

Comprehensive Management Plan

**Critical Area Ordinance
Shoreline Master Program
Flood Hazard Management**

Environmental



Growth and Shorelines Management Acts, Federal Flood Hazard Management – Planning Commission Agendas

November 12, Regular Meeting

1. Best Available Science – [2026 Report and Data Update](#) - Keith
2. Resiliency and Sustainability – [Climate Change - HB 1181 \(CH3\)](#) - Keith
3. Monitoring and Adaptive Management – [HRCD](#) - Keith
4. [Chapter 2 – Natural Settings](#), Red/Blue line narrative w/ Policy and Goals - Keith
5. [Chapter 3 – Natural Hazards](#), Red/Blue line narrative w/ Policy and Goals – Troy, Keith on climate

December 10, Regular

1. Critical Area Ordinances – [Title 16C](#), Work Session No. 1 - Keith
2. Shoreline Master Program – [Title 16D](#), Work Session No. 1 - Tommy
3. Flood Hazard Management – [Title 22](#), Work Session No. 1 Troy, Nellie, Jack

PC Hearings: TBD – Likely in March/April 2026

BOCC Work Sessions – Begin in December 2025

SEPA – Begin in January 2026

BAS – Science Advisory Group, Subject Matter Experts, 2 Subcommittee, BAS Portal – January – October 2026

Intergovernmental – Begin in November, continue through July and BAS through August.

Best Available Science

Update 2026

Critical Area
Ordinance
Title 16C

Flood Hazard
Management
Title 22

Shoreline
Master
Program
Title 16D

Monitoring & Adaptive
Management
**High-Definition Change
Detection**

Climate Change
**Resiliency and
Sustainability**

Yakima County's Comprehensive Plan Update – 2046
Chapter 2 – Natural Setting
Chapter 3 – Natural Hazards

Critical Areas, Shorelines and Flood Management

The “Why?”

GMA, SMA and CFR *Requirements*

Critical Area Ordinance (GMA) – 16C and Chapter 2

- Primary statute: RCW 36.70A (complete chapter)
- Key WACs: 365-190 (Critical Areas), 365-196 (Comprehensive Planning), 365-195 (Best Available Science)
- 15 planning goals including critical areas protection and sprawl reduction

Shoreline Management Act (SMA) – 16D ref'd in Chapters 2 and 3

- Primary statute: RCW 90.58 (complete chapter)
- Key WACs: 173-26 (Master Program Guidelines), 173-27 (Permits & Enforcement)
- Integration requirement: SMA goals become 15th GMA goal (RCW 36.70A.480)

Federal/State Flood Management (WAC, RCW and CFR) – 22 and Chapter 3

- State implementation: RCW 86.16 (Floodplain Management)
- Key WAC: 173-158 (Flood Plain Management)
- Federal Requirements – CFR's - FEMA and NFIP

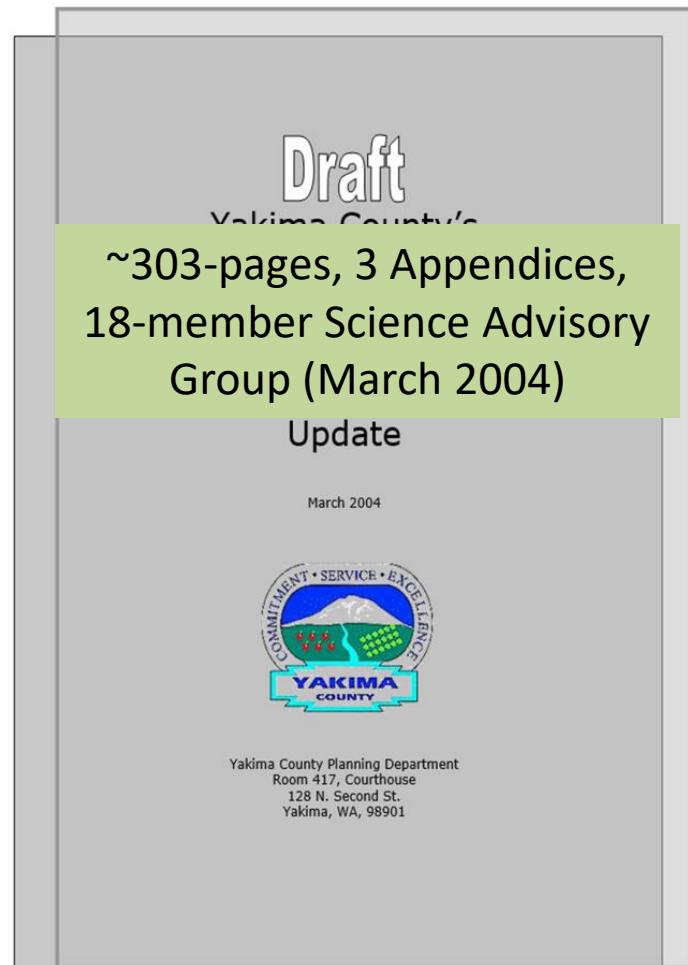
GMA **integration** for all the above: EX: Frequently flooded areas as critical areas under RCW 36.70A.030(6)(d) with Special Flood Hazards, and FEMA Floodplains etc.

- **Best Available Science** (BAS) applies to both GMA and SMA - Standalone
- **Climate Change (i.e., Resiliency and Sustainability)** adaptation now required across all frameworks – Chapter 3
- **Monitoring and Adaptive Management** applies to SMA and VSP, GMA through, and in, BAS

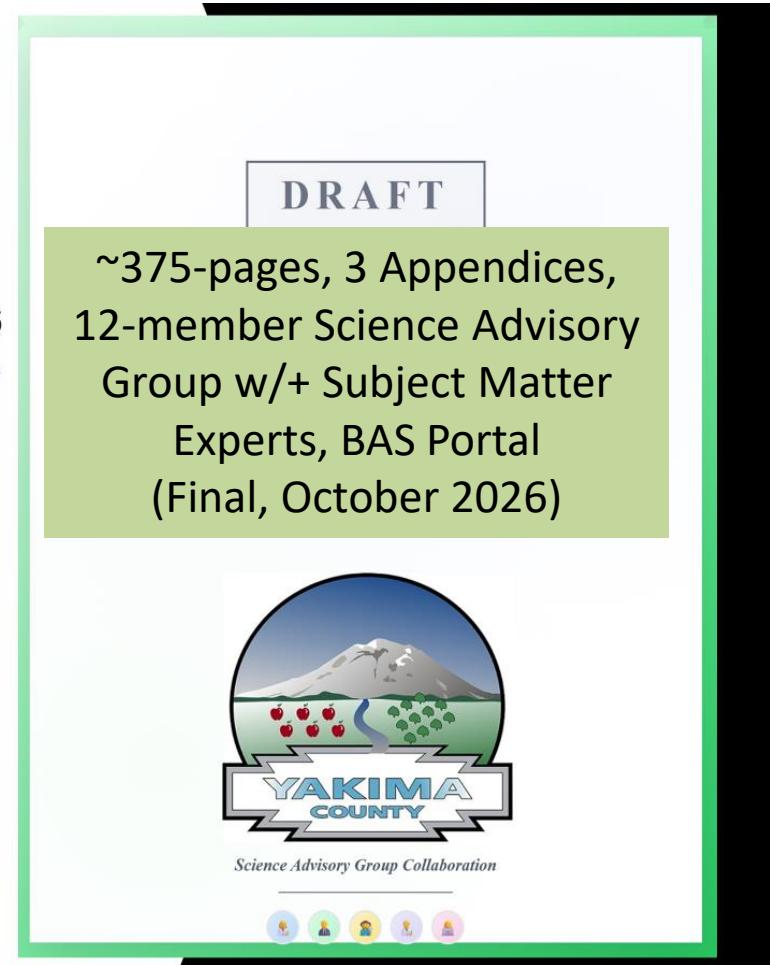
• *And now, for the rest (18 pages) of the story...(Paul Harvey)*

• <https://integrated GMA SMA Flood BAS Climate Integration and Compliance>

Best Available Science Update 2026



2004/2026



Overall Progress

35% Complete - SAG

Formation Phase

June 2025

SAG Invitations Sent

Letters sent to federal, tribal, and state agencies

Early July 2025

SAG Kick-off Meeting

Framework establishment and responsibility assignment

Mid July 2025

SAG Subgroups Formation

Working groups for critical areas and topics

Mid-August 2025

Executive Summary Draft

Table of contents and scope completion

January 2026

Planning Commission Presentation

Draft BAS presentation to public

March-July 2026

Full SAG Peer Review

Comprehensive review by advisory group

August-October 2026

Comments Integration

Feedback incorporation and

 **Goal:** Update 2004 Best Available Science Report to meet current science standards and Washington State Growth Management Act requirements for Yakima County's 2026 Periodic Update

[Research Submission](#) [Compliance Requirements](#)

Submit Research for BAS Integration

Target BAS Chapter *

Select Chapter for Update

Research Priority

Select Priority Level

Research Title/Study Name *

e.g., 'Climate-Adjusted Buffer Widths for Eastern Washington Streams'

Research Source

Select Source Type

Geographic Relevance

Select Geographic Scope

Key Findings for BAS Update - Submit Abstract or Summary (Limit 300 words)

Describe how this research addresses gaps identified in the 2004 BAS and supports the 2026 update objectives...

Submitter

Select Submitter

Scientific Confidence

Rate Confidence Level

Key Compliance Requirements

- RCW 36.70A.172 - Best available science requirement
- WAC 365-195-900 - BAS framework and criteria
- RCW 90.58.100 - Shoreline Master Program guidelines
- WAC 365-190-080 - Critical areas planning requirements

Climate Change - HB 1181

“Resiliency and Sustainability” for the environment, and protection of the regional economy, public infrastructure, and public safety against floods, droughts and wildfires

https://data.cig.uw.edu/climatemapping/

INTRODUCTION USER GUIDE ABOUT CLIMATE DATA DOCUMENTATION DEFINITIONS

CLIMATE MAPPING FOR A RESILIENT WASHINGTON

Select Visualization
View maps of climate data at the resolution of the data. View county-level climate data on graphs and tables.

STATE MAP COUNTY GRAPH COUNTY TABLE

Select County
Select a Washington County here or by clicking on map.
Yakima

Select Climate Indicator
Filter the long list of indicators below by selecting a sector or an hazard category for the shown indicators.

Filter by Sector  Filter by Hazard
Economic Development Drought

Climate Indicator
Select an indicator from amongst changes in the climate and climate-related natural hazards.
Snowpack

Percent change in the amount of water contained in the snowpack (snow water equivalent, SWE) on April 1 relative to the average for 1980-2009 [More Info](#)

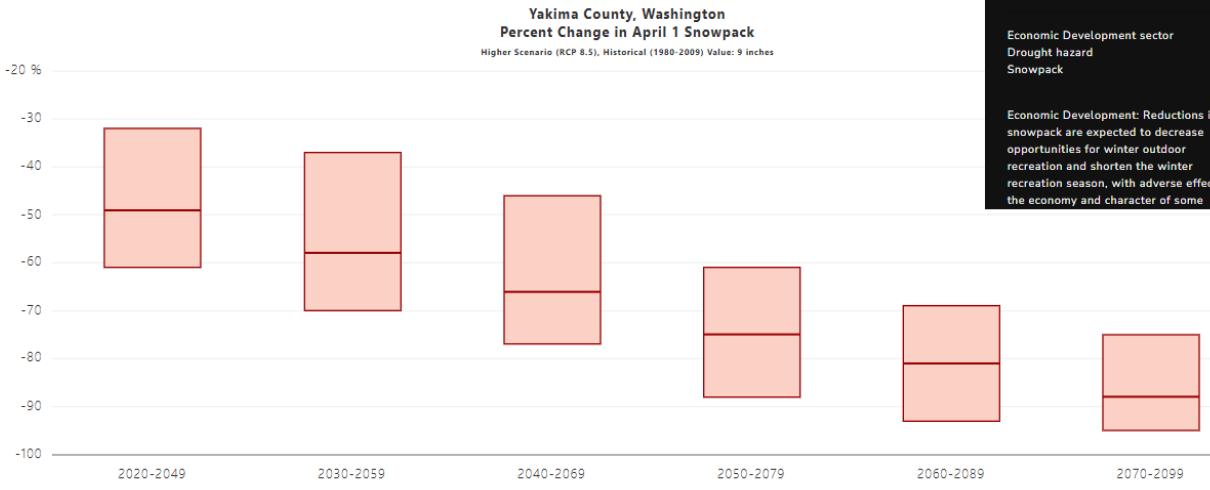
Select Future Projections
Select greenhouse gas scenarios and future time periods. Note that some scenarios are not available for all variables. [More Info](#)

Select a Future Greenhouse Gas Scenario. 
Higher Scenario (RCP 8.5)

Download

POTENTIAL IMPACTS
What are the potential impacts of the change?
Economic Development sector
Drought hazard
Snowpack
Economic Development: Reductions in snowpack are expected to decrease opportunities for winter outdoor recreation and shorten the winter recreation season, with adverse effects on the economy and character of some

Yakima County, Washington
Percent Change in April 1 Snowpack
Higher Scenario (RCP 8.5), Historical (1980-2009) Value: 9 inches



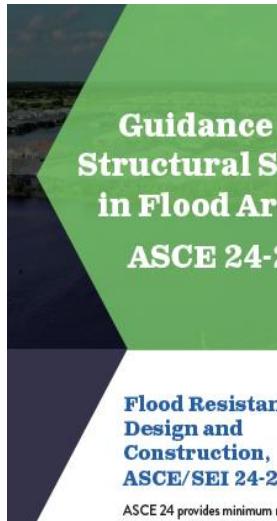
Interpreting the Graph
The graph shows percent change in April 1st snowpack for future 30-year periods compared to the 1980-2009 average. April 1st snowpack is used as an indicator for the amount of stored water that becomes available during the melt season. A decrease in April 1st snowpack indicates that less stored water will be available to supply streams, soil, and reservoirs during the melt season.
[+ MORE INFO](#)

Understanding the Importance
Based on the sector, hazard, and indicator selected, see more information about this change:
What are the potential impacts of the change?
exposure , sensitivity , potential impact 

20 development of comprehensive plans , development regulations,
21 and where specified regional plans, policies, and strategies.

What can Climate Mapping for a Resilient Washington webtool be used for?

Expected changes in the climate and climate-related natural hazards are viewable at the state-level, available as summaries



Flood Resistant Design and Construction, ASCE/SEI 24-24

ASCE 24 provides minimum requirements for flood resistant design and construction that are subject to building code management regulations in flood-prone areas. It includes requirements for insurance, construction, including subsequent work, and work classified as substantial improvements that are not historic.

Key elements of the 2024 edition:

- Alignment with the Seismic and Associated Structures (ASCE/SEI 24-24)
- Updated for consistency
- Updates to elevations

What is new in ASCE 24-24?

- In alignment with ASCE 24-24:
 - The Flood Hazard Area
 - 500-year floodplain
 - The Design Flood elevation set based on the elevation set pertaining to the A-100, 500-year, 1% chance of flooding plus Sea Level Rise
- Referencing national consensus standards
- Expanding the Flood Hazard Area
- Updating elevation standards
- Strengthening dry floodproofing requirements

[/ News & Views / Flood Mitigation / New ASFPM Resource Provides Model Ordinance Language for Putting ASCE 24-24 into Practice](#)

FLOOD MITIGATION | POLICY MATTERS

New ASFPM Resource Provides Model Ordinance Language for Putting ASCE 24-24 into Practice

By [News Editor](#) • September 12, 2025

The ASCE 24-24 Flood Resistant Design and Construction standard represents a major step forward in building safer, more resilient communities and includes many standards that exceed NFIP minimums, however there isn't a simple way to adopt the entirety of ASCE-24 into a local floodplain management ordinance.

That's why ASFPM has developed **Model Ordinance Language for ASCE 24-24 Adoption**—a practical resource designed to help state and local officials integrate these updated standards into their floodplain management regulations.

This resource highlights four priority areas for adoption:

- Referencing national consensus standards
- Expanding the Flood Hazard Area
- Updating elevation standards
- Strengthening dry floodproofing requirements



ASCE 24-24 IS AVAILABLE IN:

Print
e-book PDF
Interactive digital access
in the AMPLIFY platform,
[amplify.asce.org](#)

Monitoring and Adaptive Management, Required of SMP and VSP, GMA by Best Science

Ecological validation monitoring ensures that projects are not causing unmitigated impacts on ecological functions and regulations are effective in meeting no net loss at the city, county, watershed, and/or regional scale. It asks general ecological questions about whether critical areas functions and values are protected and can establish programmatic adaptive management actions to correct any unforeseen losses. Watershed or regional scale ecological validation monitoring (also known as status and trends monitoring) usually requires substantial monitoring and analysis that is often beyond the resources of local governments.¹² However, remote sensing tools like WDFW's High Resolution Change Detection allow local governments to begin to assess some of these questions in a way that is simple and affordable (see 10 WAC 173-26-201(2)(b); WAC 173-26-191(2)(a)(iii)(D) 11 WAC 173-26-171(3)(d) and WAC 173-26-201(2)(b) 12 As noted above, the Voluntary Stewardship Program relies on a form of ecological validation monitoring and adaptive management, which is assisted by regional and state funding and analysis. CHAPTER 7: MONITORING AND ADAPTIVE MANAGEMENT OF CRITICAL AREAS 8 section 7.6). Additionally, regional recovery programs can provide data and support for analyzing and monitoring landscape level ecosystem condition

- ✓ [**High-Resolution Change Detection \(HRCD\)**](#)– ArcGIS Pro3.5 Imagery.
- ✓ VSP – same imagery and modeling techniques (HRCD)
- ✓ **GMA/SMP = Best Available Science. (BAS and [HRCD](#))**

- GMA: Monitoring via BAS
- SMA: Monitoring plans for shoreline areas
- VSP: Monitoring and reporting with specific timelines (biennial, 5-year, 10-year cycles)

Best Available Science Update 2026

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QUESTIONS?

