

BOARD OF YAKIMA COUNTY COMMISSIONERS

ORDINANCE NO. 8-2009

IN THE MATTER OF AMENDING THE YAKIMA COUNTY CODE TITLE 3.20 (YCC TITLE 3.20) - YAKIMA COUNTY OPEN SPACE PROGRAM.

WHEREAS, Yakima County Planning Division received a proposal from Dave Cook, the Yakima County Assessor, to amend Yakima County Code Title 3.20 (YCC Title 3.20) - Yakima County Open Space Taxation Program; and,

WHEREAS, Mr. Cook's proposed changes were placed on the Planning Division's 2009 work program; and,

WHEREAS, Planning Division staff reviewed the proposed changes and prepared a staff report; and,

WHEREAS, the SEPA Responsible Official reviewed the proposed amendments and determined that they are categorically exempt from environmental review, as set forth in WAC 197-11-800; and,

WHEREAS, the proposed amendments to YCC 3.20 were presented to the Yakima County Planning Commission for their review, as required by 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, throughout the summer and fall of 2009 the Planning Commission held numerous study sessions reviewing the proposed amendments to YCC 3.20; and

WHEREAS, on November 3, 2009 the Planning Commission held a duly advertised open record public hearing on the proposed changes to YCC 3.20; and,

WHEREAS, the Planning Commission concluded their deliberations on November 6, 2009 and subsequently signed and forwarded their Findings and Recommendations to the Board of Yakima County Commissioners; and,

WHEREAS, the Board of Yakima County Commissioners reviewed the Planning Commission's Findings and Recommendations and Mr. Cook's proposed amendments to YCC 3.20 at a study session on November 2, 2009; and,

WHEREAS, the Board of Yakima County Commissioners held a properly advertised public hearing on December 1, 2009 to hear testimony on the proposed amendments; and,

WHEREAS, the Board of Yakima County Commissioners, having carefully considered the staff recommendation, the Planning Commission's Findings and Recommendations and the written and oral testimony in its deliberations on this legislative matter; and,

WHEREAS, those changes are incorporated into the YCC 3.20 attached hereto as Exhibit 1; and,

WHEREAS, the Board of Yakima County Commissioners considers the adoption of the amendments to YCC Title 3.20 to be in the public interest; now, therefore,

BE IT HEREBY RESOLVED by the Board of Yakima County Commissioners that the proposed amendments to YCC 3.20, attached hereto (Exhibit 1), be executed by the Board.

BE IT HEREBY ORDAINED BY THE BOARD OF YAKIMA COUNTY COMMISSIONERS:

Section 1. Findings. The Board of Yakima County Commissioners (the Board) finds that YCC Title 16B.10 prerequisites for the continuing review and evaluation of the comprehensive plan and implementing development regulations, as well as the minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process, have been met. The Board makes the following findings:

- A. State Environmental Policy Act (SEPA). The SEPA Responsible Official has determined that the proposed changes to YCC 3.20 are categorically exempt from environmental review (SEPA), as set forth in WAC 197-11-800. The Board finds that environmental review is complete and adequate.
- B. Legislative Intent. The Board finds that the changes to YCC 3.20 are sufficient and adequately address the concerns of the applicant.

Section 2. YCC Title 3.20 - Yakima County Open Space Program. The Yakima County Code Title 3.20 - Yakima County Open Space Program and subsequently amended, is hereby amended as depicted by the following (see attached Exhibit 1).

Section 3. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, sections, 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 4. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

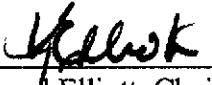
Section 5. Effective Date. This ordinance shall be effective at 11:59 PM on December 31, 2009.

ADOPTED this 15th day of December, 2009.

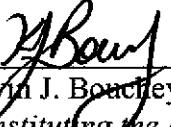


Attest: Christina Steiner


Clerk of the Board


J. Rand Elliott, Chairman


Michael D. Leita, Commissioner


Kevin J. Boachey, Commissioner
*Constituting the Board of County
Commissioners for Yakima County,
Washington*

Attachments:

Exhibit 1: Amended version of YCC 3.20 (strikethrough and underlined version)

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EXHIBIT 1 - Proposed changes to YCC 3.20

YAKIMA COUNTY OPEN SPACE TAX PROGRAM

Yakima County Code Title 3.20

Ordinance 8-2009
Adopted: December, 2009

Amending Ordinance No. 4-1989, as amended
Adopted: July, 1989
Amended: December, 1993

OPEN SPACE TAX PROGRAM

PART I

GENERAL PROGRAM REQUIREMENTS

FOR AGRICULTURAL, TIMBER AND OPEN SPACE --DS

IN YAKIMA COUNTY

I. INTRODUCTION AND GENERAL REQUIREMENTS
OPEN SPACE-OPEN SPACE AND OPEN SPACE-TIMBER

A. Introduction

This program constitutes Yakima county rules for implementation of Chapter 84.34, Revised Code of Washington (RCW), popularly known as the "Open Space Tax Act". This law was enacted by the Washington State Legislature in 1971 in order to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens.

B. General Requirements

Land which is proposed for classification (and reduced taxation) pursuant to chapter 84.34 RCW must first meet the requirements of that Act and this program. Such land must satisfy the general requirements of this section when classification is sought under the open space or timberland categories of the law, as well as the requirements prescribed specifically for each of these categories and contained in Parts III or IV of this program.

1. Fees

~~The required application fee, per the adopted fee schedule will be required. The fee for applications under the Open Space Taxation Act as Open Space or Timberland, shall be \$125. This fee shall be paid at the time of filing the application and is not refundable if the application is denied. The application fee shall be waived when the subject land lies within a stream corridor designated as a critical area by the Board of Yakima County commissioners.~~

2. Payment of Judgments, Fees and Delinquent Property Taxes

A condition precedent to approval of any application pursuant to RCW 84.34 is certification of non-delinquent property tax account issued by the Yakima County Treasurer. Also, the County Commissioners shall deny approval if the landowner has failed to satisfy any judgment the County has obtained against the landowners, or if the landowner owes any fee to the County, or has failed to pay traffic fines or

penalties of the Yakima County District Court.

OPEN SPACE TAX PROGRAM

PART II

AGRICULTURAL LANDS

See Chapter 84.34 RCW for policies and requirements applicable to agricultural lands.

OPEN SPACE TAX PROGRAM

PART III

TIMBERLANDS

III. TIMBERLANDS

Requirements for timberland classification are set forth in Chapter 84.34 RCW. In addition, the following requirements and policies apply.

A. Purpose

In accord with the intent of the Open Space Tax Act (RCW 84.34) the goal of the timberlands portion of the Open Space Tax Program in Yakima County is to encourage management of small-acreage timber tracts for commercial timber production on a long-term basis.

B. Criteria for Enrollment of Timberlands

1. Management for Commercial Production. To ensure that the site can and will be managed for commercial forest crop production, a management plan shall be submitted which has been prepared by a professional forester who specializes in forest management and who has a bachelor's or higher degree in a forestry-related field from an institution accredited by the Society of American Foresters. The management plan shall include the following:
 - a. A statement of the landowner's objectives.
 - b. An evaluation of long-term commercial viability of the site.
 - c. An inventory and assessment of the present forest, soils and water conditions, and current management of the forest.
 - d. A list of alternatives or recommendations for improving forest growth to its optimum, protecting the soil resource, and maintaining water quality as approved by SCS or DNR foresters and conservationists.
 - e. Decisions of the landowner on selection of an alternative commensurate with the Washington Forest Practices Act which would bring undesirable conditions up to acceptable levels.
 - f. Record of applied practices and accomplishments.
 - g. Assurance that the timber consists primarily of coniferous trees recognized as commercial species in the County.

2. Site Suitability for Long-Term Timber Management. Parcel size, configuration and access, as well as adjoining zoning density and uses, shall be evaluated for conflicts with adjoining uses which would make the site unsuitable for active long-term timber management. Minimum site size is five acres.
3. "Primary Use" for Forest Crop Production. Pursuant to RCW 84.34.020, the primary use of the property must be for the production of forest crops. To qualify for review as open space timberland the following must be satisfied:
 - a. The subject land shall not be located within an approved preliminary or recorded subdivision.
 - b. The land cannot qualify if it is 5 acres or more and does not exceed 20 acres of contiguous ownership as, defined in section 84.34.020(6) RCW and contains a residence. It is deemed that such land is being used primarily as a homesite, and therefore does not comply with the intent and purpose of the Timber Land Current Use Assessment.
 - eb. No other uses of the land such as livestock raising, agricultural or recreational activities shall conflict with or detract from the growing of timber.
 - dc. The land is not zoned with a classification primarily established for intensive or moderately intensive residential, commercial or industrial uses.
 - ed. The land is not designated by the Future Land Use Plan of the County's Comprehensive Plan as intended for moderately intensive residential, commercial or industrial uses.
 - ee. When a use other than timber production exists or is contemplated for the property, the application must exclude a minimum of the acreage required for such use (assuming it to be a new proposed use) by current zoning or other land use regulations. For example, for a twenty-five (25) acre parcel with one (1) residence located in a "one unit per two acre" zone, two (2) acres must be excluded from the application, leaving twenty-three (23) acres eligible for reduction of taxes.

4. Compliance with the Forest Management Plan

The owner of the land under the Timber Lands classification shall, on or before each January 31st, SUBMIT DOCUMENTATION TO THE ASSESSOR'S OFFICE THAT THE SUBJECT PROPERTY IS STILL BEING USED FOR THE PURPOSE UNDER WHICH THE CURRENT USE TAXATION WAS GRANTED. Said documentation shall include the parcel number and a

brief summary of management activities to show compliance with the approved Forest Management Plan. The County Assessor shall make the final determination of compliance.

5. Compliance with Intent of the Timber Land Classification

The owner shall, upon classification for Current Use Assessment, further be required to comply with the following provisions or stand to forfeit the Current Use Classification.

- a. Pursuant to Section 84.34 RCW, the applicant shall, within 60 days, notify the County Assessor of any change in use or classification on the subject property.
- b. The applicant shall acknowledge that failure to remain in compliance with any of the above conditions, or any additional conditions imposed by the legislative authority, shall result in termination of the Current Use Classification with all liabilities and penalties being assessed.

OPEN SPACE TAX PROGRAM

PART, IV

OPEN SPACE LAND:

PUBLIC BENEFIT RATING SYSTEM

YAKIMA COUNTY OPEN SPACE TAX PROGRAM

OPEN SPACE LAND
PUBLIC BENEFIT RATING SYSTEM

A. Summary of Requirements for open Space Category of the Open Space Tax Program in Yakima County

1. Nineteen kinds of open space resources are identified as priorities for enrollment in the open space category of Yakima County's Open Space Tax Program. Detailed definitions and criteria for enrollment have been developed for each priority resource.
2. A property tax reduction results from enrollment in this program because the land is valued for tax assessment purposes at a percentage of assessed value based on a Public Benefit Rating System. This system and the amount of property tax reduction is based upon the number of eligibility points for which a property qualifies. The Public Benefit Rating System shall be used to value property for tax assessment purposes as provided in this program.
3. Eligibility and the Public Benefit Rating System is based on a point system. The point system is based on the following factors, up to a maximum of 16 points:
 - a. Priority Resources -- Maximum 9 points from a maximum of 3 resource categories. Resources are rated according to high, medium or low priority. At least one point must be earned under this category to qualify for enrollment.

High = 3

Medium = 2

Low = 1

A property may have more than one resource value; however, no more than three resource categories may be applied to anyone land area.

- b. Public Access -- Maximum 4 points.

Partial Access -- 1 point (seasonal or members only)

Substantial Access -- 2 points (members and the public upon

special arrangements) .

Limited Access -- 4 points (due to resource sensitivity).

Unlimited Access -- 4 points (the public may enter at any time without special arrangements).

c. Permanency of the Resource -- 3 points. This value applies when a conservation or historic easement that permanently preserves the resource is in effect on the property.

d. Properties with at least one priority resource and receiving at least three points are eligible for open space assessment.

4. Ineligible lands are:

a. Those not containing a listed priority resource.

5. A minimum participation period and notice of withdrawal from the program is required under state law. Upon withdrawal, payment of the tax savings plus interest for the previous seven years must be paid. If the required notice is not made, an additional penalty is also payable.

B. General Requirements

1. Eligible Lands--General

a. The state Act Definition of Open Space Lands. The Open Space Tax Act, RCW 84.34, provides that the property tax assessment level may be set at land's current use value rather than at its highest and best market value for three kinds of lands: agricultural, timber and open space lands. The open space lands are defined in the State Act in RCW 84.34.020(1) as either:

(1) Those lands so designated by an official comprehensive land use plan adopted by (the County) and zoned accordingly: or

(2) Any area, the preservation of which in its present use would:

(a) Conserve and enhance natural or scenic resources; or

(b) Protect streams or water supply; or

(c) Promote conservation of soil, beaches or tidal marshes; or

(d) Enhance the value to the public of neighboring parks, forests, preserves, nature reservations or sanctuaries or other open space; or

(e) Enhance recreation opportunities; or

(f) Preserve historic sites; or

(g) Preserve visual quality along highway, road, and street

corridors or scenic vistas; or

(h) Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification: or,

(3) Land that was previously classified as farm and agricultural land as defined in RCW 84.34.020(2) but that no longer meets the income criteria of farm and agricultural land and that is reclassified under (1) or (2) above; or

(4) Land that is traditional farmland that is not classified under agricultural open space, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

b. Application of the state Act Definition within Yakima County.

Lands within the categories of the state Act definition of open space that will be given priority for enrollment in the Open Space Tax Program within Yakima County include those described in section E titled "Detailed Descriptions of priority Resources--Definitions, Sources of Data for Location of Lands, Examples and Eligibility criteria." To be eligible for the open space tax classification, properties must contain at least one of these priority resources.

c. Verification of Eligible Resources is Required. The presence or occurrence of an eligible resource on a parcel shall be field checked by an appropriate agency. This may include the County Planning Department, Washington State Department of Wildlife or Department of Natural Resources--Natural Heritage Program. All known data sources for the location of Yakima County Open Space Lands are noted in the Priority Lands Definitions section or in Appendices attached to it. When a particular parcel is not located on the lists, but the property owner believes that the specific resource is present, he/she can request the appropriate agency to inspect his/her site for that resource, or could provide to the County and that agency for their review, a site analysis prepared by a consultant specializing in that area of expertise (i.e. botanist, wildlife manager, geologist, etc.). Professional standards may be established by the County for acceptable consultants. The County shall utilize the site analysis and any comments from the agency in determining if the parcel is eligible.

2. Public Access. Some degree of general public access is encouraged but not required for enrolled lands. When proposed, the kind of public access shall be stated on the application request (i.e. members only, a certain seasonal period, unlimited). When public

access is proposed, it may be made a condition of approval by the Board of County Commissioners as provided in RCW 84.34.037.

- a. Partial Access. Partial access is defined as public access on a seasonal basis or use limited to the members of the organization utilizing the facility on a year-round basis.
- b. Substantial Access. Substantial access differs from partial access by being available to the public on a year-round basis but only upon special arrangements. The use fee charged the public, if any, should not generally exceed three times the average cost for members, in order to qualify for the open space program.
- c. Limited access. When access to a parcel is to be limited due to the sensitive nature of the resource, the access shall be provided only to appropriate user groups. The activities of those user groups shall generally be limited to scientific research. Those appropriate user groups may include but not be limited to university researchers, Audubon Society, Nature Conservancy, Native Plant Society, or other organizations with specialized interest in the resource.
- d. Unlimited Access. This provision provides for year-round access by any member of the public without special arrangements.
- e. Accessibility. Where public access is provided, access points shall be awarded according to physical accessibility as well as owner willingness for public access. No points shall be awarded if the property is not reasonably accessible.
- f. Signing. For properties where public access is provided, the County may require the property owner to furnish and maintain a standardized sign designating the property as part of the open space tax program and stating the conditions of access.

3. Conservation and Historic Easements. The creation of a conservation or historic easement permanently protecting the resources of eligible properties will qualify the property for additional consideration for classification in the Open Space Tax Program. A conservation or historic easement is a legal means by which a landowner can voluntarily set permanent limitations on the future use of land thus protecting the land's particular attributes. The easement is conveyed to a qualifying conservation organization or public agency, including Yakima county, but the land remains in private ownership and the owner retains full control over public access. A conservation easement shall include

those interests or rights authorized to be held or acquired by RCW 84.34.210 or RCW 64.04.130. Among other things, a landowner could convey his/her rights to harvest timber or graze the property, or to subdivide, intensively develop, construct additional roads, hunt, use insecticides or herbicides, excavate, etc. Conservation easements, in some cases, have been applied to land which is developed, but the easement provides for the retention of a specific natural area that contains an important resource or habitat. Historic easements apply to historically important land areas and historic structures that are listed on the National Registers of Historic Places or are located in and contribute to the historic significance of a National Register Historic District. The easement typically results in a limitation on land development or structure modification which will insure the ongoing representation of a historic parcel of land or a historic structure and its setting. Generally, the organization or agency receiving the easement may not conduct any development or management activities on the land, but usually has only the rights to inspect the property periodically to insure that the terms of the easement are carried out, and to enforce the easement in Court if necessary.

Donation of a conservation or historic easement may also qualify as a charitable tax deduction on federal income, estate or gift taxes.

4. Ineligible Lands.

- a. Those parcels which do not contain a resource identified as either a high, medium, or low priority are not eligible for enrollment in the program.
- b. Parts of tax parcels which do not qualify for open space classification shall be valued at market value.

5. Current Use Valuation. The state Open Space Tax Act provides that lands accepted for enrollment in the Open space Tax Program shall have their assessed value for property tax purposes set at their "current use" value rather than at market value based on their highest and best use, provided that the current use value is never to be less than what would be assessed for agricultural use unless the current use value is based on an adopted public benefit rating system. Within Yakima County, this current use value will be expressed as a percentage reduction from the market value, and this reduction will be determined according to the Public Benefit Rating System described in section D.

Buildings and other improvements to the land continue to be assessed at market value.

C. Priority Resources and Eligibility Point System

1. List of High, Medium and Low priority Resources. Lands which contain the following resources as determined by the Board of Yakima County commissioners may be eligible for enrollment in the Open Space Tax Program. Lands must contain at least one resource in the categories below in order to qualify for classification in the program. In addition, at least three points are required under the point system set forth in section C.2.

More detailed descriptions of each of the resources named below are contained in section D entitled "Detailed Description of Priority Resources--Definitions, Sources of Data for Location of Resources, Examples, and Eligibility Criteria."

HIGH PRIORITY RESOURCES--3 points

- a. Aquatic Ecosystems/Riparian communities
- b. Archaeological sites
- c. Geologic Features
- d. Historical sites
- e. "Natural" Shoreline Environments
- f. Significant Wildlife Habitat Areas
- g. Special Animal sites
- h. Special Plant sites
- i. Terrestrial Ecosystems
- j. Private Recreation Areas
- k. Floodplains
- l. Farm and Agricultural Conservation Land
- m. Required Vegetative Buffers within Designated Stream corridors

MEDIUM PRIORITY RESOURCES--2 Points

- a. Public Land Buffers
- b. Scenic vista or Resources
- c. "conservancy" Shoreline Environments--In Priority Areas with Public Access
- d. Special Animals--Monitored

LOW PRIORITY RESOURCES--1 point

- a. "Conservancy" Shoreline Environments
- b. Urban or Growth Area Open Space

2. Point System for Determining Eligibility and Valuation for Open Space Tax Classification

- a. Basic Qualifying Eligibility--Priority Resources (at least one priority resource must be present in order to qualify for classification). Maximum 9 points from a maximum of 3 resource categories.

- (1) High value list -- 3 points each
- (2) Medium value list -- 2 points each
- (3) Low value list -- 1 point each

b. Eligibility Enhancements

- (1) Conservation and Historic Easement --3 points, Maximum 3 points

- (2) Access -- 1 to 4 points as follows: Maximum 4 points

- * Partial access (members or seasonal) -- 1 point
- * Substantial access (members and the public upon special arrangements) -- 2 points
- * Limited access (due to resource sensitivity) - 4 points
- * Unlimited access (open year-round to general public) -4 points

TOTAL MAXIMUM 16 POINTS

Eligibility: 0-2 points = Not eligible; 3 - 16 points and at least one priority resource = Eligible

For Tax Valuation, see section "D".

D. Public Benefit Rating System: Assessed Valuation Schedule

The assessed valuation of property which is enrolled in the Yakima County Open Space Program is determined on the basis of the number of points for which the property or any part thereof qualifies in establishing eligibility for enrollment.

The market value of property is reduced by the following percentage (based upon the eligibility points) to arrive at the current use value pursuant to the Public Benefit Rating System:

<u>Total Eligibility Points</u>	<u>% Reduction Value in Market</u>
0 - 2	0
3 - 6	<u>5030%</u>
7 - 11	<u>7040%</u>
12- 16	<u>9050%</u>

If the Board of County Commissioners finds that circumstances exist which justify an adjustment in the percentage reduction of market value show above, the Board may adopt a different percentage figure for eligible lands regardless of the number of eligibility points received.

NOTE: Properties containing at least one priority resource and a conservation easement permanently dedicating the land to open space use shall be eligible for a 100 percent reduction in market value regardless of the number of eligibility points received.

E. Detailed Descriptions of Priority Resources--Definitions, Sources of Data for Location of Lands, Examples and Eligibility criteria

1. HIGH PRIORITY RESOURCES -- 3 points

a. AQUATIC ECOSYSTEMS/RIPARIAN COMMUNITIES

Definition: Aquatic ecosystems are those described in the Natural Heritage Plan¹ for wetland and aquatic ecosystems within the Eastern Cascades Province and the Columbia Basin Province. Riparian communities are the interface or transitional areas between a body of surface water and an upland, terrestrial landscape which supports distinct plant communities adapted to conditions of variable soil moisture or periodic flooding.

Source: Location and details of known aquatic ecosystem sites are on file in the Natural Heritage data base². General information is available by request on a square mile basis. Those ecosystems known to occur in Yakima County are listed in Appendix 1.

Eligibility: Eligible aquatic ecosystem sites are those which are either on file in the Natural Heritage data base or verified by an expert in the field as containing the same features as those in the data base and area also acceptable by the state agency for addition to the Natural Heritage database. Eligible riparian communities are land areas at least 100 feet in width adjacent to a river or stream which clearly support riparian vegetation or are capable of supporting riparian vegetation.

¹ Natural Heritage Plan is administered by the Washington State Department of Natural Resources, Natural Heritage Program.

² The Natural Heritage Data Base is administered by the Washington state Department of Natural Resources, Natural Heritage Program, and the Washington statement Department of Wildlife, Non Game Division.

1. HIGH PRIORITY RESOURCES (3 points) -- continued

b. ARCHEOLOGICAL SITES

Definition: All sites and locations of pre-historical or archeological interest including, but not limited to, burial sites, camp sites, rock shelters, caves and the artifacts and implements of the culture.

Source: Location and details of known sites are on file at Washington State Office of Archaeology and Historic Preservation. General information is available by request on square mile basis.

Example: According to the Washington State Office of Archaeology and Historic Preservation, there are 310 known archaeological sites in Yakima County.

Eligibility: Eligible lands are those which are either (a) on file at the Washington State Office of Archaeology and Historic Preservation; or (b) verified by an expert in the field as containing the same features and acceptable by the State Office of Archaeology and Historic Preservation for addition to their inventory.

c. GEOLOGICAL FEATURES

Definition: Those special features defined in the Natural Heritage Plan including, but not limited to special geologic locations (fossils), works of geomorphology (waterfalls and volcanoes) and works of glaciation (patterned ground).

Source: No county inventory of geological features is available.

Examples: Boulder Cave, Clear Creek Falls.

Eligibility: Patterned Ground: The minimum eligibility requirements shall generally be consistent with one of the following: (1) A unit, generally larger than 10 acres, which provides a clear sense of the natural mound environment and is visually buffered from intrusions or adjacent development; or (2) Parcels in single or multiple ownership larger than 160

acres which contain a substantial majority of an entire geologic feature (i.e., 67%); or (3) A parcel which is acceptable as a Natural Heritage Preserve administered by the Department of Natural Resources.

Other Geological Features: Minimum area eligible for enrollment, either single or multiple ownership, is 90% of the feature.

1. HIGH PRIORITY RESOURCES (3 points) -- continued

d. HISTORICAL SITES

Definition: A historical site includes a building, structure or site which is of significance to the County's cultural heritage including, but not limited to, Indian and pioneer settlements, old buildings, forts, trails, landings, bridges or the sites thereof together with interpretive facilities, and which are identified on a local, state or national register of historic places.

Source: No comprehensive inventory has been done by the County to date. Refer to state or national registers and inventories at State Office of Archaeology and Historic Preservation.

Examples: Kamiakin's Gardens, LaFramboise Farmstead, Teapot Dome Service station.

Eligibility: Properties eligible for open space classification are lands associated with properties listed on the State and National Registers of Historic Places or any local register of historic places which is developed in the future. The list of properties on the State and National Registers can be found in Appendix 2. Improvements to the land, including structures, will not be eligible.

e. "NATURAL" SHORELINE ENVIRONMENT

Definition: A lake or riverine shoreline and its "associated wetlands"³ identified as a "Natural Environment" in the Yakima

³ Wetlands means transitional areas between terrestrial and aquatic systems that are inundated or saturated by ground or surface 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. Associated wetlands are "those which are in proximity to and either influence or are influenced by a stream or lake. This influence includes but is not limited to one or more of the following: periodic inundation; location within a floodplain; hydraulic continuity. Wetlands generally do not include those artificial wetlands intentionally/or unintentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. Wetlands may include artificial wetlands specifically created from non-wetland areas to mitigate

County Shoreline Master Program.

1. HIGH PRIORITY RESOURCES (3 points) -- continued

Source: Yakima County Shoreline Master Program

Examples: Yakima River Islands

Eligibility: Eligible lands are those identified as "Natural" shoreline environments and their associated wetlands in the Shoreline Master Program. Only those lands that are within the jurisdictional limits of the Shoreline Master Program and actually have the "Natural" designation shall be eligible for points under this source. The criteria for determining the jurisdictional limits are found in section 8.02 of the Yakima County Master Program.

f. SIGNIFICANT WILDLIFE HABITAT AREAS

Definition: An area which is inhabited by special and/or other unique animals in such frequency and diversity for critical ecological processes such as breeding, nesting, nursery, feeding and resting.

Source: Department of Wildlife inventory of priority habitat for Yakima County.

Examples: Moxee Bog Area, private lands within Oak Creek and LT Murray Game Reserves.

Eligibility: Eligible areas are those identified by either: (1) The Department of Wildlife (DOW); or (2) A competent professional whose findings are substantiated by DOW.

g. SPECIAL ANIMALS SITES

Definition: Those animal species defined in the Natural Heritage Plan as being either an endangered, threatened, sensitive or candidate species according to the Washington State Department of Wildlife.

Source: Location and details of known sites are on file in the Natural Heritage data base. General information is available by request on a square mile basis. For those species known to occur within Yakima County, refer to Appendix 3.

conversion of wetlands or enhance a wetlands environment. Wetlands generally include swamps, marshes, bogs and similar areas.

Examples: 26 species on the data base are found in the County.

Eligibility: Eligible sites are those in the Natural Heritage data base or which are verified by an expert in the field as containing the same animals and which are acceptable by the State agency for addition to the data base.

1. HIGH PRIORITY RESOURCES (3 points) -- continued

h. SPECIAL PLANTS SITES

Definition: Those vascular plant species defined in the Natural Heritage Plan as being either an endangered, threatened or sensitive species by the Washington State Department of Natural Resources - Natural Heritage Program.

Source: Location and details of known sites are on file in the Natural Heritage data base. General information is available by request on a square mile basis. For those species known to occur within Yakima County, refer to Appendix 3.

Examples: 24 known sites in the County.

37 species on the data base are found in the County.

Eligibility: Eligible sites are those in the Natural Heritage data base or which are verified by an expert in the field as containing the same plants and which are acceptable by the state agency for addition to the data base.

i. TERRESTRIAL ECOSYSTEMS (not eligible at this time)

Definition: Those areas typically defined as plant communities described in the Natural Heritage Plan* by the dominant species that occur in each respective layer or stratum of vegetation.

Source: Location and details of known sites are on file in the Natural Heritage data base.** General information available by request on square mile basis. For those ecosystems known to occur in Yakima County, see Appendix 4.

Example: No county inventory available.

Criteria: Eligible sites are those which are either on file in the Natural Heritage data base**, or verified by an expert in the field as containing the same features as those in the data base and are also acceptable by the state agency for addition to the Natural Heritage data base.

1. HIGH PRIORITY RESOURCES (3 points) -- continued

j. PRIVATE RECREATION AREAS

Definition: An area five acres or more in size, devoted to facilities, equipment or general open space for recreational purposes, including swimming pools, tennis courts, golf courses, playgrounds, and other similar uses whether the use of such area is limited to private membership or open to the public upon the payment of a fee. At least one half of the recreation area or facility shall be in open space lands. Private recreation areas shall not include recreational vehicle parks portion of a site.

Source: No county inventory available.

Examples: Suntides Golf Course, Yakima Country Club, Mt. Adams Golf Course, "Open space areas" owned and maintained in common by a homeowners association.

Eligibility: Eligible lands are those meeting the above definition. Improvements to the land, including structures, will not be eligible. Where the subject land is owned in common by a homeowners association and reserved for the use and enjoyment of its members, the homeowners association must have articles of incorporation filed with the Office of the Secretary of State and must be comprised of three or more separate property owners. Restrictive covenants must be recorded with the County Auditor specifically reserving the land as common open space for use and enjoyment by members of the homeowners association or the public and specifically prohibiting use of the property for storage of vehicles or materials.

k. FLOODPLAINS

Criteria: The land area adjoining a river, stream, water course, or lake which has been determined likely to flood at a frequency of once each 100 years or sooner. The floodplain shall also include the floodway.

Source: National Flood Insurance Program "Floodplain Maps";

Yakima County Shoreline Master Program.

Eligibility: Eligible lands are those within the 100-year flood boundary of a Flood Insurance Rate Map. If the floodplain is not identified on a Flood Insurance Rate Map for the stream in question, the property may be considered a floodplain if a hydraulic analysis or other analysis that is acceptable to the administrator of the Flood Hazard Ordinance, Shoreline Master Program or critical Areas Ordinance demonstrates that the property is in the 100-year floodplain.

1. HIGH PRIORITY RESOURCES (3 points) -- continued

Only those areas that are within the actual 100-year floodplain are eligible for points under this resource.

1. FARM AND AGRICULTURAL CONSERVATION LAND

Definition: Land that is traditional farmland but has not been classified under agricultural open space, has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to 'commercial agriculture.

Source: No county inventory exists. Yakima County Assessor records will be used to determine whether lands are presently classified agricultural open space or not.

Eligibility: Commercial farm lands not presently classified under agricultural open space.

Criteria: The land must meet the definition of farm and agricultural land under RCW 84.34.020, has not been subdivided, and is zoned for agricultural use.

m. REQUIRED VEGETATIVE BUFFERS WITHIN DESIGNATED STREAM CORRIDORS

Definition: That area adjacent to a stream channel and/or any associated wetland to that stream that has been designated as a critical area by Yakima County and which, in accordance with the Yakima County critical Areas ordinance, may not be disturbed.

Source: Stream corridors within Yakima County officially designated as critical areas by action of the Board of County Commissioners. Maps of designated stream corridors are on file with the Yakima County Planning Department.

Eligibility: Eligible lands are those within a designated stream corridor. The vegetative buffer is that area adjacent to the stream or its associated wetlands required to remain undisturbed and maintained in natural vegetation.

Only that land area that is actually within the required vegetative buffer is eligible for points under this resource.

2. MEDIUM PRIORITY RESOURCES -- 2 points

a. PUBLIC LAND BUFFERS

Definition: Five or more acres of land lying adjacent to public parks, national forests, wildlife preserves, natural reservations or sanctuaries.

Source: The County has an inventory of public recreation sites.

Examples: None

Eligibility: Lands being buffered shall be public ownership and shall be on the approved list found in Appendix 5.

b. SCENIC VISTAS OR RESOURCES

Definition: An area of natural features which is visually significant to the aesthetic character of the County including scenic vistas along highway, road and street corridors.

Source: No county inventory available.

Examples: Yakima Greenway, Yakima River Canyon, Goose Prairie, vistas with no significant human intrusion visible.

Criteria: prairies or other historically open areas in regions of the County otherwise generally timbered which are significant to the identity of local areas and which are visible to significant numbers of the general public from public rights-of-way. Such lands must be of sufficient size to substantially preserve the scenic resource value and must contain a minimum of 40 acres.

2. MEDIUM PRIORITY RESOURCES (2 points) -- continued

c. "CONSERVANCY" SHORELINE ENVIRONMENT--IN PRIORITY AREAS WITH PUBLIC ACCESS

Definition: All lake and riverine shorelines and "associated wetlands"⁴ identified as a "Conservancy Environment" under the jurisdiction of the Shoreline Management Act, open to the public and not in another shoreline category of this Open Space Tax Program Priority Lands list. Lands must be included in a recreation plan adopted by state or local government. Also for purposes of this definition, land shall be considered open to the public if it qualifies for receiving any points for public access under section C. 2. b of this ordinance. However, land which is open only to those paying a membership or initiation fee shall be considered open to the public only if (1) membership or other access is available without discrimination on the basis of race, creed, ethnic origin or sex; and (2) in the case of land affording recreational opportunities, it is open to use by organized groups from schools, or senior citizen organizations managed or sponsored by an organization qualifying for tax exempt status under subsections 501 (c) (3), (4), (5), (6), (7), (8), (10) or (19) of the Internal Revenue Code upon payment of no more than a reasonable user fee.

Source: Refer to list and maps in the Shoreline Master Program. Also Yakima Greenway Master Plan.

Examples: None.

Eligibility: Eligible lands are those identified as "Conservancy" shoreline environments and their associated wetlands in the Shoreline Master Program. Only those lands that are within the jurisdictional limits of the Shoreline Master Program and actually have the "Conservancy" designation shall be eligible for points under this resource. The criteria for determining the jurisdictional limits are found in section 8.02 of the Yakima County Master Program.

⁴ Wetlands: - See Footnote 3

2. MEDIUM PRIORITY RESOURCES (2 points) -- continued

d. SPECIAL ANIMALS--MONITORED

Definition: Those animal species defined in the Natural Heritage Plan as being monitored species by the Washington State Department of wildlife.

Source: Location and details of known sites are on file in the Natural Heritage data base. General information is available by request on a square mile basis. For those species known to occur within Yakima County refer to Appendix 3.

Examples: 33 species listed for Yakima County.

Eligibility: Eligible sites are those in the Natural Heritage data base or which are verified by an expert in the field as containing the same animals and which are acceptable by the state agency for addition to the data base.

3. LOW PRIORITY RESOURCES -- 1 point

a. "CONSERVANCY" SHORELINE ENVIRONMENTS

Definition: All lake and riverine shorelines and "associated wetlands"⁵ identified as a "Conservancy Environment" under the jurisdiction of the Shoreline Master Program, and not in another shoreline category of this Open Space Tax Program Priority Lands list.

Source: Refer to list in the Shoreline Master Program.

Examples: According to state law, preference should be given to "Shoreline of State-Wide Significance." These are:

Lake	--Priest Rapids Pool	
Rivers	--Columbia River	Little Naches River
	Bumping River	Naches River
	Tieton River	Yakima River

Eligibility: Eligible lands are those identified as "Conservancy" shoreline environments and their associated wetlands⁵ in the Shoreline Master Program. Only those lands that are within the jurisdictional limits of the Shoreline Master Program and actually have the "Conservancy" designation shall be eligible for points under this resource. The criteria for determining the jurisdictional limits are found in section 8.02 of the Yakima County Master Program.

b. URBAN OR GROWTH AREA OPEN SPACE

Definition: One or more acres of land, open to the public, and located within the boundaries of the urban growth areas designated by Yakima County in accordance with RCW 36.7 OA. 110. Prior to the designation of these urban growth areas, urban growth area shall refer to that established by the Urban Yakima Area Planning Agreement signed by Yakima County, the City of Yakima and the Town of Union Gap, January 25, 1976, or as thereafter revised. Also for purposes of this definition, land shall be considered open to the public if it qualifies for

⁵ Wetlands: See Footnote 3

receiving any points for public access under Section C.2.b of this open space tax program. However, land which is open only to those paying a membership or initiation fee shall be considered open to the public only if (1) membership or other access is available without discrimination on the basis of race, creed, ethnic origin or sex; and (2) in the case of land affording recreational opportunities, it is open to use by organized groups from schools, senior citizen organizations or bona fide educational or recreational organizations managed by a governmental entity or managed or sponsored by an organization qualifying for tax exempt status under subsections 501 (c) (3), (4), (5), (6), (7), (8), (10), or (19) of the Internal Revenue Code upon payment of no more than a reasonable user fee.

Source: No County inventory available.

Examples: Yakima Country Club
Westwood West Golf Course

Eligibility: Eligible lands are those meeting the definition above. Similar urban area growth boundaries established by agreement between Yakima County and other cities or towns within the County will also be eligible. See Appendix 6 for a map of the Yakima Urban Area boundary in effect.

APPENDIX 1

WETLAND & AQUATIC ECOSYSTEMS⁶ IN YAKIMA COUNTY

Element Name

mid-elevation freshwater wetland
low elevation freshwater wetland

mid-elevation permanent lake & drainage basin
mid-elevation permanent pond & drainage basin
mid-elevation vernal pond
low elevation lake & drainage basin
low elevation permanent pond & drainage basin

mid-elevation stream & riparian system
low-elevation stream & riparian system

⁶ This preliminary list of the ecosystem types does not include adequate detail to constitute eligibility criteria. The Washington state Department of Natural Resources, Natural Heritage Program will provide detailed "Element Abstracts" for each of these elements and, until this is completed, properties will not be eligible under this priority resource.

(Updates to this Appendix will be made by the Yakima County Planning Department as changes are made in the Natural Heritage data base.)

APPENDIX 2

APPENDIX 2

Properties In Yakima County On Local, state
Or National Register of Historic Places

Unincorporated Yakima County

1. Cornell Farmstead
2. Sawyer, W.P., House and Orchard
3. Mattoon Cabin
4. St. Joseph's Mission
5. Grave of the Legendary Giantess
6. Kamiakin's Gardens
7. Buckeye Ranch House
8. Fort Simcoe State Park
9. La Framboise Farmstead
10. Teapot Dome Service station
11. Ahtanum Congregational Church
12. Wenas Creek site
13. Terrace Heights School
14. Gleed, James Barn

City of Yakima

1. Brooker-Taylor House
2. Capitol Theater
3. Carbonneau Mansion
4. Card, Rupert, House
5. Carmichael-Loudon House
6. Dills, Harrison, House
7. Donald House
8. Gilbert H. M., House
9. Greene, James, House
10. Howard, A.E., House
11. Knuppenberg, James, House
12. Larson, A. E., Building
13. Larson-Hellieson House
14. Linsey, William, House
15. Lund Building
16. Miller, Alexander, House
17. Miller, John J., House
18. Brackett, E. William House
19. Rosedell (A.E. Larson House)
20. Mineau, Francis, House
21. Moore, Edward B., House
22. Old North Yakima Historic District
23. Perrin, Winfield, House
24. Potter, H. W., House
25. Powell House
26. Richey, James, House
27. Sharp, James, House
28. Sweet, Reuben, House
29. U.S. Post Office & Courthouse
30. Union Pacific Freight Building
31. Watt, William, House
32. West, Dr. Edmond, House
33. Wilcox, Charles, House
34. Crocker, Wilbur, House
35. St. Michael's Episcopal Church
36. Taft, Dr. Charles J., House
37. Capitol Theatre (Mercy, Lowe State
38. St. Joseph's Catholic Church

City of Grandview

1. Grandview Herald Building
2. Grandview High School
3. Grandview State Bank
5. Grandview City Hall
6. Iowa Building
7. Keck Building

4. Howay-Dykstra House	8. Morse House
<u>City of Sunnyside</u>	<u>Town of Naches</u>
1. Ben Snipes Cabin	1. Naches Bandstand
<u>city of Mabton</u>	<u>City of Toppenish</u>
1. Mabton High School	1. Yakima Indian Agency Building
<u>City of Union Gap</u>	
1. McAllister, Alexander House	2. Carmichael, Elizabeth Loudon House

APPENDIX 3

Yakima County -- SPECIAL ANIMALS

<u>Scientific Name</u>	<u>Common Name</u>
<i>Buteo regalis</i>	Ferruginous hawk
<i>Buteo swainsoni</i>	Swainson's hawk
<i>Accipiter gentilis</i>	Northern goshawk
<i>Haliaeetus leucocephalus</i>	Bald eagle
<i>Aquila chrysaetos</i>	Golden eagle
<i>Athene cunicularia</i>	Burrowing owl
<i>Strix occidentalis</i>	Spotted owl
<i>Centrocercus urophasianus</i>	Sage grouse
<i>picoides albolarvatus</i>	White-headed woodpecker
<i>Melanerpes lewis</i>	Lewis' woodpecker
<i>sciurus griseus</i>	Western gray squirrel
<i>Canis Lupus</i>	Gray wolf
<i>Grus Canadeus</i>	Sandhill crane
<i>Ursus horribilis</i>	Grizzly bear
<i>sylvilagus nuttallii</i>	Pygmy rabbit
<i>Speyeria cybele</i>	silver bordered bog fritillary
<i>Dryocopus pileatus</i>	Pileated woodpecker
	California mountain kingsnake
<i>Martes pennanti</i>	Fisher
<i>Asio flammeus</i>	Flammulated owl
	Townsend big-eared bat
<i>sialia sialis</i>	Western bluebird
<i>Lanius ludovicianus</i>	Loggerhead shrike
	Striped whipsnake
<i>oreoscoptes montanus</i>	Sage thrasher
<i>Sorex merrami</i>	Merriam's shrew

Yakima County--SPECIAL ANIMALS: Monitored Species

<i>Falco mexicanus</i>	Prairie Falcon
<i>Ardea herodias</i>	Great Blue Heron
<i>Pandion haliaetus</i>	Osprey
<i>Numenius americanus</i>	Long-Billed Curlew
<i>Gulo gulo</i>	Wolverine
<i>Elgaria multicarinata</i>	Southern Alligator Lizard
<i>Pantosteus jordani</i>	Mountain sucker

<i>Myiarchus cinerascens</i>	Sharp-tailed snake
<i>Nycticorax nyctieorax</i>	Ring-necked snake
	Merlin
<i>picoides aveticus</i>	Ash-throated flycatcher
<i>Podiceps griseogenus</i>	Black-crowned night heron
	Sand roller
<i>sterna forsteri</i>	Black-backed woodpecker
	Red-necked grebe
	Pygmy whitefish
	Forster's tern

APPENDIX 3 - Monitored Species (Continued)

<i>Ascaphus truei</i>	Tailed frog
<i>Cathartes aura</i>	Turkey vulture
<i>Cottidae</i>	Piute Sculpin
<i>Vanessa Cardui</i>	American painted lady butterfly
	Gray flycatcher
	Nevada Skipper
	Night Snake
<i>Lagurus Curtatus</i>	Sagebrush vole
	Compton tortoise shell
<i>Onychomys leucogaster</i>	Northern grasshopper mouse
<i>picoides tridactylus</i>	Northern three-toed woodpecker
	Oreas angle wing butterfly
	Sylvan hairstreak butterfly
	Egleis frittillary
<i>strix nebulosa</i>	Great gray owl
<i>strix varia</i>	Barred owl

Yakima County--SPECIAL PLANTS

<i>Agoseris Elata</i>	Tall Agoseris
<i>Astragalus Columbianus</i>	Columbia Milk-Vetch
<i>Astragalus Misellus</i> Var <i>Pauper</i>	Pauper Milk-Vetch
<i>Botrychium Lanceolatum</i>	Lance-Leaved Grape-Fern
<i>Botrychium Lunaria</i>	Moonwort
<i>Botrychium Pinnatum</i>	St. John's Moonwort
<i>Botrychium simplex</i>	Little Grape-Fern
<i>Calochortus Longebarbatus</i> Var <i>Longebarbatus</i>	Long-Beared Sego Lily
<i>Carex Atrata</i> Var <i>Erecta</i>	Erect Blackened Sedge
<i>Carex Densa</i>	Dense Sedge
<i>Carex Hystricina</i>	Porcupine Sedge
<i>Carex Interrupta</i>	Green-Fruited Sedge
<i>castilleja cryptantha</i>	Obscure Indian-Paintbrush
<i>Cryptantha Leucophaea</i>	Gray cryptantha
<i>Cryptantha Rostellata</i>	Beaked Cryptantha
<i>Cyperus Rivularis</i>	Shining Flatsedge
<i>Cypripedium Fasciculatum</i>	Clustered Lady's-Slipper
<i>Eleocharis Rostellata</i>	Beaked spike-Rush

<i>Epipactis Gigantea</i>	Giant Helleborine
<i>Erigeron Basalticus</i>	Basalt Daisy
<i>Erigeron Piperianus</i>	Piper's Daisy
<i>Lobelia Kalmii</i>	Kalm's Lobelia
<i>Lomatium Quintuplex</i>	Umtanum Desert-Parsley
<i>Lomatium Tuberosum</i>	Hoover's Desert-Parsley
<i>Luzula Arcuata</i>	Curved Woodrush
<i>Mimulus Pulsiferae</i>	Pulsifer's Monkey-Flower
<i>Mimulus Suksdorpii</i>	Suksdorf's Monkey-Flower

APPENDIX 3 - Special Plants (Continued)

<i>Nicotiana Attenuata</i>	coyote Tobacco
<i>Oenothera Flava</i>	Long-Tubed Evening-primrose
<i>Orobanche Pinorum</i>	Pine Broomrape
<i>Oryzopsis Hendersonii</i>	Henderson's Ricegrass
<i>pectocarya Setosa</i>	Bristly Combseed
<i>Pedicularis Rainierensis</i>	Mt. Rainier Lousewort
<i>Pleuricospora Fimbriolata</i>	Fringed Pinesap
<i>Potentilla Breweri</i>	Brewer's cinquefoil
<i>saxifraga Integrifolia</i> Var <i>Apetala</i>	Swamp Saxifrage
<i>Tauschia Hooveri</i>	Hoover's Tauschia

APPENDIX 4

TERRESTRIAL ECOSYSTEMS⁷ IN YAKIMA COUNTY

Element Name

Mid-Montane Meadow

Idaho Fescus/Houndstongue Hawkweed Community

Bluebunch Wheatgrass--Idaho Fescue community

Bluebunch Wheatgrass--sandberg's Bluegrass community

Alkali Saltgrass community

Giant Wildrye-Alkali Saltgrass community

Low Sagebrush/Bunchgrass Community

Douglas' Buckwheat/Sandberg's Bluegrass Community

Northern Buckwheat/Sandberg's Bluegrass Community

Thyme Buckwheat/Sandberg's Bluegrass community

stiff Sagebrush/Sandberg's Bluegrass community

Black Greasewood/Alkali saltgrass Community

Spiny Hopsage/Sandberg's Bluegrass Community

Winterfat/Sandberg's Bluegrass community

Subalpine Sagebrush Parkland

Treetip Sagebrush/Idaho Fescue community

Big Sagebrush/Bluebunch Wheatgrass Community

Big Sagebrush/Idaho Fescue Community

Big Sagebrush/Needle-and-Thread community

Threetip Sagebrush/Needle-and-Thread Community

Threetip Sagebrush/Bluebunch Wheatgrass Community

Ponderosa Pine/Antelope Bitterbrush Community

Ponderosa Pine-Douglas Fir/Antelope Bitterbrush

⁷ This preliminary list of the ecosystem types does not include adequate detail to constitute eligibility criteria. The Washington State Department of Natural Resources, Natural Heritage Program will provide detailed "element Abstracts" for each of these priorities, and until this is completed, properties will not be eligible under this priority resource.

(Updates of this Appendix will be made by the Yakima County Planning Department as changes are made in the Natural Heritage Data Base.)

Douglas Fir/Pinegrass Community
Douglas Fir/Snowberry Community
Douglas Fir/Bearberry-Antelope Bitterbrush Community
Pacific Silver Fir/Beargrass Community

Grand Fir/Mesic Forb community
Grand Fir/Vanilla Leaf Community
Pacific silver Fir/Cascades Azalea Community
Pacific Silver Fir/Queenscup Beadily Community
Englemann Spruce/Common Horsetail Community
Subalpine Fir/Grouse Huckleberry Community

APPENDIX 4 (continued)

Subalpine Fir/Cascades Azalea Community
Subalpine Fir/Twinflower community
Subalpine Fir/smooth Woodrush community
Black Cottonwood/Willow Community
Oregon White Oak-Ponderosa pine Forest Mosaic
Lodgepole pine Forest
Ponderosa Pine/Snowberry community
Black Cottonwood/Western Waterhemlock Community
Quaking Aspen Forest
Oregon White Oak Woodland
Douglas Fir/Ninebark Community
Whitebark Pine-Subalpine Fir Forest

APPENDIX 5

Public Lands Allowable for Public Buffers Category

Federal

Wenatchee National Forest
Mt. Rainier National Park
Gifford Pinchot National Forest
Toppenish National wildlife Refuge
Sunnyside National wildlife Refuge

State

Sportsman state Park
Fort simcoe state Park
Oak Creek Wildlife Recreation Area
L. T. Murray Wildlife Recreation Area
State Fish Hatcheries

Other Department of Wildlife lands which provide access to lake and rivers.

County

Eachbach Park
~~West Vally Park~~
~~Lower Naches Park~~
~~Youth Activities Park~~
~~Sunnyside Dam Parkway~~
~~Sunnyview Park~~

Cities and Towns

All public parks within the cities and towns

Other

Other public lands approved by the Yakima County Planning Department which fit the intent of this category.