These people were highly skilled at hunting, fishing and gathering native plants for survival. The resources they depended upon were found at various times and places in and around Yakima County. The landscape was their habitat and its resources were learned about, utilized, altered and occasionally destroyed.

While we operate differently than these early inhabitants, a common theme we still share is that our relationship with one another is largely defined by the ways we use and modify our surroundings. Many of the places the native peoples frequented are still used by contemporary residents. The most telling difference between then and now is the scale at which we are able to effect change on our surroundings. Our actions are usually massive, often costly, and in many cases, permanent.

Land Use Inventory

An inventory of various land uses in Yakima County was completed in the fall of 1995. The results of this inventory are detailed in the Land Use Element itself. 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.

The results of the land use inventory are displayed in Volume II, Chapter VII on Figure VII-2, Existing Land Use (generalized). Table

VII-2 of Chapter VII 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 **Plan 2015** can be evaluated.

Land Use Categories

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 **Plan 2015**. 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 Lands

Urban Growth Areas

Purpose The intent of the *Urban Growth Areas* land use category is 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. The Urban designation is 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. The Urban Growth Area designation is intended to establish the area within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's Urban Growth Area land use category is 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." Specific discrete plan designations such as residential, open space, urban reserve, commercial or industrial are found in the respective jurisdiction's comprehensive, subarea or neighborhood plan.

General Description In general, an urban growth area extends from each of Yakima County's 14 cities and towns. 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 20 year planning period. ~~Urban densities are typically 4 or more units per acre.~~

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.

Obtain an adequate and appropriate Capital Facilities Plan prior to the approval of any UGA expansion to ensure necessary facilities and services will be provided to the entire expanded UGA with the 20 year period.

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.

Rural Lands

Rural Settlements

Purpose The intent of the *Rural Settlement* land use category is to implement several Growth Management Act Planning Goals (Urban Growth, Reduce Sprawl, 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 within *Rural Settlements* is encouraged by **Plan 2015**, 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 and rural consumer needs. A secondary function of *Rural Settlements* is to provide informal community centers for area residents.

General Description Many of Yakima County's *Rural Settlements* 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 Settlements* 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. Harwood), or swallowed up by them (i.e.,

Ahtanum and Wiley City). Some rural settlements 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. At the time of adoption of **Plan 2015**, Rural Settlements had over four hundred vacant buildable parcels containing just over three hundred acres.

Mapping Criteria

1. Lands located outside established Urban Growth Areas.
2. Lands previously designated or zoned for Rural Settlement uses and which have an identity as a community, but are not incorporated as a town or city.
3. Lands within a fire district and within five road miles of a fire station.
4. Lands located along State Routes, County arterials or collectors.
5. [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 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. [Lands found at the valley floors, at the](#)

periphery of the Urban Growth Areas and Rural Transitional areas separating designated farm or forest lands and the remote rural and developmentally constrained lands are considered "Valley" areas. Valley areas are closer to the more urbanized retail and commercial centers while still allowing for a rural lifestyle. Lands found above the State Route 410 – Highway 12 "Y", and in the upper Wenas Valley above Wenas Lake are "Mountain" areas. These areas are intended to cater to the traveling public and tourists along the mountain passes and recreation areas. These lands are more isolated from the urban retail centers than the Valley areas, and therefore have limited options for commercial and retail uses. For this reason, certain uses which are allowed in the Mountain areas are not intended or appropriate in the Valley areas.

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. **Plan 2015** recognizes and maintains remote rural and extremely limited development potential area development at a level con-

sistent 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.

Economic Resource Lands

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. In 1982 the County created two zones to protect these lands: Exclusive AG and General AG. These zones provide for the segregation of the homestead plus one other small lot every five years. Over time, this provision has resulted in many parcels that are too small to be economically viable for agriculture, and an increased potential for conflicts between farmers and their new nonfarmnon-farming neighbors.

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 Exclusive or General Ag 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:

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 **Plan 2015** 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 Agriculture Resource designation should not be totally left to a purely mathematical process. Of the ten areas of possible consideration listed in WAC 365-190-050, the following two are considered through quantitative analysis along with Prime soils and those additional soils that are listed as suitable for crops grown in Yakima County, as listed in the Soil Productivity chart within the Soil Survey of Yakima County:

- a. Relationship or proximity to the Urban Growth Area
- b. 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:

1000 to 867 bu/ac crop yield	4 points
886 to 733 bu/ac crop yield	3 points
732 to 599 bu/ac crop yield	2 points
598 to 465 bu/ac crop yield	1 point
464 to 330 bu/ac crop yield	0 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 $\frac{1}{4}$ mile of the UGA	0 points
Between $\frac{1}{4}$ and $\frac{1}{2}$ mile	1 point
Between $\frac{1}{2}$ 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 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. However, a closer review may indicate that properties within the 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.

During the basic analytical process, when 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. {Amended 3/18/03}

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.

Descriptive Characteristics 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

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.

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 ~~anticipated~~ 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.

Descriptive Characteristics 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.

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, the proximity to existing or planned market areas, environmental sensitivity and cultural resources. 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.

Mapping Criteria

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.

The available resource meets WSDOT minimum specifications.

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. (one or more contiguous parcels).
- b. The volume of available mineral resource at the potential site should be of sufficient volume to meet the following minimum regulatory requirements as set by DNR.:
 - 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 greater 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

The potential mineral resource site must consider the following 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 able to meet the required setbacks from 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. Newly designated mineral resource lands should not be located in existing Urban Growth Areas.

Existing designated mineral lands within an Urban Growth Areas should not be allowed to expand.

- 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, urban growth areas, including but not limited to incorporated cities and county rural villages.

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.

6. Environmental Sensitivity

General environmental issues in the resource area to consider:

- Impacts to air and water quality;
- Sites located within a recognized Critical Area, presence of fish and wildlife habitat;
- Sites located within or adjacent to an established wildlife refuge;
- Sites requiring federally administered environmental permits;

Intent Statement *The Growth management Act requires that environmental factors be considered when reviewing areas for potential mineral resource designation. This consideration also prevents unreasonable restrictions in areas where eventual mineral resource extraction is unrealistic.*

7. Cultural Resources

Special issues in the resource area to consider:

- Sites located within Tribal Reservations;
- Sites found to have historic or cultural significance;
- Sites found to have archeological significance;
- Sites that are recognized as aesthetically pleasing with significance county-wide.

Intent Statement *Yakima County is blessed with an abundance of scenic beauty. The gaps within the upper Yakima Valley are landmarks that are part of the areas identity. These areas should be protected against land uses that would permanently alter their value. Additionally, there are areas that contain cultural resources that should be protected.*

De-designation

The de-designation of an area previously established as a mineral resource of long-term commercial significance should only 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 an urban growth boundary requires expansion and there is no reasonable alternative than to encroach into the Mineral Resource Overlay, or upon receipt of information indicating that an area does not contain a commercially viable mineral resource as originally determined, 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 only 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. In the case of an underlying resource classification, the de-designation of that resource shall also comply with the de-designation criteria associated with that resource.

LAND USE GOALS AND POLICIES

The locations of the various urban, rural and resource lands are shown in Figures I-1A, I-1B and I-1C. Mineral Resource Sites are shown in Figures I-2A, I-2B, and I-2C. {Amended 12/98}

URBAN LANDS

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, but not solely responsible for

providing urban services (e.g., water, sewer, transit) within the UGAs. 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 a minimum 20-year population forecast and to allow for market choice and location preferences not to exceed 25 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. Areas already characterized by urban growth that have existing public facilities and service capacities to serve such development; and

2. Areas already characterized by urban growth that are not presently served by existing public facilities or services but for which facilities and services will be provided by either public or private sources.

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 an existing urban growth area through the comprehensive plan amendment process; however, in no case will amendments be processed more than once a year.

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 Explore the possibility of providing density bonuses when development rights are transferred from resource lands of long-term commercial significance to appropriately zoned and serviced receiving areas within Urban Growth Areas.

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.

POLICIES:

LU-U 2.1 Mutually enact an Urban Growth Management Agreement to coordinate County policy for the transition of 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:

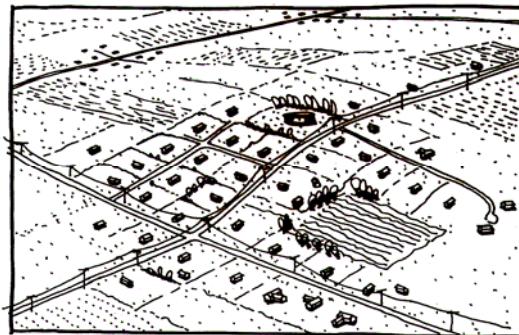
1. Land uses and subdivision planning;
2. Common development standards;
3. Urban services delivery/ infrastructure financing;
4. Urban service boundary amendment criteria;
5. Urban growth area amendment criteria;
6. Focused Public Investment Areas;
7. Common glossary of terms.

LU-U 2.2 Designate an Urban Transition or Urban Reserve area which extends from the urban service area set by the service providers' Capital Facilities Plan(s) to the urban growth area perimeter. 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

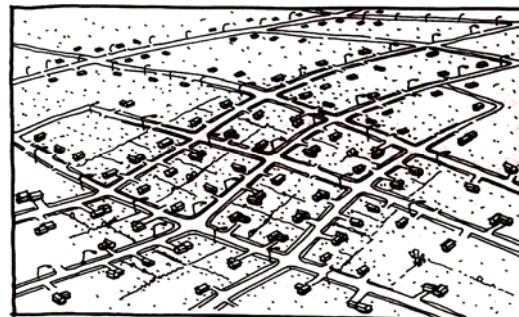
to uses/densities that cannot be urbanized by:

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. {Amended 12/98}

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 where gravity feed trunk service is not immediately available but a lift station could result in connection to the waste water system).

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 higher. Provide a procedure for deferral of some improvements in the Urban Transition outside the Capital Facilities Plan and Focused Public Investment Areas. Improvements must be installed in accordance with approved plans.

LU-U 2.7 Review current interlocal planning and service agreements and restructure governmental and financing mechanisms as needed to ensure timely, scheduled access to urban governmental services.

LU-U 2.8 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 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 Require effective notification to disclose the presence of agricultural activities in the area when property within mile of an existing agricultural use or agricultural zone is transferred, leased, or divided. The notification shall disclose that the use, land division or transfer of ownership is nearby or adjacent to land where farm operations and generally accepted agricultural and management practices are present (as defined under YCC Chapter 6.20, Right-to-Farm) and will be subject to a variety of activities that may not be compatible with ~~nonfarm~~~~non-farm~~ or residential development. 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-U 4.4 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 International Airport at 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. These concerns have been only partially addressed by existing airport overlay zoning within the Yakima Urban Area.

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 located 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. {Amended 12/98}

LU-U 5.4 When the Airport Master Plan is adopted by the legislative bodies, it will be incorporated as part of this plan. {Amended 12/98}

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 identity, 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 Provide density incentives and bonuses to reward projects which:

- 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 Expedite review of land development projects that meet neighborhood design standards and provide fully serviced, complete neighborhoods.

LU-U 6.4 Publicly recognize land development projects that exemplify creativity and excellence in neighborhood design.

RURAL LANDS

Rural areas in Yakima County are areas that exhibit open space qualities, buffer between urban lands and resource lands, provide non-resource areas for future urban expansion and retain the rural/agrarian character of the County while offering a variety of lifestyle choices for the residents of Yakima County. Rural area characteristics may include:

1. Limited public services.
2. Areas of transition between urban, natural resource and critical area lands.
3. Nonresource areas for future urban expansion.
4. Small scale agriculture and forestry operations.

5. Home occupations and cottage industries provided they do not adversely affect the surrounding uses and the environment.
6. Industrial and commercial uses which do not require urban level services provided they are compatible with densities and land uses of rural areas.
7. Industries in rural areas related to and dependent upon natural resources like timber, agriculture and minerals.
8. Development densities that support and maintain rural area characteristics.

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 Require effective notification to disclose the presence of agricultural

activities in the area when property within "1" mile of an existing agricultural, forestry or mineral use/category or agricultural zone is transferred, leased, or divided. The notification shall disclose that the use, land division or transfer of ownership is nearby or adjacent to land where farm, forest or mining operations and generally accepted resource use and management practices are present and it will be subject to a variety of activities that may not be compatible with non-resource or residential development. 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-R 1.5 To ensure compatibility and reduce conflicts between resource uses and rural uses, establish site plan requirements including 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 1.6 Publicly recognize land development projects that use effective site planning and design to help achieve the goals of *Plan 2015*.

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.

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.

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.

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 areas except to remedy documented groundwater contamination problems or to correct documented existing or impending health hazards. The County will operate satellite wastewater collection and treatment systems for clustered projects with 5 or more connections. Projects with 5 to 8 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 to 8 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 Upon completion of the Comprehensive Transportation Plan, the County's development standards will be re-evaluated for their effect on achieving the goals and policies of the Land Use Element.

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. {Amended 12/28/99}

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. {Amended 12/28/99}

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

Plan 2015 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:

Rural Settlement areas;
Rural Transitional areas;
Self-Sufficient areas; and
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, redesignate 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 SETTLEMENTS

PURPOSE STATEMENT LU-R 6

This goal defines what type of growth and uses should be allowed in Rural Settlements. 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 Settlements 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 and growth within Rural Settlements should be encouraged to the extent that appropriate services and facilities are available.

GOAL LU-R 6: Recognize and maintain the role of existing rural settlements as part of the fabric of rural community life.

POLICIES:

LU-R 6.1 Allow a mix of commercial, residential, public and economic resource-related uses that serve the needs of local residents.

LU-R 6.2 Encourage growth within Rural Settlement boundaries through infill and the use of clustering, when appropriate infrastructure is in place. Rural settlements should not be encouraged to expand geographically.

LU-R 6.3 Promote/encourage safe and sanitary housing (new housing, housing rehabilitation) in Rural Settlements. {Adopted 12/98}

PURPOSE STATEMENT LU-R 7

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

GOAL LU-R 7: Minimize the need for public investment in rural settlement areas.

POLICIES:

LU-R 7.1 The Rural Settlement Zoning classification should allow for continued

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 new residential development in Rural Settlement areas at up to four units per acre where services are available.

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 areas.

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

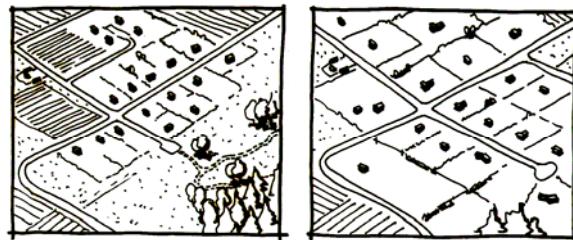
development into existing transitional areas.

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.



Encourage Cluster Developments. (LU-R 8.3)

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.

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.

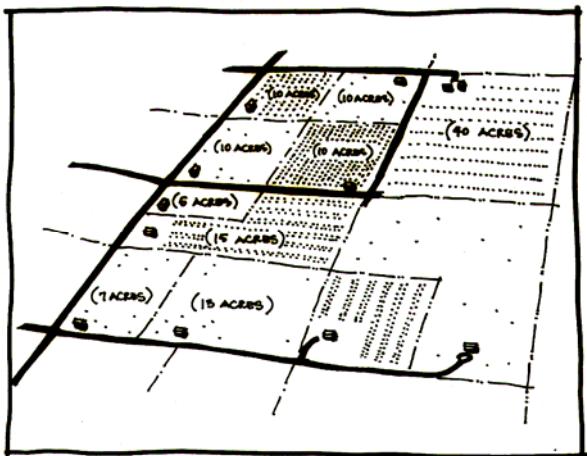
POLICIES:

LU-R 10.1 Low density residential development, ~~local service~~ 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.



Flexible Parcel Sizes in Rural Self Sufficient. (LU-R 10.3)

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.

In 1982 the County created two zones to protect farm lands: Exclusive AG and General AG. Current zoning practices, however, allow up to two small lot subdivisions every five years on parcels in these zones, regardless of the parent parcel size, and repeated "owner-occupied" segregations. The result has been parcels that are too small to effectively farm, and increasing conflicts between farmers and their new ~~nonfarm~~non-farming neighbors. 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: Agricultural Uses

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.

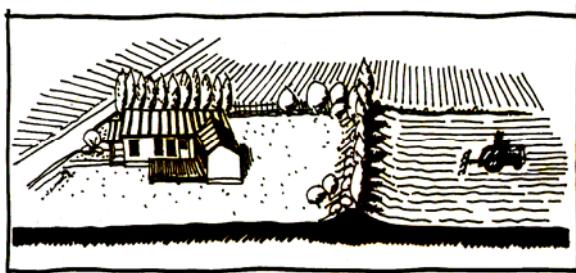
LU-ER-AG 1.4 Non-agricultural uses shall not be allowed in agricultural resource areas without site-specific review subject to standards related to 1) protections needed for agricultural uses and 2) the nature of the proposed non-agricultural use.

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 1.56 Establish a special exception process to review proposed ~~nonagricultural~~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 ~~nonfarm~~~~non-farm~~ land uses to ensure that the ~~nonfarm~~~~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 1.67 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 ~~nonfarm~~~~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 1.78 Require effective notification to disclose the presence of agricultural activities in the area when property within ~~2-500 feet~~~~miles~~ of an existing agricultural ~~use or agricultural~~ zone is transferred, leased, or divided. The notification shall disclose that the use, land division or transfer of ownership is nearby or adjacent

to land where farm operations and generally accepted agricultural and management practices are present (as defined under YCC Chapter 6.20, Right-to-Farm) and will be subject to a variety of activities that may not be compatible with ~~nonfarm~~~~non-farm~~ or residential development. 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.

Parcel Size and Density

LU-ER-AG 1.89 Establish a single agricultural zone with a minimum parcel size of one quarter quarter section (i.e., 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.

LU-ER-AG 1.910 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 1.101 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 1.142 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 1.123 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 1.134 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. {Amended 12/98}

LU-ER-AG 1.145 Provide a special exception process to review farm and ~~nonfarm~~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 ~~nonfarm~~non-farm use or small lot from the active farming areas);
2. Proximity to other ~~nonfarm~~non-farm uses;
3. Lack of irrigation shares or rights where irrigated agriculture is the norm;
4. ~~Nonagricultural~~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 1.2, or that would exceed the average density for the agricultural category, must conclusively demonstrate that:

the small lots or residential development will not significantly interfere with accepted farming practices on the residual parcel, nearby and adjacent farming operations; and,

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 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 ~~nonfarm~~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. {Amended 12/98}

LU-ER-AG 1.156 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 1.167 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. {Amended 12/98}

LU-ER-AG 1.178 More than two farm dwellings on a single agricultural parcel of at least twenty acres may be approved, subject to conditions, through a special exception process. {Amended 12/98}

LU-ER-AG 1.189 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 1.1920 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 1.202 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 1.242 Yakima County will work directly with the irrigation districts, the legislature and other responsible entities (such as the Yakima River Watershed Council) 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 aviation 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 ~~or~~ ~~immediately adjacent to~~ ~~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.

OBJECTIVE: Designate sufficient existing sites and future areas to ensure a fifty year supply of aggregates, sands, gravels and rock based on the following criteria:

1. Quality of the resource;
2. Volume of resource;
3. Topographic characteristics of the site;
4. Access suitability;
5. Compatibility with land use patterns in the area;
6. Proximity to urban and rural settlement markets;

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 Plan 2015. Designate and zone existing mineral resource sites immediately in need of protection not later than the first plan update, relying on the existing Mineral Resource Overlay District as an interim measure until Policy LU-ER-MR 1.3 is implemented. Figure 1-2 designates the existing mineral resource sites that are immediately in need of protection. {Amended 12/98}

LU-ER-MR 1.2 At the Board of Yakima County Commissioner's discretion, Establish 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.

OBJECTIVE: LU-ER-MR 1.23 Maintain at least a 10 year supply of zoned Mineral Resources.

LU-ER-MR 1.34 Establish a new Mineral Resource zoning district to provide for surface mining. Develop, adopt and refine performance, operational and environmental standards for the extraction, and processing and reclamation of mineral resource sites, in consultation with state /federal agencies with expertise, mining interests and the public.

LU-ER-MR 1.45 Consider map amendment designation legislative category and rezoning of appropriate high priority parcel(s) to the Mineral Resource Overlay and Mining Zoning District upon completion of each phase of the mineral resources inventory, and at each plan update or as otherwise permitted.

LU-ER-MR 1.56 Encourage rezoning of other designated sites listed within the inventories at landowner/operator request to maintain the minimum 10 year supply of available, zoned resources. Allow landowners to apply for the Mineral Resource Overlay designation during the annual comprehensive plan update cycle if the site meets the designation mapping criteria.

LU-ER-MR 1.6 Ensure that appropriate County, state and other agency mineral resource sites in outlying areas of Yakima

County necessary for removal, processing, stockpiling and maintenance have been designated and appropriately zoned.

LU-ER-MR 1.7 Provide for Promote compatible interim land uses for parcels designated for future commercial surface mining such as agricultural and forest uses.

LU-ER-MR 1.8 Permit incidental the extraction of mineral resources as an accessory use prior to construction or development of an approved use, when consistent with adopted performance standards the conditions of the approved use.

LU-ER-MR 1.9 Permit agricultural and forest uses within the Mineral Resource Mining zoning district 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 Mineral Resource Mining Zone.

LU-ER-MR 1.11 Permit stockpiling, maintenance yards, and limited, short-term 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 ~~identified~~ designated mineral ~~and~~ resource sites from incompatible uses within the designated and zoned sites or on surrounding lands that would prevent or seriously hinder resource extraction through Mineral Resource~~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 Plan 2015 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.

GOAL LU-ER-MR 3: Ensure that mineral resource site utilization is consistent with other Plan 2015 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 Plan

and Mining Zoning district category for potential impacts upon fish and wildlife habitat, air and water quality, aesthetics and reclamation, and potential convertibility to other uses consistent with Yakima County Comprehensive Plan - Plan 2015, 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 ~~surrounding~~ 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 Use Encourage the use of mining to achieve other Plan 2015 goals, such as wetlands protection/enhancement, storm water retention, and water quality protection.

LU-ER-MR 3.4 Require applications for expansion of existing ~~or establishment of new~~ mineral resource extraction operations to identify reclamation consistent with Yakima County Comprehensive Plan - Plan 2015 ~~uses, and significant natural, archeological, and cultural resources that may be adversely affected by mineral resource extraction~~.

LU-ER-MR 3.5 Require Encourage that all mineral sites be reclaimed for future use in accordance with Plan 2015 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 60-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.



HOUSING

INTRODUCTION/PURPOSE

Earlier comprehensive plans discussed housing primarily in light of its land use implications. **Plan 2015** addresses housing in broader terms, reaching beyond land use patterns and densities to discuss affordability, creative financing, serving our special needs residents, and community character. The Housing Element serves two purposes. The first is to characterize the housing needs of present and future residents. The second is to promote housing policies that will lead to affordable, safe housing options for all County residents over the next 20 years. The element builds upon principles and policies provided by the Countywide Planning Policies and the **Focus 2010** and **Vision 2010** documents. These policies were developed through an extensive public participation process and provide long-term guidance for Yakima County in developing the Housing Element for **Plan 2015**.

MAJOR ISSUES

Listed below is a synopsis of the major issues facing Yakima County with respect to its housing needs.

Affordable Housing

Housing has become less affordable to more Yakima County residents. This problem is particularly severe among the farmworker population, the special needs population, and the Hispanic population which includes most farmworkers and their families.

The federal government and most lenders consider affordable owner-occupied housing as housing that can be obtained for approximately 30 percent of monthly gross income. The definition of affordable rental units is similar, although the percentages vary in part because of the tax benefits enjoyed by homeowners.

The Growth Management Act requires that housing goals and policies emphasize housing affordability. Yakima County should encourage affordable housing through its zoning and development regulations; establish an orderly process for distributing fair share housing funds; work in tandem with nonprofit housing organizations; and support programs that rehabilitate and preserve existing housing.

Housing Type and Mix

Population forecasts for Yakima County anticipate substantial growth over the next twenty years. Much of the new growth is among the Hispanic segment of the population, which grew almost 78 percent from 1980 to 1990. Furthermore, the continued growth of low-income households has placed a great demand on the housing industry to provide low- to moderate-income housing throughout the County. Likewise, Yakima County is faced with meeting the housing needs of its special populations such as the developmentally and physically challenged, and participants in drug and alcohol rehabilitation.

These demands call for County housing policies that support choice and flexibility in housing types, density and location. This in turn will allow the real estate and development communities to be responsive to changing housing needs. The County's special needs policies should encourage financial and regulatory flexibility that allow creative housing options (e.g. accessory unit construction, single room occupancy, clustering, manufactured housing) and siting of institutions. Furthermore, County policies should support codes, ordinances, and site plans that encourage development of special needs housing, and public/private investment in these projects.

CONSIDERATIONS

Minority Populations

Yakima County's population increased from 172,508188,823 persons to 188,823222,581 persons between 19801990 and 19902000, a net increase of 16,31533,758 persons or 9.517.9 percent. During the same period the Hispanic segment of the population increased from 25,38745,114 to 45,11479,905, a net increase of 19,72734,791 persons or almost 78 percent. The increase in Hispanic population changed the percent of Hispanics to the total population from 15-24 percent in 19801990 to 24-36 percent in 19902000.

This growing Hispanic population has further segregated County residents by income and ethnicity, with the Lower Valley absorbing the greatest increase in Hispanic population. This growth, coupled with an out-migration of white residents to other parts of the County or out of the County altogether, is changing the nature of the County's socioeconomic characteristics: as income levels fall, demand for affordable housing grows.

The change is reflected in several ways. Greater demand is now placed on the

housing industry to provide low to moderate income housing. Many residents, unable to afford decent housing, have moved to unincorporated rural settlement areas such as Outlook and Buena where public health and safety issues require additional costly infrastructure investments. Or they may move to existing residential neighborhoods at densities the existing housing stock cannot accommodate.

To address these problems, County housing policies encourage regulatory flexibility and the ability to provide for diversity in housing type, density and location. This in turn allows the real estate and development communities to better serve the changing needs of the population. By allowing regulatory flexibility, new innovative housing projects can address housing and supportive infrastructure based on need.

Special Needs Residents

Special needs residents such as the mentally and physically challenged, the homeless, the elderly, and persons with HIV and AIDS require special consideration to meet their housing needs. Because these populations have needs that the fair market housing industry cannot adequately address, their housing is often provided through a partnership of publicprivate/nonprofit organizations. Little other support is available to serve these residents. A critical shortage of available, decent and affordable living units makes it difficult for these persons and their families to maintain an acceptable living standard. Limited incentives for private market construction, a limited supply of affordable land and high construction costs make it difficult for the private market to provide affordable housing.

The Housing policies meet this need by offering creative housing options. They include accessory unit construction, granny

flats, single room occupancy, clustering, and manufactured housing and siting institutions in areas where they were previously prohibited. Providing for people with special needs does not necessarily mean more social services or infrastructure. It means greater regulatory flexibility and offering incentives to provide affordable, accessible housing.

Preservation and Rehabilitation

Yakima County's residential neighborhoods vary in size, number of houses per acre, housing type, and amenities. The character of a neighborhood is closely associated with its design, the people who live there, and the services provided. Residents want to feel comfortable, safe, and that they "belong." Over the next 20 years, preservation and rehabilitation must acknowledge the nature of the residents, visual character and services.

Plan 2015 housing policies encourage new development in previously undeveloped areas that fulfill visual and service character. Infill development should reflect a visual and service character compatible with existing development.

Housing Finance

The financing of affordable housing is a specialized market niche that requires the cooperation of land developers, builders, government and lenders. Finance plays a vital role in the final cost of housing and its associated infrastructure. The Housing policies will identify and advocate stable housing finance mechanisms. Because housing and infrastructure improvements are long-term investments, stable, long-term mechanisms are necessary to minimize risk and increase the potential for project funding.

The Housing Element recognizes that the public, not-for-profit and private finance sectors all play an important role in housing finance. A healthy and complete housing finance system will involve the participation of

all three sectors to reflect public purpose, capital requirements, costs and interest rates. Public sector financing of housing is traditionally identified with housing for the lowest income groups and involves the deepest direct subsidies.

The not-for-profit sector is an emerging finance player. Often acting to channel public funds to private sector developers, the not-for-profit sector serves a public purpose, but often functions free of restrictive government regulations. As a result, not-for-profits are often philosophically aligned with the public sector but functionally aligned with the private sector. Not-for-profit organizations vary in function; some finance and construct housing while others focus on different functions.

Private sector finance is the mainstay of housing development. Increasingly, in order to meet the needs of low and moderate income persons, the private finance institutions need the assistance of the public and not-for-profit sectors.

Farmworkers

Due to Yakima County's agricultural base, farm workers are a significant population. Migrant farm workers have been present in Yakima since the first harvests and have become more permanent over the years. Traditionally, the migrant farm workers stayed long enough to perform specific agricultural jobs and then left the region. Since 1987, with the passage of the Immigration Reform Control Act (IRCA), we have seen more farm workers choosing to stay in the Yakima Valley. The changing nature of the farm workers from migrant to "settled out" or year-round residents has led to a major shortage of housing for this segment of the population.

HOUSING: GOALS, OBJECTIVES AND POLICIES

PURPOSE STATEMENT H 1

Under state law the County is required to make adequate provisions for the existing and projected housing needs of its residents. Yet currently the County faces a lack of affordable housing choices. In the lower valley, decent, safe, affordable housing for farm workers is virtually nonexistent; in all parts of the County "special needs" populations (the elderly, migrant workers, developmentally and physically disabled, persons with HIV and AIDS, among others) require housing that is close to services and employment. The following goals and policies address the needs of these citizens through various means, including public and private partnerships and encouraging development regulations that are not a hindrance to providing housing.

GOAL H 1: Encourage diversity in the type, density and location of housing within the County and its cities while protecting public health, safety, and quality of life.

OBJECTIVE: A variety of housing types, neighborhood settings, price ranges, amenities, natural settings, and proximity to transportation, employment, shopping, and other daily activities, should be available within the framework of established urban-rural land use policies.

POLICIES:

H 1.1 In siting housing, consider the locational needs (proximity to employment, access to transportation and services) of the various types of housing.

H 1.2 Encourage the public and private sectors to develop and maintain an adequate supply of housing for all segments of the population.

H 1.3 Participate in periodic evaluations of the types, sizes and quantity of affordable living units that are required or will be

required over a specified time. This evaluation will be made in collaboration with the Housing Foundation, the Office of Rural and Farmworker Housing, the Yakima County Coalition for the Homeless, the Yakima and Sunnyside Housing Authorities, financial institutions and other organizations or agencies providing housing services within Yakima County.

H 1.4 Work closely with local governments and the private sector to extend infrastructure and provide other services to accommodate residential growth, particularly in Urban, Rural Settlement and Rural Transitional areas which are suitable for higher density development.

H 1.5 Ensure that Yakima County residents have equal access throughout the continuum of housing types and locations.

H 1.6 Coordinate with Yakima County's Public Health and Safety Network in planning and policy recommendations for social services delivery in the County.

H 1.7 Convene a housing task force to develop specific strategies to implement *Plan 2015* housing policies. The task force should include representatives of the development industry, government, public and private nonprofit agencies, and concerned citizens.

PURPOSE STATEMENT H 2

This goal specifically addresses housing for "special needs" populations (e.g., the elderly, the developmentally and physically challenged, persons with HIV and AIDS, and participants in drug and alcohol rehabilitation). The policies support codes, ordinances and site plans that will encourage development of special needs housing, and encourages private/public investment in these projects.

GOAL H 2: Plan for adequate housing opportunities for households with special needs.

OBJECTIVE: Yakima County code will comply with the Americans with Disabilities Act (ADA).

POLICIES:

H 2.1 Develop or amend and support codes and ordinances that allow for a continuum of care and housing opportunities for special needs populations in the same manner as standard housing.

H 2.2 Through building and site plan codes, encourage the development, rehabilitation and adaptation of housing that responds to the physical needs of special populations.

H 2.3 Encourage both the public and private sector to invest in the creation of special needs housing.

PURPOSE STATEMENT H 3

Through its zoning and development regulations, the County can encourage affordable housing. This goal and its policies address specific ways the County can encourage affordable housing through policies such as flexible zoning regulations, establishing an orderly process for distribution of fair share housing monies, and encouraging housing that does not use a lot of land.

GOAL H 3: Promote housing choices, including affordable housing, through regulatory, planning, and financial techniques.

OBJECTIVE: Work with individual jurisdictions to ensure fair share housing by the year 2015.

POLICIES:

H 3.1 Participate in the development of a regionally agreed upon fair share housing allocation that provides low and moderate income housing targets for cities and urban growth areas. (Under GMA, all communities must create policies to accommodate their "fair share" of housing types and income groups.)

1. Urban areas shall have a fair share allocation.

2. Fair share allocation shall be developed concurrently with the development of implementation ordinances.

3. The allocation process must be supported by incentives and financing mechanisms to see that targets are achieved.

H 3.2 Ensure policies, codes and ordinances allow for a compatible mix of uses and housing types in neighborhoods.

H 3.3 Encourage infill as a redevelopment concept. Appropriate development regulations that accomplish infill should consider:

1. The impact on older/existing neighborhoods;

2. Development that is compatible with the surrounding residential density, housing type, affordability or use characteristics;

3. Encouragement of affordable units;

4. The provision of development standards and processes for infill regardless of the sector (public, not-for-profit, or private sectors) creating it; and

5. Compatibility with historic properties and historic districts.

H 3.4 Accommodate changing demographic trends and housing preferences by allowing accessory units, co-housing, and other nontraditional housing types in appropriate locations.

H 3.5 Encourage affordable housing for persons with incomes less than 30 percent of the median household income by using

available funding programs and by promoting private/public partnerships which focus on this affordability range.

H 3.6 Provide incentives for developers that include a percentage of affordable housing units within new housing developments.

H 3.7 Provide incentives for developers that include a mix of housing types within new housing developments such as a broader assortment of housing sizes, accessory apartments, duplexes, etc.

H 3.68 Encourage structural housing alternatives that promote housing affordability.

H 3.79 Support regulatory and financial incentives to encourage construction of affordable housing.

H 3.810 Allow accessory living units as a means to increase the supply of affordable housing units and to help existing homeowners remain in their homes.

H 3.911 Encourage upgrading of existing manufactured or mobile home parks to current development standards. Allow some expansion in exchange for a general upgrading of the existing park.

H 3.12 Allow for the siting of manufactured homes built after the year 2006, and that comply with the most recent federal standards, in the same manner as regular site built homes

PURPOSE STATEMENT H 4

A cost-effective way to provide affordable housing is by rehabilitating existing neighborhoods. This goal's purpose is to elicit support from private and public sources in order to preserve and rehabilitate structures within the Urban Growth Area (UGA) and throughout the County. It encourages rehabilitation to focus on sanitary and safe housing options.

GOAL H 4: Preserve and rehabilitate the County's existing housing stock.

OBJECTIVE: *Investigate/consider adopting a uniform housing code for the County by the year 2001.*

POLICIES:

H 4.1 Encourage housing and other programs to improve deteriorating older neighborhoods that address structural, demographic, preservation, aesthetic, and economic issues.

H 4.2 Encourage rehabilitation that provides safe and sanitary housing.

H 4.3 Provide sponsorship for agencies and nonprofit organizations applying for state or federal housing funds, consistent with other needs and priorities.

H 4.4 Encourage voluntary housing rehabilitation/preservation programs.

PURPOSE STATEMENT H 5

As more homes are sited within and adjacent to agricultural, forest and mineral resource lands, conflicts inevitably result between farmers, foresters, miners and their new neighbors. This goal works to reduce those conflicts by encouraging site plan requirements, use of landscaping and other means to separate resource from nonresource uses. It also recognizes that on resource lands it is the resource, not the houses, that has primary importance.

GOAL H 5: Minimize conflict between housing developments located within or adjacent to forest, agricultural and mineral extraction sites, and those activities associated with resource use and management.

OBJECTIVE: *Review and amend County code if appropriate to ensure new development is consistent with resource management practices.*

POLICIES:

H 5.1 New, residential construction adjacent to designated forest, agricultural or mineral resource lands should be designed and sited to reduce potential conflicts between residents and adjacent resource lands.

H 5.2 Housing in designated agriculture, mineral or forest lands should be considered secondary to the primary use of those areas.

H 5.3 Protect Critical Areas from development.

PURPOSE STATEMENT H 6

This goal recognizes that neighborhood character is an important quality-of-life issue to residents. Its intent is to discourage business or industry that might erode rural character and promote designs to encourage neighborhood development.

GOAL H 6: Encourage the preservation and protection of existing neighborhoods and design and/or plan future development in a manner which promotes neighborhood settings and environments.

OBJECTIVE: *Initiate a subarea or neighborhood planning process by the time of the first update of Plan 2015 in 1998.*

POLICIES:

H 6.1 Minimize business and/or industrial development which encroaches on existing neighborhoods.

H 6.2 Provide substantial land use buffers between residential neighborhoods and incompatible land uses.

H 6.3 Design subdivisions, planned residential developments, multi-family units or other residential projects in a manner which encourages neighborhood environments and open space.

H 6.4 Minimize disruption of neighborhoods when siting and constructing utilities and public facilities (e.g., major arterials,

schools, landfills, sewage treatment facilities, power lines and towers, irrigation canals, public buildings, airports, etc.)

H 6.5 Establish a priority list for initiating neighborhood or subarea planning processes.

PURPOSE STATEMENT H 7

Low-income residents typically require access to social services, employment, and special housing types that are best provided within urban growth areas. Many farm workers have become year-round residents of Yakima County. Innovation in financing, housing types, and service provision is needed to accommodate the changing needs of farm workers and other low-income residents.

GOAL H 7: Encourage the availability of safe, sanitary and affordable housing for both migrant and permanent-resident farm workers.

OBJECTIVE: *Work with the state legislature to pursue legislation to remove obstacles to these policies.*

POLICIES:

H 7.1 Continue to allow seasonal and accessory farm worker accommodations in rural and agricultural resource areas, with the requirement that one or more persons in each household must be employed by the property owner.

H 7.2 Work with the agricultural community to develop criteria and a process for siting permanent and migrant farm worker housing in rural and agricultural resource areas with consideration given to neighborhood and project security, health and sanitation, availability of public services, access, child care, and the availability of affordable housing in a nearby urban area.

H 7.3 Provide a siting process to expedite farm worker housing projects using pre-approved designs for housing of both temporary and permanent farm workers employed by the property owner.

H 7.4 Continue to work with state and local agencies to remove barriers to providing farmworker housing, and explore innovative approaches to meeting farm worker housing needs.

H 7.5 Evaluate state requirements for farm worker housing.

H 7.6 Work cooperatively with other public agencies, private institutions and organizations to encourage new housing and/or housing rehabilitation in suitable areas.
{Adopted 12/98}





PARKS AND OPEN SPACE

INTRODUCTION/PURPOSE

Parks and recreation plans typically discuss land used for recreation, education, and cultural sites. They tend to emphasize the recreational and aesthetic functions of open space. ~~While planning for parks and recreation under the Growth Management Act (GMA) is optional, Plan 2015 must discuss the potential for providing open space corridors that follow rivers, ridgetops, rights-of-way, and other linear features. To do this, the GMA encourages the use of innovative techniques to help retain open space, such as cluster development and transfer of development rights. Other contributors to open space values such as critical areas and commercially significant resource lands (forest, ~~and agricultural~~, and mineral) must be designated and protected.~~

The Parks and Open Space Element serves two purposes. The first is to determine the type and level of park and recreational services Yakima County should provide. To assist in this, a Parks and Open Space Advisory Committee was formed ~~in 1996, which~~ ^{in 1996,} ~~It~~ reflected a wide range of public and private interests. This group reviewed the County's ~~current~~ role as a recreational services provider and examined the costs of expanding the existing programs ~~at that time~~. ~~The goals and objectives developed by this Committee were included in the Parks and Open Space Element when it was adopted in 1997. Their work culminated in the Yakima County Park and Open Space Plan, which was adopted May 7, 1996. That plan was designed to meet the requirements of the~~

~~Washington State Interagency Committee for Outdoor Recreation, as well as the Growth Management Act, and presents a series of goals, policies and recommendations that relate to park program administration, future facilities development (including new site acquisitions) and operations and maintenance of park facilities. The goals and objectives in the Park and Open Space Plan were included in this Parks and Open Space element.~~

The second purpose of the Parks and Open Space Element clarifies the broader functions and benefits of Yakima County's open spaces. As detailed in the Element itself, the distinction between parks and open space is an important one. Open space, in this instance, includes resource lands, greenbelts, wetlands, geologically hazardous areas and other areas covered under the Critical Areas Ordinance (CAO). All these areas contribute to the County's appearance but are not parks in the traditional sense. To clarify how these less formal kinds of open space are planned for, the Shareholders crafted a separate set of goals and policies that describe ways the County can protect open space ~~prior to 1997. The Shareholders were members of a 29-member committee appointed by the Board of County Commissioners that represented business, finance, industry, development, and agricultural leaders throughout the County. They met prior to the 1997 adoption of this plan. Their work defines defined which open space lands should were to be protected now, and how this should be was to be done. It also establishes established a framework for~~

considering other lands for future protection. Some adjustments have subsequently been made to these goals and policies through the 2007 update process.

MAJOR ISSUES

Location of Open Space

While the County as a whole has a high ratio of accessible open space per capita, most of that land requires driving half an hour or more from the greater Yakima urban area. There is a need for open space areas closer to Yakima and the Lower Valley cities. While small areas of accessible open space (Yakima Greenway, the Cowiche Canyon Conservancy, Eschbach Park, and Sportsmen's Park) are near the city of Yakima, ~~publicly accessible open space is limited in the Lower Valley. Only only~~ small local and regional parks, Ft. Simcoe State Park, and the U.S. Fish and Wildlife Service refuge are available in the Lower Valley.

Yakima County's rapid growth calls for urban park planning. During the planning process, the need for urban parks, particularly in areas outside current city limits but within urban growth boundaries was identified. ~~In areas such as West Valley, Terrace Heights and North Selah, little or no park land has been preserved.~~ Since most future development will occur within urban areas, the location of parks and open space within and between them will become particularly important. Unless park and open space lands are acquired and preserved in the very near future, area residents will not enjoy the convenience of nearby parks and recreational facilities.

Relation of Open Space to Resource Lands and Critical Areas

The Growth Management Act requires the designation and protection of environmentally

sensitive lands (critical areas) and commercially significant resource lands (forest, agricultural and mineral lands). Besides meeting other GMA planning goals, the protection and retention of these lands help fulfill our open space requirements. If we are unable to sustain resource lands and critical areas, we lose their open space values as well.

Open Space Corridors and Greenbelts

In the Yakima Valley, the most significant open space links between urban growth areas are the lands along the Yakima River and its tributaries. These areas include land that can be used for recreation, wildlife habitat, trails, and to connect communities. Several such corridors and greenbelts, most notably the Yakima Valley Greenway, already exist but there is significant potential for more. What has been lacking is a ~~comprehensive regional comprehensive Parks and Open Space~~ plan supported by all of the appropriate jurisdictions (i.e., cities, County, Yakama ~~Indian~~ Nation) that would connect these areas. ~~MSOffice~~ This regional comprehensive Parks and Open Space plan would create cohesiveness between individual plans (i.e. State and County transportation, trails, parks, and recreation plans).

Public versus Private Open Space

To fulfill most of its functions, all open space need not be public. In fact, functions such as wildlife habitat may be better protected in private ownership, where public access is limited. Even when public access is desired, purchasing that right may be possible rather than purchasing the property itself. Usually, public ownership is required for parks and formal recreation facilities to allow adequate control of the facilities. But while publicly owned and managed open space provides maximum control over the land, it does so at

the highest cost. As Yakima County continues to grow, creating both public and private open space areas will be an ongoing issue.

The Cost of Open Space

Open space is not free. Except for critical areas and resource lands, it cannot be simply regulated into existence. Tax incentives, such as Yakima County's Open Space Tax Program, encourage land owners to keep their land in open space through tax breaks based on the current use of the land, rather than its potential value. Cluster development can also result in open space preservation without loss of development potential and may even enhance developability. Other tools, such as the purchase of development rights, require a substantial commitment of public funds. Even when open space is donated to the County, it has a public cost. Removing the property from the tax rolls means the County loses that tax revenue source while gaining the responsibility of supervising and maintaining the land. This loss may not be substantial when land is of low value due to constraints (such as floodplains adjacent to streams). There may also be a compensating increase of property value adjacent to the park. There may also be as well as compensating savings to the public if flood damage, runoff problems, and other flood-related impacts are avoided.

If the open space serves to confine and contain growth, there may be reduced service costs associated with more compact development. The case for lower service costs for compact versus sprawl development is fairly well documented.

Open space potentially can also potentially attract new industry and commercial investment to the community, bringing new tax revenue. It may be too simplistic to assume that open space will inevitably

decrease local revenues.

CONSIDERATIONS

Open space in Yakima County comes in many forms, and includes lands in both public and private ownership. Some open space is available to the public, while other areas are closed to public access. A large portion of Yakima County is owned and/or managed by federal, state or tribal interests. These lands comprise the bulk of our open space and provide the majority of Yakima County's recreational opportunities.

Yakima County currently provides formal park services at eight ~~three~~ sites, covering a total of 313 acres. These facilities include one regional park (Eschbach Park), ~~four~~ one community parks (Lower Naches, ~~West Valley, and Sunnyview and Ahtanum Youth~~, and one boat launch area (Euclid Bridge) ~~and a rest area (near the Sunnyside Diversion Dam)~~. Additionally, Yakima County leases park land to the Sun Valley Shooting Park. The County's Parks Department manages the parks and rest area, while Public Works manages the boat launch. ~~are managed by the Public Services Department.~~

The County's original rural zoning and subdivision regulations have allowed lots down to one-half acre in size most anywhere in the County. This permissiveness has resulted in a sprawling rural land use pattern that has consumed large areas of open space.

~~Relatively little of the County has been developed at urban densities, and even somewhat urban areas retain an open feeling. Since much of this land is privately owned, however, the perception of open space has~~

~~historically depended on the market for development.~~

A Yakima County recreation assessment survey done in September of 1995 confirmed that parks and open space are needed, yet residents ~~are~~ were reluctant to pay for new parks. Despite this attitude, public officials planning for the long term must be aware of the consequences of not providing additional parks and recreational opportunities as the area grows. If an acquisition and development program is not implemented, the costs of recreation will eventually become prohibitive as land options diminish. With no land available, the opportunity to build new parks will be lost forever.

During the development of **Plan 2015**, several strategies that relate to park program administration, future facilities development (including new site acquisitions) and the day to day operations of Yakima County's park facilities ~~were evaluated.~~ These recommended strategies included:

Tax Incentives

Yakima County has an Open Space Tax Program which encourages the preservation of Agricultural and Timber lands in open space by reducing the tax assessments on them. Open space lands other than those in agricultural and timber production can also qualify for reduced assessments if they would provide some public benefit by being preserved in their current use or natural state.

Critical Areas Ordinance Enforcement

The provisions of Yakima County's adopted Critical Area Ordinance (CAO) also produce open spaces through the establishment of vegetative buffers along our streams and wetlands. These vegetative buffering provisions were established to support the

functional properties of wetlands and stream corridors. These include flood water storage, streambank and shoreline stabilization, erosion prevention, and migratory corridors for wildlife.

Shareholders' Recommendations

The Shareholders preferred land use scenario (Alternative B). They advocated a land use pattern that would keep the County's most remote and undeveloped areas at low densities that would require little public investment. In addition, the large lots in these areas help preserve a feeling of openness. That scenario ~~has~~ was ~~been~~ modified by the planning commission to encourage greater use of clustering in rural areas, with the ancillary benefit of maintaining open space.

Spreading the Costs

The ~~1996~~ Parks and Open Space Advisory Committee ~~that centers around three primary funding sources~~ recommended a financing strategy. The components of this strategy included the following three strategies: These are described below and have been incorporated into the six year Capital Facilities Plan.

Conservation Futures Levy

The ~~1996~~ Parks and Open Space Advisory Committee recommended that the County initiate a conservation futures levy amount of \$.05 per \$1,000 assessed valuation. ~~Based on today's assessed valuation, this would generate about \$312,000 annually.~~ The money ~~can~~ was only to be used for park and shoreline acquisition.

Local General Obligation Bond

~~The proposed development of a Mid Valley Regional Park received the highest priority from the Parks and Open Space Advisory Committee.~~ While the Conservation Futures

Levy can be used to purchase ~~the park~~ land, it cannot be used to develop ~~the park~~^{parks}. ~~Because of its size and nature, this site could easily exceed \$5 million to develop.~~ The best way ~~it~~^{parks} could be developed in a reasonably short time would be with a tax supported General Obligation (G.O.) bond. ~~Because this park is designed to serve primarily the area below Union Gap, it~~^{is was} recommended that the G.O. Bond only cover ~~this areas~~ surrounding the park that is to be developed.

Capital Improvement Fund

~~The County Parks Department has had difficulty P~~lanning for facility improvements ~~has been hindered in the past for budget reasons. because funding has been on a year-to-year basis. Without predictable funding, the Department has also~~^{There has also been a lack of} lacked matching funds for grant requests. Because of these problems and the need to budget for park development, ~~it was recommended that~~ the County ~~should~~ establish a set amount for park improvement and development through a capital improvements fund. The recommended amount ~~is~~^{was} \$100,000 annually. This money could also be used as leverage for grants as they become available.

~~The above strategies and funding sources, leveraged with state grants, will put Yakima County in position to meet the future demand for park and open space facilities.~~

New Recommendations

~~The strategies recommended above by the Shareholders prior to 1997 have not yet proven to be viable means of spreading the costs in order to reduce the burden on the County's General Fund. In light of this fact, new strategies are now necessary. The following new strategies are currently recommended for spreading the costs of park and open space:~~

Establish a Task Force

A Parks and Open Space Task Force should be established to help develop new strategies for financing the necessary future parks and open space.

Developer Incentives

Providing developer incentives may effectively help to meet the costs of maintaining park facilities. An optional park fund donation in exchange for appropriate regulatory flexibility could allow developers and the community to mutually benefit.

Non-Regulatory Incentives

Incentive-based land use options, such as cluster development, the transfer of development rights, offering appropriate incentives to developers in exchange for open space or park land, or funds in lieu of parks and open space, and other incentives can help create open space.

Land Use Regulations

The pattern of development planned by the comprehensive plan and development regulations (e.g., zoning ordinances, Critical Areas Ordinance) can help to preserve land for parks and open space.

County Work Release Program

As an alternative to jail time, offenders might provide community services such as working on a park maintenance crew or providing other recreation services. It should be noted that there are a number of overhead costs associated with this option.

User Fees

For certain park services, user fees may be appropriate to support maintenance of parks. This is most often realized as a rental charge, or, in some cases, as an entrance fee. In 2006, user fees at Eschbach Park raised over \$30,000.

PARK AND OPEN SPACE: GOALS AND POLICIES

The first set of goals and policies for Yakima County's Parks and Open Spaces address open space in a broader sense than that found in a public park setting. They were developed and recommended by the Shareholders prior to 1997. The remaining goals and policies deal with Yakima County's role as a provider of formal park and recreation services. These were reviewed and forwarded by the 1996 Parks and Open Space Advisory Committee. Some changes adjustments have been made to these policies through the 2007 plan update process.

PURPOSE STATEMENT POS 1

Open space comes in various sizes, shapes, and types, and performs various functions. Categories of open space include hazardous critical areas; ecological critical areas; long-term commercially significant resource lands; recreation, education, and cultural sites; lands which shape urban form by defining where one city ends and the next begins; aesthetic value lands; and urban reserve lands. The way that Yakima County defines and protects its open space will depend on which functions of open space it emphasizes.

Undeveloped, undisturbed lands are obvious examples of open space. Yet lands which are actively farmed or even logged periodically can also create a sense of openness. The following goal and policies address the other functions of open space.

GOAL POS 1: Encourage the retention of open space and development of recreational opportunities.

POLICIES:

POS 1.1 Include hazardous critical areas, ecological critical areas, long-term commercially significant resource lands, lands which shape urban form, aesthetic value lands, selected cultural resources (archaeological sites, historic landscapes, and

traditional cultural properties) and urban reserve lands in the County's definition of open space lands.

POS 1.2 Consider amending the ~~open~~Open ~~Space assessment Tax program~~Program to provide additional points for contiguous parcels that provide open space corridors or increase the continuity of other designated open space areas.

POS 1.3 Consider additional incentive programs to protect open space.

POS 1.4 Consider outright purchase, purchase of public access easements, or purchase of development rights to protect or to give public access to open space that the County considers to be of exceptional value.

POS 1.5 In identifying lands that the County wishes to recognize as open space, consider the following functions and benefits:

- Active and passive recreation.
- Direct health and safety benefits (flood control, protection of water supply, groundwater recharge areas, cleansing of air, separation from hazards).
- Important critical areas and natural systems (such as shorelines and wetlands) and other areas needed to protect wildlife diversity and habitat.
- Boundaries between incompatible uses and breaks from continuous development, to shape land use patterns to promote more compact, efficient-to-service development.
- Commercially significant resource lands and jobs.
- Economic benefits including increased property value, and increased tourism business, and the attraction, retention, and expansion of local businesses and job opportunities.

- Links to the past (cultural and historic sites).
- Educational and cultural benefits (zoos, aquariums, community centers, cultural and historical sites).
- Natural features and spaces that help define community image and character.
- Visual or physical connections between cities, towns or neighborhoods.
- Greenbelts that help shape urban growth patterns and maintain the separate character of neighboring cities.
- Aesthetic focal points that foster civic pride.
- Public and private outdoor recreation.

POS 1.6 ~~Develop a framework p~~Plan for open space in Yakima County, including that includes, but is not limited to, open space used for appropriate public outdoor recreation.

POS 1.7 Provide ways and means to maintain open space lands to ensure that they continue to provide the desired functions.

POS 1.8 Provide a process for reviewing, accepting, preserving and maintaining donations of open space lands.

PURPOSE STATEMENT POS-PA 2

Yakima County's park system administration has been primarily oriented to maintaining the existing County parks. One reason the County has not offered more park and recreation services is the lack of an adequate operating budget. However, the public's demand for more of these services has grown substantially. The following goal and policies encourages coordinated service provision, enhanced communication and funding techniques that will strengthen the County's park system.

GOAL POS-PA 2: Provide and facilitate development of a range of appropriate parks and recreation services to effectively

meet the needs and interests of Yakima County residents.

POLICIES:

POS-PA 2.1 Coordinate the provisions of park and facility services between city, town, state, federal and private recreation providers in Yakima County to ensure area leisure needs are met.

POS-PA 2.2 Coordinate with school districts to provide community use of school facilities.

POS-PA 2.3 Encourage and assist local communities in their development of park and recreation services to meet incorporated populations' needs and facilitate connections with nearby recreation opportunities.

POS-PA 2.4 Increase interaction and communication with the public through newsletters and the formation of ~~special~~ interest groups.

POS PA 2.5 Encourage joint ventures with private groups or individuals in developing recreational opportunities.

POS-PA 2.6 Consider regulations that require developers to meet a minimum standard for on-site recreational facilities or equivalent alternative provisions.

POS-PA 2.7 Monitor park and facility needs throughout the community and actively encourage residents to express their interests and needs.

POS-PA 2.8 Maintain an operating budget reflective of what the community needs and can afford.

POS-PA 2.9 ~~Develop and support a broad and reliable funding base to support maintenance and capital improvements.~~

POS-PA 2.409 Be active in pursuing alternative funding sources, bequests and endowments.

POS-PA 2.4410 Investigate new and innovative methods of financing facility development, maintenance and operating needs.

POS-PA 2.4211 Provide services efficiently and charge fees according to fairness and what the market will bear.

POS-PA 2.4312 Provide adequate staff to meet park and facility needs of residents including the youth and senior populations.

POS-PA 2.13 Consider ~~providing~~ incentives to developers to preserve open space and parks, such as density bonuses and appropriate flexibility in development standards.

POS-PA 2.14 Consider ~~providing~~ developers the option of paying into a park fund in lieu of open space development requirements.

POS-PA 2.15 Create a Parks and Open Space Task Force that will assist in recommending new strategies for financing parks and open space and support the effective planning of parks and open space.

POS-PA 2.16 Support the establishment of a metropolitan park district that would work to ensure an abundance of park and recreation opportunities for County residents.

PURPOSE STATEMENT POS-RF 3

~~The mainstay of Yakima County's Park and Recreation Department has been the six existing facilities it operates. However, not all of these facilities are fully developed and the funding of them has always been Spartan.~~ As more people move into and visit Yakima County, we will need to make better use of our existing facilities and carefully consider the cost effectiveness and suitability of new park sites. New tools and innovative partnerships will become necessary to meet increasing demand for park services. The following goal and policies provide a framework for evaluating expanded recreation facilities.

GOAL POS-RF 3: Provide parks, open space, trails, and other recreation facilities that will meet the County's interests and needs in a cost-effective manner.

POLICIES:

POS-RF 3.1 Ensure acquisitions and development reflect an interconnected system of facilities, trails, and open space.

POS-RF 3.2 ~~Acquire and develop lands and facilities that will be particularly attractive to Yakima County residents.~~

POS-RF 3.3 Preserve areas that are unique natural features, and/or cultural resources, especially where threatened by development. Coordinate with ~~local~~ lands trusts to achieve open space and wildlife protection goals on a community-wide basis.

POS-RF 3.4 Facilitate a County-wide network of open space and greenbelts to protect sensitive lands (such as stream corridors, wetlands, steep slopes, etc.) to serve as urban connectors and dividers, to retain some wildlife habitat, and for passive recreation (where compatible).

~~POS-RF 3.5 Provide facilities that meet the needs of special populations, especially youth and teens of Yakima County.~~

~~POS-RF 3.6 Upgrade existing and develop new park sites to provide a variety of recreation activities serving a wide range of user groups.~~

POS-RF 3.75 Develop trails to accommodate multiple uses and sign accordingly.

POS-RF 3.86 Where appropriate, develop facilities to generate funds and incorporate revenue collection into site design.

POS-RF 3.97 Consider ultimate development patterns when acquiring land for park and recreation purposes, to ensure parks are centrally located, accessible, and serve the needs of future residents.

POS-RF 3.108 Ensure park, recreation, and open space investments are distributed relatively evenly through the County.

POS-RF 3.149 Incorporate into facility planning the interests and needs of visitors to the County when compatible with resources and community needs and interests.

POS-RF 3.1210 Pursue inter-local agreements with school and other agencies or organizations for the provision and maintenance of recreational facilities.

PURPOSE STATEMENT POS-OM 4

While simply acquiring additional land for parks is daunting, it is the ongoing fiscal responsibility for operations and maintenance that becomes the most difficult to sustain. Operations and maintenance of Yakima County's park facilities is the responsibility of the ~~Parks Department~~ Public Services Department, which functions on about 1.4% of the annual County budget. The acquisition of additional sites or improvements to existing facilities cannot go forward without identifying how they will be managed and cared

May 1997; Last amended March 18, 2003

for. The following goals and policies outline how park facilities should be operated and maintained.

GOAL POS-OM 4: Spread the costs of parks and facilities and reduce County ownership and maintenance responsibility for parks. Operate and maintain County-owned facilities in a manner that will minimize maintenance costs, ensure their longevity, provide for user access and safety, and foster user respect and care for recreation resources and facilities.

POLICIES:

POS-OM 4.1 Seek additional funding ways to spread the costs for operation and maintenance of existing facilities to reduce reliance on County funds.

POS-OM 4.2 Ensure facilities are developed and maintained in an efficient and cost-effective manner.

POS-OM 4.3 Continue the maintenance focus on user safety, ADA (Americans with Disabilities Act) accessibility improvements, and renovation and repair of existing sites.

POS-OM 4.4 Expand the use of volunteers, service groups, contractors, and "adopt-a-site" programs, where practical, to maintain areas or sites, especially small sites far from central maintenance facilities.

POS-OM 4.5 Pursue innovative partnerships with local law enforcement agencies to enhance user safety in existing and new facilities.

POS-OM 4.6 Consider transferring ownership of County parks to help reduce reliance on the County General Fund when appropriate.

POS-OM 4.7 Spread the costs of maintenance to other public or private organizations when appropriate.

POS-OM 4.6 Complete and implement the parks maintenance management system.





UTILITIES

INTRODUCTION/PURPOSE

County residents rely on a number of basic services, or utilities, that help define their quality of life and maintain their health and well being. Water supply and sewage waste disposal involving more than one user, and the delivery of natural gas, electricity, and telecommunication services are considered utilities. These services are usually taken for granted. Yet without coordination and conscientious planning for future growth, service may be interrupted or inadequate.

The Growth Management Act's Procedural Criteria define "utilities" or "public utilities" as enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage (WAC 365-195-200(25)). The Utilities Element includes water, natural gas, and electric utilities, sewage and waste water collection, irrigation, solid waste, and telecommunications. Some of these utilities may also require capital facilities.

MAJOR ISSUES

Recognizing the major issues is the first step in creating the utilities plan agenda. Once challenges have been identified in an

orderly and meaningful fashion, a plan of action can be created. This section identifies issues that will be addressed through **Plan 2015's** Utilities Element.

Service Provision

As growth occurs, utilities will need to be extended or developed. For water and wastewater, if no public system exists in the vicinity, satellite systems may need to be constructed, as noted in the County's 1988 Rural Water and Sewer General Plan and ~~1996~~ 2004 Water System Satellite Management Plan. These systems provide greater protection of groundwater supplies than a proliferation of individual wells and septic systems, and make possible a clustered land use pattern that facilitates eventual connection to a larger system, which the County prefers. Within UGAs, the city, town, special purpose district or regional comprehensive plan should be first consulted to determine service providers and timing of service. Utility services must be based on the **Plan 2015** Level of Service (LOS) standards.

- What level of service is appropriate for each type of utility in urban and rural areas?
- What type of water and wastewater facilities are desirable in which locations: Who (i.e., what institution, municipality, public or private entity or other service provider) should provide them? Who should own them and be responsible for their operation?

- In what ways does development of land within an irrigation district affect the supply of potable ground water, the availability of surface water for commercial agriculture (as opposed to weeds, pasture or lawns), and efficient irrigation system management?

Coordination Among Service Providers

The County must coordinate with service providers of water and sewer in order to provide efficient service, solve utility problems and accommodate growth. The County's role in providing these utility services needs to be redefined through the development of consolidated water systems plans and a sewerage general plan. The responsibility for the implementation of these plans would be defined through interlocal agreements between the County and the service providers. Where urban services cannot be provided by the municipality or district economically or equitably, the County may need to become a service provider.

Concurrency and Implications for Growth

As development occurs, system and facility improvements must keep pace to meet the higher demand. The improvements must take place within a certain time frame while maintaining appropriate levels of service. Establishing common-use corridors is an important element in meeting these requirements.

- At what density or level of development is it feasible to provide each type of utility (water, sewer, telephone, natural gas, electricity, cellular phone access, solid waste disposal)? Is there a public cost, as well as a private cost, when these services are provided (e.g., aesthetic damage, obstruction of views, environmental damage, odor)?

- What is the County's role in assuring that the level of service provision is appropriate to the type and density of development that is occurring? Should the County require that certain services be available before development can occur in certain areas, or at certain densities?

Environmental Sensitivity

Important environmental issues associated with planned utility improvements must be addressed. They include the following utilities.

- Sewer: What are the impacts associated with pipeline construction? How can the specialized wastewater requirements of different industrial and commercial operations be accommodated?
- Water: What is the cumulative effect of 8-inch lines, which are exempted from SEPA requirements? What are the water withdrawal impacts of well development?
- Solid Waste: What impacts are associated with management of the solid waste system, siting of new transfer stations, and biosolids management, and how can they be addressed?
- Satellite Systems: How can satellite water and wastewater systems be used to support clustered development? What incentives can the County offer to make satellite systems financially viable, given the state regulatory framework?
- Aesthetics: How can views be protected from excessive numbers of unsightly towers and lines? When (or in which areas) should the County require what types of utilities to be buried?

The answers to these questions will affect the feasibility of future plans for land use, housing, economic development, capital facilities, transportation, and even parks and recreation.

CONSIDERATIONS

Water and Sewer

Cities are the main service providers for water and sewage disposal within their boundaries. Outside of the cities, water and sewage disposal can be provided in various ways: extension of city services; extension of lines by existing water companies, water districts, and sewer districts; creation of new water and sewer districts; city-operated satellite water and/or sewer systems; County-operated satellite water and/or sewer systems; water and/or septic systems (serving 2 to 9 units); or on-site water and/or septic systems. Some types of utilities are better suited than others to each of the land use patterns: 1) unincorporated urban areas, 2) economic resource lands, and 3) each of the four types of rural land use.

In deciding which type of service is appropriate in each area, we need to consider development density (number of houses per acre), configuration of housing units, and environmental constraints (soils, depth to water table). Other considerations include quality of drinking water, quality of sewage effluent produced, availability and capacity of existing systems, government policy (e.g., not serving areas outside municipal limits), ease of maintenance, public liability for non-County systems, and financial feasibility. The water and sewer policy matrix (Table I-2) summarizes these considerations for each land use pattern and system type.

Some service types may not be desirable in any area. For example, if a private water company or district cannot meet state or federal standards, and is forced into bankruptcy, the provider of last resort is the County in unincorporated areas. The County could end up owning a number of small water systems of varying quality, with no standardization of parts, making maintenance difficult and costly. If the County were able to design and be responsible for the systems from the beginning, it could have greater control over quality and require standardization. For these reasons, additional private water companies, water districts, and sewer districts are not favored. Yet existing systems, regardless of ownership, typically provide safe drinking water (or, in the case of sewage, properly treated effluent) at a reasonable cost to users, and should be used where they are available.

Within a land use area (e.g., rural settlement), the specific location, size, and financial and technical feasibility of a proposed development would determine the appropriate water and sewage system.

Irrigation

Under state law, an irrigation district must review each proposed subdivision within its boundaries. The district can require an internal distribution system as a condition of approval. While some of the County's irrigation districts have policies requiring the developer to install an internal irrigation water distribution system to serve the new parcels, others do not.

If a farm is subdivided on the Wapato Project, the developer must show how the water is to be delivered to the irrigable acres in the subdivision. Extensions of service to subdivided units are at the landowner's expense. The district's responsibility ends

at the established point of delivery. The Project is not responsible for operation and maintenance of systems to serve the subdivided properties (see 25 CFR Ch. I, 1711.6).

Natural Gas

Northwest Pipeline is a natural gas transmission company which wholesales gas to local distribution companies. It owns and operates main feeder lines in Grandview, Sunnyside, Zillah, Moxee, Yakima, Selah, and the Yakima Training Center. Its major customer in Yakima County is Cascade Natural Gas. Occasionally, Northwest Pipeline receives a request from a private industrial operation for a direct hook-up to their network. After Northwest Pipeline provides a cost estimate, the industry can decide whether the cost savings of direct supply will offset the cost of the hook-up improvements. In the future, however, applicants may have to fund all necessary improvements.

Cascade Natural Gas (CNG) serves areas along I-82 and most of the cities in Yakima County. CNG should be consulted for any proposed development that will require natural gas. The developer should not assume that service is available without checking with the local utility. Cascade Natural Gas will build to any customer in its service area that meets the criteria in its financial feasibility formula. Additional customers can be served if they are willing to contribute to the cost of extending the lines. If additional customers connect to the same main, part of the contribution may be reimbursed. To serve development outside its service area, the utility applies for a "certificate of convenience" from the Public Utilities Commission.

Electrical

Most of Yakima County is served by Pacific Power & Light (PP&L). The electrical utility has a very well developed backbone transmission system. Currently, Yakima County is served by 20 Pacific Power distribution substations, each located near major load centers. The 20 substations serve 90 distribution circuits, each capable of delivering 11 megawatts, or about 2,500 accounts. In the last five years, Pacific Power has added one new substation and modified five others to serve new distribution circuits. PP&L is very supportive of economic growth and diversification. Existing facilities place no restrictions on normal residential, commercial or industrial growth, and major industries and institutions can be readily accommodated. The utility also encourages conservation to assure continued availability of power to accommodate new growth and keep the cost low.

Transmission for a 115,000 volt system can be accommodated on a single pole structure that uses the road right-of-way. A substation capable of serving 10,000 residential customers typically requires no more than 2 acres, and is compatible with virtually any adjacent land use, except possibly ballfields.

Benton Rural Electric Association (Benton REA) serves about 2,500 accounts in Yakima County, including 272 commercial/industrial users. Although its service is concentrated in the Lower Yakima Valley, it draws some of its power from the Tieton Reservoir.

Telephone

U.S. West Communications, with 70,000 customers, is the largest provider in Yakima County. According to U.S. West, telecommunication services delivery doesn't

always coincide with the exact location of customers. As a result, many of the telecommunication facilities are co-located with those of the electrical power provider. Other service providers include Cowiche Telephone, Sprint/United Telephone, GTE and Ellensburg Telephone.

Cellular Telephone

Yakima County is now served by a variety of wireless communication service providers including, but not limited to AT&T Wireless, Nextel, Sprint, T-Mobile, and Verizon.

~~Yakima County is currently served by AT&T Wireless and United States Cellular.~~

Cellular telephone companies are regulated by the Federal Communications Commissions (FCC) rather than the Washington State Utilities and Transportation Commission (WUTC) because they use radio signals rather than lines for communications. Siting and design of towers is regulated by the Federal Aviation Administration (FAA). Wireless Telecommunications technology and expanded FCC licensing will result in significant changes in this service over the life of **Plan 2015**.

Cellular telephones require a network of receivers, often referred to as a ~~or~~ "cell" site or "wireless communication facility"’s. Cell sites are placed on tall poles, lattice-type towers, or existing buildings. The County currently has 118 wireless communication facilities, with an average of 2.4 wireless carriers per facility. As the demand for wireless service increases and as development moves to more remote areas of the County more wireless facilities could be expected. Local residents sometimes object to cell sites in their neighborhoods. If siting is a problem, it may be worth considering using the special process developed for siting Essential Public Facilities.

Cable Television

TCI Cablevision of Yakima Valley, Inc. has franchise agreements with Yakima County and most of the cities. The TCI signal originates ~~from satellite~~ from satellite dishes at key locations ("head-ends"). Cable generally follows electrical and telephone lines. Only easements are needed, and are not usually a problem. Anyone within 200 feet of the cable can hook up; otherwise, there would be an additional charge to the customer.

In addition, Northwest Cable Network offers "wireless cable," which originates from a transmitting antenna in the Union Gap area, on Rattlesnake Ridge. Service is available to customers within a 50-mile line-of-sight radius. It does not fall under local regulation since it does not use public rights-of-way.

Solid Waste

Three private haulers have certificates to collect solid waste in the unincorporated portions of Yakima County.

The County operates eight coin-operated drop box facilities and has opened a Lower Valley transfer station near the closed Snipes Mountain Landfill. The County Solid Waste plan calls for the County's rural area, including rural cities, to be serviced by a drop-off recycling system.

Yakima County owns and operates the Terrace Heights and Cheyne Road Landfills, which serve all of the County except the Yakima Training Center. The Yakama Indian Nation has been transporting its waste to Cheyne Road Landfill since its landfill closed in October 1993. The Terrace Heights landfill is expected to reach capacity between 2003 and 2006.

The growing number of customers has reduced the capacity of the currently permitted portion of the Cheyne Road Landfill from 20 to 14 years, or until between 2005 and 2008. The landfill currently occupies 40 acres of a 960 acre site, and the site could be expanded to provide additional capacity. Approximately five years before the projected closure of the two landfills, the County plans to study the feasibility of expanding the existing sites, developing new in-County disposal sites, and exporting waste.

UTILITIES: GOALS AND POLICIES

GENERAL UTILITY

PURPOSE STATEMENT UT 1

The County must plan for the utility and land use needs in a consistent manner, to ensure that growth occurs in areas which can be served by necessary utilities. This requires coordination with service providers for the location and timing of utility installation. This goal and its policies define how the coordination should take place.

GOAL UT 1: Ensure that necessary and adequate utilities are provided to all development in Yakima County in a cost effective manner consistent with *Plan 2015*.

POLICIES:

UT 1.1 Adopt and implement separate utility level of service standards for urban and rural areas.

UT 1.2 Ensure consistency of utility elements and utility plans by co-ordinating plans among adjacent jurisdictions.

UT 1.3 Develop interlocal agreements to coordinate procedures and standards in urban growth areas.

UT 1.4 Develop a coordinated process for siting regional utility facilities in a timely manner.

UT 1.5 Consult with service providers as part of the process of identifying land useful for future planned development and for the sharing of utility corridors.

UT 1.6 Coordinate the installation of utility facilities among utility service providers and with other infrastructure providers.

UT 1.7 Provide the private utilities with up-to-date County planning materials such as land use categories, population forecasts, etc. so that their utility delivery plans are accurate.

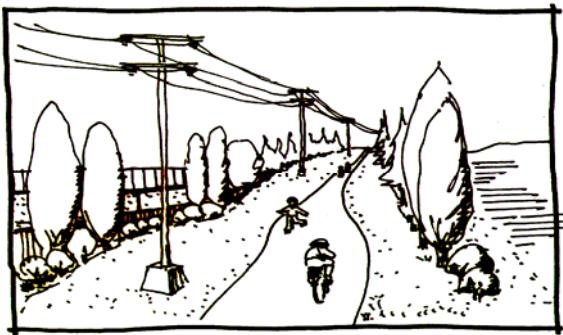
PURPOSE STATEMENT UT 2

Utility corridors, especially above-ground utilities, can have an impact on the natural environment. Camouflaging or screening utility structures and opening up utility corridors for trail or other recreational use can lessen the utilities' visual and physical impact on the natural environment. This goal and its policies describe steps that can be taken to lessen the impact of utilities.

GOAL UT 2: Reasonably protect the physical and natural environment while providing utilities.

POLICIES:

UT 2.1 Whenever possible, utility corridors should be made available for recreational use when such use does not negatively impact adjacent land uses and does not pose a public health or safety hazard, or result in property damage on adjacent lands.



Recreational Use in a Utility Corridor. (UT 2.1)

UT 2.2 Encourage private utility structures (e.g., electric substations) to have design and screening that is compatible in bulk and scale with surrounding land uses.

UT 2.3 Assist and facilitate the siting of utility-related infrastructure in a manner consistent with *Plan 2015* through land use planning and development review policies and procedures.

UT 2.4 Develop and adopt an Energy Resources Element no later than 2010. The new Element would evaluate the natural energy resources of the County and establish goals and policies for accessing and utilizing wind, solar, geothermal, biomass, natural gas and other petroleum-based energy resources consistent with *Plan 2015*. Identify and designate a Wind Energy Overlay for those areas of the County that would be appropriate for windfarms. Establish review criteria through development of the programmatic Environmental Impact Statement and subsequent amendment of County Code.

UT 2.5 Consider low impact development and other appropriate “green” building standards and guidelines to comprehensively address design elements such as transportation and storm water management utility infrastructure, in order to reduce costs and retain natural hydrology and

processes, using appropriate techniques such as limiting impervious surfaces, clustering, and preserving open spaces and forests.

PURPOSE STATEMENT UT 3

Utility services are costly to the community. To the extent that location and timing of utility service installation can be coordinated, the community will save on the cost of utility provision. This goal and its policies suggest coordination methods that may be cost effective over the long term.

GOAL UT 3: Ensure cost effective provision of utility services.

POLICIES:

UT 3.1 Utility services should be provided in accordance with approved utility comprehensive plans that are consistent with future population projections and the preferred land use categories defined by *Plan 2015*.

UT 3.2 Solicit community input prior to county approval of private utility facilities which may significantly impact the surrounding community.

UT 3.3 Support electricity, natural gas, and water efficiency programs that include quantitative objectives for reducing energy and water consumption, specific programs to achieve objectives (including regular audits of facilities), a time schedule for implementation, identification of responsible departments, energy accounting, and identified sources of funding.

UT 3.4 Require timely and effective notification of interested utilities of road construction projects, and of maintenance and upgrades of existing roads to facilitate coordination of public and private utility trenching activities.

UT 3.5 Require that utility permits be considered simultaneously with the proposals requesting service and, when

possible, approval of utility permits when the project to be served is approved.

UT 3.6 Preserve right-of-way needed for irrigation system maintenance.

WATER SUPPLY AND SEWAGE DISPOSAL

PURPOSE STATEMENT UT 4

Plan 2015 should define where water and sewer systems are appropriate. Then depending upon density and location of future development, different solutions for utility provision can be provided. The following policies offer guidance regarding what type of systems are appropriate for each land use category.

GOAL UT 4: Ensure that water supply and sewage disposal facilities throughout the County support the desired land use, and are consistent with other goals, policies and objectives of *Plan 2015*.

POLICIES:

UT 4.1 Follow the guidance in Table I-2, the Development Matrix for Ownership and Management of Satellite Water and Sewer Systems, to ensure that the level of water and sewer service is appropriate and consistent with the land use goals and policies for each area of the County.

UT 4.2 Specific physical location and site suitability should determine which of the "required" water and sewer utilities listed in Table I-2 is the most appropriate.

UT 4.3 Utilities for master planned resorts and new communities should be consistent with the guidance in Table I-2 for the land use category in which they are located.

UT 4.4 Existing water companies, water districts, and sewer districts should be used if they have capacity to serve, but new districts and companies should be prohibited or at least discouraged.

TABLE I-2: DEVELOPMENT MATRIX FOR OWNERSHIP AND MANAGEMENT OF SATELLITE WATER AND SEWER SYSTEMS

Number of Lots/Connections	2	3- 4	5- 8	9+
WATER				
URBAN	3 Options: • City; • Existing Public Water System, **; • Exempt*	3 Options: • City; • Existing Public Water System**; • Yakima County under state -approved SMA program***		
RURAL	3 Options: • Existing Public Water System**; • Private • Exempt*	2 Options: • Existing Public Water System**; • Non-County SMA New Public Water System**	3 Options: • Existing Public Water System**; • County under state approved SMA program***; • Non-County SMA	• State approved SMA***
SEWAGE				
URBAN	City, County or Other State Approved Operator			
RURAL	• Individual on-site septic only		2 Options: • County; or • individual on-site septic if public water is available	County

* *Exempt* means that the public water system is exempt from being owned/operated by a city or the County, as provided for under Policy note #7 below. Systems serving two lots/connections are also exempt from state DOH requirements.

** *Existing & New* public water system means state-approved water system.

*** Nob Hill Water Association and Yakima County are currently the Washington State Dept. Of Health approved SMAs.

Policy Notes:

1. UGA boundaries and rural land use categories will determine which of the required water and sewer utilities are most appropriate.
2. Existing public water systems and sewer districts should be used if they have capacity and ability to serve. New public water purveyors should be discouraged.
3. Minimum Fire Flow (for houses under 3600 sq ft): Ability to deliver 1,000 gallons per minute for 30 minutes, @ 20 psi. Urban: Require minimum fire flow for 3 or more lots. Rural: Require minimum fire flow water where 5 or more lots are created, if any lot is less than 1/3 acre, or for any development where 9 or more dwelling units or lots are created.
4. The size of individual lots must be at least 1/3 to 1/2 acre depending on soils, even when public water supply is available, unless a community sewer system is used. Public management and operation of a community sewer system is required by state law, except as approved by the Dept. of Ecology (see WAC 173-240-104).
5. Urban only: Yakima County will only own or operate community water systems of 3 or more connections/ lots; systems with 2 lots/connections will be required, where appropriate, but these systems are exempt from state public water system requirements.
6. Rural only: Yakima County or another approved and qualified Satellite System Management Agency (SMA) will operate and manage water systems with 5-8 connections/ lots. The County or other SMA (see LU-R 3.4) will be the sole owner and manager for water systems with nine or more connections. Public water systems serving 3 to 4 lots/connections will be required, as appropriate, but systems serving two lots/connections are exempt from state public system water requirements.
7. The Satellite System Management Agency (SMA) must be an established water service provider that has been approved by the State of Washington. If one is not available, the Washington State Department of Health may conditionally approve a community water system, provided that it has the financial resources and sufficient management to provide safe and reliable service, and meets other requirements of RCW 70.119A.060.

PURPOSE STATEMENT UT 5

A built in system of checks and balances to measure anticipated future development needs against the available water supply should be implemented. These policies develop guidelines to promote a checks and balances system while encouraging efficient water use and water resource planning.

GOAL UT 5: Ensure that future development does not exceed the available amount of raw water.

POLICIES:

UT 5.1 Encourage water resource planning to promote more efficient management of both ground and surface water resources.

{Amended 12/98. Previous Policy UT 5.2 deleted, policies UT 5.2 through UT 5.4 renumbered.}

UT 5.2 Develop specific guidelines for determining the adequacy of water supplies proposed to serve new parcels and new structures and uses on existing parcels.

UT 5.3 In conjunction with the Yakima River Watershed Council and the irrigation districts, evaluate the implications of the use of irrigation water for residential landscaping.

UT 5.4 File on unappropriated water rights within urban growth and transitional areas.

PURPOSE STATEMENT UT 6

Rural area residents depend on groundwater as their source of drinking water. Yet groundwater contamination is a major concern in the County. The purpose of this section is to minimize the risk to groundwater for new

development, and to identify and mitigate existing threats to the ~~qualify~~ quality of groundwater.

GOAL UT 6: Protect the quality of groundwater used for domestic water supplies.

POLICIES:

UT 6.1 Enforce existing regulations regarding well construction and abandonment.

UT 6.2 Implement a long-term groundwater quantity and quality monitoring program for basins that provide domestic water supplies.

UT 6.3 Minimize impacts of development and agricultural practices on groundwater supplies.

UT 6.4 Establish and enforce septic tank regulations.

UT 6.5 Develop and enforce a wellhead protection program.

PURPOSE STATEMENT UT 7

The city of Yakima takes most of its drinking water from the Naches River, just below the town of Naches. To protect this important source of drinking water, Yakima County should ensure that land use in the Naches and Tieton watersheds does not impact water quality in the tributaries that drain into the Naches River.

GOAL UT 7: Protect the quality of surface water used for potable water supply.

POLICIES:

UT 7.1 Support cooperation with other governmental agencies in conducting source identification studies in the Lower Naches River watershed (all lands draining into the Naches River

below the confluence with the Tieton River) to determine the cause of elevated pH levels and water temperature.

UT 7.2 Encourage the use of best management practices in the Lower Naches River watershed, especially those targeted to reducing pH and temperature levels.

UT 7.3 Support cooperative efforts to develop and implement a comprehensive water quality monitoring program for the Upper Naches River (above the confluence of the Naches and Tieton rivers).

UT 7.4 Support water quality monitoring efforts in the Upper Naches River and Tieton rivers, and make information available for these purposes.

UT 7.5 Participate with other agencies to develop and implement water quality information and educational programs for recreational users of the Upper Naches and Tieton River watersheds.

UT 7.6 Participate in cooperative forest watershed management programs designed to protect water quality.

UT 7.7 Participate in cooperative programs to educate recreational users and residents in the Naches and Tieton River watersheds about proper sanitary practices.

PURPOSE STATEMENT UT 8

A key component of water quality management is to ensure the health, safety and welfare of Yakima County residents. To this end, existing problems must be mitigated, and new water and sewer systems must be installed in a manner which minimizes the risk to public health and safety. This goal and its policies encourages water quality management to meet this objective.

GOAL UT 8: Ensure the safety of public and private potable water systems.

POLICIES:

UT 8.1 Implement a satellite management program for new or failing water systems.

UT 8.2 Ensure that water service for new development complies with all applicable laws and regulations, including operating under an approved water system plan.

UT 8.3 Review water plans to ensure that they are compatible with land use planning.

UT 8.4 Require water systems to satisfy current regulations when expanding service to additional customers, with the new customers paying for their fair share of the cost of meeting current standards or reducing the level of service available to existing customers (e.g., provide funds for future replacement of undersized lines, looping systems to increase fire flow pressure, loss in pressure on maximum demand day).

UT 8.5 Support the efforts of privately-owned public water systems to bring systems up to public standards, at which point the County will consider owning and operating them, if requested. {Amended 12/98}

PURPOSE STATEMENT UT 9

Water conservation should play a major role in a community's water resource management. Two ways to meet this goal are educational training on voluntary water use reduction and requiring the installation of water conserving devices in new construction. This goal and its policies describe these methods and encourage them as part of a water conservation program.

GOAL UT 9: Promote water conservation.

POLICIES:

UT 9.1 Encourage water purveyors to create and implement water conservation education programs.

UT 9.2 Require water conserving fixtures in new buildings.

UT 9.3 Promote the use of water conserving landscaping.

PURPOSE STATEMENT UT 10

In order to reduce wastewater and the costs associated with treating it, water conservation should play a major role in a community's water resource management. Two ways to meet this goal are educational training on voluntary water use reduction and requiring the installation of water conserving devices in new construction. This goal and its policies follows the water conservation techniques to reduce wastewater that needs to be treated.

GOAL UT 10: Minimize the amount of wastewater that requires treatment.

POLICY:

UT 10.1 Follow policies UT 9.1-9.3, which are designed to conserve domestic water.

PURPOSE STATEMENT UT 11

To protect the health, safety and welfare of its citizens, Yakima County should ensure the quantity and quality of its water resources. This goal and its policies addresses this issue by requiring specific development standards for water and sewer services throughout the County.

GOAL UT 11: Protect surface and ground water quality and quantity.

POLICIES:

UT 11.1 Development proposed for individual wells and septic systems should be allowed only at densities which meet self sufficiency standards.

UT 11.2 The intensity to which a specific parcel can be used should be determined, to a large degree, by regulations pertaining to environmental, health, and safety concerns.

UT 11.3 In areas where sewer is not currently available but may be available in the future, developers may be required to sign sewer hook up covenants and install dry lines from the septic systems to the future sewer easement.

UT 11.4 Encourage the appropriate use of community/public water and sewerage systems in Rural Transitional areas and other areas where small lots are allowed.

UT 11.5 Require urban density development within the urban growth area to be served by public sewer service.

UT 11.6 Municipal Public sewer service should not be extended outside the urban growth area unless:

- Public sewer service will remedy an existing ground water contamination or other health problem by replacing septic systems and community on-site sewage systems; or
- A formal binding agreement to service an approved planned development was made prior to the establishment of an Urban Growth Area; or

- It is mandated by the State Department of Health, Ecology, or other regulatory agency with jurisdiction over local ground water quality.

UT 11.7 Interim on-site approved septic systems may be permitted within the urban growth area if public sewer service is not available, only if:

- Ground water protection policies are enforced; and
- The design incorporates stub-outs to facilitate future hook-up; and
- The applicant agreed not to object to future Local Improvement Districts (LID) or hook-up actions; and
- Land use densities and soil conditions allow for safe operation of the septic system.

UT 11.8 Sewage system expansion must be consistent with Yakima County's *Plan 2015* and other land use planning documents, as well as the sewage treatment plant capacity.

UT 11.9 Review current local planning and interlocal service agreements and restructure governmental and financing mechanisms as needed to ensure timely, scheduled access to regional sewer services.

URBAN WATER

PURPOSE STATEMENT UT 12

To protect the health, safety and welfare of its citizens, Yakima County should ensure the quantity and quality of its water resources. This goal and its policies addresses this issue by requiring specific development standards for water and sewer services in unincorporated urban areas.

GOAL UT 12: Ensure protection of public health, safety and welfare by safeguarding surface and groundwater resources.

POLICIES:

UT 12.1 Require connection to public drinking water supplies where available.

UT 12.2 Establish a well tracking program for all wells with a projected yield less than the threshold for a water right permit under state law.

UT 12.3 Establish minimum water quality and quantity standards for community wells.

UT 12.4 Encourage use of community (public) water supply wells where area wide public water supply systems are not available.

UT 12.5 Establish well location and construction standards that will facilitate future interconnection with other public water supply systems.

UT 12.6 Establish community well monitoring/testing, operation and maintenance programs.

UT 12.7 Encourage development or consolidation of public water supplies through:

- County application for water rights from the state for cluster development;
- Developing financing mechanisms for public water supplies;
- Establishing latecomer agreements to compensate and encourage use of existing public water supplies.

RURAL WATER

PURPOSE STATEMENT UT 13

To protect the health, safety and welfare of its citizens, Yakima County should ensure the quantity and quality of its water resources. This goal and its policies addresses this issue by requiring specific development standards for water and sewer services in rural areas.

GOAL UT 13: Ensure groundwater resources are safeguarded to protect public health and welfare.

POLICIES:

UT 13.1 Limit number of wells penetrating the aquifer to protect groundwater quality and supply.

UT 13.2 Encourage use of community (public) water supply.

UT 13.3 Establish monitoring/testing and maintenance program for community wells.

UT 13.4 Establish a well tracking program for all wells under 5,000 gallons per day.

UT 13.5 Establish well location standards.

UT 13.6 Establish construction standards for community wells.

UT 13.7 Evaluate Ecology's well construction standards.

UT 13.8 Encourage development and consolidation of community water supplies through:

- County application for water rights for cluster development;
- Establishing financing methods for public water supply;

- Developing latecomers fees to compensate/encourage use of existing public water supplies.

NATURAL GAS

PURPOSE STATEMENT UT 14

Natural gas can supplement electric power needs in the County. This goal and its policies encourages its use through cooperation with the utility provider in the installation of new lines in conjunction with road improvement or new construction projects.

GOAL UT 14: Coordinate natural gas service within Urban Growth Areas that have or desire service.

POLICIES:

UT 14.1 Foster the extension of natural gas distribution lines to and within Urban Growth Areas that are served by natural gas.

UT 14.2 Coordinate land use and facility planning to allow eventual siting and construction of natural gas distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

SOLID WASTE

PURPOSE STATEMENT UT 15

The cost of solid waste management is becoming increasingly expensive. This goal and its policies encourage continued improvements in methods of reducing landfill waste and recognizes that planning for future land needs is an important cost-control method.

GOAL UT 15: Manage the solid waste system in a manner that cost effectively preserves the environment and protects the public health.

POLICIES:

UT 15.1 Identify and adopt measures to improve the energy efficiency of recycling and trash collection, and implement feasible and effective measures.

UT 15.2 Review and revise the County Solid Waste Comprehensive Plan at least every five years; continue to assess the need for solid waste transfer facilities, recycling centers, and materials recovery facilities, identifying potential locations and suggesting revisions to the zoning code as needed. Ensure that adequate numbers and locations for solid waste drop boxes are maintained, fees are held to reasonable levels and nuisance abatement laws are rigorously enforced, in order to protect rural and resource land owners from illegal dumping.

UT 15.3 Provide an environmentally safe bio-solids management program to provide for present and future bio-solids utilization needs.

PURPOSE STATEMENT UT 16

Solid waste management is expensive and facilities are difficult to site. In order to reduce the amount of waste that ends up in landfills, this goal and its policies encourages recycling and educational programs designed to reduce and minimize waste.

GOAL UT 16: Improve existing waste reduction/recycling programs.

POLICIES:

UT 16.1 In developing and implementing waste reduction/recycling programs, strive to maximize the use of local markets, capabilities, and resources.

UT 16.2 Establish requirements for the use of recycled and used materials in construction activities undertaken by the County or its contractors.

UT 16.3 Provide convenient recycling opportunities to the public to maximize participation in waste reduction/recycling programs.

UT 16.4 Encourage owners of new and existing multifamily, commercial and industrial buildings to provide space for separating and storing recyclable materials.

UT 16.5 Encourage recipients of construction and demolition permits to separate, recycle, and/or reuse demolition debris.

UT 16.6 Encourage applicants for construction permits to use recycled and used materials, where practicable.

- Provide information on how and where to obtain used and recycled materials.
- Assess the economic, legal, and technical feasibility of requiring the use of specific recycled or used materials in certain types of construction.

ELECTRICITY

PURPOSE STATEMENT UT 17

System planners for electrical utilities design and build their systems to follow population and employment growth projections. The electrical system is planned and designed to serve the electrical loads that are projected, based on county and city plans. Construction is typically phased in as growth actually occurs. Future electrical service plans are designed for not only the new and increased load from future growth, but changes to improve reliability and power quality. Availability of low cost, reliable electrical power is an important consideration for many industries. Transmission lines are typically sited on a single pole, located within the road right-of-way. Electrical substations are fenced,

are generally impenetrable, are not energized below nine feet, and are generally compatible with most other land uses.

GOAL UT 17: Promote the delivery of electrical services, on demand, within the County consistent with utility's public service obligations.

POLICIES:

UT 17.1 Yakima County and the utilities should identify and preserve corridors to accommodate future electric power transmission and distribution lines. Corridors designation should include:

- Identification of appropriate shared uses;
- Recognition of County roads as utility corridors; and
- Evaluation of proposed facility plans on a system-wide basis, rather than project by project.

UT 17.2 When new, expanded or upgraded transmission is required, use of existing corridors should be evaluated first. Yakima County should facilitate appropriate corridor sharing among different utility types and owners.

UT 17.3 Yakima County should encourage underground placement of existing distribution lines through such tools as local improvement districts.

UT 17.4 Work with electrical utility providers and neighboring jurisdictions to meet regional service needs and to accommodate future facility improvements.

UT 17.5 Ensure there are sufficient electric utility facilities that are

sufficient to support economic development. Foster cooperation among private enterprise, the County, and the utility provider.

TELECOMMUNICATIONS

Telecommunications include electronic transportation of voice, data, video and multimedia via both wire and wireless media.

PURPOSE STATEMENT UT 18

Telecommunications are important to Yakima County's economic future. This goal and its policies supports the installation of telecommunication systems, encourages coordination with service providers, and seeks to reduce telecommunications' impact on the physical and natural environment.

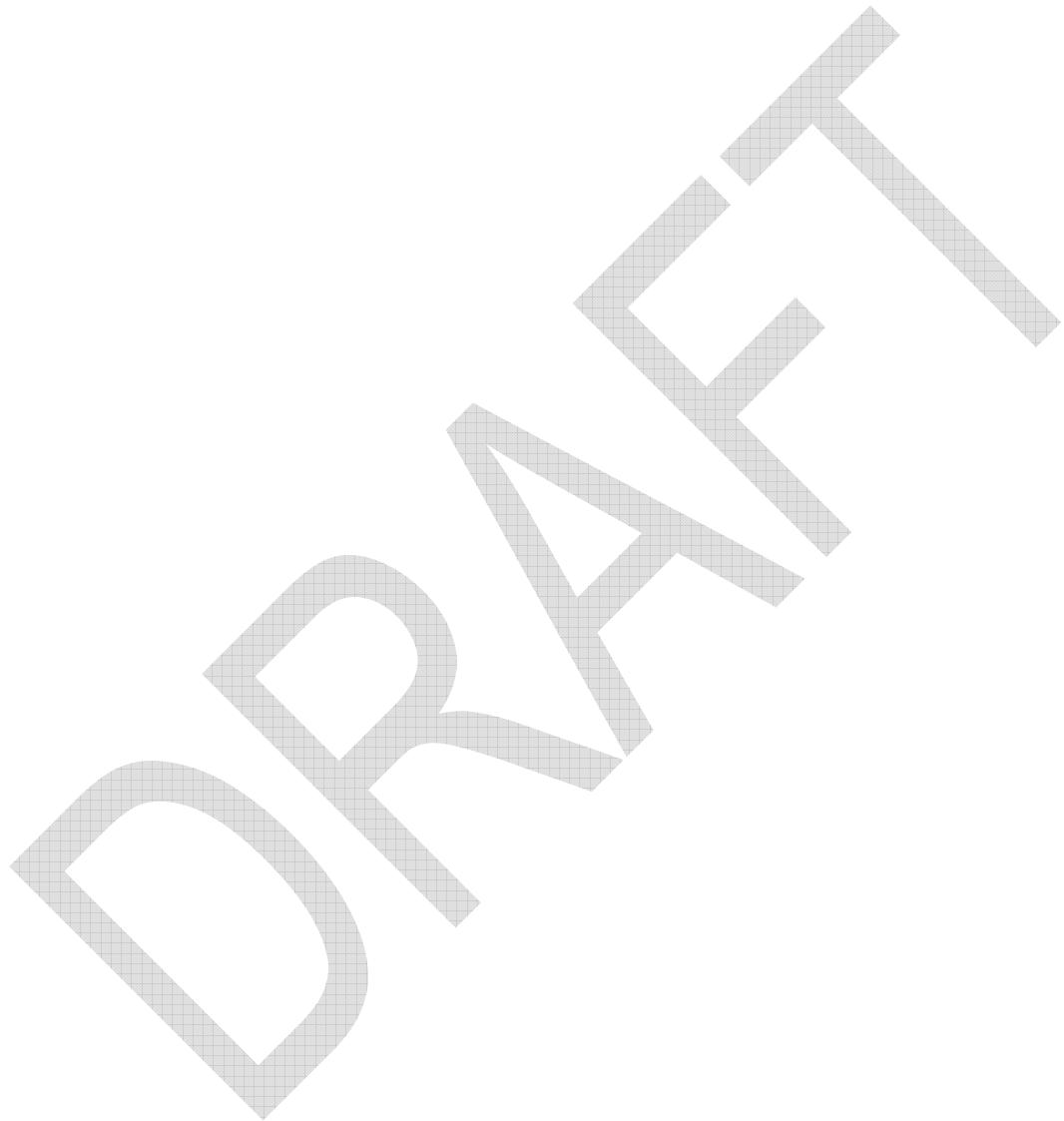
GOAL UT 18: Promote reliable and cost-effective telecommunication systems to facilitate communication among members of the public, public institutions, and business.

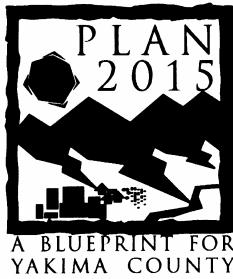
POLICIES:

UT 18.1 The County's development regulations should be flexible and receptive to innovations and advances in telecommunications technology.

UT 18.2 Minimize visual impacts when authorizing the siting of new telecommunication facilities by requiring low visibility technology, including:

- Reduced heights;
- Low mass/slender profile poles;
- Use of existing towers and buildings;
- co-locating multiple users on a single site/facility; and,
- requiring abandonment of older telecommunication sites when new site approvals are authorized. {Amended 12/98}





TRANSPORTATION

INTRODUCTION/PURPOSE

People and goods are connected to one another via a community's transportation system. These transportation systems consist of facilities that accommodate many modes of transport including cars, trucks, buses, bicycles, pedestrians, railcars, and airplanes. The primary focus of Yakima County's transportation system is the County-owned facilities that serve motorized vehicles, bicycles, and pedestrians.

Yakima County's population and employment will increase significantly over the next 20 years. This anticipated growth will result in an increase in traffic traveling to, from, through, and within the County. Transportation strategies must be developed to maintain acceptable levels of service for the County's transportation system as this growth occurs.

The Transportation Element of **Plan 2015** serves as Yakima County's action plan to provide the transportation strategies necessary to accommodate future growth. The element combines technical and financial analyses for the County's transportation system through a methodology **which that** meets the requirements of the GMA. It identifies existing transportation system characteristics, establishes level of service ratings, identifies existing and future deficiencies based on the established level of service, develops improvement projects and strategies to mitigate deficiencies, and analyzes projected revenues to ensure that

necessary improvements will be constructed concurrent with demand.

MAJOR ISSUES

The following issues were identified by the Transportation Advisory Group as major transportation issues:

Safety

The citizens of Yakima County place considerable importance on the safety of the transportation system. Accidents are not only traumatic on a personal level, but are also costly for society. These costs are felt in the form of increased medical costs, lost work time and economic productivity, and loss of property and possessions. Maintaining and improving the safety of the Yakima County transportation system by reducing or preventing accidents is a top priority. Widening roads, providing or improving pedestrian facilities, providing street lights, correcting high accident locations, and providing road signs are some of the ways safety of the transportation system can be enhanced.

Mobility

Efficient movement of people and goods is very important to the citizens of Yakima County because it enhances the economic vitality and quality of life of the region. Population is projected to continue increasing and the vehicle miles traveled are projected to increase at a faster rate than the population growth. The existing transportation infrastructure represents a significant investment of capital and labor. To protect this investment, the capacity and

condition of the system need to be maintained. Mobility also affects the quality of life of the people. Maintaining the mobility of the transportation system will ensure that the quality of life and the economic vitality are not degraded. Widening narrow roads, adding additional lanes, adding pedestrian and bicycle facilities, and improving traffic circulation are some of the ways mobility of the transportation system can be enhanced.

Economic Development

Transportation involves the movement of people and goods. An efficient transportation system contributes to the economic well-being of Yakima County. Economic development can be improved or enhanced by careful selection of transportation improvements. Maintaining or improving the economic vitality of Yakima County provides employment opportunities, adds to the quality of life, and improves or maintains Yakima County revenues. Providing adequate lane widths, increased turning radii at intersections, improved road curvature and vertical grades all are ways to enhance truck traffic as well as tourist and recreation traffic.

Alternative Modes

For most of this century, transportation improvements have emphasized the movement of motorized vehicles, especially automobiles. Alternative modes, such as bicycling and walking, have not been stressed. This emphasis has resulted in a transportation system largely centered around the automobile. It is expected that the automobile will continue to account for the majority of transportation trips in the foreseeable future, both in the number of trips and in the distance traveled. However, there is a recognition that alternative non-motorized modes can play an important role in the transportation system, especially for

relatively short trips. Encouraging these modes can lessen congestion, reduce maintenance of the built infrastructure, and reduce air pollution while providing health benefits to the users. To select these modes, transportation facilities must be provided for alternative modes that are safe for both the non-motorized users and the motorized vehicles.

Neighborhood Needs

The transportation system provides significant benefits to both the general public and to local neighborhoods. Neighborhood transportation projects can be designed to improve pedestrian facilities, traffic flow, and/or neighborhood safety. When transportation improvements are constructed, it is important to address the needs of the general public, individuals, properties, and neighborhoods affected by the project. Using appropriate funding sources, Yakima County will work with local residents to make local transportation improvements. Improving circulation for vehicles and non-motorized modes of transportation within a neighborhood are ways to reduce traffic impacts and to enhance the sense of community.

Transportation Demand Management

Most solutions to increasing transportation system demands involve increasing the system capacity. This method is appropriate in many circumstances. However, in some cases, the capacity of the system can be "increased" by seeking to reduce the demand on the system. Not all transportation demand measures are appropriate to Yakima County. However, by selecting effective demand management measures, transportation system demand can be reduced and system capacity can be essentially "increased" at a lower cost. Effective demand management measures can have the added benefit of reducing air

pollution. In addition, there is a strong connection between land use and its impact on the adjacent transportation system. By proper and effective land use planning, demand placed on the transportation system by the adjacent land uses can be directed to corridors that have excess capacity, or have future improvements planned. The demand on a transportation system can be managed by providing opportunities to reduce the number of vehicles using the roadway system.

Funding

Financial resources necessarily constrain the number of transportation projects agencies are able to perform. In order to maximize the number of transportation projects it is important to aggressively search for available funding opportunities. It is also important to utilize the funds available to Yakima County in as efficient a manner as possible exercising fiscal prudence and innovative funding methods. Prioritization of projects permits the most important projects to be constructed first to better utilize limited available funds. Using a combination of these methods will maximize the number of transportation projects Yakima County can construct or enact for its citizens.

CONSIDERATIONS

Concurrency

The GMA requires transportation facilities to be concurrent with development. This means that transportation facilities must be in place and in use within six years of the impacts of the development.

Inventory

An inventory of the existing transportation facilities provides a summary of the different types of facilities, the number of miles, the functional classification, and the different pavement types. A few data stand out. The total number of miles of County-maintained roads is ~~1,736.68~~ ~~1,689.851~~. Of this total ~~1,601.25~~ ~~1,493.910~~ miles (~~92.7%~~ ~~88.4%~~) are rural roads.

There are a number of transportation facilities within Yakima County that are not operated or maintained by Yakima County. These facilities include public transit, airports, rail lines, transportation demand management facilities, taxis, and intercity bus service. An overview of these facilities is presented in the Transportation Element.

Level of Service

Level of service (LOS) quantitatively measures the roadway capacity or physical characteristics of roads. The Transportation Element sets minimum LOS ratings. The LOS ratings evaluate the current transportation system, and the transportation system as it is expected to be in six years and in 20 years. Roadway LOS is determined using a method unique to Yakima County that analyzes the physical characteristics of the road taking into account safety, mobility, economic development, and alternative modes. The element also sets LOS ratings based upon roadway capacity.

Transportation Improvement Program

The Transportation Improvement Program identifies specific projects that are needed to mitigate impacts to the transportation system due to existing system deficiencies and expected future growth. Growth in population, employment, and traffic will create a need to improve some areas of the transportation system where existing facilities are inadequate.

TIP projects are identified for the six-year **(1997-2002) (2006-2011)** and twenty-year **(2002-2015) (2006-2026)** time frames.

Finance Plan

The Growth Management Act requires that the list of projects must be financially feasible. The Finance Plan identifies transportation revenue sources that are available for the maintenance, administration, operation, and improvement of Yakima County's transportation system. Included in the plan for **1997-2002 2006-2011** are a review of anticipated revenues, budgeted program expenditures, a listing of transportation improvement projects, and a summary of local, state, and federal resources available to meet the identified transportation needs.

Local revenue sources include the Motor Vehicle Fuel Tax, County Road Levy, and Federal Forest Payments. Potential federal revenue sources include the Surface Transportation Program (STP) Regional Competitive, STP Statewide Competitive, STP Hazard Elimination, and STP Enhancement grant funds.

State revenue sources include the Urban Arterial Trust Account, Transportation Improvement Account, a bridge replacement program, County Arterial Preservation Program, and Rural Arterial Program. Additional revenue sources include grants from the Washington State Department of Transportation (WSDOT), payments from cities in Yakima County, and Road Improvement Districts (RIDs).

TRANSPORTATION: GOALS AND POLICIES

The foundation for the Transportation Element is the transportation goals and policies developed by Yakima County in conjunction with the Transportation Advisory Group (TAG). The TAG is composed of transportation professionals and citizens with transportation interests. The group members represented the interests of homebuilders, agriculture, the trucking industry, bicyclists, transit, and other governmental agencies whose transportation systems interconnect with Yakima County's.

The overall mission statement developed by the TAG for the Transportation Element is:

MISSION: Produce an economically-viable, Comprehensive Transportation Plan that will guide the development of a responsive, coordinated transportation system.

TRANSPORTATION PLAN DEVELOPMENT

PURPOSE STATEMENT T1

The Growth Management Act requires consistency with other parts of Plan 2015 and coordination with other jurisdictions. Goal T1 includes this requirement of GMA, and seeks to ensure that the Transportation Element is consistent within itself and with other elements of Plan 2015. Goals and policies can be complementary or balance one another, but should not contradict one another or other elements of Plan 2015. It is also important to coordinate the element with other agencies since the County transportation system is linked with the state highway system and the systems of the cities within the County. Transportation affects many agencies, industries, and citizen groups. It is important that the Transportation Element be coordinated with these various interest groups, and that their input be sought. This can help in the selection of transportation projects, and allow them to proceed more quickly with fewer delays

and greater benefits to the citizens of Yakima County.

GOAL T1: Produce a consistent, coordinated Comprehensive Transportation Plan.

POLICIES:

T1.1 Maintain consistency between *Plan 2015* and the Yakima County Comprehensive Transportation Plan.

T1.2 Collaborate with and obtain participation and commitment from Yakima County departments, cities, the Regional Transportation Planning Organization (RTPO), and the Washington State Department of Transportation (WSDOT), consistent with the requirements of RCW 47.80 as early as possible in the formulation of the Transportation Improvement Program.

T1.3 Ensure compliance with RCW 36.70A.106, requiring the WSDOT, or any other state agency, to comply with the Yakima County Comprehensive Transportation Plan.

T1.4 Update the Project Listing section of the Comprehensive Transportation Plan following approval of the Six-Year Transportation Improvement Program.

T1.5 Review and update the Comprehensive Transportation Plan every five years.

T1.6 Coordinate the development of the Comprehensive Transportation Plan with other jurisdictions in Yakima County.

T1.7 Provide Yakima County input into the development of the WSDOT Transportation Plan.

T1.8 Develop consistent standards with cities in Urban Growth Areas (UGAs).

T1.9 Consult and collaborate with neighboring counties in addressing consistent level of service goals and regional transportation needs.

T1.10 Coordinate with WSDOT when reviewing impacts and actions of transportation projects regarding their consistency with the Washington Transportation Plan (WTP).

T1.11. Require adequate transportation facilities, capable of sustaining the adopted levels of service, to be in place concurrent with proposed new development.

PURPOSE STATEMENT T2

Yakima County is here to serve the needs of its citizens. By identifying the needs of the citizens of Yakima County, transportation projects can be chosen that most specifically meet the needs of our citizens. This is accomplished by seeking citizen input through an advisory group, public meetings and hearings, receiving verbal and written comments, and/or through the exercise of professional judgment. Professional judgment recognizes fundamental principles of transportation planning and engineering which benefit the users and the general public.

GOAL T2: Identify the transportation needs of the citizens of Yakima County.

POLICIES:

T2.1 Encourage and facilitate meaningful public involvement throughout plan development and implementation.

T2.2 Recognize citizen input as critical material for plan content.

T2.3 Convene a Transportation Advisory Group (TAG), to serve as a representative forum for public opinion during the development of the plan.

T2.43 Exercise the commitment to public involvement in transportation planning by developing a procedure for handling

public information requests and comments.

T2.54 Encourage and facilitate meaningful public involvement at the project level.

T2.65 Maintain and foster the continued development of Transportation Action Committees, to promote Yakima County's transportation needs to state and federal policy makers.

T2.76 Support efforts to preserve and maintain transportation corridors as a public asset for future transportation uses.

PURPOSE STATEMENT T3

Financial resources necessarily constrain the number of projects agencies are able to perform. In order to maximize the number of transportation projects able to be accomplished for the citizens of Yakima County, it is important to aggressively search for available funding opportunities. It is also important to utilize the funds available to Yakima County in as efficient a manner as possible, exercising fiscal prudence and innovative funding methods. Prioritization of projects permits the most important projects to be constructed first to better utilize limited available funds. Using a combination of these methods will maximize the number of transportation projects Yakima County can construct or enact for its citizens.

GOAL T3: Maximize the use of financial resources.

POLICIES:

T3.1 Identify and employ intergovernmental funding resources for transportation improvements whenever possible.

T3.2 Aggressively seek funding opportunities for safety, mobility, inter-modal, bicycle, pedestrian, neighborhood, and transportation demand management improvements.

T3.3 Employ innovative transportation financing solutions (e.g., Road Improvement Districts, Transportation Benefit Districts, Focused Public Investment Areas).

T3.4 Maximize the use of public-private partnerships to finance transportation improvements.

T3.5 Ensure that future development contributes a proportionate share of costs for transportation improvements needed to maintain adopted level of service standards.

T3.6 Evaluate transportation concurrency requirements using existing financial resources and realistic revenue projections.

T3.7 Prioritize projects to ensure that funds are allocated to areas that meet the goals and policies of this plan.

T3.8 Adjust project schedules to maximize resources.

T3.9 Streamline the process for evaluating the transportation component of development applications.

T3.10 Avoid diverting transportation funds to non-transportation functions.

T3.11 Exercise the County's authority to apply local tax options to transportation improvements.

T3.12 Pursue interlocal agreements with cities that reimburse the County for locally funded transportation improvements that are annexed into cities within ten years of their completion.

T3.13 Maximize revenue available for transportation improvement projects by reducing escalating expenditures on short-term maintenance activities and

implementing long term improvement strategies.

T3.14 Support efforts of Transportation Action Committees in seeking state and federal support on regionally significant transportation project and programs.

PURPOSE STATEMENT T4

Protecting the environment is a priority in Yakima County. One important way to protect the environment is avoid or minimize development of environmentally sensitive areas. However, there are times when development of these and other areas is necessary to address other needs of the citizenry. When development occurs, the adverse effects caused by development need to be minimized, and strategies need to be employed which lessen the impacts. Also, motor vehicles contribute to air pollution. The impacts tend to be most acute in the more densely settled areas. To address this concern and to be consistent with the federal Clean Air Act, only those transportation improvement projects that maintain or improve air quality will be implemented. In the past, the Yakima Metropolitan Area has exceeded acceptable levels for carbon monoxide and small particulate pollutants.

GOAL T4: Balance environmental impacts and system needs when planning transportation improvements.

POLICIES:

- T4.1 Analyze and consider alternatives to transportation improvement projects where significant adverse environmental impacts have been identified.**
- T4.2 Employ mitigation strategies to minimize unavoidable adverse environmental impacts of transportation improvements.**
- T4.3 Implement transportation improvement projects that maintain or improve air quality.**

SAFETY

PURPOSE STATEMENT T5

The citizens of Yakima County place considerable importance on the safety of the transportation system. Accidents are not only traumatic on a personal level, but are also costly for society. These costs are felt in the form of increased medical costs, lost work time and economic productivity, and loss of property and possessions. Maintaining and improving the safety of the Yakima County transportation system by reducing or preventing accidents is a top priority.

GOAL T5: Promote safety through effective transportation improvements and maintenance operations.

POLICIES:

- T5.1 Include safety enhancements in transportation projects.**
- T5.2 Include pedestrian enhancements in transportation projects.**
- T5.3 Include street lighting enhancements in accordance with this plan.**
- T5.4 Monitor and maintain County road signs.**
- T5.5 Emphasize enforcement of speed limits in areas where speeding is identified as a significant safety hazard.**
- T5.6 Set speed limits based on an engineering study as required by RCW 46.61.415 and in accordance with the Manual on Uniform Traffic Control Devices.**
- T5.7 Construct transportation improvement projects in accordance with the design standards included in this plan.**

T5.8 Develop and implement a road access management plan that maintains or enhances safety.

T5.9 Seek outside agency funding for safety-related transportation improvement projects.

T5.10 Include work zone safety requirements on all County road permits and all transportation improvement projects.

T5.11 Maintain a work force trained in work zone safety procedures.

T5.12 The installation of traffic control devices will be according to the Manual on Uniform Traffic Control Devices.

T5.13 Provide road striping on County roadways according to the striping standards in the Comprehensive Transportation Plan.

T5.14 Implement a Safety Management System (SMS) to monitor accident history on County roads to determine high accident locations.

T5.15 Promote development of basic transit facilities near high volume (traffic generating) public and business generators.

MOBILITY

PURPOSE STATEMENT T6

Efficient movement of people and goods is very important to the citizens of Yakima County because it enhances the economic vitality and quality of life of the region. Population is projected to continue increasing and the vehicle miles traveled are projected to increase at a faster rate than the population growth. The existing transportation infrastructure represents a significant investment of capital and labor. To protect this investment, the capacity and condition of the system need to be maintained. Mobility also affects the quality of life of the

people. Maintaining the transportation system will ensure that the quality of life and the economic vitality are not degraded.

GOAL T6: Improve and maintain the capacity and condition of the County transportation system.

POLICIES:

T6.1 Make preservation of the transportation system the first priority when planning transportation improvements.

T6.2 Use a pavement management system to program pavement maintenance.

T6.3 Develop a program and procedures for maintenance management.

T6.4 Maintain adopted level of service standards concurrent with development. Concurrency shall be defined for system impacts as it appears in RCW 36.70A.070(6). For project impacts, concurrency shall be required at occupancy or completion of substantial project phases.

T6.5 Establish level of service thresholds in the Comprehensive Transportation Plan.

T6.6 Identify and improve deficient transportation facilities based on a priority system defined in this plan.

T6.7 Adopt by reference Yakima County's street design standards.

T6.8 Develop a program prioritizing paving of gravel roads.

T6.9 Improve connectivity of County roads to provide more efficient travel.

T6.10 Develop and implement a road access management plan that maintains or enhances mobility.

T6.11 Require adequate off-street parking for all developments in accordance with County zoning regulations.

T6.12 Upgrade County bridges to eliminate load limitations.

T6.13 Construct all County roads to a structural standard that supports legal loads.

T6.14 Program traffic signals for optimal traffic flow.

T6.15 Require the construction of a public road meeting County standards for development projects that generate 160 or more daily vehicle trips.

T6.16 Plan for basic transit facilities near high traffic generating public and private facilities when improving roadway systems.

T6.17 Consult and collaborate with neighboring counties in addressing consistent level of service goals and regional transportation needs.

T6.18 Allow for the siting of essential trans-loading facilities within any zone with the appropriate level of review.

ECONOMIC DEVELOPMENT

PURPOSE STATEMENT T7

Transportation involves the movement of people and goods. An efficient transportation system contributes to the economic well-being of Yakima County. Economic development can be improved or enhanced by careful selection of transportation improvements. Maintaining or improving the economic vitality of Yakima County provides employment opportunities, adds to the quality of life, and improves or maintains Yakima County revenues.

GOAL T7: Enhance economic development through transportation improvements.

POLICIES:

T7.1 Use transportation improvements to support *Plan 2015* land use policies.

T7.2 Include an economic development component in the level of service criteria that considers freight and goods mobility, inter-modal connections, etc. (tourism, recreation).

T7.3 Implement transportation improvement projects that enhance economic development.

T7.4 Create "truck-friendly" corridors to facilitate the movement of freight and goods in Yakima County.

T7.5 Ensure that adequate access is provided to business and employment centers.

T7.6 Develop an inter-modal freight and goods mobility strategy.

T7.7 Collaborate with other service providers to improve facilities for air cargo transport. Identify needs for additional air cargo facilities as they arise.

T7.8 Collaborate with other service providers to improve facilities for rail cargo transport. Identify needs for additional rail cargo facilities as they arise.

T7.9 Prioritize improvements to facilities that are critical components of inter-modal transportation systems (e.g. roads leading to the airport, rail transfer facilities, etc.).

T7.10 Collaborate with other service providers to improve facilities for tourism transportation needs. Identify needs for tourism improvements as they arise.

ALTERNATIVE MODES

PURPOSE STATEMENT T8

For most of this century, transportation improvements have emphasized the movement of motorized vehicles, especially automobiles. Alternative modes, such as bicycling and walking, have not been stressed. This emphasis has resulted in a transportation system largely centered around the automobile. It is expected that the automobile will continue to account for the majority of transportation trips in the foreseeable future, both in the number of trips and in the distance traveled. However, there is a recognition that alternative non-motorized modes can play an important role in the transportation system, especially for relatively short trips. Encouraging these modes can lessen congestion, reduce maintenance of the built infrastructure, and reduce air pollution while providing health benefits to the users. To select these modes, transportation facilities must be provided for alternative modes that are safe for both the non-motorized users and the motorized vehicles.

GOAL T8: Encourage alternative transportation modes.

POLICIES:

- T8.1 Establish level of service thresholds for alternative modes in the Comprehensive Transportation Plan.
- T8.2 Implement projects identified in this transportation plan that improve alternative modes.
- T8.3 Consider the needs of future transit service when planning transportation projects.
- T8.4 Develop a coordinated system for bikeways, walkways and trails, emphasizing route connectivity in conjunction with other jurisdictions.

- T8.5 Adopt and apply consistent design standards for bicycle and pedestrian facilities constructed and maintained within Yakima County.
- T8.6 Collaborate with other service providers to improve facilities for air passenger transportation. Identify opportunities for additional air passenger facilities as they arise.
- T8.7 Collaborate with other service providers to improve facilities for rail passenger transport. Identify opportunities for additional rail passenger facilities as they arise.
- T8.8 Collaborate with other service providers to improve transit facilities. Identify opportunities for additional transit facilities as they arise.
- T8.9 Consider joint use of appropriate utility corridors as bicycle and pedestrian corridors.
- T8.10 Support education programs that focus on safe bicycle use of the transportation system for both recreational and transportation purposes.
- T8.11 Support alternative transportation education for County residents.
- T8.12 Support land use strategies and site design methods that improve and encourage alternative transportation modes.
- T8.13 Support efforts to preserve transportation corridors as a public asset for future transportation uses.**

NEIGHBORHOOD NEEDS

PURPOSE STATEMENT T9

The transportation system provides significant benefits to both the general public and to local neighborhoods. Neighborhood transportation

projects can be designed to improve pedestrian facilities, traffic flow, and/or neighborhood safety. When transportation improvements are constructed, it is important to address the needs of the general public, individuals, properties, and neighborhoods affected by the project. Using appropriate funding sources, Yakima County will work with local residents to make local transportation improvements.

GOAL T9: Consider neighborhood needs in the development of transportation improvements.

POLICIES:

T9.1 Encourage pedestrian mobility in neighborhoods by providing pedestrian facilities in accordance with this plan.

T9.2 Develop and implement traffic calming strategies to reduce traffic impacts on urban access roads where appropriate.

T9.3 Require street lighting in urban neighborhoods.

T9.4 Accept private roads into the County road system when the roads have been improved to the County road standards and right-of-way has been dedicated to the County.

T9.5 Promote a sense of community in neighborhoods by improving circulation.

TRANSPORTATION DEMAND MANAGEMENT

PURPOSE STATEMENT T10

Most solutions to increasing transportation system demands involve increasing the system capacity. This method is appropriate in many circumstances. However, in some cases, the capacity of the system can be "increased" by seeking to reduce the demand on the system. Not all transportation demand measures are appropriate to Yakima County. However, by

selecting effective demand management measures, transportation system demand can be reduced and system capacity can be essentially "increased" at a lower cost. Effective demand management measures can have the added benefit of reducing air pollution. In addition, there is a strong connection between land use and its impact on the adjacent transportation system. By proper and effective land use planning, demand placed on the transportation system by the adjacent land uses can be directed to areas that have excess capacity, or have future improvements planned.

GOAL T10: Reduce transportation demand through land use planning and effective demand management programs.

POLICIES:

T10.1 Develop a Transportation Demand Management plan to increase and support the capacity and efficiency of the transportation system.

T10.2 Investigate the use of transportation demand management techniques to provide interim relief in areas awaiting concurrency improvements.

T10.3 Evaluate the success of transportation demand management techniques, in order to develop a list of preferred strategies for mitigation measures.

T10.4 Allow transportation demand management techniques to be used as a portion of mitigation measures for development (e.g. promote TDM and earn credits toward impact fees).

T10.5 Administer Commute Trip Reduction laws in unincorporated Yakima County.

T10.6 Encourage private-sector development of telecommuting centers in rural and urban areas of Yakima County.

T10.7 Control residential street development and residential street access to reduce roadway congestion.





CAPITAL FACILITIES

INTRODUCTION/PURPOSE

Capital facilities are characterized by long useful life, and substantial cost. They do not include the cost of operation or maintenance. They include facilities that are provided by Yakima County (i.e., ~~County roads, parks, jail, courthouse, landfill, etc.~~) and facilities that are provided by other entities (i.e., ~~schools, fire stations, libraries, state roads, and most water and sewer systems~~).

Capital facilities appear in more than one element of the County's comprehensive plan. For example, roads and transit facilities are presented in the Transportation Element, water and sewer facilities are contained in the Utilities Element, and parks and recreational facilities are in the Parks and Open Space Element. Whenever these elements identify a need for capital improvements by Yakima County, the proposed capital projects are listed in Chapter XII, the Capital Facilities Plan (CFP) ~~the Capital Improvement Plan. The (CIP) CFP also contains all the capital improvement projects for other types of County facilities that do not appear in any other element (i.e., jail, courthouse, etc.)~~.

Plan 2015's Capital Facilities Element provides goals and policies that guide the development of the six-year Capital Improvement Plan (CIP) and the capital budget decisions of the County. The CIP, on the other hand, is a stand-alone document that is revised annually as part of the annual budget process and conforms to Plan 2015.

The Capital Facilities Element, the CIP, free-standing plans such as the Transportation Improvement Plan (TIP), and other elements of *Plan 2015* (e.g. the Utilities Element and the Transportation Element) collectively constitute the GMA-mandated Capital Facilities Plan (CFP).

The CFP makes the rest of the comprehensive plan "real." By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan.

The ~~CFP CIP~~ portion of the CFP is a six-year plan for capital improvements that support the County's current and future population and economy. The capital improvements are fully funded (i.e., not a "Wish-wish list"). One of the principal criteria for identifying needed capital improvements is the standards for levels of service (LOS). The CFP contains LOS standards for each public capital facility, and requires that new development be served by adequate facilities (i.e., the "concurrency" requirement).

The CFP also contains broad goals and specific policies that guide and implement the provision of adequate public capital facilities.

Terminology Guide

Because a number of different types of planning documents work together to meet the need to plan for capital facilities, it is important to understand the distinctions between them and the correct terminology with which to identify them. The following definitions provide a key to the terminology for documents used in capital facility planning for Yakima County.

The Capital Facilities Plan (CFP):

A GMA-mandated plan that consists of a number of documents. These documents work together to satisfy the GMA requirements. Some of these documents include:

- Plan 2015's Capital Facilities Element:
- The stand-alone Capital Improvement Plan (CIP);
- Other elements of Plan 2015 that satisfy the CFP requirements such as the Parks and Open Space, Utilities, and Transportation Elements;
- Stand-alone strategic plans such as the Transportation Improvement Plan (TIP).

Capital Improvement Plan (CIP):

A stand-alone document that addresses annual strategic capital facilities budget planning needs. It is one part of the GMA-mandated Capital Facilities Plan (CFP) described above.

The Capital Facilities Element: This Element includes the policies affecting capital facilities planning in Yakima County. It does not include the strategic planning portion mandated by the GMA, because this is addressed in the Capital Improvement Plan (CIP), described

above. All capital facility planning must conform to the policies outlined in this document.

Explanation of Changes

In the 1997 version of **Plan 2015**, the GMA requirements that related to the 6-year strategic portion of the Capital Facilities Plan were met by **Plan 2015 Capital Facilities Element, Volume 2**. During the Plan Update Process in 2007, a need was identified to meet these requirements with a stand-alone document. The County will now meet the strategic planning requirements of the GMA through the annually updated 6 year CIP.

The specific GMA requirements that will now be met by the annually revised 6-year CIP are as follows:

- The CIP must indicate the proposed locations and capacities of expanded or new capital facilities [RCW 36.70A(3)(c)].
- The CIP must be a six-year plan (at least) that will finance planned capital facilities within projected funding capacities identifying sources of public money for such purposes [RCW 36.70A.070(3)(d)]
- The CIP must be consistent with the comprehensive plan [RCW 36.70A.120]

While the CIP and **Plan 2015** may have different adoption schedules, the CIP must conform to the policies in **Plan 2015**. The most recently adopted version of the CIP shall be considered the version that is considered to be part of the GMA required CFP.

Requirements of the CFP

In order for the CFP to work, three requirements must be met:

1. A baseline for service, called level of service (LOS) standards, must be adopted for each public capital facility. -LOS standards establish a quantity and quality standard that each public capital facility must meet.
2. Public A.1 and B.1 capital facilities (see policy CF 3.3) must be adequate to support existing and new development and, be made available at the time new development is completed before the impacts of development occur. -This is called the "concurrency" requirement. A.2 and B.2 capital facilities, on the other hand, do require concurrency.
3. In the case of A.1 and B.1 capital facilities, Sufficient funding must be available to meet the LOS standards, the concurrency requirement, and to fully fund each facility. If complete funding is not available, the LOS standards may have to be adjusted or other action taken to ensure adequate public capital facilities are established and maintained.
3. Coordinate and provide consistency among the many plans for capital improvements, including:
 - other elements of **Plan 2015** (i.e., Transportation and Utilities Elements);
 - master plans and other studies of the local government;
 - the plans for capital facilities of state and/or regional significance;
 - the plans of other adjacent local governments; and
 - the plans of special districts.
4. Ensure the timely provision of adequate facilities as required in the GMA.
5. Document all new capital facilities projects and their financing.

The CFP is the element that makes the rest of **Plan 2015** real. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. This requirement to fully finance the CFP (or else revise the Land Use Element) provides a check on the vision set forth in the plan.

1. Provide capital facilities for development that is envisioned or authorized by the Land Use Element of **Plan 2015**.
2. Maintain the quality of life for existing and future residents by establishing and maintaining standards for the level of service of capital facilities.

MAJOR ISSUES

Mitigation of Development Impacts

Yakima County led the state into the era of regulatory reform by using its comprehensive planning process to identify in advance the mitigation requirements for proposed development projects. As a result of the SEPA/GMA project in 1994-95 discussed in Chapter III of **Plan 2015**, Yakima County developed an initial version of a "Mitigation Model" and a "Cafeteria Plan" for satisfying environmental impact mitigation obligations for three categories of development projects. The final report to the state's Department of Community, Trade and Economic Development (CTED) on the mitigation model noted, however, that there are a number of types of **public capital** facilities for which research and analysis was insufficient to determine mitigation requirements, and that such research needs to be accomplished.

The 1995 Regulatory Reform Act (**ESHB 1724, RCW 36.70B**) called on all local governments to determine mitigation requirements by using their plans and regulations (instead of case-by-case review under SEPA). **The state required local governments to integrate their development review and environmental review process by March 31, 1996.** The mitigation model approach offers one basis for meeting some of the **requirements of ESHB 1724 and other** regulatory reform policies in **Plan 2015**.

Another highly debated major issue regarding the financing of capital facilities in the development of the CFP concerned the SEPA/GMA project's consideration of impact fees as a mitigation option in the Cafeteria Plan. Impact fees are authorized by Statute for road, school, park and fire safety improvements according to very specific criteria (RCW 82.02). If the County ever

elects to add this optional revenue source, additional documentation and calculation will be needed to comply with the impact fee law, and an ordinance will need to be enacted, following public hearings.

Infrastructure Cost Recovery

Fiscal imbalances occur among local governments as a result of infrastructure investments, and the archaic government finance structure in Washington State. Sometimes counties are at a disadvantage, other times it is cities. For example, counties sometimes install new roads, parks, etc., only to have them annexed by cities. Conversely, cities sometimes annex without adequate urban-level infrastructure, and the city must make the improvements to bring the facilities up to municipal standards (i.e., curb, gutter and sidewalk, public water and sewerage systems). Many local governments throughout Washington have established mechanisms to address infrastructure and annexation.

Yakima County needs to:

1. Prepare formulas for measuring infrastructure investment, and for calculating revenue and cost sharing. The level of sensitivity of the formulas will need to be established. For example, will it be sufficient to analyze each source of revenue on a per capita basis, or should the data be normalized to represent the per capita revenue per unit of revenue rate (i.e., property taxes per capita vs. property taxes per capita per \$1.00 of tax levy)? The latter will require more research, but will take into account differences in tax base.
2. Evaluate level of service as a variable. For example, how should cost and revenue data be adjusted to

account for differences in levels of service? Is level of service the cause or the effect of disparate revenues and costs? How do County-adopted LOS standards compare with those of cities for urban growth areas?

3. Develop methods for addressing fiscal disparity among providers of public services/facilities, including a review of the causes of the imbalance, an examination of the alternatives available to address the causes, and selection of the alternative with the best prospects for remedying the imbalance. The methodology should address process issues (who participates, what procedures) and technical issues (framework for formulas).
4. Develop specific formulas for calculating the fiscal adjustments needed to balance fiscal inequities. Formulas are needed that will calculate gross and net costs and revenues, and the net cash flow for each provider of the particular public service or facility that is the subject of review.

Siting of Essential Public Facilities

Yakima County has taken the first step required by the Growth Management Act regarding public facilities that are essential to the community, but which are difficult to site at an acceptable location (i.e., jails, landfills, sewage treatment, etc.). So far, the County has adopted County-wide Planning Policies C.1-C.3, which are reflected in **Plan 2015** policies CF 9.1-9.2. Additional policies C3.1 and C3.2 have been added that address the identification of needed facilities. Policies C3.3 – C3.6 have been added [MSOffice1] to establish a process and review criteria for the siting of Countywide or Statewide facilities. The policies provide the framework for action,

and the County will need to take the actions specified by the framework:

1. Appoint the advisory committee that will evaluate proposed facilities and sites.
2. Assemble a list of proposed facilities and sites.
3. Prepare analysis of potential positive and negative impacts of each project on the economy, the environment, and community character.
4. Develop specific criteria for evaluating sites for the proposed project.
5. Identify measures that minimize and/or mitigate physical impacts (e.g., noise, odor, public safety).
6. Identify measures that minimize and/or mitigate fiscal impacts (i.e., costs of infrastructure to serve the facility, loss of tax revenue due to public ownership of land, etc.).
7. Identify potential sites and analyze each site.
8. Obtain public opinion about facility sites and the analysis of each site.
9. Rank the sites on the basis of the analysis, criteria, and public opinion.
10. Coordinate the results with the agency that provides the essential public facilities.

Service Agreements

~~The providers of public facilities and services (i.e., Yakima County, city governments and special purpose districts) have initiated a program called the Government Services~~

~~Forum to identify opportunities for increasing the efficiency and effectiveness of governmental services.~~

~~Through the Government Services Forum, jurisdictions implement the requirements of RCW 36.115 [SSB 5038]. The legislative intent is "to establish a flexible process by which local governments enter into service agreements that will establish which jurisdiction should provide various local government services and facilities within specified geographic areas and how those services and facilities will be financed."~~

Focused Public Investment

The Capital Facilities Plan provides for public facilities in various locations in the County. Focused public investment targets capital improvement expenditures in public investment areas to produce "fully-served land" for development. Focused public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. The targeted public investment is an incentive to development to occur where the public's capital investment is focused. In order for public investment to be focused to produce fully-served land, the County and other service providers will need to resolve the following issues: (1) what criteria should be used to prioritize public investments, and (2) how should areas be selected for targeted investment?

Level of Service Measures

Most governments try to keep their plans "simple" by using a single measure of level of service for each type of public capital facility which tests the capacity (i.e., quantity) of the facility compared to the amount consumed or needed. The results are simple, but also simplistic. Single measures are easy to understand, but they miss important facets of the performance of public facilities, such as

quality, public acceptance, efficiency, health and safety.

For example, a single measure of the volume/capacity ratio of streets and roads does not address safety, accessibility, or condition of the roadway surface. Local governments can use more than one measurement to test the adequacy of public capital facilities and the County has done so with its LOS standards for transportation system LOS measures facilities.

Yakima County needs to continuously examine all of its standards to determine if there are opportunities to develop and use standards that better represent the many characteristics of public capital facilities.

There are three ways to use multiple measures of adequacy:

1. Each measure could constitute a separate test of adequacy, and the standard for each measure must be met in order to approve development;
2. Multiple measures could be treated as a checklist of standards, and development would have to comply with X% of the individual items on the list (i.e., 51% of items, or 75%, or ?%); or
3. Multiple measures could be used as the basis of an index, and a pre-determined score would constitute "adequacy" on the index. This approach would allow some "averaging" of results because high scores on some of the measures would offset low scores on other measures in the index.

LOS in Urban and Rural Areas

The Growth Management Act requires urban levels of service to be provided in urban

growth areas, and not in rural areas. Yakima County has developed initial standards for levels of service for public capital facilities. The County will need to continue to develop clearer distinctions between urban and rural levels of service. Improvement of level of service measures (described above) will be the first step, but the County will then need to identify which facilities need separate urban and rural levels of service. For example, water and sewer service is generally through central systems in urban areas, and through wells and septic tanks in rural areas. The standards for water and sewer could differ from urban to rural. Conversely, correctional some facilities may serve the entire County, thus a single uniform level of service is might be more appropriate to use in both urban and rural areas.

The County needs to categorize public capital facilities according to uniformity or difference between urban and rural areas. For each facility where differences are warranted, the County needs to develop specific standards for urban areas that differ from those in rural areas.

Regional Infrastructure and Service Delivery

There are a number of public facilities and services that are currently provided by various governments and districts that may be provided more efficiently on a regional basis. Regional approaches to some services have proven successful in other parts of the Pacific Northwest (i.e., Portland and King County-Metro). Regional park districts have proven useful to some areas.

For regional service provision, the geographical area with the greatest promise is the Upper Valley. The facilities that would be most suitable include utilities (i.e.g.-e., domestic water, sanitary sewer, and storm

water, solid waste), transit, and parks and recreation.

Yakima County, its cities and districts need to explore the feasibility of regional facilities and services. In particular, background research is needed to document the experience of other jurisdictions, analyze the extent to which such experience is relevant to Yakima County, and analyze alternative approaches for providing selected facilities and services on a regional basis. Yakima County will need to consider taking on service provider roles where cities, special districts and other service providers cannot otherwise provide services.

CONSIDERATIONS

The GMA requires the CFP to identify public facilities that will be required during the six years following **Plan 2015** adoption. The CFP must outline where the facilities will be located, how much they will cost, and what revenue sources will be used to fund the facilities. The CFP must be financially feasible: in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the County must reduce its level of service, reduce costs, or modify the land use element to bring development into balance with available or affordable facilities.

Levels of Service

Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities. For example, water is measured both in the number of gallons available to each customer per day and the quality of that water. The amount and quality reflect a level of service.

Concurrency

Concurrency means that adequate public facilities will be in place to support new development before the impacts of that development would take place. For example, a new subdivision would require adequate water and sewer services, as well as adequate roads to serve the new residents.

Under concurrency, those facilities must be in place when the residents move in. (Under Washington's GMA, *transportation* facilities and/or strategies are considered concurrent if they are available within six years of the impacts of development.) The impacts of development are usually equated with occupancy and use of the development (RCW 36.70A.020).

When a development is proposed, the County compares the capacity of public facilities required for the new development to the uncommitted capacity that is available. For example, is the present capacity of the water system sufficient to handle the new demand? Is the capacity of the waste water treatment facility sufficient to handle the increased waste? If both answers are "yes," the applicant passes the concurrency "test." If the answer is "no" (that is, uncommitted available capacity is less than the capacity required), the applicant fails the concurrency "test."

The County may make the "testing" process relatively simple by using annual certifications of the capacity of some facilities (i.e., water supply, sewage treatment). As a result, each applicant will be approved on the basis of annual capacity certification for some facilities, and case-by-case review of other facilities (i.e., streets and roads).

CAPITAL FACILITIES: GOALS AND POLICIES

PURPOSE STATEMENT CF 1

*The Capital Facilities Plan (CFP) is the element that makes the rest of **Plan 2015** real. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the County. The following goal and the related policies are designed to maintain the quality of life in Yakima County through the planned provision of **public capital** facilities.*

GOAL CF 1: Maintain the quality of life in Yakima County through the planned provision of **public capital facilities, either directly by the County or through co-ordination with other public entities and the development industry.**

CF 1.1 Determine needed capital facilities based on adopted levels of service and forecasts of growth in accordance with the land use element of *Plan 2015*.

CF 1.2 Prepare an annual update of the Capital **Facilities-Improvement Plan, including the inventory of facilities, list of capital projects, and financing plan. The annual update should be coordinated with the annual budget process, and the annual amendment of *Plan 2015*.**

CF 1.3 The most recently adopted version of the Capital Improvement Plan shall be considered the adopted strategic portion of the Capital Facilities Plan.

PURPOSE STATEMENT CF 2

*The Capital Facilities Plan (CFP) is a six-year plan for capital improvements that support the County's current and future population and economy. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban area. The following goal and the related policies are designed to provide a variety of options for balancing growth and the availability of **public capital** facilities.*

GOAL CF 2: Provide a variety of responses to the demands of growth on capital facilities.

POLICIES:

CF 2.1 Establish land use patterns that optimize the use of **public capital** facilities.

CF 2.2 Make the most efficient use of existing **public capital** facilities, including such techniques and programs as:

- conservation
- demand management
- improved scheduling
- encouraging development that uses existing facilities
- other methods of improved efficiency

CF 2.3 Provide additional **public capital** facility capacity when existing facilities are used to their maximum level.

CF 2.4 Restrict the amount and/or direct the location of new development where necessary, in order to preserve the adopted level of service of **public capital** facilities if responses CF 2.1 - 2.3 are insufficient to meet the demands of growth.

CF 2.5 Restrict new development if the level of service of **public capital** facilities cannot be maintained by requiring efficient land use patterns (CF 2.1), by applying techniques that optimize use of **public capital** facilities (CF 2.2), and by providing additional capacity when maximum efficiency is reached (CF 2.3).

PURPOSE STATEMENT CF 3

Level of service standards are measures of the County's quality of life. The standards should be based on the County's values and its vision of the future. The following goal and the related policies represent the County's recommended level of service standards for the existing and future population.

GOAL CF 3: Provide adequate **public capital** facilities that achieve and maintain County level of service standards for existing and future population.

POLICIES:

CF 3.1 Establish level of service standards that are achievable within the finances of this Capital Facilities Plan.

CF 3.2 Use the following level of service standards:

TABLE I – 2 YAKIMA COUNTY CAPITAL FACILITIES – OWNED BY YAKIMA COUNTY REQUIRED BY GMA:

<u>Capital</u> Facility	<u>LOS</u> Standard
Roads (County): (1) Arterials and Collectors (2) Access Roads	(1) See Transportation Element Policies (2) To be determined in Yakima County Comprehensive Transportation Plan
Surface (Storm) Water Management <u>Storm Water:</u>	To be determined by Comprehensive Flood Hazard Mgt. Plan and See Stormwater

<u>Capital Facility</u>	<u>LOS</u> Standard
Flood control	<u>Management</u> Plan
Wastewater collection and treatment: Buena Wastewater System	100 Gallons per Day per Capita*; refer to Utilities Element, Tables X-9 & X-11
Water supply and delivery: Buena Water System Terrace Heights Water System <u>Crestport Water System</u> <u>Gala Estates Water System</u>	To be determined by comprehensive water plan meeting state requirements and level of service thresholds in Utilities Element, Tables X-8 and X-11.
Corrections	3.77 Inmate Beds per 1,000 population
Courts: Superior District Juvenile	0.03 Courtrooms per 1,000 population 0.03 Courtrooms per 1,000 population 0.0095 Courtrooms per 1,000 population
Juvenile detention	-0.35 beds per 1,000 population
Law enforcement	50 sq ft per 1,000 population
Parks** <u>(1) Regional and Community parks</u> <u>(2) Community</u> <u>Pathways and trails</u>	(1) 42.1 acres per 1,000 population (2) 1.0 acres per 1,000 population 0.05 miles per 1,000 population
Solid Waste Disposal	Refer to Utilities Element, Tables X-10 and X-12
County Government Administrative Offices	811 Square Feet/1,000 Pop.
Maintenance and Storage Facilities	102 Sq. Ft./1,000 Pop.
Cemetery	None established
County Fairgrounds	None established
Parking Facilities	None established
Animal Shelters	None established

*Washington State DOE sewer design standard for residential development

**Non-County-owned parks and pathways with public access are used to help meet these County-owned LOS standards. See the Parks and Open Space Element for details.

TABLE I – 3 OTHER CAPITAL PUBLIC FACILITIES – NOT OWNED BY YAKIMA COUNTY – NOT REQUIRED BY GMA:

<u>Capital Facility</u>	<u>LOS</u> Standard
Roads (state State)	See Transportation Element Policies
Wastewater collection and treatment: Cowiche Sewer District Terrace Heights Sewer District	To be determined by each District based on a comprehensive wastewater plan meeting state standards and approved in an open public forum
Water supply and delivery: Nob Hill Water Association	To be determined by comprehensive water plan meeting state standards.
Airport	FAA standards and Airport Master Plan
Fire protection	Rural: Within 5 road miles of a year-round responding fire station. Urban: Under six minutes response time.
Library	To be determined in an open public forum
Parks and pathways <u>recreation</u>	To be determined in an open public forum
Schools	To be determined by each district in an open public forum
Animal Shelters	None established
Museum	None established
Natural and Cultural Facilities	None established
Performing Arts Facilities	None established

TABLE I – 4. Other Capital Facilities Important to Yakima County

<u>Other Capital Facilities Important to Yakima County</u>
<u>Flood Control</u>
<u>Corrections</u>
<u>Courts (Superior, District, Juvenile)</u>
<u>Juvenile Detention</u>
<u>Law Enforcement</u>
<u>Solid Waste Disposal</u>
<u>County Government Administrative Offices</u>
<u>Maintenance and Storage Facilities</u>
<u>Cemetery</u>
<u>County Fairgrounds</u>
<u>Parking Facilities</u>
<u>Animal Shelters</u>
<u>Airport</u>

Library
Museum
Natural and Cultural Facilities
Performing Arts Facilities

CF 3.3 **Public Capital** facilities in Yakima County are provided by the County (Category A **public capital** facilities) or they are owned or operated by noncounty public entities (Category B **public capital** facilities). The levels of service are applied in [three the following](#) ways:

1. Levels of service can be used to determine the adequacy of **public capital** facilities to serve proposed development concurrent with the impacts of the development.
 - a) For County (Category A) **public capital** facilities, use level of service to 1) determine the need for **public capital** facilities, 2) test the adequacy of such facilities to serve proposed development concurrent with the impacts of the development, and 3) develop the County's annual budget and 6-year Capital Improvement Program.
 - b) For non-county-owned (Category B) **public capital** facilities, use level of service to 1) determine the need for **public capital** facilities, and 2) test the adequacy of such facilities to serve proposed development

concurrent with the impacts of the development.

2. Levels of service can be used to determine the need for facilities.
 - a) For County (Category A) **public capital** facilities, use level of service to 1) determine the need for **public capital** facilities, and 2) develop the County's annual budget and 6-year Capital Improvement **Program Plan** (but not to test the adequacy or concurrency of such facilities).
 - b) For noncounty (Category B) **public capital** facilities, use level of service to 1) determine the need for **public capital** facilities (but not to test the adequacy or concurrency of such facilities).

3. Levels of service of facilities per capita may not be applicable to some types of public facilities.

The following table shows how the level of service will be used for each type of County facility and other **public capital** facilities in Yakima County.

Uses of Levels of Service	Category A County Capital Facilities	Category B Other Public Capital Facilities
1. LOS is used to test for concurrency 1. Adequacy and/or Concurrency of Facility and Determine Needs for Facilities	a. County Roads b. Storm Water Management c. Wastewater Collection and Treatment d. Water Supply and Delivery	a. State roads b. Wastewater Collection and Treatment c. Water Supply and Delivery

Uses of Levels of Service	Category A County <u>Capital</u> Facilities	Category B Other <u>Public Capital</u> Facilities
<p><u>2. LOS is not used to test for concurrency</u></p> <p><u>2. Determine Needs, but not Adequacy or Concurrency</u></p>	<p>a. Solid Waste Disposal b. Corrections c. Courtrooms d. Juvenile Detention e. Law Enforcement f. <u>a. Parks and PathwaysRecreation</u> g. County Government Administrative Offices h. Maintenance and Storage Facilities</p>	<p>a. Fire Protection b. Libraries <u>ca. Parks and PathwaysRecreation</u> <u>cb. Schools</u> e. Airports</p>
<p><u>3. Level of service per Capita Not Applicable</u></p>	<p>a. Cemeteries b. County Fairgrounds c. Animal Shelters d. Parking Facilities</p>	<p>a. Animal Shelters b. Museum c. Natural and Cultural Facilities d. Performing Arts Facilities</p>

PURPOSE STATEMENT CF 4

Among the reasons to plan for capital facilities are 1) growth management and 2) good management. The Growth Management Act requires that the Capital Facilities Plan contain level of service standards for public capital facilities and that new development be served by adequate facilities when the impacts of development occur (i.e., the "concurrency" requirement). The following goal and the related policies are designed to ensure that public capital facilities necessary to support new development are available and adequate concurrent with the development.

GOAL CF 4: Ensure that public capital facilities necessary to support new development are available and adequate to serve the development, based on the County's adopted level of service standards.

POLICIES:

CF 4.1 Provide, or arrange for others to provide, the capital improvements listed in this Capital Facilities Plan needed to achieve and maintain standards adopted in this Plan.

1. Update the schedule of capital improvements annually in conjunction with the annual budget process.
2. Pursuant to the Growth Management Act, the schedule of capital improvements may be amended one time during any calendar year.
3. In addition to an annual amendment, the schedule of capital improvements may be adjusted by ordinance for corrections, updates and modifications of costs, revenues, acceptance of facilities pursuant to dedications which are consistent with the plan, or project

construction dates (so long as it is completed within the 6-year period).

CF 4.2 Evaluate each application for development proposal to ensure that it will not cause the level of Category A.1 and Category B.1 **public capital** facilities to decline below the standards adopted in Policy 3.2.

CF 4.3 Ensure that levels of service are adequate for all **public capital** facilities in Categories A.1 and B.1 except transportation facilities no later than occupancy and use of the development. Transportation facilities (**roads, streets, bicycle and pedestrian facilities**) shall be adequate no later than six years after occupancy and use of the development.

CF 4.4 Provide the following options for each development for which adequate **public capital** facilities are not available concurrent with the impacts of development:

1. Mitigate all their impacts on levels of service. Concurrency requirements may be identified using the County's Mitigation Model. Developers may fulfill their mitigation obligation by using the County's Mitigation Cafeteria Plan; or,
2. Revise the proposed development to reduce impacts to maintain satisfactory levels of service; or
3. Phase the development to coincide with the availability of Category A.1 and B.1 facilities.

CF 4.5 Exempt the following from the concurrency management program:

1. Development vested per state statute.
2. Development that creates no added impact on **public capital** facilities.

3. Expansions of existing development that were disclosed and tested for concurrency as part of the original application.

CF 4.6 Adopt land development regulations that:

1. Establish the criteria for determining the vested rights of previously issued development permits;
2. Establish procedures for reserving capacity of **public capital** facilities needed to address the impacts of vested development permits.

CF 4.7 ~~By the first plan update,~~ The Board of Yakima County Commissioners should appoint an *ad hoc* committee made up of representatives of the development industry (home builders, developers, Realtors), school district representatives, financial and banking interests, and ~~county County planning and p~~**Public works Services department** staff to develop recommendations on how to pay for a proposed development's off-site impacts on facilities that must be adequate to serve it by the time that its impacts are felt.

PURPOSE STATEMENT CF 5

Public Capital facilities should be planned for and constructed in a manner consistent with the other goals and policies of this comprehensive plan which address conservation and environmental issues. The following goal and the related policies are designed to protect public health and environmental quality through the placement and design of **public capital** facilities.

GOAL CF 5: Protect public health and environmental quality through the appropriate design and installation of **public capital** facilities.

POLICIES:

CF 5.1 Promote conservation of energy, water and other natural resources in the location and design of public-capital facilities.

CF 5.2 Practice efficient and environmentally responsible maintenance and operating procedures.

PURPOSE STATEMENT CF 6

Planning for capital facilities includes at least two elements: 1) the quantity of public facilities (i.e., capacity) and 2) the quality of those facilities (i.e., aesthetic design, compatibility with surrounding areas, etc.). Both elements determine the quality of life in the County. The following goal and the related policies are designed to preserve and enhance the quality of life through the placement and design of public-capital facilities.

GOAL CF 6: Preserve and enhance the visual quality of Yakima County through the placement and design of public-capital facilities.

POLICIES:

CF 6.1 Encourage public amenities and capital facilities which serve as amenities and catalysts for beneficial development.

CF 6.2 Maintain public spaces and enhance their appearance.

CF 6.3 Preserve, to the extent possible, significant natural vegetation and features in the development of public-capital facilities.

PURPOSE STATEMENT CF 7

*The capital improvement in the Capital Facilities Plan (CFP) must be fully funded (i.e., not a "wish list"). The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in **Plan 2015**. The following goal and the related policies are designed to ensure that the required capital facilities are financially feasible.*

GOAL CF 7: Provide needed public-capital facilities that are within the ability of the County to fund or within the County's authority to require others to provide.

POLICIES:

CF 7.1 Base the financing plan for capital facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the County.

CF 7.2 Capital Facilities should generally, where appropriate, be financed from the following: first, from other sources (such as donations, grants, other outside sources); second, from benefittedbenefited groups (such as LIDs and RIDs, user fees, connection charges, dedicated capital reserves); third, from the general population (such as general obligation bonds, commissioners' bonds, other loans, and general capital reserves); and fourth, from mitigation.

CF 7.3 Finance the six-year Capital Facilities Plan within the County's financial capacity to achieve a balance between available revenue and needed capital facilities and utilities. If the projected funding is inadequate to finance needed capital facilities and utilities based on adopted level of service standards and forecasted growth, the County should consider one or more of the following:

- lower the level of service standard; and/or
- change the Land Use Element; and/or
- increase the amount of revenue from existing sources; and/or
- adopt new sources of revenue enhancements.

CF 7.4 Ensure that both existing and future development pay a proportionate share of the costs of needed capital improvements.

1. Ensure that existing development pays for capital improvements that reduce or eliminate existing deficiencies, and pays for some or all of the cost to replace obsolete or worn out facilities. Existing development may also pay a portion of the cost of capital improvements needed by future development. Existing development's payments may take the form of user fees, charges for services, special assessments, taxes, etc.
2. Ensure that future development pays a proportionate share of the cost of new facilities, which it requires. Future development may also assist in paying a proportionate share of the cost to upgrade existing facilities to provide for future development. Future development's payments may take the form of voluntary contributions for the benefit of any public capital facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments, taxes, etc.

PURPOSE STATEMENT CF 8

The Capital Facilities Plan (CFP) contains level of service standards for each public capital facility (both County owned and/or operated and non-county owned and/or operated facilities). These levels of service standards are the basis for identifying needed capital improvements and for achieving concurrency. The following goal and the related policies are designed to ensure that the County coordinates with other providers of public capital facilities to make sure that the level of service standards are maintained and the required facilities will be provided as needed.

GOAL CF 8: Make the Capital Facilities Plan consistent with other county, local, regional and state adopted plans.

POLICIES:

CF 8.1 Reassess Yakima County's *Plan 2015* annually to ensure that capital facilities needs, financing and levels of service are consistent, and that the plan is internally consistent.

CF 8.2 Coordinate with non-county providers of public capital facilities on a joint program for maintaining adopted levels of service standards, concurrency requirements, funding and construction of shared public facilities.

PURPOSE STATEMENT CF 9

The location of "hard-to-site" facilities (e.g., solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, ~~correctional facilities, inpatient facilities including hospitals and those for substance abuse and mental health, group homes and~~ regional park and recreation facilities etc.) is an issue which the Growth Management Act (GMA) requires comprehensive plans to address. The GMA calls for the establishment of a cooperative process to determine the need for and to choose the best sites for such facilities in a manner which equitably distributes the sites within a region. The following goal and the related policies are designed to ensure the efficient and equitable siting of essential regional capital facilities through cooperative and coordinated planning.

GOAL CF 9: Ensure the efficient and equitable siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions and the population in general within the region, and through

streamlining of Yakima County's zoning permit process.

POLICIES:

CF 9.1 Develop criteria for the evaluation of siting proposals for County-wide or state-wide capital facilities consistent with adopted County-wide planning Planning Policies (CWPP).

CF 9.2 Provide early public notice and opportunity for public review of the proposed location of essential regional public capital facilities. Public notification efforts should be appropriate to the type of facility and its potential for controversy.

PURPOSE STATEMENT CF 10

Planning for "growth management" and "good management" requires that development be directed to areas in which public capital facilities and services can be provided in a manner which preserves the desired quality of life in the County. The Growth Management Act mandates the establishment of urban growth areas and coordinated land use and capital facilities planning to ensure orderly growth. The following goal and the related policies are designated to ensure the provision of adequate public facilities to urban growth areas.

GOAL CF 10: Provide adequate public facilities to urban growth areas.

POLICIES:

CF 10.1 The identification of responsibility for providing public capital facilities in the Urban Growth Areas will be determined in accordance with the County-wide Planning Policies (CWPP), as a result of regional service agreement review pursuant to RCW 36.115.

CF 10.2 The County will enter into urban growth management agreements with municipalities and other providers

of public capital facilities to coordinate planning for and development of the Urban Growth Areas.

CF 10.3 The County will enter into agreements with cities and other providers of public capital facilities for sharing of resources (fees, assessments, land, etc.) based on the location of the development and the location of its impacts on public capital facilities.



INTERGOVERNMENTAL COORDINATION

INTRODUCTION/PURPOSE

Coordination and cooperation among various jurisdictions, service providers and agencies were required for the development of *Plan 2015*, and will be essential for its successful implementation. In addition to Yakima County, these entities include all of the neighboring counties, the 14 cities and towns, the Yakima Training Center, the Yakama Indian Nation, various service providers (water, sewer, irrigation, schools, fire protection, port districts), and various state and federal agencies.

The Intergovernmental Coordination Element identifies *Plan 2015* goals and policies which may conflict with those of other jurisdictions, and describes how the differences will be resolved.

While the Growth Management Act does not require a separate intergovernmental coordination element, one of its major emphases is the need for coordination and consistency in planning. For example, the transportation goal is to "encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans." The Act encourages economic development throughout the state "that is consistent with adopted comprehensive plans." Part of the citizen participation goal is to "ensure coordination between communities and jurisdictions to reconcile conflicts." Subsequent

legislation has required service providers in the state's largest counties (including Yakima) to meet to discuss how public services might be coordinated for greater efficiency.

MAJOR ISSUES

Major issues requiring specific coordination efforts to assure consistency between and among neighboring entities' plans to manage growth include the following:

County-wide Planning Policy

The County-wide Planning Policy (CWPP), adopted in June 1993, is intended to be "dynamic and regularly monitored for applicability and effectiveness." Because of the pressing nature of preparing community plans, the CWPP committee has not continued to meet as originally envisioned. Re-convening the committee would provide the forum necessary to address issues of ongoing concern.

Critical Areas/Resource Lands

Yakima County has attempted to increase the consistency of its own regulations dealing with critical areas by combining the requirements for wetlands, shorelines, geologic hazards, and frequently flooded areas into a single Critical Areas Ordinance. The Washington State Department of Fish and Wildlife has expressed concern for additional wildlife habitat protection, and that is being addressed through the policies in *Plan 2015*. Additional coordination may be

needed to clarify how these policies will be used.

The County worked closely with the Washington State Department of Natural Resources in developing policies to address land use and fire protection in forested areas.

Shoreline Master Programs

The 1995 amendments to RCW 90.58 require a shoreline element in comprehensive plans adopted under GMA. Yakima County has addressed this requirement in the policies of the Natural Setting element and the regulatory requirements of the Critical Areas Ordinance. Individual communities will also need to integrate these Shoreline Management requirements within their respective comprehensive plans and ordinances.

Flood Hazard Management Plans

Yakima County's initial participation in the state's Comprehensive Flood Hazard Management Program (CFHMP) focused on the main stem of the Yakima River from the Yakima Canyon to Union Gap. The program stresses evaluation of flood hazard mitigation opportunities through structural (i.e., levees and other physical improvements) and nonstructural (i.e., regulatory) changes. Major flooding in 1995 and 1996 reaffirmed the need to continue participation in the program. Other areas where substantial damage occurred include the Naches River in the Upper Valley and the Yakima River in the Lower Valley.

Storm Water Management Plans

Storm water management requires the cooperation of all jurisdictions within a storm water management area, since water does not recognize municipal boundaries. The new state requirements for management of storm water quality in the Yakima urban area will require significant capital investment. To

meet this challenge, cooperation will be needed among the affected jurisdictions.

Urban Growth Area Plans

Each city in Yakima County has either adopted or is currently working on its GMA comprehensive plan. These plans provide a greater level of detail for the urban growth areas than that found in **Plan 2015**. While the County has expressed concerns with some of the cities' plans for their urban growth areas, especially where it is unclear how the city proposes to serve the entire area, the County has not objected to the adoption of individual city plans. Rather, the County will work closely with each community to ensure that urban area boundaries and service issues and standards are addressed during the first annual plan review.

Water Availability

GMA requires local governments to make a finding of adequate potable water supply prior to granting subdivision approval. For projects not served by a public water system, Yakima County has relied on neighboring well logs and other geologic information in making this finding, rather than requiring actual well installation. Further studies are needed to assess the long term effects of additional groundwater withdrawals.

Open Space Corridors

Natural features that favor open space corridors may not end at the city limits or other jurisdictional boundary. For an open space corridor to fulfill its intended functions (e.g., aesthetics, recreation, wildlife migration, definition of urban form, etc.), coordinated planning is needed.

Water and Sewer Plans

Land use is closely tied to the availability of water and sewer service. If a water or sewer plan indicates that lines will not be available or will remain undersized in portions of an

urban growth area, the County needs to work with the city to develop mutually acceptable ways of providing service while preventing the dispersed development resulting from individual wells and on-site systems. A coordinated water systems plan and a comprehensive sewerage general plan for urban areas should be developed to clarify County roles and responsibilities. These roles and responsibilities should be incorporated into interlocal agreements between the County and appropriate service providers.

In addition, the County will need to update the plans for each of the County-owned water systems and the Buena sewer system.

Essential Public Facilities

Some public facilities are essential to the community, but difficult to site (e.g., jails, landfills, sewage treatment plants, etc.). Proposals for these facilities typically generate a "not-in-my-back-yard" ("NIMBY") response from neighboring residents. These facilities cannot be excluded in a comprehensive plan under the Growth Management Act.

Guidelines for locating these facilities were provided in the County-wide Planning Policies, and a more detailed process is suggested in the Capital Facilities Element.

Regional Transportation Plan

The Yakima Valley Conference of Governments (YVCOG) is the designated Regional Transportation Planning Organization (RTPO) for Yakima County. It is responsible for developing a six-year regional Transportation Improvement Program (TIP) in cooperation with state and local governments. The TIP is based on programs, projects, and transportation demand management measures of regional significance as identified by transit agencies, cities and counties. The RTPO is also responsible for reviewing and

certifying local governments' transportation elements.

The YVCOG is also the designated Metropolitan Planning Organization (MPO) for the Yakima metropolitan area, and is responsible for managing a continuing, cooperative and comprehensive transportation planning process which will result in the development of plans and programs consistent with the comprehensive plans of the urbanized area.

Use of Interlocal Agreements

One of the concepts explored by the County and cities in the CWPP was the use of interlocal agreements to promote coordination and consistency. The following are some examples of how interlocal agreements might be used, as envisioned in the CWPP.

Annexations. Annexations can have economic impacts on both the County and the cities. For example, the County may have recently invested in road improvements, only to lose the tax base that supports those improvements. Cities sometimes annex areas which were developed prior to modern standards, and are lacking basic urban infrastructure. One way of dealing with these impacts is to negotiate agreements (interlocal rampdown agreements) for allocating the financial burdens that result from the transition of land from County to city jurisdiction.

Development Regulations. Interlocal agreements can specify a process for affected local governments to review and comment on zone changes and development applications processed by another jurisdiction within urban growth areas.

Road and Construction Standards. The CWPP encourages the use of interlocal agreements to require common and con-

sistent development and construction standards for a given urban growth area. These could include streets and roads, utilities, and other infrastructure components.

Dispute Resolution Process

A guiding principle of the CWPP is that all local planning differences should be discussed and settled locally, and that appeals or requests for review will be referred to the Eastern Washington Growth Management Hearings Board only when the local resolution process has been exhausted. The CWPP did not describe a specific local dispute resolution process, but conflicts that have arisen (such as overlapping urban growth areas) have been worked out between the concerned jurisdictions.

INTERGOVERNMENTAL COORDINATION: GOALS AND POLICIES

The first two goals in this element specifically address coordination among various entities. The next two goals deal with the process for implementing **Plan 2015** and keeping it current.

PURPOSE STATEMENT IC 1

The County-wide Planning Policies describe the roles and relationships of Yakima County and its cities.

GOAL IC 1: Ensure coordinated, consistent long-range planning among Yakima County governments and service providers.

POLICIES:

IC 1.1 Follow the County-wide Planning Policies.

IC 1.2 Maintain an active County-wide Planning Policy Committee to complete the work identified within the County-Wide

Planning Policy and maintain the Policy as a living document.

IC 1.3 Look to the County's cities for policy guidance with regard to urbanization within UGAs.

IC 1.4 Work with the Government Services Forum for coordination of regional services.

IC 1.5 Negotiate ramp down agreements for appropriate allocation of financial burdens resulting from the transition of land from county to city jurisdiction. (CWPP, H.3.4)

IC 1.6 Establish independent regional service providers for those regional services that could be provided more efficiently through intergovernmental cooperation.

PURPOSE STATEMENT IC 2

Cooperation with the Yakama Indian Nation is mutually beneficial. As a basis for cooperation, it is important to recognize that the Nation is a sovereign nation, with a status unlike that of other jurisdictions.

GOAL IC 2: Recognize and respect the sovereign nation status of the Yakama Indian Nation.

POLICIES:

IC 2.1 Coordinate planning efforts with the Yakama Indian Nation for lands under County land use jurisdiction that lie within the exterior boundary of the Yakama Indian Reservation.

IC 2.2 Support the efforts of the Yakama Indian Nation to protect the natural environment throughout the ceded area of the Yakama Indian Reservation.

IC 2.3 Facilitate coordinated planning for lands within the exterior boundary of the Yakama Indian Nation through reciprocal sharing of plans, studies, policy documents, maps, data bases, and other information needed.

PURPOSE STATEMENT IC 3

The Growth Management Act allows update of the comprehensive plans of counties and cities no more often than once a year. Changes to urban growth areas and to the plan itself should be coordinated to ensure that the cumulative effects of proposed changes are adequately considered. Citizen involvement is an integral part of the ongoing plan evaluation and updating process.

GOAL IC 3: Maintain *Plan 2015* as a current guide to the County's growth and development.

POLICIES:

IC 3.1 Provide for an annual review of *Plan 2015* for minor text, map and database changes as part of the Planning Commission work program.

IC 3.2 *Plan 2015* goals, policies, and the plan map designation criteria shall undergo a full reevaluation and update every five years following adoption.

IC 3.3 Major amendments between five year review periods shall only occur based on significant special studies. A majority vote of the Planning Commission or Board of County Commissioners shall be required to initiate such amendments.

IC 3.4 Maintain an ongoing citizen participation program utilizing task forces, community councils, and other citizens groups to ensure public awareness and review of proposed changes to *Plan 2015*.

PURPOSE STATEMENT IC 4

*Plan implementation is accomplished primarily through the County's ordinances. The Growth Management Act requires consistency between the County's Comprehensive **Plan 2015** and its implementing development regulations. Successful implementation of the plan will require bringing those regulations into conformity with the plan goals and policies. Also, the plan will require additional detail to be useful as a SEPA resource document, and to provide specific direction for the portions of the Yakima Interim Urban Growth Area that were not included in the Yakima Urban Area Comprehensive Plan. Finally, many of the goals, policies and objectives in the plan need to be "fleshed out" to explain exactly how certain activities will be "encouraged," "promoted," "discouraged," etc. An action plan is needed to identify and prioritize the strategies needed to accomplish the plan goals, policies, and objectives.*

GOAL IC 4: Successfully implement *Plan 2015*.

POLICIES:

IC 4.1 Complete the following research and planning projects, and reflect the results in *Plan 2015*:

1. Neighborhood plans for the West Valley community and Terrace Heights urban service area;
2. Neighborhood plans for selected rural settlements;
3. Plan designation of mineral resource sites; and
4. Comprehensive Flood Hazard Management Plan. {Amended 12/98}

IC 4.2 Review existing development regulations for consistency with plan goals and policies, and revise regulations as needed.

IC 4.3 Develop a streamlined, simplified, predictable development review process that integrates SEPA and GMA.

IC 4.4 Develop interlocal agreements with cities and other service providers for

serving the unincorporated portions of urban growth areas.

IC 4.5 Review *Plan 2015* goals and policies to develop, prioritize and schedule specific implementation strategies.

IC 4.6 Maintain a multi-year work program to accomplish the additional research and planning needed for successful plan implementation. {Amended 12/98}

PURPOSE STATEMENT IC 5

*Although not independent jurisdictions, Rural Settlements and certain urban neighborhoods (West Valley, Terrace Heights) have distinct community identities and needs that should be addressed through the *Plan 2015* implementation process. Yakima County is committed to promoting greater citizen involvement of these residents and welcomes their participation in growth and development issues affecting their particular area. As such, the County is committed to forwarding*

information of significant matters related to growth management and community development affecting these areas and to consider their recommendations in the decision-making process.

Goal IC 5: Promote the involvement of neighborhood groups in the *Plan 2015* implementation process.

Policies:

IC 5.1 Make available/forward information to recognized neighborhood groups regarding significant matters related to growth management and community development affecting their particular area.

IC 5.2 Provide opportunities for neighborhood groups to study and make recommendations regarding matters relating to the growth and development of their neighborhood and/or community.

F. ACRONYMS & DEFINITIONS

The following list of terms includes definitions established in RCW 36.70A and WAC 365-195, and in the Yakima County-wide Planning Policy (CWPP).

ACP -- Asphalt Concrete Pavement

ADA -- Americans with Disabilities Act

ARTF -- Adult Residential Treatment Facility

BEA -- United States Bureau of Economic Analysis

Benton REA -- Benton Rural Electric Association

BLM -- United States Department of Interior, Bureau of Land Management

BOD -- Biochemical Oxygen Demand, also Biological Oxygen Demand

BPA -- Bonneville Power Administration

BST -- Bituminous Surface Treatment

CAO -- Critical Areas Ordinance

CAPP -- County Arterial Preservation Program

CCDWC -- Country Club District Water Company

CFP -- Capital Facilities Plan

CIP -- Capital Improvements Program

CRA -- Community Reinvestment Act

CRAB -- County Road Administration Board

CRIS -- County Road Information System

CWPP -- County-wide Planning Policy

DCTED -- Washington State Department of Community, Trade and Economic Development

DOE -- Washington State Department of Ecology

DOH -- Washington State Department of Health

EC -- Existing Conditions

EPA -- Environmental Protection Agency

ERU -- Equivalent Residential Unit

FERC -- Federal Energy Regulatory Commission

FmHA -- Farmers Home Administration

FMR -- Fair Market Rent

G.O. Bond Issue -- General Obligation Bond Issue

GIS -- Geographic Information System

GR -- General Rural Zone

HCM -- Highway Capacity Manual

HFU -- Housing Finance Unit

HUD -- U.S. Department of Housing and Urban Development

IAC -- Interagency Committee on Outdoor Recreation	PTBA -- Public Transportation Benefit Area
IADL -- Instrumental Activities to Daily Living	RAP -- Rural Arterial Program
IRCA -- Immigration Reform and Control Act	RCW -- Revised Code of Washington
ISTEA -- Intermodal Surface Transportation Efficiency Act	RECD -- Rural, Economic, and Community Development (formerly Farmers Home Administration)
IUGA -- Interim Urban Growth Area	REET -- Real Estate Excise Tax
LADL -- Limitations to Activities of Daily Living	RID -- Road Improvement District
LID -- Local Improvement District	RR -- Rural Residential Zone
LOS -- Level of Service	RTPO -- Regional Transportation Planning Organization
MPR -- Master Planned Resort	SEPA -- State Environmental Policy Act
MVFT -- Motor Vehicle Fuel Tax	SHA -- Sunnyside Housing Authority
NGPA -- National Gas Policy Act	<u>SIED</u> -- <u>Supporting Investment in Economic Diversification (SIED) Fund</u>
NIMBY -- Not In My Backyard	SMS -- Safety Management System
NPDES -- National Pollutant Discharge Elimination System	STP -- Surface Transportation Program
NRPA -- National Recreation and Park Association	TAG -- Transportation Advisory Group
NWPPC -- Northwest Power Planning Council	TDM -- Transportation Demand Management
OFM -- Washington State Office of Financial Management	TIA -- Transportation Improvement Account
OHWM -- Ordinary High Water Mark	TIB -- Transportation Improvement Board
PCC -- Portland Cement Concrete	TIP -- Transportation Improvement Program

UATA -- Urban Arterial Trust Account	UT -- Urban Transition
UGA -- Urban Growth Area	WAC -- Washington Administrative Code
WSDOT -- Washington State Department of Transportation	YCPWD -- Yakima County Public Works Department
WUTC -- Washington Utilities and Transportation Commission	YHA -- Yakima Housing Authority
YCC -- Yakima County Code	YVCOG -- Yakima Valley Conference of Governments
	YVRL -- Yakima Valley Regional Library

DEFINITIONS

Adequate Public Facilities - means that facilities or services are in place or that a financial commitment is in place 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 [WAC]

Available Public Facilities - means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums. [CWPP]

Affordable Housing - means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the households monthly income. [WAC]

... is a term which applies to the adequacy of housing stocks to fulfill the housing needs of all economic segments of the population. [CWPP, WAC] Affordable housing for middle and lower income persons is targeted to those whose incomes are 120% of median income or less.

Agreement - A contract by common consent between two or more entities to promote and coordinate programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities and infrastructure set out in the local plan or required by local, state or federal law. Agreements can be formal or informal in nature, though they are almost always formal.

Agricultural Land - means land primarily devoted to the 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 RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production. [RCW]

Allow - to grant, or permit with use of discretion.

Anadromous fish - Salmon and other fish that migrate up rivers from the sea to breed in fresh water.

Annexation - the legal method of attaching an area into an area controlled by another form of government.

Arbitration - the hearing and determination of a case in controversy by a person chosen by the parties or appointed under statutory authority.

Aquifer Recharge Areas - areas of highly permeable soils which allow surface waters to infiltrate into the ground water. The percolating water enters the geologic layer saturating the aquifer and supplies sufficient quantity and quality of water to be used as a resource.

Assessed Valuation - the fair market value of both real [land and building], and personal property as determined by the Yakima County Assessor's Office for the purpose of setting property taxes.

Available Public Facilities - means that facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. [CWPP, WAC]

Bonds/Bonding - bonding is the act of issuing debt to finance capital projects and other expenditures. Bonds used by the County are general obligation and revenue.

Capital Facilities - facilities such as schools, roads, landfills, and water and sewer systems, which are characterized by long, useful lives and substantial cost. The cost of operation and maintenance is not included.

Capital Facilities Plan - a 6-year plan for financing capital improvements needed to support Yakima County's current and future population and economy.

Capital Improvement - physical assets constructed or purchased to provide, improve or replace a public facility. The cost of capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this element, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Clustered Development - the arrangement or grouping of dwellings on parcels to increase densities (e.g., smaller lots) on some portions while keeping the remainder free of buildings in order to preserve open space, other amenities associated with the property, or to locate the utility (water or sewer) system serving the dwellings.

Co-Generation - the use of heat, as a by-product of power generation, for industrial processes or for space and water heating. Natural gas is often used as a fuel source for co-generation.

Commute Trip Reduction - state law passed in 1991 as part of the Washington Clean Air Act. It calls for employers having 100 or more

employees that arrive at a site between 6:00 a.m. and 9:00 a.m. 12 months a year to reduce the number who drive alone to work. The law requires reduction in single occupancy vehicle (SOV) use by 15 percent by 1995, 25 percent by 1997, and 35 percent by 1999.

Concurrency - means that adequate public facilities are available when the impacts of development occur. This definition includes the two concepts of "adequate public facilities" and "available public facilities" as defined above. [WAC, CWPP]

Consistency - means that no feature of a plan or regulation is incompatible with any other feature or a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system. [WAC]

Consolidated Plan - a five-year, consolidated application used as a planning tool to qualify for four federal housing programs available through the U.S. Department of Housing and Urban Development (HUD).

County Road Improvement System (CRIS) - computerized database containing information about the County's road system.

Critical Areas - include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. [RCW]

County-wide Planning Policy - policy framework developed by local elected officials and staff from Yakima County and the cities located within the county to guide the development of comprehensive plans under

the Washington State Growth Management Act.

Density - the method of describing intensity of development patterns typically measured in dwelling units per acre. Development densities are usually highest at a city's center and decrease at its periphery and beyond.

Density Bonus - allowing density of development to exceed what would normally be allowed in an area or zone, provided that a certain condition or conditions are met. Examples of such conditions might include clustering of residences, use of community wells, development of low-income housing, etc.

Development Regulations - means the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city.

Development Review Process - the public consideration of a proposal to divide land into parcels; construct or reconstruct, convert, alter, relocate or enlarge a structure; or the use or extension of the use of land.

Differential Taxation - use of taxation as a tool to keep land in open space by giving owners a tax break. It bases a parcel's tax on current use rather than the highest potential use. This may slow the parcel's transition from open space to development.

Discourage - to advise or persuade to refrain.

Domestic Water System - means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended use of a development. [WAC]

Down Zoning - the reduction of land use intensity by decreasing allowable density or the types of activities that may be conducted on the land.

Encourage - to foster, incite to action, instigate.

Ensure - to make sure or secure, guarantee.

Essential Public Facilities - include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. [RCW]

Establish - to settle firmly, to make or form, to found and create.

Exclusive Agricultural District {Deleted 12/98}

Fair Share - each jurisdiction in the County accommodating its proportionate share (or target) of the County's total need for low- and moderate-income housing through the year 2015. The targets have been weighted to reflect each jurisdiction's current inventory of low- and moderate-income housing.

Fiscal Capacity - the ability of the County or a city to adequately provide urban services

while maintaining an acceptable quality of life for its residents.

Financial Commitment - means that sources of public or private funds or combination thereof have been identified which will be sufficient to finance public facilities necessary to support development, and that there is reasonable assurance that such funds will be timely put to that end. [CWPP]

Floodplain - the channel and relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by flood water. Those lands which are subject to a one percent or greater chance of flooding in any year is the 100-year floodplain.

Floodway - those portions of the floodplain adjoining and including the channel of a river or stream which discharges the flood water and flow of that river or stream. It is any place where the water is moving with velocity and a definite current, but does not include other portions of the floodplain where the water is just standing.

Focused Public Investment - focused public investment targets capital improvements expenditures in public investment areas to produce "fully-served land" for development. Focused public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. The targeted public investment is an incentive to development to occur where the public's capital investment is focused. In order for public investment to be focused to produce fully-served land, the County and other service providers will need to resolve the following issues: (1) what criteria should be used to prioritize public investments, and (2) how should areas be selected for targeted investment?

Forest Land - means land primarily devoted to growth of trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance. In determining whether forest land is primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses. [RCW]

General Agricultural District {Deleted 12/98}

Geologically Hazardous Areas - means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns. [RCW]

Goals - are broad statements of a community's aspirations; the long-term end toward which programs or activities are ultimately directed. Goals tell us where we want to go. The language of a goal statement includes directives, such as "ensure," "provide," and "retain."

Government Services Forum - An intergovernmental effort consisting of local

governments and special districts for the purpose of implementing RCW 36.115.

Growth Management Act (GMA) - Washington State legislation passed in 1990 that requires cities and counties to prepare comprehensive plans and development regulations in accordance with the Act.

Hydro-Firming - the back-up of the region's intermittent excess spring hydro-generation with gas-fired combustion turbines to provide back-up if hydro-electric power is insufficient.

Infill - development of undeveloped parcels within an Urban Growth Area (UGA). These parcels were "passed over" in the first phase of development due to insufficient demand for the land, physical constraints, or because they continued in rural use (horse lots, orchards, etc.). A concept which encourages new development to occur in areas already served with the full range of urban services, and that are already substantially developed.

Infrastructure - public facilities such as water, sewer, solid waste, parks, and roads.

Intergovernmental Coordination - the process in which different levels of government (federal, state, regional and local) act together in a smooth, concerted way to either avoid and/or mitigate adverse impacts that one may impose on the other or to share the responsibilities and benefits of a common service or facility.

Interlocal Agreements - are authorized by state law and allow local governments (through written agreements) to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that best meets the needs and development of local communities (paraphrase of RCW 39.34.010). [CWPP]

Intermodal Transportation - facilities designed to support alternative freight and goods transportation.

Land Banking - governments are given the authority to buy lands in anticipation of future needs, leasing or renting them out until needed for a designated future purpose.

Land Capability - refers to the capacity of land to support human activities at a given intensity. Such factors as slope stability, soil permeability, water supply, flood hazards, and availability of groundwater are among the factors used to define land capability.

Level of Service Standard - means an established minimum capacity of public facilities or service that must be provided per unit of demand or other appropriate measure of need. [WAC]

...means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. [CWPP]

Limit - to abridge, confine, restrict.

Local Improvement District (LID) - a mechanism to pay for improvements (i.e., streets, sidewalks, utilities) that directly benefit the property owner.

Locational Preference - personal choice in locating a residence, business or other land use in one area over another, given similar price and other factors.

Long-term Commercial Significance - includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. [WAC]

Manufactured Housing - permanent units distinguished from mobile homes by their durability and less mobile nature. Constructed after June 15, 1976 in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing.

May - indicates a use of discretion in making a decision.

Master Planned Resort - means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. [WAC]

Median Income - the mid-point of all reported incomes. Half the households have a higher income and half the households have a lower income than the mid-point. In 1990, the median Yakima County household income was \$23,612.

Mediation - a process whereby a neutral third party acts to encourage and facilitate the resolution of a dispute without prescribing what it should be. It is an informal non-adversarial process with the objective helping the disputing parties reach a mutually acceptable agreement.

Minerals - include gravel, sand, and valuable metallic substances. [RCW]

Mitigation - methods used to alleviate the adverse impacts of a development on the public infrastructure (streets, utilities, etc.), services, adjoining property or nearby uses, and the natural environment.

Mobile Homes - single family residences transportable in one or more sections that are eight feet or more in width and thirty-two feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.

Multi-Modal Transportation Systems - transportation facilities and services designed primarily to support alternative passenger modes.

New Fully-Contained Community - is a development proposed for location outside of the existing designated urban growth areas which is characterized by urban densities, uses and services and meets the criteria of RCW 36.70A.350. [WAC, CWPP]

Objective - a specific, measurable, intermediate end that is achievable and marks progress toward a goal. By the end of the planning period, it should be possible to state whether or not a specific objective has been reached.

Off-Site Improvements - improvements associated with development (such as water, sewer and roads) that are not located on the parcel that is subject to a development application.

On-Site Improvements - project improvements on the lot or parcel that is subject to a development application.

On-Site System - individual water or sewer system usually serving one residence and located on the property it serves. Includes wells and septic systems.

Open Space - undeveloped land that serves a functional role in the life of the community. This term is subdivided for inventory purposes into the following:

- a. Pastoral or recreational open spaces are areas that serve active or passive recreation needs, e.g., federal, state, regional and local parks, forests, historic sites, etc.
- b. Utilitarian open spaces are those areas not suitable for residential or other development due to the existence of hazardous and/or environmentally sensitive conditions, e.g., airport flight zones, floodplains, lakes and rivers, wetlands, well fields, etc. This category is sometimes referred to as "health and safety" open space.
- c. Corridor (or linear) open spaces are areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, an interstate highway may connect point A to point B, but may also offer an enjoyable pleasure drive for the family. This open space is also significant in its ability to connect one residential or leisure area with another.

Phased Growth - residential development in unincorporated portions of designated UGAs is phased, concurrent with the necessary infrastructure to support it.

Policies - express a community's commitment to a course of action. The way in which programs and activities are conducted to achieve an identified goal or objective. Policies express that commitment in one of three ways:

- 1) The policies themselves, as they appear in an adopted comprehensive plan, provide clear guidance for

decision making when a situation arises;

- 2) They form the basis for revised development regulations (e.g., zoning, subdivision, building codes); and
- 3) They provide the overall direction for implementation of a strategy or course of action.

Prohibit - to forbid or prevent.

Project Impacts - affect only a development project. As a rule of thumb, "on-site" impacts are generally "project impacts" (e.g., the impact of a specific site plan on the direction, velocity and volume of stormwater runoff).

Provide - to make or furnish.

Public Facilities - include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. [RCW, CWPP]

Public Ownership (through donation) - private individuals and foundations, nonprofit organizations, or governmental agencies donate land for public use and protection. While this land is "free" in that the public does not need to purchase it, the land is still lost from the tax rolls, and will require at least minimal maintenance at public expense.

Public Ownership (through purchase) - a public entity or private land trust purchases private property for the sake of preservation; the most expensive of all tools.

Public Services - includes fire protection and suppression, law enforcement, public health, education, recreation, environmental

protection, and other governmental services. [RCW, CWPP]

Purchase of Development Rights - as with transfer of development rights, the right to develop a parcel of land is separated from the parcel itself. In this case, however, the rights are actually purchased by a public entity or a land trust.

Purchase of Easements (Public Access Rights) - government compensates a landowner for giving up the right to exclusive use of all or part of a parcel of land in order to create a public easement. This technique is sometimes used to provide public access to waterfront or public lands.

Purpose Statements - describe the current conditions or considerations that make the goal and its policies cluster necessary and explain how the goal and policies address the problem/condition.

Ramp Down Agreements - a potential component for proposed annexations. Cities and counties may establish a formula to equitably compensate the county for revenue and capital facility expenditures lost due to annexation. These agreements may include an amortization schedule for transitioning the revenue from the county to the city. These agreements may also incorporate the purchase of county capital improvements in the annexed area.

Revised Code of Washington - a compilation of all Washington State law.

Regional Planning Commission - a quasi-judicial body composed of members from the city of Yakima and Yakima County to implement the Yakima Urban Area Plan and Zoning Ordinance.

Regional Service Agreements - agreements between two or more local governments and/or nongovernmental providers to facilitate the extension of utilities and services.

Regional Transportation Plan - means the transportation plan for the regionally designated transportation system which is produced by the Regional Transportation Planning Organization. [WAC]

Regional Transportation Planning Organization (RTPO) - means the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties which have common transportation interests.

Regulatory Authority - a constituted body established under law to control, fix, or adjust the time, amount, degree or rate of the provision of a public or quasi-public service or facility.

Require - to direct, order, demand.

Resource Lands - lands which are designated as having long-term commercial significance for the production of agricultural products, timber, or the extraction of minerals.

Right-of-Way - a general term denoting land or an interest in land, usually in a strip, devoted to utility or transportation purposes.

Riparian - land along a natural stream, river or marine shorelines. Riparian vegetation includes the trees and plant life associated with lands along streams, rivers, and marine shorelines.

Road Levy - a levy assessed on real property by the County; to be used to develop and maintain the County's road system.

Rural Lands - means all lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals. [WAC, CWPP]

Sanitary Sewer System - means all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste. [WAC]

Satellite Utility Systems - public or privately owned community water or sewer systems that are operated as independent system until they can be included as part of a larger system.

Settled Out Agricultural Workers - previously migratory farm laborers who have established permanent residences.

Service Area - the land area within which a city or other service provider is committed to providing urban services within a specific time period (typically 20 years or less).

Service Providers - government and nongovernment providers of such services as fire protection, law enforcement, emergency medical services, potable water, irrigation water, and sewerage collection and disposal.

Shall - is considered always mandatory or imperative; denotes definite obligation, and necessity.

Shorelines of the State - the shorelines covered by the Shoreline Management Act [RCW 90.58, SMA] and the County's Shoreline Master Program [SMP]. They cover lands adjacent to and wetlands associated with all marine waters, lakes over

20 acres in size, and streams and rivers with a mean annual flow of more than 20 cubic feet per second.

Shoreline Master Program [SMP] - Yakima County's Shoreline Master Program was amended on January 1, 1986, in accordance with RCW 90.58, Shoreline Management Act.

Should - used to express, duty, propriety, or desirability; discretionary.

Supporting Investment in Economic Diversification (SIED) Fund - The SIED fund was established to assist local government infrastructure development to promote ongoing operation and expansion of businesses, to attract new businesses to rural communities, and promote the development of communities of excellence in rural distressed areas of Washington.

Solid Waste Handling Facility - means any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators. [WAC]

Special District - means a municipal or quasi-municipal corporation, other than a county, city, or school district.

Special Needs Populations - the physically disabled, mentally disabled, mentally ill, homeless, and other persons who may experience barriers to housing because of a disability or condition.

Strategies - planned actions designed to achieve goals and objectives. Policies that call for a course of action or implementation strategy will need to be translated into a sequenced program of activities that will help achieve the community's goals. The timing of those activities will need to be identified (e.g., near term, mid-range, long range).

System Impacts - affect the larger network of facilities, services, or natural environment (i.e., 'system'). As a rule of thumb, "off-site" impacts are generally system impacts (e.g., the impact of a proposed development on arterial roads, wastewater treatment facilities, and regional parks).

Transfer of Development Rights - a tool to preserve private property in the public interest without spending public funds for land acquisition. The right to develop a parcel of land is separated from the parcel itself. The right to develop can be sold to another party and used on a different parcel of land, thereby adding to the amount of development or density which can be built on the "receiving" parcel. Each parcel remains private property and can be sold separately.

Transportation Advisory Committee (TAG) - a group of transportation professionals and interested citizens who were brought together to help develop goals and policies for the transportation element of **Plan 2015**.

Transportation Demand Management (TDM) Strategies - strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies, telecommuting. [WAC]

Transportation demand management facilities can include park-and-ride or park-and-pool lots, car pool or vanpool programs, subsidized transit, high-occupancy vehicle lanes and other opportunities provided to reduce the number of vehicles using the roadway system.

Transportation Facilities - includes capital facilities related to air, water or land transportation. [WAC]

Transportation Level of Service Standard - a measure which describes the operational condition of the travel stream and acceptable adequacy requirements. Such standards may be expressed in terms such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, geographic accessibility and safety. [CWPP]

Transportation System Management (TSM) - means the use of low capital expenditures to increase the capacity of the transportation system. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs. [WAC]

Urban Governmental Services - include those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas. [RCW, CWPP]

Urban Growth - refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such as degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resource. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. [RCW, CWPP]

Urban Growth Areas - means those areas designated by a county pursuant to RCW 36.70A.110. [RCW, CWPP]

Urban Infill - development of the vacant lots in urban areas.

Utilities or Public Utilities - means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, water and for the disposal of sewage.[WAC]

Visioning - means a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals. [WAC, CWPP]

Washington Administrative Code - a compilation of guidelines for how Washington State law is to be administered.

Watershed - the area drained by a given stream or river. Often used interchangeably with drainage basin. Watershed boundaries are ridges that divide one drainage basin from another.

Wetlands - means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally included swamps, marches, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetland created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetland intentionally created from nonwetland areas created to mitigate conversion of wetlands. [RCW]

Zoning - limitations on parcel size, density, type of use, etc., which protect the public health and safety and promote economic and efficient delivery of public services and facilities.

EXHIBIT E

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Table 15.76 Zoning District consistency with Comprehensive Plan Future Land Use Designations

Plan Designation ↓ ZONING →	AG	FW	MR	VR	RT	R/ELDP	R-1	R-2	R-3	RS	B-1	B-2	C	HC	I	MIN ²	ASO	MPR
<i>Agricultural Resource</i>	C	C	I	I	I	C	I	I	I	I	I	I	I	I	C	I	C	C
<i>Forest Resource</i>	I	C	I	I	I	I	I	I	I	I	I	I	I	I	C	I	C	C
<i>Mineral Resource Overlay</i>	C	C	C	C	CI	C	I	I	I	I	I	I	I	CI	C	C	C	C
<i>Rural Settlement</i>	I	I	I	I	I	I	I	I	I	C	I	I	I	I	I	I	C	C
<i>Rural Transitional</i>	I	I	C	C	C	C	I	I	I	I	I	I	I	C	C	I	C	C
<i>Rural Self-Sufficient</i>	CI	CI	C	C	I	CI	I	I	I	I	I	I	I	C	C	I	C	C
<i>Rural Remote/Extremely Limited Development Potential</i>	CI	C	I	I	I	C	I	I	I	I	I	I	I	C	C	I	C	C
<i>Urban³</i>	I	I	I	I	I	C	C	C	C	C ⁴	C	C	C	C	C	C	C	I

KEY: C = Consistent
I = Inconsistent

¹ The Industrial zoning district may only be applied outside of urban growth areas when it meets adopted siting criteria (see Chapter 15.42 and **Plan 2015** policy ED 3.14). { ORD. 9-2003 August 5, 2003}

² The Mineral (MIN) zoning district is consistent with any underlying Plan Designation on lands that also have the Mineral Resource Overlay Plan Designation.

³ The zones within Urban Growth Areas also need to be consistency with city's comprehensive plan map.

⁴ Applies only to the Wiley City and Ahtanum Rural Settlement zoning districts, as they exist upon the date of adoption of this table. In all other cases, the RS zoning district shall be considered inconsistent with the Urban comprehensive plan designation.