BOARD OF YAKIMA COUNTY COMMISSIONERS
ORDINANCE NO. 4 - 2017

IN THE MATTER OF AMENDING THE YAKIMA COUNTY COMPREHENSIVE PLAN - *PLAN 2015* AND THE YAKIMA COUNTY CODE (YCC) TITLE 19 OFFICIAL ZONING MAP PERTAINING TO THE 2017 GROWTH MANAGEMENT ACT (GMA) PERIODIC UPDATE; REPEALING ORDINANCE NO. 9-2006, ORDINANCE NO. 8-1999, AND ORDINANCE NO. 5-2011 AND YCC TITLE 15A.00.010 PLAN ADOPTION PERTAINING TO THE INTEGRATION OF THE YAKIMA URBAN AREA COMPREHENSIVE PLAN 2025, THE TERRACE HEIGHTS NEIGHBORHOOD PLAN, AND THE WEST VALLEY NEIGHBORHOOD PLAN INTO *HORIZON 2040*; AND REPEALING RESOLUTION 302-1977, ORDINANCE NO. 1-1994, AND ORDINANCE NO. 2-1994 AND YCC TITLE 17, CHAPTER 17.04, CHAPTER 17.30, AND CHAPTER 17.35 PERTAINING TO THE UPDATE OF THE URBAN AREA GROWTH POLICY.

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), rural element, housing element, capital facilities plan element, utilities element, transportation element, economic development element, and park and open space element; and,

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

WHEREAS, RCW 36.70A.130 requires that Yakima County be a "fully planning" county; shall review and, if needed, revise its comprehensive plan and development regulations to reflect local needs, new data, and current laws on or before June 30, 2017, and every eight years thereafter; 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, in compliance with the GMA, Chapter 36.70A RCW, the Board of Yakima County Commissioners (the Board) adopted the comprehensive plan - ***Plan 2015***, on May 20, 1997 (updated December 2007 under Ordinance 15-2007), and adopted development regulations on February 8, 2000, (updated on May 5, 2015 under Ordinance 7-2013); and

WHEREAS, in April 1997 the City of Yakima (City) and Yakima County (County) adopted the Yakima Urban Area Comprehensive Plan (YUACP) as the comprehensive plan for the Yakima UGA; and

WHEREAS, the Board adopted the Terrace Heights Neighborhood Plan by Ordinance No. 8-1999 on July 27, 1999, the YUACP 2025 by Ordinance No. 9-2006 on December 19, 2006, and the West Valley Neighborhood Plan by Ordinance No. 5-2011 on February 15, 2011, and codified under YCC Title 15A.00.010 Plan Adoption; and

WHEREAS, the GMA, RCW 36.70A.130(2)(a), requires Yakima County to establish procedures and schedules whereby comprehensive plan amendments are considered by the Board; and

WHEREAS, as part of its comprehensive plan and development regulations update process, the County has established public participation procedures, 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 Resolution 60-2015 on February 17, 2015 for the development of a Public Participation Plan and work program outlining the process and timelines for updating the Yakima County Comprehensive Plan – ***Plan 2015*** by the June 30, 2017 deadline; and.

2017 YAKIMA COUNTY COMPREHENSIVE PLAN UPDATE - ***Horizon 2040***

WHEREAS, a Vision 2040 report created through a "check in" process was approved by the Planning Commission during the April 08, 2015 meeting and provided updated visioning goals and policies for ***Plan 2015*** elements;

WHEREAS, Yakima County Planning Staff initiated a comprehensive plan amendment (ZON2017-002) as required by RCW 36.70A.130 to update ***Plan 2015*** as scheduled; and

WHEREAS, action was taken to update ***Plan 2015*** by combining Volumes 1 and 2 with text and map amendments and to rename the County's comprehensive plan as ***Horizon 2040***; and

WHEREAS, a Natural Hazards element (hazard mitigation) was added to ***Horizon 2040*** (formerly ***Plan 2015***) establishing goals and policies resulting in development that minimizes loss of life and property from natural disasters; and

WHEREAS, the proposed appropriate goals, policies, and maps of the YUACP 2025, the Terrace Heights Neighborhood Plan, and the West Valley Neighborhood Plan were integrated into ***Horizon 2040*** (formerly ***Plan 2015***); and

WHEREAS, YCC Title 15A.00.010 Plan Adoption will be proposed to be repealed; and

WHEREAS, the proposed text and map amendments to ***Horizon 2040*** (formerly ***Plan 2015)***, were presented to the Planning Commission for their review on June 24, 2015 January 19, 2016, February 10, 2016, April 13, 2016, September 14, 2016, and February 22, 2017; and

WHEREAS, the Board adopted Resolution 399-2013 authorizing the formation of the Yakima County Water Resource System that addresses rural domestic water availability requirements as mandated by the GMA and State's Supreme Court's Hirst Decision; and

WHEREAS, the proposed text amendments to the Land Use, Natural Settings, and Utilities elements relating to legal and physical groundwater availability was presented to the Planning Commission for their review on March 8, 2017; and

2017 YCC TITLE 19 OFFICIAL ZONING MAP - CITY OF GRANDVIEW COMP PLAN AMENDMENT

WHEREAS, the City of Grandview and Yakima County Planning staff initiated a comp plan amendment (ZON2017-001) to ***Horizon 2040*** (formerly ***Plan 2015)*** and concurrent rezone as part of the 2017 GMA Periodic Update; and

WHEREAS, the proposed comp plan amendment and concurrent rezone were presented to the Planning Commission for their review on March 22, 2017; and

WHEREAS, on or around April 10, 2017 notices of application and environmental review were mailed to adjacent property owners within 300 feet of the proposed amendment properties and those agencies with environmental expertise; and

OTHER ***Horizon 2040*** AND YCC TITLE 19 OFFICIAL ZONING MAP

WHEREAS, on April 13, 2017 Yakima County provided a 60-Day notice to the Department of Commerce, as required by RCW 36.70A.106 on the proposed text and map amendments to ***Horizon 2040*** (formerly ***Plan 2015***) and Grandview comp plan amendment; and

WHEREAS, the Planning Commission, having carefully considered the staff recommendation, the applicant's justification, and the written and oral testimony in its deliberations has issued its findings and conclusions to the Board for consideration in the documents "Yakima County Planning Commission Findings of Fact and Recommendations, May 10, 2017"; and,

WHEREAS, the Board conducted a properly advertised public hearing on June 6, 2017 to take public testimony on the proposed text and map amendments to ***Horizon 2040*** (formerly ***Plan 2015***), Grandview comp plan amendment, and Planning Commission recommendations; and

WHEREAS, the Board of Yakima County Commissioners held their deliberations on June 13, 2017 and did adopt motions approving, denying or modifying the proposed amendments to ***Horizon 2040*** (formerly ***Plan 2015***) and Grandview comp plan amendment; and

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

WHEREAS, on May 30, 2017 Yakima County staff prepared a *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2017 Comprehensive Plan and Zoning Amendments* (SEP17-011) which analyzed the environmental and growth management impacts of all proposed actions and included individual reports on each of the remaining proposed amendments; and

WHEREAS, on June 23, 2017 Yakima County issued a final Adoption of *Existing Environmental Documents and Mitigated Determination of Non-Significance for 2017 Comprehensive Plan and Zoning Amendments* (SEP17-011) which analyzed the environmental and growth management impacts of all proposed actions and included individual reports on each of the remaining proposed amendments and considered all submitted comments from agencies and parties of record; and

2017 YCC TITLE 17 URBAN AREA GROWTH POLICY

WHEREAS, the Yakima Urban Area Growth Policy was adopted by Resolution 302-1977 in 1977, the Interim Growth Areas for the cities of Granger, Mabton, Sunnyside, and Grandview was adopted by Ordinance No. 1-1994 on January 11, 1994, and the Interim Growth Areas for the cities of Tieton, Moxee, Selah, Naches, Yakima, and Union Gap was adopted by Ordinance No. 2-1994 on February 15, 1994; and

WHEREAS, the adoption and implementation of ***Plan 2015*** on May 20, 1997 established urban growth areas and updated urban area growth policies for the Yakima cities; and

WHEREAS, Ordinance No. 8-2015 subsequently amended the comprehensive plan text amendment (TXT2015-004) to accommodate new urban land use designations and land use policy text edits in the land use element; and

WHEREAS, YCC Title 17, Chapter 17.04 - the Yakima Urban Area Growth Policy, Chapter YCC 17.30 - the Interim Growth Areas for the cities of Granger, Mabton, Sunnyside, and Grandview, and Chapter 17.35 Interim Growth Areas for the cities of Tieton, Moxee, Selah, Naches, Yakima, and Union Gap will be repealed in accordance RCW 36.70A.130 to be consistent with the comprehensive plan and development guidelines of the 2017 GMA periodic update; and

OTHER

WHEREAS, in 2012 the Washington State Office of Financial Management (OFM) released the 20-year low, medium and high population projections for the state and each of the thirty-nine counties; and

WHEREAS, both the Growth Management Act and the Yakima Countywide Planning Policies require Yakima County to select between the low, medium and high OFM population projections and project the 20-year population for each of the fourteen cities and towns in the County; and

WHEREAS, on July 14, 2015 Yakima County issued its 20-year population projections for each of the fourteen cities and towns of the County based on OFM's medium county population projections; and

WHEREAS, OFM's medium county population projections out to the year 2040 were used by Yakima County as the official planning horizon date for 2017 GMA update of the Yakima County Comprehensive Plan - ***Horizon 2040*** (formerly ***Plan 2015***); and

WHEREAS, both the Growth Management Act and ***Horizon 2040*** (formerly ***Plan 2015***) require Yakima County to conduct a land capacity analysis to analyze the growth needs for all fourteen cities and towns in Yakima County as part of the required UGA update; and

WHEREAS, both the Growth Management Act and ***Horizon 2040*** (formerly ***Plan 2015***) require all fourteen cities and towns in Yakima County to submit up to date and approved capital facilities plans showing how all proposed UGAs are to be served with capital facilities; and

WHEREAS, Yakima County concluded Phase 1 of its UGA review for four of the fourteen cities and towns (Grandview, Harrah, Mabton, and Naches) in 2015 with the adoption of Ordinance 8-2015; and

WHEREAS, Yakima County concluded Phase 2 of its UGA review for twelve cities and towns (Granger, Harrah (updated), Moxee, Naches (updated), Selah, Sunnyside, Tieton, Toppenish, Wapato, Union Gap, Yakima, and Zillah) in 2016 with the adoption of Ordinance 14-2016; and

WHEREAS, as part of the eight-year update requirement under RCW 36.70A.130, completed June 27, 2017, Yakima County has reviewed plans and regulations, analyzed whether there is a need for revisions, and updated those elements of the comprehensive plan and development regulations to reflect local needs, new data, and current laws; and

WHEREAS, the Board of Yakima County Commissioners considered proposed amendments to the comprehensive plan and YCC Title 19 Official Zoning Map, concurrently in order to ascertain their cumulative effects, as set forth in SEPA documents referenced above; and

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

NOW, THEREFORE, the Board does hereby ordain as follows:

Section 1. Reasons for Action.

The 2017 amendments before the Board of Yakima County Commissioners are as follows:

A. ZON2017-002/SEP17-011: Yakima County Comprehensive Plan – ***Horizon 2040*** 2017 GMA periodic update (see Exhibit A) – The proposed text and map amendments as required by the GMA update and deadline of June 30, 2017 to complete the review and amendment process.

B. YCC Title 15A.00.010: (see Exhibit C) – The integration of the proposed appropriate goals, policies, and maps from the YUACP 2025, the Terrace Heights Neighborhood Plan, and the West Valley Neighborhood plan into ***Horizon 2040*** (formerly ***Plan 2015***)and repeal YCC 15A.00.010.

C. ZON2017-001/SEP2017-011: City Grandview: (see Exhibit D) – The comp plan amendment considered as part of the 2017 GMA update. The subject properties are located to the east of the city limits bordering the Sunnyside Valley Irrigation District canal, south of Interstate 82, west of Willoughby Rd, and north of Bonnieview Rd. The subject properties are identified as Assessor Parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016. Land Use: Urban Industrial (UI) to Urban Residential (UR). Zoning: Light Industrial (M-1) to Residential (R-1) – approximately 13.34 acres.

D. YCC Title 17 Urban Area Growth Policy: (see Exhibit E) – Repeal of the outdated YCC Title 17 that has been subsequently amended, updated, and implemented by ***Horizon 2040*** (formerly ***Plan 2015***) and Ordinance No. 8-2015.

Staff reports for the each of docketed amendment requests were provided to the Planning Commission that identified specific issues and recommended approval, modification or denial of the proposed amendments. Following public testimony and deliberations the Planning Commission has determined which of the proposed amendments are needed to correct errors, address deficiencies or more closely correspond to the goals, policies and intent of ***Horizon 2040*** (formerly ***Plan 2015***) and presented their findings and recommendations to the Board for their consideration. The Board then reviewed said amendment requests, held public hearing and made a decision to approve, modify or deny the proposed amendments.

Section 2. Findings. 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 eight year GMA update process have been met and that the plan adopted herein (Exhibit A) achieves the goals and satisfies the requirements of the GMA, as follows (new text is shown in blue underline, deleted text is shown in red ~~strikethrough~~, existing text moved to and from is green double ~~strikethrough~~ underline and green underline and since Volume 1 and Volume 2 of ***Plan 2015*** were combined into the updated plan, in certain elements Volume 2 existing text was shown in purple):

A. Compliance with 2017 Plan Update Process. The amendments to Yakima County Comprehensive Plan – ***Horizon 2040*** (formerly ***Plan 2015***), and development regulations, adopted by this ordinance are in substantial compliance with RCW 36.70A (the Growth Management Act, or GMA). ***Horizon 2040*** is internally consistent and policies within and among elements are complementary, not contradictory. The Comprehensive Plan contains goals, objectives, and policies, implementation measures, policy plan mapping criteria and procedures which provide for its review and adjustment if internal conflicts are discovered.

The Board further finds that Yakima County's phased approach to meeting its GMA comprehensive plan update review and analysis is in compliance with RCW 36.70A, including the following initial steps taken in the last two years of 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) issuance of the 20-year population

projections for the fourteen cities and towns; (3) evaluation of all fourteen cities and towns UGA boundaries; (4) the review and revision of ***Plan 2015***; (5) the addition of a Natural Hazards element; (6) the addition of goals and policies related to both legal and physical water availability, as required by GMA and the Hirst Decision; (7) integration of appropriate goals, policies, and maps from the Yakima Urban Area Comprehensive Plan 2025, Terrace Heights Neighborhood Plan, and West Valley Neighborhood Plan; (8) the repeal of the Yakima Urban Area Comprehensive Plan 2025, Terrace Heights Neighborhood Plan, and West Valley Neighborhood Plan; (9) the renaming of ***Plan 2015*** to ***Horizon 2040;*** (10) the City of Grandview comp plan amendment and change to YCC Title 19 Official Zoning Map; and (11) the adoption of an appropriate ordinance and/or amendments.

B. State Environmental Policy Act (SEPA). Yakima County has complied with the environmental review process required by SEPA for the plan and development regulation update. ***Plan 2015*** was originally designed to integrate SEPA and GMA consistent with the provisions of WAC 197-11- 210 through 197-11-235. The June 23, 2017 issuance of the *Final Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2017 Comprehensive Plan and YCC Title 19 Official Zoning Map Amendments* (SEP17-011), provides the environmental evaluation and documentation required under SEPA for the plan and development regulation update.

C. Analysis of Cumulative Effects. The cumulative effects of the amendments to ***Horizon 2040*** (formerly ***Plan 2015***), implementation regulations, and the Grandview comp plan amendment have been considered as part of the SEPA review process of the comprehensive plan and are included in the SEPA documents referenced above.

D. The Board of Yakima County Commissioners adopts the ***Horizon 2040*** (ZON2017-002) and Grandview comp plan amendment (ZON2017-001) as detailed in the findings of fact and recommendations of the Planning Commission dated May 10, 2017, with modifications as shown in the exhibits as follows:

i. ***Horizon 2040*** (ZON2017-002) - the Board of Yakima County Commissioners adopted the Planning Commission Findings and Recommendations for the County's Comprehensive Plan ***Horizon 2040*** with modifications. The Board modified comprehensive plan is attached as Exhibit A, the Planning Commission Findings and Recommendations are attached as Exhibit B.

ii. YCC Title 15A.00.010 Plan Adoption – the Board of Yakima County Commissioners repeal Title 15A.00.010 without any modifications as shown in Exhibit C.

iii. Grandview Comp Plan Amendment (ZON2017-001) – the Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Grandview without any modifications as shown in Exhibit D.

E. The Board of Yakima County Commissioners repeal YCC Title 17 as shown in the following exhibit.

i. Title 17 Urban Area Growth Policy – the Board of Yakima County Commissioners repeal Title 17 without any modifications as shown in Exhibit E.

Section 3. Preparation of Final Comprehensive Plan Document. County staff are hereby directed to complete final preparation of ***Horizon 2040***, correct any typographical or formatting edits, and include appropriate graphics and illustrations.

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 resolution, or the validity of its application to any other persons or circumstances.

Section 5. Effective Date. Pursuant to the Growth Management Act (RCW 36.70A), Yakima County must publish a Notice of Adoption within 10 days after the Board's approval of this ordinance, thus starting the required 60 appeal period. Therefore, this ordinance becomes effective on the 61st day after posting of the Notice of Adoption, unless successfully appealed.

DONE this 27th day of June, 2017

SEAL OF THE BOARD OF YAKIMA COUNTY COMMISSIONERS STATE OF WASHINGTON

J. Rand Elliott, Chairman

Ron Anderson, Commissioner

Attest: Tiera Girard
Clerk of the Board

Michael D. Leita, Commissioner

Constituting the Board of County Commissioners for Yakima County, Washington

Exhibit A – **Horizon 2040** (attached)
Exhibit B – Planning Commission Findings and Recommendations on the draft **Horizon 2040** (attached)
Exhibit C – Yakima County Code 15A.00.010 is hereby repealed as follows:

~~**15A.00.010 Plan Adoption**~~

~~The Yakima Urban Area Comprehensive Plan shall consist of the Yakima Urban Area Comprehensive Plan 2025, adopted by Ordinance No. 9-2006 on December 19,2006, the Terrace Heights Neighborhood Plan, adopted by Ordinance No. 8-1999 on July 27, 1999, and the West Valley Neighborhood Plan, adopted by Ordinance No 5-2011 on February 15, 2011 and attached thereto as Exhibit D, all as subsequently amended by ordinance. The plan shall be the official comprehensive land use plan for the Yakima Urban Growth Area, as required by RCW 36.70A.~~

Exhibit D – YCC Title 19 Official Zoning Map/Grandview Rezone and Comp Plan Map Amendment (attached)

Exhibit E – YCC Title 17 Urban Area Growth Policy is hereby repealed as follows:

~~**TITLE 17**~~
~~**URBAN AREA GROWTH POLICY**~~

~~Chapters:~~

~~17.04 Urban Area Growth Policy~~

~~17.30 Interim Growth Areas for Granger, Mabton, and the Sunnyside Grandview Urban Area~~

~~17.35 Interim Growth Areas for Tieton, Moxee, Selah, Naches, and the Yakima Union Gap Urban Area~~

~~**Chapter 17.04**~~
~~**URBAN AREA GROWTH POLICY**~~

~~Sections:~~

~~17.04.010 Adopted.~~

~~The Yakima urban area growth policy is adopted as set forth in this chapter.~~

~~YAKIMA URBAN AREA GROWTH POLICY~~

~~1. GOAL: TO GUIDE DEVELOPMENT AWAY FROM AREAS WHERE LAND CAPABILITY POSES LIMITATIONS TO QUALITY GROWTH.~~

~~POLICIES:~~

~~A. Development shall be discouraged in areas where severe soil limitations, geologic instability or surface flooding occurs.~~

B. Open space or industrial uses should be preferred land uses in the airport vicinity which is heavily impacted by noise and flight patterns referenced as Federal Noise Suppression Standards and FAA flight patterns. Residential use should be kept low (5 – 10 acre minimums) on lands underlying the recognized flight and noise patterns.

2. GOAL: TO DIRECT SUBURBAN DEVELOPMENT TO PLANNED SERVICE AREAS.

POLICIES:

A. Within the urban boundary as established or amended, development should be compatible with municipal service plans.

1. Land within the municipal service areas should be platted and allowed to be developed. Density shall be guided by service availability, health considerations and existing land use patterns. Proximity to major arterials should also be considered.

2. Cooperative county-city extension of sewer and water services based on health considerations, economic feasibility, geographic limitations and overall community desires should be a major factor in directing and controlling urban growth.

3. Developments which occur within the municipal service area in advance of the extension of sewer and water systems should be designed with wetline sewers connected to a central system. Water systems should be designed in conformance with a coordinated water systems plan.

B. Urban development shall be discouraged beyond the sewer service boundaries; infilling shall be encouraged within the sewer service boundary.

1. Platting requirements for large lots in suburban and rural residential areas should be designed to facilitate future subdivision and infilling by ensuring that lot lines, setbacks and easements will be consistent with well designed higher density development in the future.

2. A system should be utilized whereby early customers can be reimbursed for costs of extending service lines over undeveloped land as the undeveloped area fills in at a later date.

3. GOAL: TO PRESERVE, MAINTAIN AND ENHANCE REGIONAL ECONOMIC DEVELOPMENT BASED ON LOCAL NATURE RESOURCES.

POLICIES:

A. Suburban development shall be controlled in potential and existing agriculturally productive areas outside the urban boundary, in such a way as to preserve agricultural production.

B. Preservation of agriculture should be encouraged. Minimum acreages shall be established in agriculture zones; however, smaller acreages shall be permitted if proven economically viable or allowed if they are to be joined with other productive agricultural lands.

4. GOAL: TO PROMOTE AND ENCOURAGE YAKIMA'S AND UNION GAP'S CONTINUED DEVELOPMENT AS THE FINANCE, BUSINESS, VISITOR, MEDICAL AND CULTURAL CENTER FOR THE REGION.

POLICIES:

~~A. The central business district of Yakima should be revitalized and coordinated with commercial development of Union Gap.~~

~~B. Regional and community commercial uses should locate within existing commercial clusters until the need for a new cluster can be proved.~~

~~C. Educational programs and facilities, cultural activities and adequate employment opportunities for all segments of the community shall be encouraged.~~

~~5. GOAL: TO MAINTAIN A DIVERSE QUALITY RESIDENTIAL ENVIRONMENT IN THE URBAN AREA.~~

~~POLICIES:~~

~~A. Rural residential opportunities outside the urban containment boundary shall be provided for with the understanding that these buffer areas are intended to receive only those services provided by the county and to be developed in such a way as to not detract from agricultural production.~~

~~B. Housing stock for all segments of the community will be increased through incentives for rehabilitation and new construction.~~

~~C. Residential lots abutting arterial streets in new developments should be deep enough to allow proper screening and access should be from an interior street. (Park strips, screen planting, fences or other suitable landscaping and sight screening measures should be provided along the property line abutting the arterial street to protect residents from detrimental effects).~~

~~D. Citizens shall be encouraged to participate in neighborhood planning.~~

~~6. GOAL: TO PROVIDE ACCESS TO A BROAD RANGE OF SERVICES, FACILITIES, AND EMPLOYMENT IN A SAFE, QUICK AND CONVENIENT MANNER AND TO MOVE GOODS EFFICIENTLY.~~

~~POLICIES:~~

~~A. Land use decisions will consider the impact on adjacent streets and roads.~~

~~B. There will be increased emphasis on alternate modes of transportation other than the private automobile (bus, rail, car pools, bike and pedestrian paths).~~

~~C. Where possible, major arterials and highways will be buffered.~~

~~D. Air and noise pollution potential of urban area transportation shall be monitored and evaluated to avoid future problems.~~

~~E. The county, in cooperation with Yakima city and Union Gap, should seek to extend public transportation to concentrated suburban development on unincorporated lands within the urban planning boundary.~~

~~7. GOAL: TO DEVELOP AND MAINTAIN A COMPREHENSIVE PLAN THAT IS ADAPTABLE TO CHANGING CONDITIONS.~~

~~POLICIES:~~

~~A. Urban area land use policy shall be clearly set forth in an adopted comprehensive plan, which should serve as a guide for public and private land use decisions.~~

~~B. The comprehensive plan shall be periodically updated to reflect changing conditions. An effective system to insure continued participation by citizens in planning and decision making should be developed and maintained.~~

~~C. A uniform set of implementation regulations should be developed which will reflect the goals and objectives of the comprehensive plan.~~

~~D. There should be consistent enforcement of land use legislation. Guidelines shall be set for exceptions to allow flexibility in special cases to maximize retention of individual property rights.~~

~~E. A one-stop permit center for the urban area should be established. City-county staff and legislative review functions for the urban area should be closely coordinated.~~

~~Chapter 17.30~~
~~INTERIM GROWTH AREAS FOR GRANGER, MABTON, AND THE SUNNYSIDE–GRANDVIEW AREA~~

~~Sections:~~

~~17.30.010 Purpose of Provisions.~~

~~17.30.020 Granger Interim Urban Growth Area.~~

~~17.30.030 Mabton Interim Urban Growth Area.~~

~~17.30.040 Sunnyside–Grandview Area Interim Urban Growth Area.~~

~~17.30.050 No Annexation Outside Interim Urban Growth Area Boundary.~~

~~17.30.060 No Urban Development Outside Interim Urban Growth Areas.~~

~~17.30.070 Present Zoning to Apply.~~

~~17.30.080 Duration of Interim Urban Growth Areas.~~

~~17.30.010 Purpose of Provisions.~~

~~The purpose of this chapter is to provide for the designation and establishment of interim urban growth areas (UGA) for the cities of Granger, Mabton, Sunnyside and Grandview, as required by RCW 36.70A.110 for all purposes provided by law.~~

~~17.30.020 Granger Interim Urban Growth Area.~~

~~(1) The board acknowledges and concurs with the town's findings of fact in support of its proposed interim urban growth area but disagrees with the boundary proposed by the Granger town~~

~~council. The town's findings state a need for approximately three hundred thirty additional acres to support its projected growth through the year 2015. The boundary proposed by the town encompasses over one thousand two hundred acres of unincorporated area.~~

~~(2) The board concurs with the county planning department's report on the proposed interim UGA, which recommends that it be reduced by approximately seven hundred acres. This acreage is not characterized by urban growth nor is it adjacent to territory characterized by urban growth nor is it needed to accommodate projected urban growth through the year 2015.~~

~~(3) The town's findings of fact and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the town of Granger is designated as that area depicted on the map entitled "Granger Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit A.~~

~~17.30.030 Mabton Interim Urban Growth Area.~~

~~(1) The board acknowledges the city's findings and related materials in support of its proposed interim urban growth area and understands the city's desire for an extensive urban growth area to allow phased development over time. The Board fully recognizes the effort the city is making to reverse its present economic decline and to gain a share of the Lower Valley's anticipated economic development by establishing business and industrial parks as part of its phased growth concept. However, the board finds that the interim UGA proposed by the Mabton city council is larger than necessary to accomplish the city's objectives and appears to be beyond the city's capacity to provide services. Furthermore, much of the land proposed by the city for inclusion in its interim UGA is productive farm land that should remain outside the growth area boundary until there is a demonstrated need for urban development and the city demonstrates an ability to provide urban level services. The Board finds that some of these lands should be considered part of the city's secondary growth area for future inclusion in its urban growth area when warranted by demand and the city's ability to serve.~~

~~(2) The board concurs with the county planning department's report on the proposed interim UGA which recommends that it be reduced by approximately one thousand four hundred acres.~~

~~(3) The city's findings and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the city of Mabton is designated as that area depicted on the map entitled "Mabton Interim Urban Growth Area," incorporated herein by reference as Exhibit B. Lands shown as the city's secondary growth area will be considered by the county for inclusion within the city's UGA when there is demonstrated demand to develop these lands for urban uses and when the city demonstrates its ability to provide urban services.~~

~~17.30.040 Sunnyside – Grandview Area Interim Urban Growth Area.~~

~~(1) The Yakima Valley Highway corridor between Sunnyside and Grandview is becoming urbanized and should be included within an interim urban growth area. The cities of Sunnyside and Grandview both propose to extend their UGAs along the Yakima Valley Highway corridor to include the Lower Valley Elk's Club and Golf Course. Because there is insufficient information at this time to determine this overlapping issue, the board has decided to designate a single interim~~

~~UGA to be known as the Sunnyside – Grandview Interim Urban Growth Area. The board encourages the cities of Sunnyside and Grandview to examine their respective service capabilities as part of the comprehensive planning process and to resolve their service area dispute during development of final comprehensive plans.~~

~~(2) The board acknowledges the findings of fact submitted by the city of Sunnyside and the city of Grandview in support of establishing an interim urban growth area but disagrees with the boundary proposed. Sunnyside's findings indicate a need for approximately two thousand two hundred seventy-five additional acres to support its projected growth through the year 2015. The boundary proposed by the city includes over twelve thousand acres of unincorporated area to accommodate this projected growth. Grandview's findings indicate a need for approximately one thousand eight hundred eighty additional acres to support all land use types associated with its projected population through the year 2015. The boundary proposed by the city includes about six thousand six hundred acres of unincorporated area to accommodate this projected growth.~~

~~(3) The board concurs with the county planning department's reports on the proposed interim UGA which recommends that the boundary be reduced by approximately seven thousand acres in the Sunnyside vicinity and by approximately three thousand five hundred acres in the Grandview vicinity. This acreage is not characterized by urban growth nor is it adjacent to territory characterized by urban growth, nor is it needed to accommodate projected urban growth through the year 2015.~~

~~(4) Sunnyside's and Grandview's findings and the county planning department's report are both incorporated by reference herein.~~

~~(5) The interim urban growth area for the Sunnyside – Grandview area is designated as that area depicted on the map entitled "Sunnyside – Grandview Interim Urban Growth Area," incorporated herein by reference as Exhibit C.~~

~~17.30.050 No Annexation Outside Interim Urban Growth Area Boundary.~~

~~Any land lying outside the interim urban growth areas designated by this chapter shall not be annexed.~~

~~17.30.060 No Urban Development Outside Interim Urban Growth Areas.~~

~~The board finds that the existing county zoning ordinance does not permit development of an urban character to occur outside the interim UGAs designated by this chapter. With the exception of the existing rural settlement zone, which applies to some unincorporated communities already served with public water and sewer systems, Yakima County will not approve developments outside designated interim UGAs which are urban in character and require urban governmental services.~~

~~17.30.070 Present Zoning to Apply.~~

~~County zoning classifications presently applied to unincorporated lands within the interim UGAs established by this chapter shall remain in effect until new development regulations that are consistent with and implement the comprehensive plan are enacted pursuant to the requirements of RCW Chapter 36.70A. Nothing herein shall preclude a property owner's right to apply for and seek a rezone of property, nor the county's responsibility to process such application.~~

17.30.080 Duration of Interim Urban Growth Areas.

Each interim urban growth area designated by this chapter shall remain in effect until such time as a final urban growth area is designated as part of the county's new comprehensive plan adopted pursuant to the requirements of RCW Chapter 36.70A.

Chapter 17.35
INTERIM GROWTH AREAS FOR TIETON, MOXEE, SELAH, NACHES, AND THE YAKIMA – UNION GAP URBAN AREA

Sections:

17.35.010 Purpose of Provisions.

17.35.020 Tieton Interim Urban Growth Area.

17.35.030 Moxee Interim Urban Growth Area.

17.35.040 Selah Interim Urban Growth Area.

17.35.050 Naches Interim Urban Growth Area.

17.35.060 Yakima – Union Gap Interim Urban Growth Area.

17.35.070 No Annexation Outside Interim Urban Growth Area Boundary.

17.35.080 No Urban Development Outside Interim Urban Growth Areas.

17.35.090 Present Zoning to Apply.

17.35.100 Duration of Interim Urban Growth Areas.

17.35.010 Purpose of Provisions.

The purpose of this chapter is to provide for the designation and establishment of interim urban growth areas (UGA) for the cities of Tieton, Moxee, Selah, Naches, Yakima and Union Gap as required by RCW 36.70A.110 for all purposes provided by law.

17.35.020 Tieton Interim Urban Growth Area.

(1) The board acknowledges the city's findings of fact in support of its proposed interim urban growth area but disagrees with the boundary proposed by the Tieton city council. The city's findings state that the proposed UGA will allow for more than doubling of housing units (and implicitly a more than doubling of its population) through the year 2015. This level of growth exceeds the city's high population projection by forty three percent. The boundary proposed by the city encompasses over eight hundred acres of unincorporated area.

(2) The board concurs with the county planning department's report on the proposed interim UGA and its recommendation that the proposed boundary be reduced in size. The specific recommendation was to remove approximately one hundred acres west of the town and about sixty acres south of the town because these lands are not characterized by urban growth nor are they

~~adjacent to territory characterized by urban growth nor are they needed to accommodate projected urban growth through the year 2015. However, the board finds that approximately thirty acres south of Tieton recommended for exclusion by the planning department report should remain in the proposed boundary because this area is adjacent to the city limits on two sides and appears to be a probable future expansion area for the town. The other one hundred thirty acres referred to in the report are predominantly productive farm lands that should not be included within the interim UGA.~~

~~(3) The city's findings of fact and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the city of Tieton is designated as that area depicted on the map entitled "Tieton Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit A.~~

~~17.35.030 Moxee Interim Urban Growth Area.~~

~~(1) The board acknowledges the city's findings in support of its proposed interim urban growth area and understands the city's desire for an extensive urban growth area to allow for industrial development over time. However, the board finds that the interim UGA proposed by the Moxee city council is larger than necessary to accomplish the city's objectives. Furthermore, much of the land proposed by the city for inclusion in its interim UGA is productive farm land that should remain outside the growth area boundary until there is a demonstrated need for urban development and the city demonstrates an ability to provide urban level services. The boundary proposed by the city encompasses over two thousand eight hundred acres of unincorporated land.~~

~~(2) The board concurs with the county planning department's report on the proposed interim UGA and its recommendation that the proposed boundary be reduced in size. The specific recommendation was to remove approximately one thousand six hundred acres because these lands are not characterized by urban growth nor are they adjacent to territory characterized by urban growth, nor are they needed to accommodate projected urban growth through the year 2015. However, the board finds that approximately one hundred acres south of Moxee recommended for exclusion by the planning department report should remain in the proposed boundary because this area is adjacent to the city limits and has utility services planned for it. The city has already extended utility lines under Highway 24 to provide future service to this area. Furthermore, the board finds that approximately one hundred thirty acres north of the city recommended for exclusion by the planning department report should also remain in the proposed boundary because this area lies between the existing city limits and the city's water reservoir and appears to be a probable future expansion area for Moxee. The other one thousand three hundred seventy acres referred to in the report are predominantly productive farm lands that should not be included within the interim UGA.~~

~~(3) The city's findings and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the city of Moxee is designated as that area depicted on the map entitled "Moxee Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit B.*~~

~~17.35.040 Selah Interim Urban Growth Area.~~

(1) The board acknowledges and concurs with the city's findings of fact in support of its proposed interim urban growth area and the county planning department's report on the proposed interim UGA, both of which are incorporated by reference herein.

(2) The interim urban growth area for the city of Selah is designated as that area depicted on the map entitled "Selah Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit C.

17.35.050 Naches Interim Urban Growth Area.

(1) The board acknowledges and concurs with the town's findings of fact in support of its proposed interim urban growth area but disagrees with the boundary proposed by the Naches town council. The findings state that based upon extensive community involvement, the preferred proposal ought to include only already developed unincorporated lands or those currently being developed. In applying this criteria, the town council should have included the unincorporated area lying south of the city and north of the Yakima River which is already developed and served with municipal water and sewer.

(2) The board concurs with the county planning department's report on the proposed interim UGA which recommends including the South Naches area.

(3) The city's findings of fact and the county planning department's report are both incorporated by reference herein.

(4) The interim urban growth area for the town of Naches is designated as that area depicted on the map entitled "Naches Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit D.*

17.35.060 Yakima – Union Gap Interim Urban Growth Area.

(1) The cities of Yakima and Union Gap lie contiguous to one another and since 1976 they have been part of a single urban growth area commonly referred to as the Yakima urban area. The Yakima urban area boundary serves as a mutual urban growth area without distinguishing between which lands are Yakima's responsibility to serve and which are Union Gap's. Adopted interim UGAs required by the Growth Management Act, RCW Chapter 36.70A (GMA) may encompass more than one city and need not identify the UGA for each individual city. Consistent with the current designation of the Yakima urban area and with GMA guidelines for establishing interim UGAs, the board will designate a single interim UGA for the cities of Yakima and Union Gap.

(2) The board concurs with the location of the proposed interim UGA submitted by the Yakima city council and finds that the location of the proposed interim UGA submitted by the Union Gap city council is coterminous with Yakima's except that it excludes approximately one hundred seventy acres of deeded property within the Yakima Indian Reservation on the south end of the proposed UGA. This one hundred seventy acres is a logical part of the area within the Yakima Indian Reservation that Union Gap is proposing for its interim UGA.

(3) The board concurs with the county planning department's report on the proposed interim urban growth area for Yakima and Union Gap. The report recommends including the one hundred seventy acres left out of the Union Gap proposal.

~~(4) The resolutions of the city of Yakima and the city of Union Gap accompanying their proposals and the county planning department's report are incorporated by reference herein.~~

~~(5) The interim urban growth area for the Yakima urban area which includes the cities of Yakima and Union Gap is designated as that area depicted on the map entitled "Yakima – Union Gap Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit E.~~

~~17.35.070 No Annexation Outside Interim Urban Growth Area Boundary.~~

~~Any land lying outside the interim urban growth areas designated by this chapter shall not be annexed.~~

~~17.35.080 No Urban Development Outside Interim Urban Growth Areas.~~

~~The board finds that the existing county zoning ordinance does not permit development of an urban character to occur outside the interim UGAs designated by this chapter. With the exception of the existing rural settlement zone, which applies to some unincorporated communities already served with public water and sewer systems, Yakima County will not approve developments outside designated interim UGAs which are urban in character and require urban governmental services.~~

~~17.35.090 Present Zoning to Apply.~~

~~County zoning classifications presently applied to unincorporated lands within the interim UGAs established by this chapter shall remain in effect until new development regulations that are consistent with and implement the comprehensive plan are enacted pursuant to the requirements of RCW Chapter 36.70A. Nothing herein shall preclude a property owner's right to apply for and seek a rezone of property, nor the county's responsibility to process such application.~~

~~17.35.100 Duration of Interim Urban Growth Areas.~~

~~Each interim urban growth area designated by this chapter shall remain in effect until such time as a final urban growth area is designated as part of the county's new comprehensive plan adopted pursuant to the requirements of RCW Chapter 36.70A.~~



Adopted June 27, 2017

YAKIMA COUNTY, WA
COMPREHENSIVE PLAN

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Yakima County Comprehensive Plan

Originally adopted by the Board of Yakima County Commissioners on May 20, 1997 (Ord. No. 4-1997)

Plan and map Amendments authorized by:

- GMA Update (Ord. No. 15-2007) – Effective December 31, 2007
- New Comp Plan (Ord. No. 4-2017) – Effective Month XX, Year

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CHAPTER 1. ~~POLICY PLAN~~ INTRODUCTION

1.1 ABOUT YAKIMA COUNTY

Yakima County is located in south central Washington State among seven neighboring counties. The geography varies from densely timbered, mountainous terrain in the west, rolling foothills, broad valleys and arid regions to the east and fertile valleys in its central and southern parts. Yakima County's development was shaped largely by the Northern Pacific Railroad and the Yakima River. Most of the county's population is concentrated along this river, largely because irrigation was critical to the success of the communities and the farmers who settled in this area. Agriculture has been the staple of the economy as far back as 1880s when Yakima settlers developed the land into a commercial agricultural enterprise. With irrigation and railroads, commercial fruit production flourished. Yakima established wine grape vineyards in 1869 and hops acreage in 1872, which remain major parts of its agricultural industry today. Forestry and livestock, dairies and the growing, storage and shipping/processing of deciduous tree fruits (cherry, pears, apples, etc.), are bedrocks of Yakima County's agricultural industry. Yakima County has 558,000 irrigated acres of private land used for agriculture. The most recent federal decennial census for 2010 had Yakima County at a population of 243,231 and the Washington State Office of Financial Management (OFM) has the County at a 2015 population of 249,970. Yakima County is the second largest county by land area in Washington State at 4,296 square miles or 2.75 million acres and is the state's leading agricultural county ($850 million per year).

1.2 GROWTH MANAGEMENT ACT

The Washington State Growth Management Act (GMA), enacted in 1990, is a state law that requires local governments to manage growth by identifying and protecting critical areas, natural resources, designating urban and rural areas and preparing comprehensive plans and implementing them through development regulations and capital investments. The GMA was adopted because the Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and the quality of life in Washington. Rather than centralize planning and decision-making at the state level, the GMA focuses on local control. The GMA establishes state goals, set deadlines for compliance, offers direction on how to prepare local comprehensive plans and regulations and sets forth requirements for early and continuous public participation. Within the framework provided by the mandates of the Act, local governments have many choices regarding the specific content of comprehensive plans and implementing development regulations. The following 14 goals listed in Table

BOCC Adopted

1.2-1 are adopted under GMA to guide the development and adoption of comprehensive plans and development regulations.

Table 1.2-1 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.
Shoreline Management	The goals and policies of a shoreline master program for a county shall be considered an element of the county or city's comprehensive plan.

Source: RCW 36.70A.020

The comprehensive plan of Yakima County is required to consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. The comprehensive plan shall be adopted and amended with adequate public participation as required by the Act. The comprehensive plan shall include a plan, scheme, or design for each of the following elements: a land use element, a housing element, a capital facilities element, a utilities element, and, for counties, a rural element. Yakima County's Comprehensive Plan includes the required elements as well as optional elements addressing: natural environment, parks and open spaces, natural hazards, intergovernmental coordination, economic development and subarea planning.

The GMA has changed Washington planning law in several ways:

1. Local governments must develop comprehensive plans and adopt regulations that are consistent with the plan. This changes the historic position in this state that the plan is to serve only as a "guide" to decision-making;
2. Land use authorized by the plan must be supported by adequate public facilities and services;
3. Local plans must comply with state planning goals and regulations and countywide planning policies. Plans that are not consistent with these requirements may be appealed. Penalties, imposed by the state, may be applied to communities whose plans do not conform to the state and regional requirements;
4. Urban Growth Areas (UGAs) must be designated. The UGAs are intended to direct growth to areas with adequate facilities and services, to reduce sprawl and to provide a distinct boundary between urban and rural areas; and
5. A process is required to accommodate essential public facilities (e.g. prisons, wastewater plants, etc.).

THE GROWTH MANAGEMENT ACT
ESTABLISHES THE PRIMACY OF THE COMPREHENSIVE PLAN.
THE COMPREHENSIVE PLAN IS THE STARTING POINT
FOR ANY PLANNING PROCESS
AND THE CENTERPIECE OF LOCAL PLANNING.

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1.3 THE COMPREHENSIVE PLAN – *HORIZON 2040*

The Yakima County Comprehensive Plan – ***Horizon 2040*** is not just a plan for County government. *Horizon 2040* ensures that Yakima County complies with requirements of the Growth Management Act including the fourteen planning goals and represents Yakima County's means for achieving compliance consistent with Central Washington values, customs and culture. Developed out of input from thousands of people in our community at different times over decades, ***Horizon 2040*** truly is the community's plan. Many goals and policies call for coordination and collaboration among individual citizens, neighborhoods and civic groups, and city government. As always, there will be challenges and change, but the intent is to build on the creativity and strength of our community to shape how we develop. ~~1 Purpose~~

Yakima County residents have expressed a vision for the future that includes a healthy environment, family wage jobs, convenient transportation, affordable housing, accessible health care, and a diversified economy~~ic development~~. Yakima County's Comprehensive Plan—***Horizon 2040*** serves as the blueprint for making this vision a reality.



Horizon 2040 is a set of goals, policies, maps, illustrations, and implementation strategies that state~~s~~ how the county should grow physically, socially, and economically. The plan emphasizes innovative and flexible

strategies to guide growth and development. One of the central themes of ***Horizon 2040*** is the promotion of economic development that occurs in harmony with environmental protection and preservation of natural resources. ***Horizon 2040*** recognizes the interest of the entire community and promotes cultural and ethnic diversity.

Yakima County Comprehensive Plan - ***Horizon 2040*** establishes a pattern of land uses to shape the future in desirable ways. Land use plan map designations include: residential, commercial, industrial, urban, rural, and resource areas. Identifying and defining these land use categories ensures compatibility among uses, protection of property values, and efficient provision of infrastructure and services. ***Horizon 2040's*** land use plan map also identifies urban growth area (UGA) boundaries. UGAs are intended to reduce sprawl and provide a clear separation between urban and rural areas.

The benefits to Yakima County of developing and implementing a comprehensive plan include:

1. Identifying the major trends and issues that will affect the county's future form, livability and overall health;
2. Assuring the protection and enhancement of the county's natural resources, environmental systems and neighborhood and community character in the midst of anticipated growth and change;
3. Using capital improvements, regulatory programs and incentives to guide new development and encourage appropriate redevelopment; and
4. Acting strategically to improve the county's economic future and its ability to attract and retain well-paying jobs.

1.3.1~~1~~ Plan ~~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?"*~~

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~~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.~~

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~~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:~~

Each Element of ***Horizon 2040*** is generally organized to include the following sections:

- **INTRODUCTION** ~~and **PURPOSE**~~ section~~s~~ provide~~s~~ a brief overview of the specific context of the chapter.

- **GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS** outlines the legal framework for the element~~,~~ and the topics covered by ~~***Plan 2015***~~***Horizon 2040*** goals and policies. Table ~~I~~1.2-1 lists the state goals in RCW 36.70A.020 that form the basis for GMA.

- **M~~AJOR ISSUE~~OPPORTUNITIES** examines issues specific to Yakima County, the topics are also ~~and which are~~ addressed later in the goals ~~,~~and policies section~~, 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 AND POLICIES** ~~contained in Volume I~~ formulate strategies for resolving the major issues. The ~~basis for these sources are found in the~~ Yakima County Visioning reports originally published in 1992, and through a "check-in" process an addendum to the Visioning Reports was published on April 8, 2015, ~~-~~and the County-wide Planning Policies, described in the Intergovernmental Element~~y~~ are the basis for the basis for the goals and policies in each Element.~~, 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.

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- **ENVIRONMENTAL ANALYSIS** summarizes the probable significant environmental impacts according to the four alternatives and suggests mitigation measures. A Supplemental Environmental Impact Statement has been issued with the 2017 Comprehensive Plan Update to address changes in goals and policies that may have a significant impact on the environment and mitigating factors to mitigate those impacts.

Each element provides the information needed to understand how ~~***Plan 2015***~~***Horizon 2040*** ~~is intended~~will ~~to~~ guide ~~the~~ growth and development ~~of~~for Yakima County. Each~~, but the chapters~~element is also required to be internally consistent so that goals and policies in one element do not conflict with goals and policies in a different element. An external consistency requirement provides for ***Horizon 2040*** and all other plans, development regulations, and all other guidance documents to work together to take Yakima County in the same direction. Table 1.~~2~~3.1-1 below lists each of ***Horizon 2040*** Comprehensive Plan Elements.

Table 1.3.1-1 Horizon 2040 Elements

Chapter	Element
Chapter 1	Introduction
Chapter 2	Natural Setting
Chapter 3	Hazard Mitigation
Chapter 4	Economic Development
Chapter 5	Land Use*
Chapter 6	Capital Facilities*
Chapter 7	Housing*
Chapter 8	Parks and Open Space
Chapter 9	Utilities*
Chapter 10	Transportation*
Chapter 11	Intergovernmental Coordination

*** Asterisk denotes GMA required elements.**

~~IVChapter V Demographics+~~
~~Urban Lands~~
~~Rural Lands*~~
~~Resource Lands~~
~~+ This Element does not have goals and policies.~~
~~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~~1.3.2~~1 E. Goals and Policies~~

1.3.2.1 Goal Setting

Much time and considerable effort by many people have been invested in developing goals and policies, as documented in Chapter 2. ***Horizon 2040*** takes into account the requirements of the Growth

Management Act, the Yakima County-wide Planning Policies, results of the visioning check-in process, comments received during 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.

1.3.2.2 Background/Major Opportunities or 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.

1.3.2.3 Purpose Statements

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.

1.3.2.4 Goals

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."

1.3.2.5 Objectives

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.

1.3.2.6 Policies

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.

1.4 PRINCIPAL *HORIZON ~~2015~~ 2040* CONCEPTS AND ASSUMPTIONS

The following concepts, and the assumptions that underlie them, are basic to the approach in ***Horizon ~~Plan~~ 2040***:

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 the original *Focus 2010, Vision 2010 and in the Visioning "Check-In" in 2015*.

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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.

5. Future land use within Urban Growth Areas (UGAs) is designated by both 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 non-urban 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, non-resource residential development should be discouraged in resource areas (agriculture, forestry and mining).

8. The Plan must be reasonably internally consistent, well integrated, financially feasible, and generally capable of implementation.

9. ***Horizon 2040*** 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 or partnership approach to service provision and development finance between the public and private sectors as well as across jurisdictional lines.

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1.5 *HORIZON 2040* IMPLEMENTATION

~~**C. IMPLEMENTATION**~~

Horizon ~~***Plan 2015***~~ ***2040*** 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. ***Horizon*** ~~***2015***~~ ***2040*** 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 ***Horizon*** ~~***Plan 2015***~~ ***2040*** is adopted, several key implementing actions must take place. The County will develop specific measures to implement ***Horizon 2040***. These measures start with development regulations. Development regulations implement our community's comprehensive plan. The GMA does not dictate where a community has to place these regulations in their municipal codes, so the locations vary. GMA regulations may be divided into separate municipal code titles including Zoning, Subdivision, Critical Area and Shoreline Management, or they may be consolidated in a unified development code. Yakima County currently has a unified land development code for zoning and subdivision. Central to the implementing process will be the re-evaluation of these existing development regulations, as well as other ordinances, County policies and procedures, to identify the changes needed to make them consistent with plan goals and policies and whether they reflect the philosophy of ***Horizon 2040***. Where action is needed to implement the plan, specific strategies and schedules will be developed.

Before adopting any development regulation intended to carry out ***Horizon*** ~~***2015***~~***2040***, the County will review its terms to make sure that it is consistent with and implements the comprehensive plan, and will make a finding to that effect. When the entire implementation strategy has been developed, the County will review it to make sure that it is consistent with the comprehensive plans of other Counties or cities with which it shares common borders or has related regional issues.

In addition, the Master Interlocal Agreement between Yakima County and the fourteen incorporated cities addresses urban growth policies for joint areas of planning concern. The Master Interlocal Agreement also implements the comprehensive plan by addressing land use regulations, service provision, and development and construction standards for the unincorporated portions of the urban growth areas. The Agreement specifies the process by which affected local governments may review and comment on comprehensive plan amendments, zone changes and development applications processed by another jurisdiction within urban growth areas (CWPP F.3.4). Sub-agreements may be negotiated for appropriate allocation of financial burdens resulting from the transition of land from county to city jurisdiction.

1.6 PLAN DEVELOPMENT

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Yakima County adopted its first GMA compliant comprehensive plan – ***Plan 2015*** on May 20, 1997. The development of that Plan was an extraordinary community effort and is well documented in the Policy Plan Element of ***Plan 2015***. The Growth Management Act under RCW 36.70A.130, required Yakima County to review and evaluate its comprehensive plans and development regulations and take legislative action, if needed, to ensure the plan and regulations comply with the requirements of the Growth Management Act. The initial GMA compliant update deadline established for Yakima County was December 2007. Yakima County made changes to ***Plan 2015*** as part of its first GMA required comprehensive plan update, which was completed on December 18, 2007.

As of 2015, ***Plan 2015*** has outlived its initial twenty-year planning horizon. With a new GMA (RCW 36.70A.130) mandated update deadline of June 30, 2017, Yakima County made the decision to conduct a simplistic approach to the update of ***Plan 2015***. After the initial plan review, Yakima County was unable to adopt a finding of GMA consistency without first making at least some revisions to ***Plan 2015*** and development regulations. This is because ensuring consistency requires: (1) a consideration of updated population projections; (2) changes in the community vision; (3) amendments to GMA statutes; and (4) Growth Management Hearing Board and court interpretations of GMA regulations.

1.6.1 Population Projections

So, the first step Yakima County took was to extend the planning horizon out another twenty-years. Instead of using 2037, it was decided to use year 2040, which corresponded to the recent Washington State Office of Financial Management's population projections that went to 2040. Under RCW 43.62.035, the Office of Financial Management (OFM) must develop county population projections for growth management planning. State and county populations are provided at five-year and single year interval projections out to 2040 to accommodate the various GMA planning targets specified by counties. RCW 36.70A.115 requires Yakima County to ensure that comprehensive plans and development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their projected and allocated employment growth consistent with the twenty-year population forecast from OFM. These projections and allocations of growth are foundational inputs that will inform many aspects of the comprehensive planning process over the next few years.

As mandated by the GMA, the OFM has developed low, medium, and high population forecasts for each county. The GMA requires Yakima County to select a 20-year GMA planning target that is within the high and low growth projections prepared by OFM. Projections are statements about the future based in a particular set of assumptions. The medium series is considered the most likely because it is the best foreseeable future based on assumptions that have been validated with past and current information. Yakima County choose the OFM's medium population projections as the baseline for the 20 year planning horizon (see Demographic section).

1.6.2 Visioning

Now with the planning horizon and population projections determined, the next step in the process was to ensure that the original vision of ***Plan 2015*** was still appropriate for Yakima County's new comprehensive plan **– *Horizon 2040*.** Traditionally, comprehensive planning has been a community's

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effort to understand where it has been and what direction it plans to take during the next 20 years. Citizen participation is at the heart of Yakima County's planning process. Recognizing that the comprehensive plan must reflect the people it serves, citizen input is necessary and required under GMA. To accomplish this, the community examines its needs, problems, and potentials and then prepares its vision for the future. From that vision, a comprehensive plan is developed: a working document stating the community's goals and policies and providing direction and vision for the future.

Visioning:

1. Emphasizes community assets rather than needs.
2. Assesses community options and opportunities on the basis of shared purposes and values.
3. Stresses early and continuous public involvement in the process.
4. Acts as a stand-alone process or part of a comprehensive planning process.

To ensure the appropriate development of ***Horizon 2040***, Yakima County conducted a visioning "check in" to "validate" the goals from the original ***Vision/Focus 2010*** process. ~~The unqualified success of the two citizen participation efforts has resulted in state-wide recognition. Yakima County, the City of Yakima, and the Visioning Steering Committee; were jointly awarded the prestigious Honor Award by the Washington Chapter of the American Planning Association and the Planning Association of Washington in April 1992. The award recognized the outstanding effort, which combined urban and rural area citizens in a public deliberation, selection, and presentation process for a preferred future.~~

The "check in" process was conducted through a series of online surveys over a two month period in late 2014 in both English and Spanish. Over the course of 8 weeks the community had the opportunity to take the survey for the Upper Valley, Lower Valley, or both and to state if they still, (1) agreed with the goal, (2) thought the goal was already achieved, (3) thought the goal was no longer relevant, (4) if they neither disagree nor agree, (5) if they did not agree with the goal, or (5) if they wanted modification of an existing goal.

Inset 1. Horizon 2040 Visioning Goals

General Goals

Humanity and Family:

A. Provide Quality Education.
B. Provide Economic Opportunity.
C. Ensure Cultural Diversity.
D. Support Human Services.
E. Enhance Transportation.

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With 1,158 surveys completed, the results were compiled and provided to the Yakima County Planning Commission. The Planning Commission held numerous study sessions, paying close attention to comments submitted in the survey, the original intent of the ***Vision/Focus 2010*** process, and their own understanding of the desired future for Yakima County. The updated visioning goals were published simply as a "check in". This "check in" document helped affirm the direction Yakima County Planning Division, the Planning Commission, and the public took in the development of the Yakima County Comprehensive Plan - ***Horizon 2040***.

1.6.3 Consistency with New GMA Laws

The Washington State Department of Commerce develops a checklist that is intended to help counties that are fully planning under the Growth Management Act (GMA) to conduct the "periodic review and update" of comprehensive plans and development regulations required by RCW 36.70A.130(4). Counties can use the checklist to identify components of their comprehensive plan and development regulations that may need to be updated to reflect the latest information, or to comply with changes to the GMA since their last update. Commerce's checklist includes only components of the comprehensive plan and development regulations that are specifically required by the GMA. Yakima County utilized the checklist as part of the development of ***Horizon 2040*** to help identify new components of the GMA that may not have been addressed in previous annual updates or other amendments outside of the required periodic update process.

1.6.4 Growth Management Hearings Board and Court Decisions

Yakima County utilized recent hearings board and court decisions throughout the development of ***Horizon 2040***. It was important to ensure that the decisions being made on goal and policy development of ***Horizon 2040*** were adequately reviewed against all applicable hearings board and court cases. If a particular issue arose, planning staff, Planning Commission or the Board of Yakima County Commissioners consulted with Yakima County Corporate Counsel for proper legal advice. If Corporate Counsel deemed the issue potentially non-compliant a change was made to ensure the plan was GMA compliant.

1.7 HORIZON 2040 BIENNIAL AMENDMENTS AND MAINTENANCE

As previously mentioned, the Growth Management Act requires local jurisdictions to update their comprehensive plan and development regulations on regular intervals to ensure the plan and regulations comply with any recent amendments to the Growth Management Act. A process for Plan amendments to ensure ***Horizon*** ~~***Plan 2015***~~ ***2040*** remains current and consistent with state law sets the stage for full-scale reviews every eight years and annual check-ups to identify urgent problems and review proposed changes and opportunities.

1.7.1 Plan Amendments

The Growth Management Act makes the comprehensive land use plan and development regulations subject to continuing evaluation and review by the County (RCW 36.70A.130). Yakima County Code 16B.10

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provides procedures and criteria for adopting, amending and updating the Yakima County Comprehensive Plan, as well as their respective implementing development regulations. Plan amendments may involve changes in the written text or policies of the plan, to the comprehensive plan maps, or to supporting documents, including capital facilities plans. Plan amendments will be reviewed in accordance with Chapter 16B.10, the state Growth Management Act (GMA), the Yakima County-wide Planning Policy, the goals and policies of the Yakima County Comprehensive Plan, local city comprehensive plans, inter-local agreements, applicable capital facilities plans, official population growth forecasts and growth indicators.

1.7.2 Initiation

Horizon ~~2015~~ 2040 Amendments may be initiated:

1. By request of the Board of Yakima County Commissioners or Planning Commission;
2. The Planning Commission may hold a meeting each year to report to the public on progress in implementing the comprehensive plan. At that time, the Planning Commission will accept oral and written public comments and suggestions from any interested party regarding changes needed in the comprehensive plan and development regulations. The Planning Commission will consider the proposed changes for docketing as set forth in YCC 16B.10;
3. By a property owner filing an application for a plan map amendment with the Planning Division on a standard form with a fee.

1.7.3 Timing

T~~T~~he Growth Management Act allows amendments to the comprehensive plan no more often than once a year~~, except in an emergency~~ (RCW 36.70A.130)~~or in the case of a neighborhood plan, as noted above. Proposals to amend the comprehensive plan map will be accepted at any time, and will be considered along with all other proposals as part of the annual comprehensive plan review and amendment process.~~, except under the following circumstances:

1. The initial adoption of a subarea plan. Subarea plans adopted under this subsection (2)(a)(i) must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under chapter 43.21C RCW;
2. The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;
3. The adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;
4. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of a county or city budget; or

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5. The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031 (2), provided that amendments are considered in accordance with the public participation program established by the county and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment.
6. Emergency situations that require amendments outside of the normal schedule must be based on findings that show that the amendment was needed to deal with an emergency situation affecting a neighborhood, community, or the County as a whole, and not a personal emergency of a particular applicant or property owner. Before they consider whether to allow an emergency amendment, the Board of County Commissioners must approve written findings that document the nature of the emergency.

~~1.~~

~~The Planning Commission will begin its annual review at a date, which will allow adequate time for review and recommendation to the Board of Yakima County Commissioners prior to December of each year. The review schedule will also allow the commission to make a timely recommendation to the Board during the annual budget cycle. {Amended 12/98}~~

~~The Planning Commission will receive applications for amending, supplementing, or modifying maps of ***Plan 2015*** up until 90 days prior to its annual review, to allow adequate time for processing the motion or application and allow for public notification of the proposals. Applications received after that date will need to wait until the next year's plan amendment cycle. {Amended 12/98}~~

~~All proposals to amend the plan will be considered at the same time to evaluate their cumulative effects. Map amendments will be reviewed for consistency with the goals, objectives, and policies of ***Plan 2015***, along with the map designation criteria found in Chapter 1. After the Planning Commission has reviewed applications, it will hold a public hearing to receive comments on the proposed modifications. {Amended 12/98}~~

To make sure that ~~***Plan 2015***~~***Horizon 2040*** stays consistent, the Planning ~~Department~~ Division will evaluate it for consistency internally, with the plans of other jurisdictions, and with the development regulations. The results of this review will be provided to the Planning Commission for their consideration (WAC 365-195-630) as part of its annual ~~***Plan 2015***~~***Horizon 2040*** review.
~~{Amended 12/98}~~

Yakima County has adopted a biennial plan amendment cycle. This every other year cycle allows Yakima County time to effectively analyze and review the results of each plan amendment. Applications for plan amendments, with the exception of Urban Growth Area boundaries, will be considered on a biennial basis and must be submitted in writing, to the Planning Division, no later than the prescribed deadline in order to be considered for that biennium's amendment process. The plan amendment process may be suspended by the Board during a general plan or code update process.

At its first regularly scheduled meeting following the biennial plan amendment deadline, the Planning Commission will review the suggested plan changes for docketing and those development regulation changes for docketing consideration. When the Planning Commission has completed its review, it will set the docket of proposed amendments. The Planning Commission will begin its review at a date, which will

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allow adequate time for review and recommendation to the Board of Yakima County Commissioners prior to December of each year.

The GMA requires Yakima County to review its designated Urban Growth Areas and the densities permitted within both the incorporated and unincorporated portions of each urban growth area the UGAs at least every ten years, and revise ~~***Plan 2015***~~ ***Horizon 2040*** to accommodate the urban growth projected for the next 20 years (RCW 36.70A.130). Practically, that review should occur at each major update or completion of five of a six year Capital Facility Planning cycle.

1.7.4 Approval Criteria

Map amendments will be reviewed for consistency with the goals, objectives, and policies of ***Horizon 2040***, along with the plan and development regulation amendment approval criteria found in YCC Title 16B and YCC Title 19 – Unified Land Development Code. To make sure that ***Horizon 2040*** stays consistent, the Planning Division will evaluate it for consistency internally, with the plans of other jurisdictions, and with the development regulations. All proposals to amend the plan are subject to environmental review under the State Environmental Protection Act (SEPA) and an evaluation of their cumulative effects on the plan. After the Yakima County Planning Division reviews the proposed amendments, a staff recommendation of approval, denial or modification will be submitted to the Yakima County Planning Commission for their consideration.

1.7.5 Public Hearings

After the Planning Commission has reviewed applications and staff's recommendation, it will hold a public hearing to receive comments on the proposed modifications. The Planning Commission will then deliberate and submit their recommendation and the record to the Board of Yakima County Commissioners for their consideration.

The record that accompanies any amendment to ***Horizon 2040*** or development regulations will be similar to the record for the adoption of the initial plan and regulations. This means that whenever a provision of the comprehensive plan or development regulations is based on factual data, that data or a clear reference of its source will become part of the record of adoption. In addition, the record will describe how public participation requirements were met. Public hearings will be recorded, and tape recordings of the proceedings will be kept (WAC 365-195-640).

After due notice and public hearing, the Board of Yakima County Commissioners may amend, supplement or modify the proposed amendments to ***Horizon 2040.***

1.7.6 Adoption and Submission to the State

After Board adoption all amendments to ***Horizon 2040*** or development regulations will be submitted to the Washington State Department of Commerce in the same manner as the initial plan and development regulations. This Notice of Adoption starts the GMA required 60-day appeal period.

1.7.7 Continuous Citizen Involvement

BOCC Adopted

As required by the Growth Management Act, Yakima County established procedures for "early and continuous" public participation in the development and amendment of ***Horizon 2040*** and its implementing development regulations implementing those plans (RCW 36.70A.140). In developing ***Horizon 2040***, the County undertook a major communication and information program. That program was designed to develop a shared vision of the future; assure consideration of a wide range of viewpoints and interests; develop a dialogue with the general public to identify and explore the problems and opportunities that would need to be addressed in developing ***Horizon 2040***; present and get feedback on the proposals and alternatives that were being considered; provide opportunities for written comments; hold public meetings after giving effective notice; allow for open discussion in various locations and formats, and assure consideration of and response to public comments. Except for the visioning effort, a similar process will precede the adoption of development regulations.

The Planning Commission will monitor compliance with ***Horizon 2040*** and the development regulations. At least biennially, the Planning Commission will convene a public meeting to provide information on how implementation of the plan is progressing, and receive public input on any changes that may be needed (WAC 365-195-610). When amendments are proposed for adoption, the same public hearing procedure will be followed that was used for the initial adoption of ***Horizon 2040*** (RCW 36.70A.106; WAC 365-195-600).

1.8 ~~D.~~ DEMOGRAPHICS OVERVIEW

1.8.1 Introduction

This~~e~~ ~~D~~demographics ~~Element~~section describes the people who live in Yakima County now, and the people who will live here during the next 20 years. It defines who we are: our ages, cultural heritage, education, and income. From that definition we can predict the challenges that face us and use that information to estimate the County's future land use, housing, capital facilities, utilities, transportation, and other requirements. Understanding who we are now and how we're changing provides the foundation for ***Horizon*** ~~***Plan 2015***~~***2040***.

1~~.1.1~~.8.2 Purpose of the ~~Element~~Section

The ~~Demographics Element~~ is section provides the statistical foundation to build the rest of the comprehensive plan. How many people will need to be housed? Who are they, and what will they need? 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. Additional demographic information is also included in other elements.

1~~.1.2~~8.3 Washington State's Growth Management Act (GMA) Requirements

The Growth Management Act (GMA) does not specifically require a Demographics Element, however it does require that the Land Use, Housing, Capital Facilities Elements include population densities, building intensities, and estimates of future population growth**.**

BOCC Adopted

1.1.3 Vision of the Future

Vision 2010, the Upper Valley visioning report, identified retirees as a target user group in its economic called for promoting Yakima as a "retirement Mecca." It noted that "The stunning diversity of the population of Yakima is both an asset and a challenge" It envisioned eradication of poverty through education and employment training, which would be provided without racial, cultural, handicapping or gender bias. It identified the need for cultural sensitivity and cross-cultural appreciation to ensure a stable society as the County becomes more diverse.

It also acknowledged that an aging population will require affordable housing, accessible health care, recreational opportunities, social services for independent living, transportation, and opportunities to continue to contribute to society.

Focus 2010, the Lower Valley visioning report, also called for vocational education, economic diversification and expansion, and full employment, with agricultural employees becoming a more respected, valued and integral part of the community.

County-wide Planning Policies

The following County-wide Planning Policies contain references to coordination and application of population projections. These policies have not been revised to address the legislative amendment regarding the 20-year population forecasts [i.e., RCW 43.62.035].

A.3.5. The baseline for twenty year County-wide population forecasts shall be the official 1990 Census count (188,823) plus an estimated 5.2 percent estimated undercount. A process for allocating forecasted population will be cooperatively developed.

A.3.6. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences.

E.3.1. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty year population and employment forecasts to determine short and long range affordable housing needs.

F.3.3. Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area.

I.3. Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources.

~~1.1.4 major issues~~
~~1.1.4.1 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 based on per capita and certain social service agencies are funded according to formula 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 farm workers. The possible undercount reported in the demographics element has potentially staggering implications for service delivery, because most major service providers to this population are substantially under-funded, and our response to such issues as housing are likewise understated.~~

~~1.1.4.2 changing population characteristics~~
~~Up until the 1980s, yakima county's population characteristics were fairly static; little incremental changes were noted. The pace of change and growth quickened in the 1980s.~~

~~It is apparent that some fairly significant change in community demographics is underway. Age, sex, race, ethnic background, educational level and income of county residents is 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.~~

1.~~2~~8.4 EXISTING CONDITIONS

1.8.4.1~~12~~ Historical Growth Trends

~~Irrigation projects were the driving force in the County during the late 1800's, followed closely by the presence of the railroad. Water and rail service meant that the arid desert of the lower valley could be plowed and planted with crops or pasture land, and that produce or livestock could be shipped by rail to outside markets.~~
~~As the irrigation network of smaller ditches and canals expanded, more and more dry land acreage was put into crops and pasture. As additional farmers came to the area and cultivated more land, the flourishing agricultural economy attracted the interests of land speculators and business entrepreneurs. The County began to grow.~~
Table ~~V-1~~1.~~7~~8 4-1 shows the Census population by decade for Yakima County from 1910 through ~~1990~~2010, and the change per decade. During the period from 1910 to 1940, the County's growth 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 1940's and 1950's 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 diminished during the 1950's as construction concluded on major irrigation projects and agricultural growth slowed.

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During the 1960's, Washington State followed a nationwide rural to urban migration pattern. Population growth slowed. 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, approximately 0.1 percent.

~~Between 1970 and 1990~~1990, Yakima Valley's agricultural patterns changed. Acreage in potatoes and irrigated pasture declined, while acreage in hops, alfalfa, wheat, apples, and grapes increased. ~~Sugar beet production ceased during the 1970's when the area's last sugar beet factory closed.~~

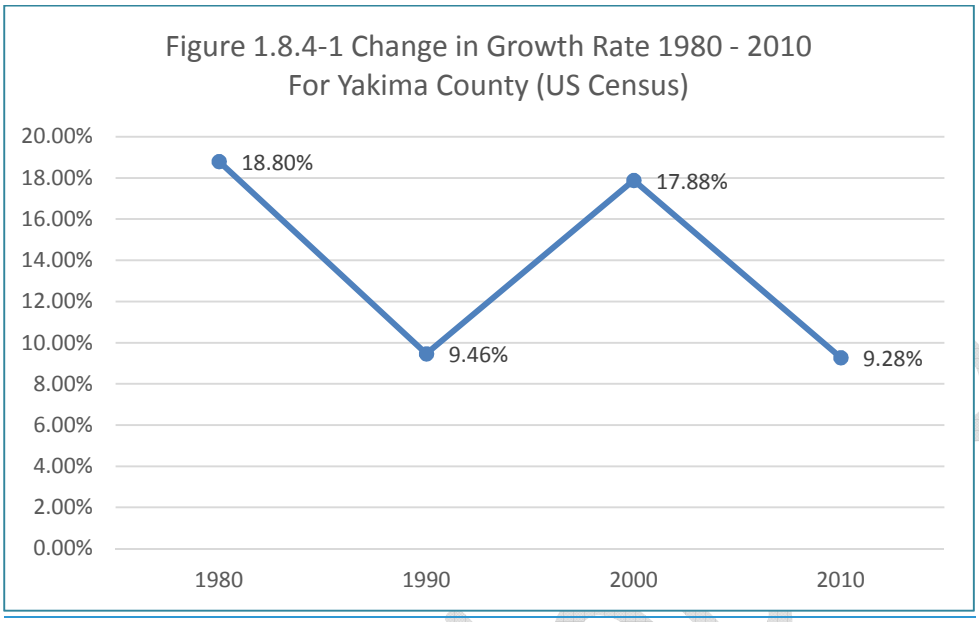
~~Some of the County's growth during the 1980's has been attributed to the "settling out" of the largely Hispanic migrant farmworker population. The passage of the Immigration Reform and Control Act of 1986 encouraged this trend. However the County's growth during the 1980's is largely due to natural increase, with more than twice as many births as deaths. This more than compensated for the loss due~~

Table 1~~.7~~.4.1 Yakima County Historic Growth Trends

Year ~~1910~~	Population ~~41,709~~	~~—~~ Change from Previous Decade	% Change ~~—~~
1910	41,709	- -	- -
1920	63,710	22,001	52.75%
1930	77,402	13,692	21.49%
1940	99,019	21,617	27.93%
1950	135,723	36,704	37.07%
1960	145,112	9,389	6.92%
1970	145,212	100	0.07%
1980	172,508	27,296	18.80%
1990	188,823	16,315	9.46%
2000	222,581	33,758	17.88%
2010	243,231	20,650	9.28%
Source: US Census			

~~Table 1.2 1 Yakima County Population Trends~~

Population growth between 1980 and 2010 has shown a consistent up and down by decade as shown in the figure ~~1~~1.~~2~~8.4-1.



~~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 been declining ever since. The County's average rate of change over the past 80 years has ranged from a high of 5.3 percent per year between 1910 and 1920 to virtually no growth between 1960 and 1970. Possible explanations for the historic pattern have been discussed.~~

1.8.5 Population Growth and Demographics

Yakima County has grown from a population of 41,709 in 1910 to a ~~1990~~ 2010 population of ~~188,823~~243,231 (~~1990~~2010 US Census), and an estimated ~~1996~~2015 population of ~~2~~249,970~~07,600~~ according to the Washington State Office of Financial Management (OFM). RCW 43.62.030 states that OFM shall annually determine the April 1 populations of all cities and towns of the state. OFM population estimates for cities and towns are used in state program administration and in the allocation of selected state revenues (RCW 43.62.020). Population estimates for counties are used to allocate revenues as specified in RCW 36.13.100 and RCW 43.62.030.

T~~T~~able ~~V-2~~1.8.5-~~2~~1 shows the OFM population estimates from 2010 to 2015 for the County and indicates how the population is divided between the unincorporated and incorporated areas.
The distribution of population in the unincorporated and incorporated areas has been generally consistent for the five year period between 2010 and 2015.

~~**1.2.3 Present Situation**~~

~~OFM estimates that the County population increased by 8.0 percent between 1990 and 1996 (Table V-2). However, many local officials and other knowledgeable residents believe that this substantially underestimates the County population.~~

~~**Table 1.2-2.3-1 Yakima County Population Estimates, 1990-1996**~~

	~~1990~~	~~1991~~	~~1992~~	~~1993~~	~~1994~~	~~1995~~
~~**Yakima County**~~	~~188,823~~	~~190,500~~	~~193,900~~	~~197,000~~	~~202,100~~	~~204,000~~
~~**Unincorporated**~~	~~88,214~~	~~86,854~~	~~88,790~~	~~90,328~~	~~94,248~~	~~94,425~~
~~**Incorporated**~~	~~100,609~~	~~103,646~~	~~105,110~~	~~106,672~~	~~107,852~~	~~109,575~~

~~Table 1.2.2-1 Yakima County OFM Estimates, 2010-2015~~

Table 1.8.5-1 Yakima County OFM Estimates, 2010-2015

Jurisdiction	2010	2011	2012	2013	2014	2015
Yakima County	243,231	244,700	246,000	247,250	248,800	249,970
Unincorporated	83,755	84,300	84,800	84,910	85,410	85,985
Incorporated	159,476	160,400	161,200	162,340	163,390	163,985

Source: WA. State Office of Financial Management (OFM)

~~Source: WA. State Office of Financial Management (OFM)~~

~~The distribution of population in the unincorporated and incorporated areas has been generally consistent for the five-year period between 2010 and 2015.~~ The County's overall population growth from 2010-2015 averaged roughly 1~~,2~~347 persons per year (see Table 1.8.5-2), with an average annual growth rate of 0.54% per year (see Table 1.8.5-3).

Table 1.8.5-2 Yakima County OFM Annual Change in Total Population, 2010-2015

Jurisdiction	Annual Change in Total Pop 2010-2011	Annual Change in Total Pop 2011-2012	Annual Change in Total Pop 2012-2013	Annual Change in Total Pop 2013-2014	Annual Change in Total Pop 2014-2015	Average Annual Change in Total Pop 2010-2015
Yakima County	1,469	1,300	1,250	1,550	1,170	1,347

Source: WA. State Office of Financial Management (OFM)

Table 1.8.5-3 Yakima County OFM Annual Change in Total Population, 2010-2015

Jurisdiction	Annual % Change in Total Pop 2010-2011	Annual % Change in Total Pop 2011-2012	Annual % Change in Total Pop 2012-2013	Annual % Change in Total Pop 2013-2014	Annual % Change in Total Pop 2014-2015	Average Annual % Change in Total Pop 2010-2015
Yakima County	0.60%	0.53%	0.51%	0.63%	0.47%	0.54%

Source: WA. State Office of Financial Management (OFM)

Population increases since the last federal census are due to both natural increase and net migration. Natural increase (see Table 1.8.5-6) in population is the difference between the numbers of births per year (see Table 1.8.5-4) versus the number of deaths per year (see Table 1.8.5-5 Deaths).

Table 1.8.5-4 Yakima County OFM Births Per Year, 2010-2015

Jurisdiction	Births 2010-2011	Births 2011-2012	Births 2012-2013	Births 2013-2014	Births 2014-2015
Yakima County	4,401	4,212	4,008	4,034	4,066

Source: WA. State Office of Financial Management (OFM)

Table 1.8.5-5 Yakima County OFM Deaths Per Year, 2010-2015

Jurisdiction	Deaths 2010-2011	Deaths 2011-2012	Deaths 2012-2013	Deaths 2013-2014	Deaths 2014-2015
Yakima County	1,828	1,800	1,826	1,838	1,879

~~Population increases since the last federal census are due to both natural increase and net migration. Natural increase (see Table 1.2.2-6) in population is the difference between the number of births per year (see Table 1.2.2-4) Births) versus the number of deaths per year (see Table 1.2.2-5 Deaths)~~

BOCC Adopted

Table 1.8.5-6 Yakima County OFM Natural Increase Per Year, 2010-2015					
Jurisdiction	Natural Increase 2010-2011	Natural Increase 2011-2012	Natural Increase 2012-2013	Natural Increase 2013-2014	Natural Increase 2014-2015
Yakima County	2,573	2,412	2,182	2,196	2,187

Source: WA. State Office of Financial Management (OFM)

The residual net migration represents the adjusted number of Yakima County residents that moved into or moved out of Yakima County. A positive number would be an increase in residual net migration, while a negative number indicates a decrease in residual net migration (see Table 1.8.5-7).

Table 1.8.5-7 Yakima County OFM Residual Net Migration Per Year, 2010-2015					
Jurisdiction	Residual Net Migration 2010-2011	Residual Net Migration 2011-2012	Residual Net Migration 2012-2013	Residual Net Migration 2013-2014	Residual Net Migration 2014-2015
Yakima County	-1,104	-1,112	-932	-646	-1,017

Source: WA. State Office of Financial Management (OFM)

The difference between the natural increase (Table 1.8.5-6) and residual net migration (Table 1.8.5-7) equates to the overall annual change in total population (see Table 1.8.5-2) for Yakima County.

Yakima County

- ~~Yakima CountyThe~~ developed the twenty-year population ~~se projection~~allocations using OFM's middle range as the baseline and ~~were~~ provided them to each city as part of the GMA mandated comprehensive plan and Urban Growth Area update process~~in May 1995~~, ~~and are~~as shown below i~~o~~n Table ~~V-4~~1.8.5-8.

~~Using this technique, the population of the County in the year 2015 was estimated to be 236,484 persons.~~

- ~~addition to the base projections made by the County, there is a high range projection which includes a 25 percent increase of the urban base. This percentage was selected as a reasonable choice in the marketplace~~

Table 1.8.5-8 Yakima County Twenty-year Population Projection and Allocations

	2015	2020	2025	2030	2035	2040
Yakima County*	256,341	269,347	282,057	294,445	306,636	318,494
Unincorporated Total	91,460	97,047	102,478	107,784	112,977	117,983
Incorporated Total	164,881	172,300	179,579	186,661	193,659	200,511
Grandview	11,269	11,762	12,239	12,695	13,137	13,558
Granger	3,561	3,905	4,269	4,652	5,057	5,484
Harrah	650	677	703	727	751	773
Mabton	2,325	2,401	2,471	2,535	2,595	2,649
Moxee	3,831	4,430	5,108	5,871	6,733	7,701
Naches	830	881	931	982	1,033	1,084
Selah	7,489	7,965	8,445	8,926	9,412	9,899
Sunnyside	16,365	17,030	17,668	18,271	18,850	19,397
Tieton	1,272	1,357	1,443	1,529	1,617	1,706
Toppenish	9,004	9,241	9,454	9,642	9,810	9,955
Union Gap	6,185	6,404	6,611	6,803	6,984	7,151
Wapato	5,073	5,232	5,380	5,514	5,638	5,750
Yakima	93,825	97,493	100,993	104,288	107,433	110,387
Zillah	3,202	3,523	3,864	4,226	4,610	5,016

Source: Office of Financial Management (OFM)* and Yakima County Planning

~~Since the projections for individual cities could not be reconciled with the 1992 OFM County wide projection 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 population ~~projections~~allocations in Table 1.8.5-8 are based on the following assumptions:

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

Table 1.8.5-9 Urban Growth Area Population Estimates 2010-2015

	2010 US Census	2011 OFM Pop Est.	2012 OFM Pop Est.	2013 OFM Pop Est.	2014 OFM Pop Est.	2015 OFM Pop Est.
Total Urban Growth Area Population	21,784	21,840	21,873	21,756	21,884	22,238
Grandview UGA	746	752	756	754	759	755
Granger UGA	95	98	98	98	98	97
Harrah UGA	33	38	38	38	38	38
Mabton UGA	340	344	353	356	359	365
Moxee UGA	727	730	731	658	652	597
Naches UGA	143	146	146	145	148	148
Selah UGA	1,587	1,595	1,579	1,582	1,579	1,359
Sunnyside UGA	2,043	2,036	1,961	1,959	1,956	1,957
Tieton UGA	173	177	176	176	176	176
Toppenish UGA	941	945	950	949	949	951
Union Gap UGA	798	800	807	801	805	807
Wapato UGA	2,618	2,628	2,632	2,632	2,634	2,640

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Yakima UGA	11,212	11,220	11,315	11,331	11,455	12,073
Zillah UGA	328	331	332	275	276	275

Source: Office of Financial Management (OFM)

Table 1.8.5-9 below provides a breakdown of the overall population estimates for the County's fourteen urban growth areas. These estimates make up both the incorporated population of the fourteen cities and towns and the population of the unincorporated portions of the urban growth area.

When Yakima County conducted the original Visioning process for the comprehensive plan in the mid-1990's, a citizen preference for population distribution throughout the County was identified. The distribution was 75 percent of the total population will be living in the cities or their surrounding Urban Growth Areas, while the remaining 25 percent of the total will locate in the rural and resource lands. This population distribution is not required by the Growth Management Act. Yakima County however, has used the same 75% urban and 25% rural population distribution as the County's benchmark since adoption of the comprehensive plan in 1997.

Using the 2015 OFM population estimates for the County, the urban growth areas and the incorporated cities and towns, a population distribution between urban and rural population can be calculated, as shown in Table 1.8.5-10. The table shows a population distribution of 74% urban and 26% rural.

Table 1.8.5-10 2015 OFM Population Distribution of Yakima County (Urban vs. Rural)

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

Source: Office of Financial Management (OFM)

~~• approximately 55 percent of the County's population will be living in cities or towns by the year 2015. Another 20 percent will be living within the unincorporated urban growth areas. The remaining 25 percent of the total population will reside in rural and resource areas.~~

~~1.2.4 Estimated Undercount~~

~~Yakima County, the City of Yakima and the Yakima Valley Conference of Governments suspected an undercount when the U.S. Census Bureau placed the County's 1990 population at 188,823. This figure was 2,777 less than OFM's 1990 population projection of 191,600. When Yakima County staff analyzed recent building permits, County assessor and rural addressing records, it appeared that the Census had undercounted the County's population by at least 6,000 to 8,000 persons.~~

~~The County formally protested the 1990 Census, but the Bureau of the Census did not agree to a statistical adjustment. The OFM adjusted its figures downward to match the 1990 Census. In December, 1991, the OFM's preliminary 20 year forecast showed an annual growth rate of approximately 0.9 percent. Although local officials questioned OFM's methodology and data, OFM declined to change its preliminary forecast, either in the base population or the future migration component. This decision was made in part because the national, state and local counts must balance. If Yakima County's population were to increase under OFM methodology, population must be "lost" elsewhere in the State to reconcile the totals with the Census.~~

~~A key issue in the undercount is the effect of the migration and settling-out of seasonal farmworkers, who are primarily Hispanic. Historically, the U.S. Census has had a difficult time counting this portion of the population.~~

~~1.2.5 Migrant and Seasonal Farm workers~~

~~Migrant and seasonal farmworkers in Yakima County are inadequately represented in the Census data for a variety of reasons. First of all, the Census figures for Yakima County did not include any migrant farmworkers who are not permanent residents of the County. Second, there is no occupational code for "seasonal agricultural labor." Third, work-related questions asked, *what did you do the week preceding April 1?* a time most seasonal farmworkers are not employed.~~

~~In order to plan adequately for the future, Yakima County required additional information about farmworkers. Larson & Colleagues conducted a study to estimate both the number of farmworkers in the County and the unmet need for farmworker housing. A demand for labor model was used to estimate the number of agricultural jobs requiring seasonal hand labor. It was estimated that approximately 58,500 persons are required at the peak of the harvest season in Yakima County & that approximately 85 percent of them are now permanent residents in the County. These numbers for farmworkers translate into approximately 30,000 farmworker households, of which 26,000 to 28,000 are permanent residents.~~

~~While the Larson & Colleagues study estimated 26,000 to 28,000 permanent farmworker households, the 1990 Census reports only 9,816 Hispanic households in Yakima County, a difference of 16,184 to 18,184 households. This undercount is compounded when considering that Census data show only 5,454 Hispanics (out of a reported Hispanic workforce of 14,525) are employed in the "farming, forestry and fisheries" occupation.~~

~~Although most Hispanics are not farmworkers, sources indicate that most farmworkers are Hispanic. Of all persons employed in agricultural & related occupations, excluding farm operators and managers, 72.2 percent are Hispanic. Social service databases in the County show that 96 percent of farmworker~~

BOCC Adopted

~~clients are Hispanic. Employment Security records from July 1, 1992 - June 30, 1993 indicate that 87 percent of job applicants registered in the category "Agriculture, Forestry and Fishing" were Hispanic.~~

~~It is difficult to forecast the growth of the farmworker population because of the lack of data. Nevertheless, as part of the Larson study, the demand for farm labor was discussed as well as the elements which drove that demand: amount of land in production of crops which require manual labor, availability of water and irrigation rights, new technology which reduces the need for manual labor and new consumer markets which require more hand labor. Given these issues, it was not anticipated that there would be any dramatic changes in the demand for manual farm labor in Yakima County. However, there will be growth in the families of farmworkers as a result of natural increase and immigration.~~

1.8.~~6~~ 6 Race and Ethnicity

Table 1.8.6-1 presents race and ethnicity data for Yakima County using 2010 Census population data. Based on that data, 63.7 percent of the County's population is white, 1.0 percent is black, 4.3 percent is American Indian, Eskimo or Aleut, 1.1 percent is Asian, 26.1 percent is classified as some other race, 3.7 as two or more races, 45.0 percent as Hispanic or Latino (of any race).

Table 1.8.6-1 Yakima County, Race and Ethnicity, 1990-2010

Race	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Total population	188,823	100%	222,581	100%	243,231	100%
One race			214,830	96.5%	234,122	96.3%
White	139,514		146,005	65.6%	155,056	63.7%
Black or African American	1,938		2,157	1.0%	2,320	1.0%
American Indian and Alaska Native	8,405		9,966	4.5%	10,568	4.3%
American Indian, specified [1]					8,682	3.6%
Alaska Native, specified [1]					128	0.1%
Both American Indian and Alaska Native, specified [1]					11	0.0%
American Indian or Alaska Native, not specified					1,747	0.7%
Asian	1,922		2,124	1.0%	2,560	1.1%
Native Hawaiian and Other Pacific Islander			203	0.1%	204	0.1%
Some Other Race	37,044		54,375	24.4%	63,414	26.1%
Two or More Races			7,751	3.5%	9,109	3.7%
Two races with Some Other Race					3,979	1.6%
Two races without Some Other Race					4,543	1.9%
Three or more races with Some Other Race					206	0.1%
Three or more races without Some Other Race					381	0.2%
HISPANIC OR LATINO						
Total population			222,581	100%	243,231	100%
Hispanic or Latino (of any race)			79,905	35.9%	109,470	45%
Mexican			69,413	31.2%	102,047	42%
Puerto Rican			345	0.2%	432	0.2%
Cuban			93	0.0%	113	0.0%
Other Hispanic or Latino [2]			10,054	4.5%	6,878	2.8%

Not Hispanic or Latino			142,676	64.1%	133,761	55%
RACE AND HISPANIC OR LATINO						
Total population					243,231	100%
One race					234,122	96.3%
Hispanic or Latino					104,451	42.9%
Not Hispanic or Latino					129,671	53.3%
Two or More Races					9,109	3.7%
Hispanic or Latino					5,019	2.1%
Not Hispanic or Latino					4,090	1.7%

Source: 1990, 2000 and 2010 US Census Data. Data gaps due to lack of enumerated category during that specific census count.

~~From 1980 to 1990, all segments of the County's population grew except for the number of white, non-Hispanic residents. The number of Blacks, American Indians, Asians & Hispanics all grew but there was a loss of 5,187 non-Hispanic whites.~~

~~Changes in the County's population since the 1990 Census are shown in Table V-3. The decrease in the number of white, non-Hispanic residents has continued into the 1990's.~~
~~Although the Asian population has the greatest rate of growth, 46.9 percent between 1990 and 1994, the Hispanic population is also growing quite rapidly and, in raw numbers, is by far the area's largest minority.~~
~~Many Hispanics first came to the Yakima Valley to harvest crops. 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. Many families, particularly from Texas began to settle in the area early on. Over time, these families were no longer employed in farm labor but became land owners, managers and professionals. However, the need for manual labor remained and a continual stream of farm workers came into the Valley.~~
~~By the mid-1980's, increasing numbers of these new 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. Statewide, 80 percent of these were of Hispanic origin, and Yakima County led the state in these filings. In Yakima County, the Hispanic population went from 25,387 (14.7 percent) in 1980 to 45,114 (23.9 percent) in 1990. In 1990, Yakima County surpassed King County to have the highest concentration of Hispanics in the state. However, as stated before, there is concern that the Hispanic population may be undercounted in the 1990 Census, especially those employed in farm labor.~~

~~1.2.6-1 Yakima County, Race and Ethnicity , 1990-94~~2010

BOCC Adopted

	~~1990~~	~~1991~~	~~1992~~	~~1993~~	~~1994~~	~~% Increase 1990-1994~~
~~White~~	~~139,514~~	~~137,843~~	~~137,445~~	~~137,351~~	~~136,074~~	~~-2.5%~~
~~Black~~	~~1,938~~	~~1,987~~	~~2,059~~	~~2,154~~	~~2,360~~	~~21.8%~~
~~Indian~~	~~8,405~~	~~8,585~~	~~8,846~~	~~9,064~~	~~9,467~~	~~12.6%~~
~~Asian~~	~~1,922~~	~~2,057~~	~~2,210~~	~~2,383~~	~~2,823~~	~~46.9%~~
~~Other~~	~~37,044~~	~~40,028~~	~~43,340~~	~~46,048~~	~~51,376~~	~~38.7%~~
~~Total~~	~~188,823~~	~~190,500~~	~~193,900~~	~~197,000~~	~~202,100~~	~~7.0%~~
~~% Increase~~	~~—~~	~~0.9%~~	~~1.8%~~	~~1.6%~~	~~2.6%~~	~~—~~
~~Hispanic Origin~~	~~45,114~~	~~48,572~~	~~52,496~~	~~55,527~~	~~62,462~~	~~38.5%~~
~~% Increase~~	~~—~~	~~7.7%~~	~~8.1%~~	~~5.8%~~	~~12.5%~~	~~—~~

~~Source: 1990 U.S. Census; Larson & Colleagues; 3/24/95.~~

~~Additionally, the 1990 Census for the County (sample data) showed a foreign born population of 20,400 (10.8 percent of the population), of which 10,861 had entered the United States between 1980 and 1990. Most of these persons, 9,810, came from Mexico, Central America and the Caribbean.~~

1.8.~~7~~ 7 Age and ~~Sex~~ Gender Structure

Age, gender and population trends play an important role in community planning. As the demographic makeup of an area changes, the demand for housing, utilities, economic development and County services shifts. Yakima County must consider many options available to it to meet the needs of a shift in population and demographics. Table 1.8.7-1 outlines the age and gender breakdown in five year increments for Yakima County, while Figure 1.8.7-1 shows the same population breakdown in a population pyramid for a more graphic representation.

Table 1.8.7-1 Yakima County, Age and Gender, 2010		
AGE AND GENDER	Male Number	Female Number
Total population	121,676	121,555
Under 5 years	10,950	10,459
5 to 9 years	10,399	10,057
10 to 14 years	10,196	9,663
15 to 19 years	10,454	9,510
20 to 24 years	8,593	7,937
25 to 29 years	8,156	8,161
30 to 34 years	7,855	7,746
35 to 39 years	7,500	7,447
40 to 44 years	7,345	7,139
45 to 49 years	7,729	7,646
50 to 54 years	7,574	7,394
55 to 59 years	6,607	7,049

BOCC Adopted

60 to 64 years	5,750	5,793
65 to 69 years	4,287	4,541
70 to 74 years	3,007	3,364
75 to 79 years	2,211	2,707
80 to 84 years	1,666	2,272
85 years and over	1,397	2,670

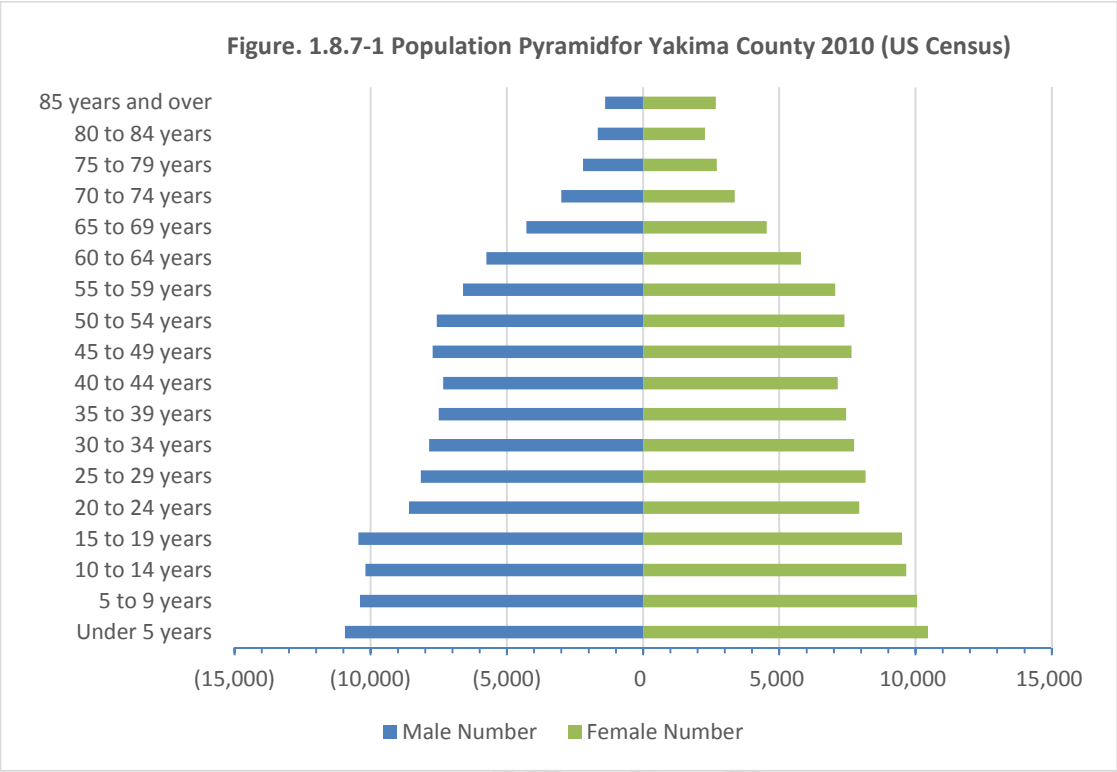
Source: 2010 US Census

The Table shows that males outnumber females in total population throughout the County, however the distribution by age and gender shows that females from the age of 55 and over dramatically outnumber males of the same age. This distribution is common throughout the county and state, and is primarily due life expectancy between males and females. As mentioned above, these age and gender breakdowns can be a valuable tool in forecasting future facility and infrastructure needs. For example, identifying the age groups between 5 and 19 years can be beneficial for forecasting primary and secondary school enrollments. The Table also shows that there is a significant population drop off in the 20 to 24 year old increment for both males and females; this out migration of young adults could be attributed to college enrollment, military enlistment or out of County employment. Obviously the age distribution for those 20 years old or older have a significant relationship with forecasting future housing needs.

~~The population pyramid in Figure V-3 shows the ages of the general population in 1980 and 1990. Yakima County has one of the youngest populations in the state with a median age of 31.5 years. This is due to the young Hispanic (Figure V-4) and American Indian populations which have median ages of 20.3 years and 23.7 years respectively. Blacks are also younger than the population as a whole with a median age of 26.1 years. With more people in the childbearing years, continued growth due to new births is expected.~~

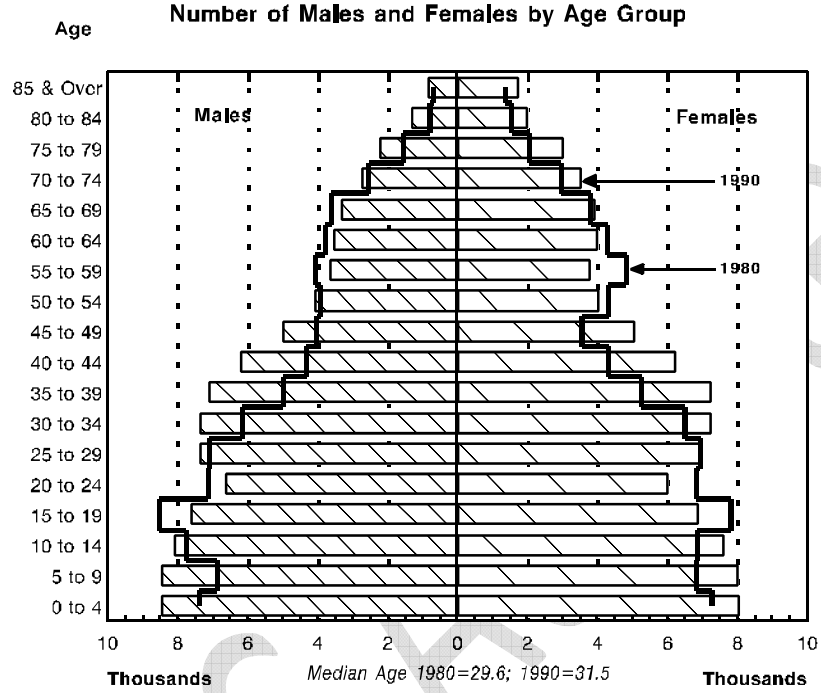
~~As a result of the age distribution of the County's population, schools are expected to see a continued increase in student enrollment, particularly minority students. For Blacks in the County, the number of children four years old and younger in 1990 was high compared to other age groups. This means that more babies were born in the late 1980's than in most previous decades and they are now entering the school system. Since the 1990 Census, there has been a 46 percent increase in Hispanic student enrollment in Yakima County schools. This reflects larger family size on average for Hispanics and may indicate additional growth due to in-migration.~~

BOCC Adopted



BOCC ADOPTED

~~Figure 1.2.7-1 Population Pyramid for Yakima County, 1990~~

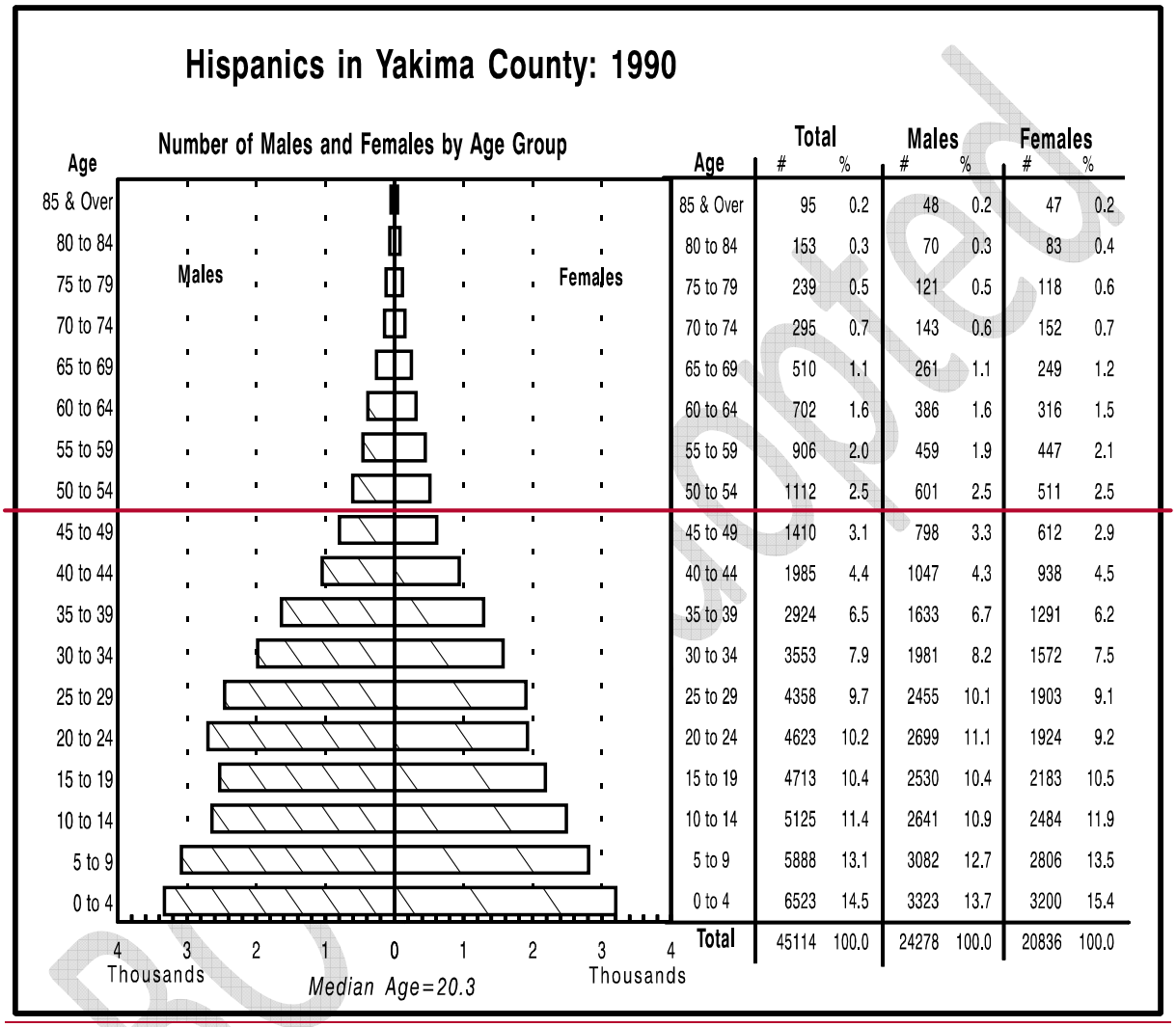


Population Change for Total, Male and Female Populations

Age	Total Population Number		Change		Males Number		Change		Females Number		Change	
	1980	1990	#	%	1980	1990	#	%	1980	1990	#	%
85 & Over	2028	2522	494	24.4	676	804	128	18.9	1352	1718	366	27.1
80 to 84	2345	3294	949	40.5	798	1307	509	63.8	1547	1987	440	28.4
75 to 79	3612	5234	1622	44.9	1550	2219	669	43.2	2062	3015	953	46.2
70 to 74	5492	6243	751	13.7	2526	2723	197	7.8	2966	3520	554	18.7
65 to 69	7397	7212	-185	-2.5	3599	3310	-289	-8.0	3798	3902	104	2.7
60 to 64	8039	7520	-519	-6.5	3762	3539	-223	-5.9	4277	3981	-296	-6.9
55 to 59	8875	7385	-1490	-16.8	4061	3629	-432	-10.6	4814	3756	-1058	-22.0
50 to 54	8239	8110	-129	-1.6	3910	4081	171	4.4	4329	4029	-300	-6.9
45 to 49	7581	10026	2445	32.3	4028	4985	957	23.8	3553	5041	1488	41.9
40 to 44	8640	12385	3745	43.3	4318	6187	1869	43.3	4322	6198	1876	43.4
35 to 39	10254	14313	4059	39.6	4978	7093	2115	42.5	5276	7220	1944	36.8
30 to 34	12649	14601	1952	15.4	6131	7358	1227	20.0	6518	7243	725	11.1
25 to 29	14051	14293	242	1.7	7104	7359	255	3.6	6947	6934	-13	-0.2
20 to 24	13963	12626	-1337	-9.6	7121	6634	-487	-6.8	6842	5992	-850	-12.4
15 to 19	16313	14483	-1830	-11.2	8506	7618	-888	-10.4	7807	6865	-942	-12.1
10 to 14	14647	15678	1031	7.0	7765	8071	306	3.9	6882	7607	725	10.5
5 to 9	13702	16420	2718	19.8	6859	8429	1570	22.9	6843	7991	1148	16.8
0 to 4	14681	16478	1797	12.2	7397	8439	1042	14.1	7284	8039	755	10.4
Total	172508	188823	16315	9.5	85089	93785	8696	10.2	87419	95038	7619	8.7

BOCC Adopted

~~Figure 1.2.7-1 Yakima County - Hispanic Population Pyramid~~



Age	Total #	Total %	Males #	Males %	Females #	Females %
85 & Over	95	0.2	48	0.2	47	0.2
80 to 84	153	0.3	70	0.3	83	0.4
75 to 79	239	0.5	121	0.5	118	0.6
70 to 74	295	0.7	143	0.6	152	0.7
65 to 69	510	1.1	261	1.1	249	1.2
60 to 64	702	1.6	386	1.6	316	1.5
55 to 59	906	2.0	459	1.9	447	2.1
50 to 54	1112	2.5	601	2.5	511	2.5
45 to 49	1410	3.1	798	3.3	612	2.9
40 to 44	1985	4.4	1047	4.3	938	4.5
35 to 39	2924	6.5	1633	6.7	1291	6.2
30 to 34	3553	7.9	1981	8.2	1572	7.5
25 to 29	4358	9.7	2455	10.1	1903	9.1
20 to 24	4623	10.2	2699	11.1	1924	9.2
15 to 19	4713	10.4	2530	10.4	2183	10.5
10 to 14	5125	11.4	2641	10.9	2484	11.9
5 to 9	5888	13.1	3082	12.7	2806	13.5
0 to 4	6523	14.5	3323	13.7	3200	15.4
Total	45114	100.0	24278	100.0	20836	100.0

~~This school-age population is anticipated to grow based on the youthfulness of the Hispanic population as well as other minority groups.~~

~~Overall, approximately 30 percent of the County's population is under the age of 18, and 13 percent of the population is 65 and older. In looking at the population pyramid for Yakima County, there is an indentation at the 20- to 24-year-olds. This indicates that young adults leave the area in search of jobs and educational opportunities elsewhere. Population pyramids for racial and ethnic groups in the County showed the same indentation, except for Hispanics (see Figure V-4). This may indicate a~~

~~tendency for Hispanic, young adults to remain near one's family and may also reflect the Hispanics in the farm labor market.~~

~~There were slightly more Hispanic males ages 20 to 39 than females in 1990, as illustrated in Figure V-4. This is most likely due to labor in-migration. It is expected that these numbers will even out as families become established and settled.~~

~~The number of persons 65 to 79 years of age in 1990 was smaller than expected considering the number of persons aged 55 to 69 in 1980. Thus, in addition to mortality for that age group, there was probably out-migration. The increase in the number of persons over 70 was due primarily to the aging of younger and slightly larger age groups. In many of the cities in the Lower Valley, the number of elderly, non-Hispanic whites is much larger than any other age group. There are more older women than men in Yakima County. This reflects the fact that women live seven years longer than men on average.~~

1.8.8 Economic Status of the Population

~~n 1989~~The US Census (5-Year American Community Survey for the years 2009-2013), has Yakima County's median household income ~~was~~at $43,506~~23,612~~, well below the $59,478~~31,183~~ median for Washington State. The County's per capita income was $19,433, compared to $30,742 for the State~~10,735~~. ~~These figures are lower in many of the cities and towns. Moreover, the median household incomes for Hispanics and American Indians in 1989 were $17,856 and $16,083 respectively.~~ OFM estimates are slightly lower for the County and the State. OFM has Yakima County's ~~1994~~2014 median household income ~~to be~~at $43~~30,077~~,336 ~~further~~ behind the ~~1994~~2014 state median income of $58,686~~40,398~~.

~~OFM uses a combination of Census money income and the Bureau of Economic Analysis (BEA) personal income data, which is available annually, for their estimates. Since different sources for income are used, especially between Census years, it is important to note some differences. The BEA reported per capita income at $14,296 for Yakima County in 1989, notably higher than Census figures. However, the BEA includes more items in its definition of money income than does the Census, such as employer-paid pension and medical benefits.~~

~~When comparing income information from one Census to the other it is important to consider the effects of inflation over that same time period. Although income may appear to have grown substantially, when adjusted for inflation, the median income in 1979 in Yakima County (in 1989 dollars) was $24,766, indicating a 4.7 percent loss in real income over the ten year period. However, the median income for the entire state saw a 1.3 percent increase in real income in 1990.~~

According to the ~~1990~~ U.S. Census (5-Year American Community Survey for the years 2009-2013)~~of Population and Housing (sample data)~~, 2~~0.~~2.6 percent of the population of Yakima County was living below the poverty level ~~in 1989~~, an increase of ~~43.4~~2.4 percent since ~~1979~~1990. In comparison, only 13.4~~0.9~~ percent of all persons in ~~the state of~~ Washington State live below the poverty level. ~~Not unexpectedly, the percentage of households in the County receiving public assistance increased between 1979 and 1989 from 9.6 percent to 11.7 percent. At the state level, the percentage of households with public assistance increased only slightly during the same period, from 6.4 percent to 6.7 percent.~~

BOCC Adopted

~~**According to the Office of Rural and Farmworker Housing, most migrant and seasonal farmworker households have very low annual incomes. Median household income for these households range from $7,050 to $12,350.**~~
~~**Additional information on economic conditions is located in the Housing and Economic Development Elements.**~~

1.8.9 Education

Educational attainment is a good indicator of the earnings potential of an individual. It also reveals the quality of our labor force. The US Census ~~1990 Census~~(5-Year American Community Survey over the years 2009 to 2013), ~~-~~shows that in Yakima County, 16.8~~7.3~~ percent of all persons aged 25 years and over have less than a 9th grade education, while ~~13.7~~15.5 percent of the same age group had four or more years of college education. In comparison, at the state level, ~~5.5~~4.0 percent have less than 9 years and ~~22.9~~31.6 percent have four or more years of college. Census data for the educational status for ~~16- to 19-~~18 to 24 year-olds indicates that 31.2 percent of Yakima County have less than high school diploma~~d a drop-out rate of 20.0 percent~~ as compared to ~~10.5~~16.4 percent for the state.

~~Other issues in education include the increasing number of students and the additional costs associated with bilingual classrooms and migrant education services. The reasons for the growth in the number of students have already been discussed and minority enrollments for all school districts in Yakima County have increased. Hispanics are the largest part of this population. The majority of migrant students and students in bilingual classrooms are Hispanic. Migrant education statistics for Yakima County school districts show an increase in student enrollments from the 1989-90 school year of 9,618 students to 15,909 students in the 1993-94 school year. A dramatic increases occurred between the 1991-92 school year and the 1993-94 school year when the migrant student population grew by 52 percent. Population Projections, Methodology and Application~~

~~In 1992, OFM issued a year 2013 population forecast for each County, reconciled with its overall State of Washington total. Each County planning under GMA is required to allocate population growth to urban areas (cities and UGAs) and rural areas. To address the suspected Census undercount, Yakima County and its cities developed a population forecast in March, 1994. Subsequently, the Growth Management Hearings Boards ruled in a number of cases that the cities and counties must use the official OFM projections as the minimum target population they must address in their comprehensive plans.~~

~~1.2.11 Yakima County In cooperation with the cities, Yakima County provided population allocations. This was done using the original County-wide OFM projection, extended through 2015, as the *minimum* planning population to be allocated among Yakima County cities, their interim Urban Growth Areas (IUGAs), and unincorporated rural areas.~~

~~Table 1.2.11-1 Yakima County Population Projections and Allocations by Jurisdiction; 1993-2015~~

~~City/UGA~~	~~1993~~	~~2000~~	~~2001~~	~~2005~~	~~2010~~	~~2015 [low range]~~	~~UGA 25% [high range]~~
~~Grandview~~	~~8,257~~	~~9,253~~	~~9,405~~	~~10,037~~	~~10,887~~	~~11,810~~	~~14,763~~

Granger	2,152	2,307	2,330	2,425	2,549	2,679	3,349
Harrah	467	501	506	526	553	581	726
Mabton	1,898	2,035	2,055	2,139	2,248	2,362	2,953
Moxee	1,455	1,560	1,576	1,640	1,723	1,811	2,264
Naches	710	761	769	800	841	884	1,105
Selah	7,840	8,406	8,490	8,834	9,285	9,759	12,199
Sunnyside	13,474	14,446	14,590	15,183	15,957	16,771	20,964
Tieton	1,053	1,129	1,140	1,187	1,247	1,311	1,639
Toppenish	7,794	8,310	8,386	8,699	9,107	9,534	11,918
Union Gap	6,362	6,821	6,889	7,169	7,535	7,919	9,899
Wapato	5,734	5,963	5,996	6,131	6,305	6,484	8,105
Yakima	80,716	86,239	87,058	90,414	94,791	99,380	124,225
Zillah	2,216	2,475	2,514	2,678	2,898	3,135	3,919
TOTAL URBAN	140,128	150,205	151,704	157,861	165,925	174,419	218,024
RURAL	56,872	58,475	58,708	59,648	60,845	62,065	74,479
TOTAL	197,000	208,681	210,412	217,510	226,770	236,484	283,781

Source: Yakima County Planning Department.

1.2.13 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. As stated earlier, and prior to passage of this legislation, the County and cities had established their population allocations in May, 1995 (see Table V-5).

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

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's and OFM's high range projections, however, this figure narrows over the twenty-year time frame. For purposes of comparison, Table V-5 shows the Yakima County population projections along with the revised OFM projections.

RCW 43.62.035 states, "A comprehensive plan adopted or amended before December 31,1995, shall not be considered to be in noncompliance with the twenty-year growth management planning projection if the projection used in the comprehensive plan is in compliance with the range later adopted under this section."

Some of the cities within the County have adopted their comprehensive plans prior to the deadline established in RCW 43.62.035. As stated above, this enables the jurisdictions to utilize previous population projections, and does not create noncompliance with the statute.

~~Those jurisdictions may have to amend their comprehensive plans to ensure consistency between these population figures, especially within urban growth areas.~~
~~Although Yakima County did not adopt Plan 2015 prior to the deadline, it does not anticipate the methodology established for its projections will endanger the overall growth strategy established. In accordance with the statute, the County will assess whether these population projections figures should be reconciled during the annual amendment cycle.~~
~~Listed below is an explanation of how Yakima County has integrated these population figures into several population sensitive elements of Plan 2015.~~

~~Table 1.2.13-1 Office of Financial Management and Yakima County Population Projections~~

~~Source~~	~~2000~~	~~2005~~	~~2010~~	~~2015~~
~~Yakima Co. Low Base~~	~~208,680~~	~~217,510~~	~~226,770~~	~~236,484~~
~~OFM Low Range~~	~~212,328~~	~~220,687~~	~~228,579~~	~~239,937~~
~~OFM Middle Range~~	~~215,637~~	~~227,623~~	~~239,435~~	~~255,253~~
~~OFM High Range~~	~~219,316~~	~~235,457~~	~~251,898~~	~~273,122~~
~~Yakima Co. High Range~~	~~250,416~~	~~261,012~~	~~272,124~~	~~283,781~~

1.8.~~11~~ 10 Capital Facilities & Transportation Elements

~~The locally generated base figure of 236,484 was used in developing t~~The Level of Service (LOS) standards found in the Capital Facilities and Transportation Elements was developed using Yakima County's 20-year population projections, which were based on OFM's middle population projection of 318,494.

Yakima County does not anticipate in Policy CF 3.2 that the Level of Service standards will be diminished ~~despite the slight difference between the County and OFM figures~~. As part of each annual amendment to ***Horizon 2040***, the County will assess the LOS standards and reconcile any LOS calculations based on the revised OFM population forecasts.

1.8.~~12~~ 11 Land Use Element

T~~T~~he Land Use Element applies ~~the~~ Yakima County's 20-year population projections ~~middle OFM range figure of 255,253~~of 318,494 people ~~–~~(County-wide), which was based on OFM's middle population projection for the year 2040. ~~and generally uses the same assumptions found in the May, 1995 population allocations.~~

1.8.~~13~~ 12 Housing Element

The Housing Element examines current population trends from the US Census, ~~both the~~ OFM ~~range~~ and Yakima County's population forecast with respect to the future demand for additional housing.

BOCC Adopted

1.9 ANALYSIS OF ASSETS, NEEDS, AND OPPORTUNITIES

Who we are and who we are becoming will influence the land use policies we choose and, in turn, those land use policies will affect us. As ~~***Plan***~~ *Horizon* ***2015*** *40* is developed, adopted, and then reviewed annually, it will continue to consider the unique, diverse and dynamic characteristics of Yakima County's population. ~~In general, the demographic data presented here indicate that major demographic shifts are taking place.~~ Overall our population is young, as shown in Figure 1.~~7~~8.7-1 Population Pyramid for Yakima County 2010, but the senior population is growing. As indicated in Table 1.~~7~~8.6-1 Yakima County, Race and Ethnicity, 1990-2010, ~~C~~culturally we are becoming more diverse.

These changes will affect future housing needs, recreational preferences, economic development opportunities, income levels, and a variety of other needs. Growing populations will require particular consideration. They include school-age youth, minorities, the elderly, the poor, and persons with limited English proficiency.

Another challenge for County residents is to address the effects of poverty and to prevent poverty at its source. Residents must understand and be sensitive to the relationships between the following: education and income, a trained workforce and economic development, births to teen mothers and poverty, limited English skills and poverty, lack of affordable housing and homelessness, as well as poverty and crime.

Some of these issues are given greater attention in other parts of ~~***Plan***~~ *Horizon* ***2040.*** For example, affordable housing issues are explored in the Housing Element while the quality of the workforce and jobs are discussed in the Economic Development Element.
~~Other issues do not have a place in ***Plan*** *Horizon* ***2040***~~ but have important impacts on the lives of Yakima County residents. Crime and the perception of crime affect residents and people considering moving here. The fact that the County spends more than ~~70~~ 80 percent of its general fund~~budget~~ on law and justice indicates the significance of this issue.
~~The rising number of students entering the school systems is another critical issue. This issue is compounded by the number of students with limited English proficiency and Spanish monolingual parents. The 1990 Census revealed that 22 percent of the total County population speaks a language other than English, but 6.3 percent do not speak English well (a percentage which has almost doubled since 1980). This number is expected to increase and English as a Second Language classes around the County are already full.~~

BOCC Adopted

~~Given this population was undercounted in the last Census, the full impact of these issues is still unknown. Having a bilingual population is a resource; having a non-English monolingual population with limited resources or educational opportunities is a challenge.~~

~~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.~~

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~~Population Trends~~

~~Yakima County has grown from a population of 41,709 in 1910 to 222,581 in 2000 (U.S. Census), and an estimated 2005 population of 229,300 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.~~

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~~**Present Situation**~~

~~The Washington State Office of Financial Management (OFM) estimates that the County population increased by 4.1 percent between 2000 and 2006.~~

~~**Population Forecasts and Their Use in *Plan 2015***~~

~~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 2025, as the *minimum* planning population to be allocated among Yakima County cities, and unincorporated rural areas. Using this technique, the population of the County in the year 2025 is estimated to be 326,254 persons.~~
~~Since the projections for individual cities could not be reconciled with the earlier 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 then 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.~~
~~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~~

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~~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.~~

~~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 OFM range figure of 326,254 people (County-wide) and utilizes the same assumptions found in the May, 2002 population allocations.~~

~~Population Characteristics~~

~~Race, Ethnicity, and Age~~

~~Based on 2000 Census population data, 65.6 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, 27.9 percent, is included under the Census classification of "other." The County's population includes 79,905 people, or 35.9 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 2000 Census for the County showed a foreign born population of 37,575 (16.9 percent of the population and a 6.1 percent increase from 1990), of which 17,212 had entered the United States between 1990 and 2000. Of the foreign born population; 91.5 percent or 34,379 came from Latin America.~~

~~Approximately 334.9 percent of the County's population is under the age of 18, and 11.2 percent of the population is 65 and older.~~

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~~Economic Status of the Population~~

~~According to the 2000 U.S. Census of Population and Housing (sample data), 19.6 percent of the population of Yakima County was living below the poverty level in 1999, an decrease of 5.8 percent since 1989. In comparison, only 10.6 percent of all persons in the state of Washington live below the poverty level.~~

~~In 1999, Yakima County's median household income was $34,828, well below the $45,776 median for Washington State. The County's median family income that year was $27,507, and its per capita income was $15,606. These figures are lower in many of the cities and towns. Moreover, the median household incomes for Hispanics and American Indians in 1999 were $26,662 and $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.~~

BOCC Adopted





EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing Volume 1 language is in black text, the existing Volume 2 language is in purple text. Blue underlined is new, red strikethrough is deleted.

CHAPTER 2. NATURAL SETTINGS

2.1 INTRODUCTION/PURPOSE

Yakima County recognizes the integral link between the health of the natural setting and the health of its inhabitants. Therefore, it has chosen to include a natural setting element within ~~Plan 2015~~***Horizon 2040***. To maintain our present quality of life "as defined through our natural surroundings" while accommodating ~~possibly 60,000 more residents over the next 20 years~~population growth, certain measures must be taken. If we are able to accommodate our natural setting by anticipating and preventing environmental problems, we can avoid the long-term costs associated with correcting them. The ~~long-term~~prevailing objective ~~goal~~ is to work with the natural environment rather than against it. By doing so, we can all live better, healthier lives.

The Natural Setting Element emphasizes the conservation and protection of our natural environment while preserving people's lifestyles and property. Yakima County and the communities within it can and will continue to grow, but this growth must occur in a way which balances nature's needs with our own. By embracing a philosophy of sustainable land use management, the County can help prevent many environmental problems and avoid the unforeseen costs associated with correcting them.

Our natural setting involves and affects all other plan elements. While the County is protecting those natural features most sensitive to growth and development (wetlands, flood plains, shorelines, and shrub-steppe habitat) through ~~adoption of a~~the Critical Areas Ordinance and Shoreline Master Program, other aspects of our physical and cultural landscape deserve consideration as well.

The Natural Setting Element serves two purposes. The first is to clarify the relationship between the natural environment and our built-out ~~surroundings~~environment. The second is to secure a balanced or sustainable approach to future development.

Environmental degradation or depletion of our natural resources negates some of the many reasons people wish to live here. Sensitive areas such as wetlands, open spaces, and fish and wildlife priority species and priority habitat contain much of the natural wealth valued by County residents. Other

sensitive areas, such as land located outside fire districts or those prone to flooding are important because of the risk to lives and property posed by developing in them.

Continued population growth is expected to occur in Yakima County. Over the twenty-year time frame of ~~***Plan 2015***~~***Horizon 2040***, another ~~30,000 to~~ estimated 60,000 people are expected to live here. This projected growth will have significant adverse impacts on our fiscal and natural resources unless measures are taken to address them in an environmentally sound manner. ~~-~~By anticipating and preventing environmental problems we can avoid the unforeseen costs associated with correcting them. ~~-~~By doing so, we can all live better, healthier lives.

To help complete these purposes, the following guiding principles and assumptions were used:

- Our cultural landscape "where we work, live and play" is shaped by our natural surroundings.
- Our economic base of agriculture and forest products is dependent upon the County's natural setting and its resources.
- In order to protect the long-term capacity of the environment to support growth, we need to understand the limits of natural systems.
- Responsible growth requires us to work with and within our natural setting. We must work with nature rather than against it.
- We must recognize our limits. Humankind's problems, especially in regards to the natural setting, cannot always be solved with better science or a technological fix.

2.2 ORGANIZATION OF ELEMENT

The Natural Settings Element consists of six major sections: Introduction/Purpose, Growth Management Act Requirements, Major Opportunities, Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives and Policies.

2.3 GROWTH MANAGEMENT ACT REQUIREMENTS

The Washington State Growth Management Act (GMA) does not require a Natural Settings Element in ~~***Plan 2015***~~***Horizon 2040***, but RCW 36.70A.020 – Planning Goals ~~it does~~ require that ~~it address~~ the following related items are addressed:

(6) **Property rights – Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall not be protected from arbitrary and discriminatory actions.**

(8) **Natural Resource Industries -** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

(9) **Open Space and Recreation -** ~~Encourage the retention of~~Retain open space, ~~and development of~~enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and ~~discourage incompatible uses~~develop parks and recreation facilities.

(10) **Environment -** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

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(13) Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. To view ~~T~~the list of ~~sixteen~~ sites within Yakima County that are currently listed on the state or Federal historic register contact the Washington State Department of Archaeology & Historic Preservation ~~are shown on Figure IV-1~~.

2.3.1 Critical Areas

The GMA also requires local jurisdictions to designate five critical areas and adopt development regulations which protect these them (RCW 36.70A.170(1)(d)). The Washington Administrative Code (WAC) Chapter 365-190 identifies "Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas" (hereafter referred to as *Minimum Guidelines).* Yakima County is required to consider the definitions found in the *Minimum Guidelines* when designating environmentally sensitive areas. The general extent and scope of certain critical areas, such as the 100-year floodplain, over steepened slopes and wildlife habitat areas are ~~shown on Figures IV-2A and IV-2B~~depicted on the Yakima County Geograhic Information System (GIS). Yakima County also maintains a more detailed series of maps specifically for administering its Critical Areas Ordinance, these too are located in GIS. The following description summarizes the definition of each critical area according to the *Minimum Guidelines,* with some discussion of their functions and importance:

2.3.2 Wetlands

Wetlands are areas which have saturated soils or standing water for at least part of the year, contain hydric soils, and which contain water-loving vegetation. Areas such as swamps, marshes, and bogs are generally considered wetlands. The ~~*Minimum Guidelines* suggest that local jurisdictions~~Critical Areas Ordinance uses a four-tier rating system for wetlands, recognizing that some wetland systems are more valuable or irreplaceable than others. The rating system is based on the wetland's functions and values, degree of sensitivity to disturbance, rarity, and ability to compensate for destruction or degradation (WAC 365-190-~~080~~090).

Wetlands are economically, biologically, and physically valuable resources to Yakima County. They are the most biologically productive ecosystems in nature, even though they constitute only a small percentage of the County's total landscape. For many species, including waterfowl, birds, fish, reptiles, invertebrates, and mammals, wetlands are essential habitat for feeding, nesting, breeding, and cover. Illustrative of wetland importance is the fact that at least one-third of the state's endangered and threatened species require wetlands for their survival. The state Department of Fish and Wildlife lists over 175 wildlife species that use wetlands for primary feeding habitat and 140 species that use them for primary breeding habitat. Since the turn of the century, the Department of Fish and Wildlife estimates that Washington State has lost half of its original wetlands. Consequently, the functions and values of the existing wetlands increase and require more protection.

Wetlands are important nursery and spawning areas and provide nutrient sources critical to the survival of fisheries. These fisheries in turn support a strong commercial and recreational industry. Wetlands are also potential sources for harvesting of marsh vegetation and aquaculture and under proper management, forested wetlands are an important source of timber. Wetlands play important functions in local and regional hydrologic cycles. These functions include:

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1. ~~a.~~ Lessening flood damage by slowing and storing flood waters;
2. ~~b.~~ Reducing shoreline erosion by waves and currents;
3. ~~c.~~ Protecting water quality by filtering out sediment and other water pollutants;
4. ~~d.~~ Biological processes that recycle and restore nutrients; and
5. ~~e.~~ Storing and recharging water to both surface and ground water systems, thereby helping to maintain stream flows during periods of low flow and replenishing drinking water supplies.

Wetland areas within Yakima County have been identified through the National Wetland Inventory (NWI) mapping efforts, as well as a landscape assessment by County staff. "Potential Wetland" locations are available through Geographic Information System (GIS) mapping efforts both within Yakima County Public Services and available online at www.yakimap.com. This mapping system, along with aerial photography interpretation, is used to review projects that have the potential to disturb wetland areas. Both project level and non-project level actions are reviewed on a case-by-case basis to ensure there is no loss of wetland functions and values. Depending on the location, protection of the wetlands are accomplished through development standards in the Critical Areas Ordinance or Shoreline Master Program.

2.3.3 Critical Aquifer Recharge Areas

Critical Aquifer Recharge Areas (CARAs) within Yakima County have been identified and mapped using the Washington State Department of Ecology publication "Critical Aquifer Recharge Area Guidance Document" (Publication 05-10-028). Using the procedures set forth by the guidance document, Yakima County has identified and mapped wellhead protection areas, sole source aquifers, susceptible groundwater management areas, special protection areas, moderately or highly vulnerable aquifer recharge areas, and moderately or highly susceptible aquifer recharge areas.

Some areas in Yakima County are underlain by soils which are highly permeable and allow surface waters to infiltrate into the ground water. Below the surface, the percolating water enters the geologic layer saturating the aquifer and supplying water in sufficient quantities and quality to be used as a resource. These conditions create aquifer recharge areas. Some of these aquifer recharge areas are highly vulnerable to ground water contamination. Soils, depth to ground water and hydraulic conductivity must all be analyzed to determine their vulnerability.

Ground water is the primary source of drinking water for most rural County residents. The city of Yakima is the only city within the County that uses surface water as a primary source (Naches River). All other jurisdictions currently depend upon the County's aquifers as their primary source of water. Once ground water is contaminated it is difficult, costly, and often impossible to clean up. Some contaminants like microbial organisms can cause sickness and discomfort while others like organic chemicals, inorganic metals, and radio nuclides can cause neurological disorders, cancer, mutations and even death.

The quality and quantity of ground water resources used for drinking water in Yakima County is generally good. The greatest potential for problems exist in the valley bottoms. In these areas most wells tap shallow aquifers (less than 100 feet) which are extremely susceptible to surface contamination. Groundwater sampling over the past decade throughout Yakima County indicates that in some areas nitrate concentration shave risen significantly over the natural concentrations, and in several cases are approaching the maximum contaminant levels allowed by the state for nitrates. In 2011, Yakima County created the Lower Yakima Valley Groundwater Management Area (GWMA) to find solutions to prevent

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contamination and protect residents who might be exposed to high levels of nitrate in their drinking water. The primary long-term goal of GWMA is to reduce nitrate levels in groundwater to below state drinking water standards. The objectives have been divided into six categories: data and monitoring, problem identification, measures to reduce groundwater contamination, education, drinking water systems, and other general objectives. The effort is ongoing It is anticipated that GWMA group will issue their recommendations in 2018.

2.3.4 Fish and Wildlife Habitat Conservation Areas

"Fish and wildlife habitat conservation" means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean not degrading or reducing populations or habitats so that they are no longer viable over the long term. Yakima County contains large areas of some of the most diverse and unique fish and wildlife habitat found anywhere in the country. Habitat types range from upland forest to high arid desert. Lakes, wetlands, pristine streams, forests, shrub-steppe and alpine meadows provide support for a variety of plants, fish and wildlife species. Protection of these environments provide places where animals can find food, water, shelter and security, and act as gene pools to assure continued genetic diversity. Large intact blocks of these habitat parcels also provide critical movement corridors that allow animals to disperse across the landscape, which is vital to their continued existence on the landscape.

In addition to supporting fish and wildlife populations, habitat diversity and types can provide biological indicators of the health of the environment. Habitat conservation provides for water quality protection, flood control and preservation of biological diversity.

Fish and wildlife need food, water and shelter. Locations such as riparian (streamside), upland areas meet these needs and are called habitat areas. The *Minimum Guidelines* (WAC 365-190-130(2)) identify critical fish and wildlife habitat as the following (a)~~:~~ areas with which endangered, threatened and sensitive species have a primary association; (b) habitats and species of local importance; (e) naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat; (f) waters of the state; (g) lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and, (h) state natural area preserves, natural resource conservation areas, and state wildlife areas~~commercial and recreational lakes, ponds, streams; and, established state natural area preserves and natural resource conservation areas.~~

Fish and wildlife habitat conservation areas are protected through Yakima County's Critical Area Ordinance and Shoreline Master Program. Critical areas and shoreline jurisdiction mapping is available at www.yakimap.com. Projects that are proposed in fish and wildlife habitat conservation areas are evaluated on a case by case basis. When required, Yakima County provides notice of proposed projects to other agencies, such as the Washington Department of Fish and Wildlife, who can require their own permits and/or suggest project design revisions or mitigation to protect species or their habitat. In addition, projects that are not exempt from environmental review under the State Environmental Policy Act (SEPA) require the proponent to assess impacts to species of importance and their habitat. The

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County, along with the input of other agencies, can require project design revisions or mitigation to protect species of importance and their habitat.

Preserving a wide range of habitats provides numerous benefits to County residents, including: ensuring the protection of rare species and maintaining sensitive ecosystems; reaping significant economic benefits from commercial and recreational fishing and hunting; preserving of cultures, lifestyles, and livelihood which center on fish and wildlife resources; and providing aesthetic and open space values which contribute to the overall quality of life.

2.3.5 Frequently Flooded Areas

Flood plains and other areas subject to flooding (wetlands) perform important hydrologic functions including storing and slowly releasing floodwaters, reducing floodwater velocities, and settling and filtering sediment. Frequently flooded areas provide natural areas for wildlife and fisheries habitat, recreation areas and rich agricultural lands. Development in frequently flooded areas diminishes these values and can present a risk to persons and property on the development site and/or downstream from the development. Building in flood hazard areas also results in additional costs for installing flood protection measures to protect life and property. Additional costs are incurred when flooded property must be repaired.

Flooding is the most commonly occurring natural disaster in Yakima County, posing threats to lives, properties, and resources. Floods occur when a stream or river receives more water than its channel can accommodate. Floods can originate from natural causes such as heavy rainfall or snowmelt. However, human activities such as building can often increase the frequency, magnitude and displacement of the flood, hence causing flooding in other areas of the river. Frequently flooded areas are normally adjacent to rivers or other water bodies and include the entire 100-year floodplain, that area which has a one percent chance of flooding in a given year. The floodplain receives water which overflows from the main floodway of a stream or river.

Loss of vegetation and soil often occurs when areas are developed. This causes a loss in permeable surfaces, thereby increasing the volume of storm water which is released directly into streams, rather than being absorbed by vegetation or soil. In a similar manner, extensive logging of forest lands can increase storm water runoff erosion, and sedimentation. The result of these actions is an increase in the area which can be expected to be covered by floodwaters. Structures built in flood prone areas are often damaged or destroyed by floods. At times, people's lives are jeopardized.

~~Special~~ Frequently ~~f~~Flooded ~~hazard a~~Areas (FFA), defined as ~~including~~ floodways, ~~and the~~ 100-year floodplain~~,~~ ~~are~~as identified by the Federal Emergency Management Agency (FEMA), preliminary updated FIRM maps, floods of records and mapped channel migration zones. Projects that are proposed on parcels that have mapped special flood hazard areas are reviewed under the authority of Yakima County's Critical Area Ordinance and Shoreline Master Program and require a flood hazard determination or flood hazard permit. Projects within special flood hazards areas must comply with building standards that are designed to protect property and not cause a rise in the base flood elevation.

2.3.6 Geologically Hazardous Areas

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Geologic Hazards pose a threat to the health and safety of County citizens when development and associated infrastructure is sited in areas of significant hazard. In some cases the risk to proposed activities, and/or the environment within or near geologic hazards can be reduced (or mitigated) to acceptable levels by engineering design, or modified construction practices. In areas where these measures are not sufficient to reduce the risk from geologic hazards, building or disturbance is best avoided. Land use controls should reflect the degree of hazard and risk.

Other reasons for controlling land-use activities proposed in areas of geological hazardous areas include:

1. Preventing damage or loss of property;
2. Protecting water quality and preventing increased flooding problems;
3. Minimizing public expenditures for repairing or preventing damage to public and private property;
4. Reducing the amount of additional tax dollars that must be spent for various public utilities and public services within geological hazardous areas because of specialized engineering or equipment requirements;
5. Protecting aesthetic resources (e.g. integrity of steep slopes) and natural character of the landscape.

For example, failing to control drainage on development sites up-gradient from a landslide hazard or steep slope area could result in slope failure. Slope failure can lead to loss of life, be very difficult and expensive to mitigate, scar the landscape, and can degrade water quality and cause flooding problems. Projects that are proposed in or near a mapped geological hazard are evaluated on a case by case basis under the authority of Yakima County's Critical Area Ordinance and Shoreline Master Program. The proponent may be required to prepare a geological hazard report (typically mandatory in identified landslide areas) and receive a development authorization. Projects that may contribute to an increase in the hazard or in the risk to life and property on or off the site would be required to mitigate those risks to an acceptable level through design and construction methods.

2.3.7 Cultural Resources

The location of many areas of cultural significance are unknown to most property owners and typically will remain confidential to protect their integrity. However, Yakima County utilizes the Washington State Department of Archaeology and Historic Preservation's (DAHP) archaeological and historic database and the Yakama Nation's Cultural Resource Program to determine if prospective land use permits may impact archaeological or cultural resources. As part of permit review, if a proposal requires public notice Yakima County notifies the Yakama Nation Cultural Resources office soliciting comments regarding cultural resources. In addition, if the property is within 500' of an identified archaeological or cultural resource site, as determined by DAHP's database applicants will be required to consult with both the Confederated Tribes and Bands of the Yakama Nation (Yakama Nation) and DAHP to determine if their project has any potential impacts to those resources. On project permits beyond 500' of an identified archaeological or cultural resource site, Yakima County will rely on the Yakama Nation comments on projects that require notification, as well as DAHP's comments through the SEPA register.

2.3.8 Critical Areas Ordinance

Following a number of hearings and considerable public testimony, Yakima County adopted a Critical Areas Ordinance (CAO) in July, 1994 that focused on the protection of twenty selected stream corridors.

This original ordinance was challenged, and under orders from the Eastern Washington Growth Management Hearings Board, was amended by the Board of Yakima County Commissioners in July, 1995. In compliance with the requirements of the Growth Management Act, Yakima County updated the 1995 CAO in December 2007. The 2007 update of the CAO started in May of 2004 with three public workshopsd at three different geographic locations to introduce the CAO draft update strategy. At that time, the draft update strategy was dispersed throughout the county and was used to encourage discussion between the public and the project staff so that general strategies could be understood before writing the ordinance.

From May 2004 to August 2004, planning staff held twenty-five meetings with interest groups, local and State agency representatives, local government groups, The County-Wide Planning Policy Committee, and the Yakima County Planning Commission in order to solicit comments on the draft update strategy. From these meetings, project staff compiled a list of all comments received on the draft update strategy. Comments received were closely reviewed and compiled into a separate document for public review.

After reviewing all comments, staff applied edits to the update strategy. With the edited update strategy, staff ultimately received final consensus and input on the broad strategy concepts and began to draft the more technical draft ordinance language (the CAO). Input continued to be solicited from a broad section of interests and the public throughout the update process, including roundtable meetings with the Planning Commission, which played a large role in how Yakima County met State requirements for updating the CAO.~~In addition to addressing the Hearings Board's order, the amended CAO combined the regulatory provisions of the Shoreline Master Program and the Flood Hazard Ordinance into a single ordinance. Other sensitive lands requiring protection under GMA, such as upland game habitat and geologically hazardous slopes and aquifer recharge areas, are effectively addressed by the Preferred Land Use scenario discussed in ***Plan 2015's*** Land Use Element. On September 25, 1995, the Hearings Board found the amended CAO in compliance with GMA.~~

The 2017 update of the CAO took a more simplistic approach then the 2007 CAO update. Text edits to the CAO were limted to those required by state law, or those necessary to accommodate changes in Best Available Science (BAS).

Since a good deal of Yakima County's critical areas, like floodplains, wetlands and important habitat, lie along our numerous stream corridors, the focus of the ~~1995 amended~~ CAO is to protect these "hydrologically related critical areas." The stream corridor and other hydrologically related critical areas are designated critical areas and include one or more of the following features:

(1) Any floodway and floodplain identified as a special flood hazard area. Special flood hazard areas are those identified by the Federal Insurance Administration in the Flood Insurance Study for Yakima County which, together with accompanying Flood Insurance Rate Maps and frequently flooded , isareas are hereby adopted by reference and declared to be a part of this title as set forth in Chapters 16C.05.20 through 16C.05.72;

(2) Perennial and intermittent streams, excluding ephemeral streams, including the stream main channel and all secondary channels within the Ordinary High Water Mark;

(3) Naturally occurring ponds under twenty acres and their submerged aquatic beds; and man-made lakes and ponds created within a stream channel designated under (2) above;

(4) All wetlands, that meet the definition found in Section 16C.02.425, as required by WAC 365-190-080(1), and as designated in Section 16C.07.02(1) of the wetland chapter;

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(5) Where specifically cited, any flood-prone area not included in a designated floodway and floodplain, but indicated as flood-prone by U.S. Soil Conservation Service soil survey data or geologic evidence developed through professional geologists or engineers (i.e. specific flood frequency, stream channel migration), by information observable in the field such as soils or geological evidence, or by materials such as flood studies, topographic surveys, photographic evidence or other data.;

(6) A buffer area extending on a horizontal plane from the ordinary high water mark of a stream channel, lake, or pond, designated in this section or from the edge of a wetland designated in this section according to the distances set forth in Section 16C.06.16 (Vegetative Buffers);~~These areas are defined as all shoreline streams, lakes and ponds of the state as included in the Shoreline Management Act; all lands within the 100-year flood plain; wetlands meeting the CAO definition as such; and all other streams, both intermittent and perennial, within Yakima County.~~

Each stream in the County is typed according to their relative function and value into a five tiered ranking system. Type 1 Streams and Shoreline lakes and ponds are ~~the same as those~~ protected by the County's ~~1974~~ Shoreline Master Program (SMP). ~~For simplicity, the CAO retained the same environment designations for Type 1 Streams that they had under the SMP ("natural," "conservancy," "rural," or "urban") but what was previously a structural setback is now a buffer that prohibits the wholesale clearing of shoreline vegetation.~~ Vegetative buffers along the other four stream types vary according to their size with Type 5 streams (intermittent drains) having no buffer requirements ~~unless deemed appropriate by the Administrative Official~~. ~~Lakes and ponds subject to the SMP have been similarly designated by the CAO and also protected with vegetative buffers.~~

CAO-defined wetlands are classified by a system modeled after the Department of Ecology's four-tiered rating system. ~~–~~This allows the County to distinguish between the most environmentally significant wetlands (Type 1) and those minor wetlands having slight to moderate function and value (Type ~~IV~~4). Vegetative buffers have been established that relate to the wetland type and are used to protect them. As it was merged into the CAO, the County's 1985 Flood Hazard Ordinance was updated to meet minimum federal and state requirements to maintain eligibility in the National Flood Insurance Program. Development meeting the vegetative buffering requirements from nearby streams and wetlands, but that will still remain in the 100-year floodplain, are processed through the flood hazard permit system administered directly by the Building Department.

2.4 MAJOR ~~ISSUES~~OPPORTUNITIES

While Yakima County is rich in both natural and cultural resources, many related issues presently confront us. Certain problems, such as air quality, will always be with us and will require our constant attention. Other matters involve conflicts between resource uses and users, like the effect of timber harvesting on late summer water supplies or irrigation water runoff degrading in-stream water quality. These dilemmas are often so interrelated it's nearly impossible to deal with them singularly. And still other concerns, as yet unknown, are likely to evolve over the twenty year time frame of ~~Plan 2015~~***Horizon 2040***. But if we develop and practice principles that sustain our resources rather than weaken and neglect them, we'll be better prepared to address the problems that face us.

2.4.1 Critical Areas

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While many of the other major issues identified in this section are closely related to the protection of critical areas, the administration and enforcement of the Critical Areas Ordinance (CAO) and Shoreline Master Program (SMP) will be ~~an~~ on-going ~~issue facing~~in Yakima County. Yakima County staff reviews proposed development to ensure that development does not negatively impact critical areas. One major area of contention has been the intersection between agricultural activities and critical areas. To address the issue, Yakima County opted into the Voluntary Stewardship Program (VSP). The VSP removes regulatory requirements of agricultural activities when they are within or adjacent to critical areas, and emphasizes non-regulatory protection of critical areas. The VSP requires a workgroup comprised of various stakeholders to create a Work Plan that identifies benchmarks in the protection and enhancement of critical areas. The Work Plan is reviewed and approved or disapproved by the Washington State Conservation Commission (WSCC). The benchmarks identified in the Work Plan and approved by WSCC must be met, or agricultural activities will fall back under jurisdiction of the Critical Areas Ordinance. ~~Often just talking about the protection of things like habitat and water quality will rankle people who already feel unnecessarily restricted or controlled. Now that critical area protection is required, education efforts on why it's important may be the best way to address feelings of resentment by the public.~~

2.4.2 Water Supply

As with much of the West, water in Yakima County serves competing, and often conflicting, uses. Securing certainty in our water supply will be a major issue over the next twenty years. Reliable access to water is necessary for direct human uses like household, agriculture, commercial and industrial operations, and for indirect human needs such as habitat and recreation.

Today, irrigated agriculture is the biggest user of water. Yakima County agriculture depends largely on irrigation surface water supplied U.S. Bureau of Reclamation's Yakima Project. But recently the needs of other surface water uses, particularly those dealing with the protection and restoration of anadromous fish runs, have been ~~fiercely fought for~~argued. Anadromous fish are those species, like salmon and steelhead that are born in fresh water and eventually migrate out to sea where they spend a large part of their life, ~~. Ultimately, they attempt to~~ returning to the fresh water stream in which they were hatched in order to reproduce. ~~With the possible listing of several of these species as endangered, the competition for water will only continue. But a~~Along with the water needs of habitat, the demand for water to serve ~~our~~ the County's growing urban and rural areas will significantly increase.

The basin was characterized as over-appropriated in 1904 and Yakima Basin surface water rights were subsequently defined in concert with the U. S. Bureau of Reclamation authorization of the Yakima Project in May of 1905, which is also the priority date of Reclamation's water rights in the Basin. More recent court cases have established that the Yakama Nation has a water right to maintain fish life as a result of the 1855 treaty with the United States, the priority date of that water right is "time immemorial". Since surface waters within the Yakima River Basin are over appropriated, our dependence on ground water for our domestic uses is likely to continue. To sustain growth, every resident and jurisdiction within Yakima County must meet the ongoing challenge of protecting and managing our water resources.

It is now generally accepted that Yakima River basin surface water and ground water are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private wells). The withdrawal of water from these groundwater sources may have an adverse impact on senior water rights established before and including 1905. RCW 90.44.050 provides for the supply of rural domestic water through the use of "exempt wells", which can pump up to 5,000 gallons per day for

residential use. Permit exempt groundwater withdrawals don't require a water right permit. However, to the extent the groundwater is beneficially used, the water user withdrawing groundwater under the exemption establishes a water right that enjoys the same privileges as a water right permit or certificate obtained directly from Washington State Department of Ecology. Though such withdrawals are "permit exempt", they are still subject to Washington State law regarding the seniority of water withdrawals.

Water use of any sort is subject to the "first in time, first in right" clause, originally established in historical western water law and now part of Washington State law. This means that a senior right cannot be impaired by a junior right. Seniority is established by priority date - the date an application was filed for a permitted or certificated water right or the date that water was first put to beneficial use in the case of claims and exempt groundwater withdrawals. Although exempt groundwater withdrawals don't require a water right permit, they are always subject to state water law. In some instances, Ecology has had to regulate, stop or reduce groundwater withdrawals when they interfere with prior or "senior" water rights, including instream flow rules.

Recent State Court decisions on the requirements of the Washington State Growth Management Act and County Land Use plans result in a positive duty for Yakima County to ensure that water for development is legally and physically available. Closure of the portions of the Yakima Basin to exempt well construction has already occurred in Kittitas County, which in turn has had effects on the development patterns and a large effect on the value and marketability of legal lots which can no longer be developed with the use of exempt wells. Therefore, Yakima County must secure future domestic water supply for its projected rural population growth.

On December 10, 2013, in anticipation of the possibility that the Department of Ecology might, by rule, declare the unavailability of water for development in Yakima County, the Yakima County Board of Commissioners adopted Resolution 399-2013, "In the Matter of the Formation of the Yakima County Water Resource System." Yakima County's Water Resource System (YCWRS) expands its current water systems to address a County-wide rural-domestic water supply to be available to those who would otherwise rely on the "exempt" well strategy offered by RCW 90.44.050. Yakima County understands that groundwater withdrawal may have effects on senior water rights, including the Yakama Nation Water right for the protection of fish life. Thus, the potential effects of future groundwater withdrawals on senior water users and habitat conditions have been addressed by the County in the technical report title "Assessment of the Availability of Groundwater for Residential Development in the Rural Parts of Yakima County," which was completed on January 2016. The report identifies mitigation strategies for providing water for rural development, while avoiding impacts to flows in main stem reaches and tributaries. To implement the strategies identified in the report the County has developed the Yakima County's Water Resource System (YCWRS). A more detailed description of Yakima County Water Resource System is outlined in the Utilities Element of ***Horizon 2040***.

2.4.3 Water Quality

The water quality of our streams, lakes, and ground water influences the domestic, economic, recreational, and natural environments of Yakima County. We all need clean water for daily use in our homes. Residents and tourists alike use our lakes and streams extensively for recreational activities such as boating, fishing, and swimming. Many industries require clean water for manufacturing processes.

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Some uses, such as commercial fishing and fish hatcheries, are ~~entirely~~ dependent on a constant source of high quality water. ~~But historically, clean water has been taken for granted.~~ As growth and development have increased, so have the problems associated with maintaining water quality. ~~From industry to the individual, and commercial business to agriculture, each of us contributes in some way to reduced water quality. From this perspective, each of us must work towards its protection.~~ A specific area of water quality concern is in the Lower Yakima Valley, where high levels of nitrates have contaminated drinking water supplies.

In 2011, the Lower Yakima Valley Groundwater Advisory Committee (GWAC) developed a Groundwater Management Area program which is a multi-agency, citizen-based, coordinated effort to reduce groundwater nitrate contamination in the lower Yakima Valley. Yakima County, as the GWMA lead agency under RCW 173-100-080, was responsible for development of the program that shows the responsibilities and roles of each of the advisory committee members as agreed upon by the committee. The GWAC was responsible for overseeing the development of the program. The primary goal of the GWMA is to reduce concentrations of nitrate in groundwater to below Washington State drinking water standards. The program objectives have been divided into six key categories: data and monitoring, problem identification, measures to reduce groundwater contamination, eduction, drinking water systems and other general objectives. The GWMA is currently working towards the development of best management practices (BMPs) and strategies for implementing those BMPs such as technical assistance, education, ordinances, support enforcement of new and existing laws and ordinances and the coordination with other regulatory and nonregulatory programs. The anticipated conclusion of the GWMA is 2018.

2.4.4 Air Quality

We all contribute to air quality problems. Our daily lives are filled with single person car trips, smoke from woodstoves and the burning of brush and yard wastes. More traffic on gravel roads increases dust for residents and agricultural operations. Commercial and industrial operations also contribute to air quality problems, but the primary source of air pollution in Yakima County is motor vehicles. Although state and federal laws regulate some emissions, however, air pollution will increase as the population grows. Our challenge is to maintain or improve air quality as growth continues, particularly within urban areas. To that end, Yakima County works closely with the Yakima Regional Clean Air Agency to improve the quality of our air and minimize potential impacts resulting from development.

2.4.5 The Loss of Fish and Wildlife Habitat

Statewide, much of the historical fish and wildlife habitat has been lost to habitat conversion. In the Columbia Basin, over half of the historical extent of shrub-steppe has been converted by development or crop production and in some eastern Washington counties as much as 75 percent of the historical extent of shrub-steppe has been lost. The shrub-steppe habitats that remain are often fragmented and degraded by frequent fires and invasive weeds such as cheatgrass. Due to its ability to support rich agricultural use, the deep soil shrub-steppe communities that many priority wildlife species depend on have been disproportionately converted at a higher rate than other shrub-steppe communities.

The riparian management zones that line the regional rivers and streams are critically important to our regional fish and wildlife species, comprising one of the most biodiverse ecosystems in Washington State. Historically an estimated 900,000 adult anadromous fish returned to the Yakima River Basin annually, ranking second only to Idaho's Snake River. But as more of our natural resources have been put to use,

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the number and types of anadromous fish have rapidly declined. -By the 1920's, the once awe-inspiring fish runs had dwindled to less than one percent of their historical numbers. Coho salmon became extirpated in the Yakima Basin in the early 1980's, and sockeye were extirpated from the Yakima River in the early 1900's with the construction of irrigation dams on the Keechelus, Kachess, Cle Elum, and Bumping lakes. Sockeye require lakes to spawn to as part of their life history, and when the dams were constructed without access, the sockeye were extirpated in the Yakima River Basin.

In the Yakima Basin, these riparian management zones have been reduced to narrow corridors, reducing the functionality of the riparian areas for both the fish and wildlife species that depend on them. Reduction of these corridors have resulted in reduced aquatic habitat for our important fish species and reduced breeding, wintering and migration habitat for wildlife. Reduction of these management zones increases pressure on the border between the riparian zones and other land use activities in the adjacent uplands with many wildlife species becoming stressed or disappearing due to the decreased riparian management zones.

Meanwhile, as wildlife and the habitat they need declines, our culture's recreational and land use activities that impact riparian and upland habitats have greatly increased. As demands on fish and wildlife habitat grow in light of our growing communities, to maintain functional fish and wildlife populations we need to maintain core areas of both upland and aquatic habitat while also ensuring that connectivity corridors exist through more heavily used areas to allow healthy populations of fish and wildlife species to maintain and thrive in Yakima County and the Yakima Basin.

~~Statewide, the Department of Fish and Wildlife estimates the loss of fish and wildlife habitat to be over 30,000 acres per year, including 5,000 acres of wetlands. This rapid conversion of land for development has eradicated an estimated 1.5 million animals between 1975 and 1990. Historically an estimated 900,000 adult anadromous fish returned to the Yakima River Basin annually, ranking second only to Idaho's Snake River. But as more of our natural resources have been put to use, the number and types of anadromous fish have rapidly declined. By the 1920's, the once awe inspiring fish runs had dwindled to less than one percent of their historical numbers. Coho salmon became extinct in the Yakima Basin in 1975 and summer steelhead are now on the brink of extinction. Meanwhile, as wildlife and the habitat they need declines, our culture's recreational activities have greatly increased. In Yakima County, stream side or riparian zones and the outlying rural lands adjacent to or within existing public lands areas are the most heavily impacted by this combination of habitat conversion with increased recreational use.~~

2.4.5.1 Priority Habitats and Species List (PHS)

The PHS List is a catalog of habitats and species considered to be priorities for conservation and management. Priority species require protective measures for their survival due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority species include State Endangered, Threatened, Sensitive, and Candidate species; animal aggregations (e.g., heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable.

Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type (e.g., shrub-steppe) or dominant plant

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species (e.g., juniper savannah), a described successional stage (e.g., old-growth forest), or a specific habitat feature (e.g., cliffs).

In general, areas of priority habitats of greater importance to fish or wildlife tend to have one or more of these characteristics:

- Habitat areas that are larger are generally better than areas that are smaller,
- Habitat areas that are more structurally complex (e.g., multiple canopy layers, snags, geologically diverse) are generally better than areas that are simple.
- Habitat areas that contain native habitat types adjacent to one another are better than isolated habitats (especially aquatic associated with terrestrial habitat),
- Habitat areas that are connected are generally better than areas that are isolated.
- Habitat areas that have maintained their historical processes (e.g., historical fire regimes) are generally better than areas lacking such processes

Table 2.4.5.1-1 below represents the PHS list (updated 2016) for Yakima County.

Table 2.4.5.1-1 Priority Habitat and Species in Yakima County	
Priority Habitats	
Species or Habitat	**Priority Area**
Aspen Stands	Pure or mixed stands greater than 1 acre
Biodiversity Areas & Corridors	-
Inland Dunes	-
Old-Growth/Mature Forest	-
Oregon White Oak Woodlands	Stands greater than 5 acres in size
Shrub-Steppe	-
Riparian	-
Freshwater Wetlands & Fresh Deepwater	-
Instream	-
Priority Habitat Features	
Caves	-
Cliffs	Greater than 25 feet high and occurring below 5000 ft
Snags and Logs	-
Talus	-

Fish		State Status	Federal Status
Pacific Lamprey	Any Occurrence	-	Species of Concern
River Lamprey	Any Occurrence	Candidate	Species of Concern

White Sturgeon	Any Occurrence	_	_
Leopard Dace	Any Occurrence	Candidate	_
Umatilla Dace	Any Occurrence	Candidate	_
Mountain Sucker	Any Occurrence	Candidate	_
Bull Trout	Any Occurrence	Candidate	Threatened
Chinook Salmon	Any Occurrence	_	_
Coho	Any Occurrence	_	_
Kokanee	Any Occurrence	_	_
Rainbow Trout/ Steelhead	Any Occurrence	Candidate *	Threatened *
Sockeye Salmon	Any Occurrence	_	_
Westslope Cutthroat	Any Occurrence	_	_
Reptiles and Amphibians		**State Status**	**Federal Status**
Cascade Torrent Salamander	Any occurrence	Candidate	_
Larch Mountain Salamander	Any occurrence	Sensitive	Species of Concern
Van Dyke's Salamander	Any occurrence	Candidate	Species of Concern
Columbia Spotted Frog	Any occurrence	Candidate	_
Western Toad	Any occurrence	Candidate	Species of Concern
Common Sharp-tailed Snake	Any occurrence	Candidate	Species of Concern
Striped Whipsnake	Any occurrence	Candidate	_
Sagebrush Lizard	Any occurrence	Candidate	Species of Concern
Birds		**State Status**	**Federal Status**
Western grebe	Regular concentrations, Breeding areas, Migratory stopovers, Regular occurrences in winter	Candidate	_
E WA breeding concentrations of: Grebes, Cormorants	Breeding areas	_	_
E WA breeding: Terns	Breeding areas	_	_
Black-crowned Night-heron	Breeding areas	_	_
Great Blue Heron	Breeding areas	_	_
Cavity-nesting ducks: Wood Duck, Barrow's Goldeneye, Common Goldeneye, Bufflehead, Hooded Merganser	Breeding areas	_	_
Harlequin Duck	Breeding areas	_	_
Tundra Swan	Regular concentrations		

Waterfowl Concentrations	Significant breeding areas, Regular concentrations in winter		
Bald Eagle	Breeding areas, Communal roosts, Regular concentrations	Sensitive	Species of Concern
Ferruginous Hawk	Breeding areas, including alternate nest sites. If breeding area is not known, approximate with a 7.0 km2 (4.35 mi2) area around known nest sites, foraging areas	Threatened	Species of Concern
Golden Eagle	Breeding and foraging areas	Candidate	-
Northern Goshawk	Breeding areas, including alternate nest sites, post-fledging foraging areas	Candidate	Species of Concern
Peregrine Falcon	Breeding areas, Regular occurrence	Sensitive	Species of Concern
Prairie Falcon	Breeding areas	-	-
Chukar	Regular concentrations in WDFW primary management zones for chukar	-	-
Ring-necked Pheasant	Self-sustaining birds observed in regular concentrations in WDFW's eastern Washington Primary Management Zone for pheasant	-	-
Sage Grouse	Breeding areas, leks, Regular concentrations	Threatened	Candidate
Sooty Grouse	Breeding areas, Regular concentrations	-	-
Wild Turkey	Regular concentrations and roosts in WDFW's Primary Management Zones for wild turkeys	-	-
Sandhill Crane	Breeding areas, Regular concentrations, migration staging areas	Endangered	-
E WA breeding occurrences of: Phalaropes, Stilts and Avocets	Breeding areas	-	-
Band-tailed Pigeon	Regular concentrations, Occupied mineral sites	-	-
Yellow-billed Cuckoo	Any occurrence	Candidate	Candidate

Burrowing Owl	Breeding areas, foraging areas, Regular concentrations	Candidate	Species of Concern
Flammulated Owl	Breeding sites, Regular occurrences	Candidate	
Spotted Owl	Any occurrence	Endangered	Threatened
Vaux's Swift	Breeding areas, Communal roosts	Candidate	
Black-backed Woodpecker	Breeding areas, Regular occurrences	Candidate	
Lewis' Woodpecker	Breeding areas	Candidate	
Pileated Woodpecker	Breeding areas	Candidate	
White-headed Woodpecker	Breeding sites, Regular occurrences	Candidate	
Loggerhead Shrike	Regular occurrences in breeding areas, Regular concentrations	Candidate	
Sage Sparrow	Breeding areas. Regular occurrences in suitable habitat during the breeding season	Candidate	
Sage Thrasher	Breeding areas. Regular occurrences in suitable habitat during the breeding season	Candidate	
Mammals		**State Status**	**Federal Status**
Merriam's Shrew	Any occurrence	Candidate	
Preble's Shrew	Any occurrence	Candidate	Species of Concern
Roosting Concentrations of: Big-brown Bat, Myotis bats, Pallid Bat	Regular concentrations in naturally occurring breeding areas and other communal roosts		
Townsend's Big-eared Bat	Any occurrence	Candidate	Species of Concern
Black-tailed Jackrabbit	Regular concentrations	Candidate	
White-tailed Jackrabbit	Regular concentrations	Candidate	
Western Gray Squirrel	Any occurrence	Threatened	Species of Concern
Townsend's Ground Squirrel	Breeding Area, Occurrence, Regular concentrations	Candidate	Species of Concern
Cascade Red Fox	Any occurrence	Candidate	
Fisher	Any occurrence	Endangered	Candidate
Marten	Regular occurrence		
Wolverine	Any occurrence	Candidate	

Bighorn Sheep	Breeding areas, Regular concentrations		
Columbian Black-tailed Deer	Regular concentrations, Migration corridors		
Mountain Goat	Breeding areas, Regular concentrations		
Northwest White-tailed Deer	Migration corridors, Regular concentrations in winter		
Elk	Calving Areas, Migration Corridors, Regular concentrations in Winter and in foraging areas along coastal waters		
Rocky Mountain Mule Deer	Breeding areas, Migration corridors, Regular concentrations in winter		
Invertebrates		**State Status**	**Federal Status**
Mardon Skipper	Any occurrence	Endangered	Species of Concern
Silver-bordered Fritillary	Any occurrence	Candidate	

*Steelhead only *Steelhead only

Important Note

These are the species and habitats identified for Yakima County. This list of species and habitats was developed using the distribution maps found in the Priority Habitat and Species (PHS) List (see http://wdfw.wa.gov/conservation/phs/). Species distribution maps depict counties where each priority species is known to occur as well as other counties where habitat primarily associated with the species exists. Two assumptions were made when developing distribution maps for each species:

1) There is a high likelihood a species is present in a county, even if it has not been directly observed, if the habitat with which it is primarily associated exists.
2) Over time, species can naturally change their distribution and move to new counties where usable habitat exists.

Distribution maps in the PHS List were developed using the best information available. As new information becomes available, known distribution for some species may expand or contract. WDFW will periodically review and update the distribution maps in PHS list.

2.4.6 Achieving Sustainability

~~Sustaining our natural resources while preserving our local economy will become a major issue as we enter the 21st Century.~~ Practicing sustainable land management ~~doesn't mean nature's needs must pre-empt our community's. Nor does it mean unbridled development. It~~ means finding a balance between the environment and diversifying ~~our need for~~future economic growth. ~~-~~Among other things, the concept of sustainability recognizes that our health and prosperity are directly linked with our ability to use ~~only~~ what we need without impacting the needs for the future. We must recognize that what we use has opportunity costs associated with it.

The timber industry and its harvesting practices provides an outstanding example of sustainability. We will always need wood products. ~~-~~They provide us with a wide range of beneficial uses ranging from building our homes to heating them. ~~-~~For many years, the most cost-effective way of providing this

resource was to clear cut vast stretches of our forested lands, starting with the closest trees to town. But in recent years the long term effects of this practice have raised some interesting and difficult questions. Do we want wood products at any cost, even if the price is undermining our water supplies, water quality and habitat? Are there places and situations where our forested lands are worth more over the long run by being preserved for their recreational values? Often this analysis can be done in terms of outright dollars and cents. Yet our actions should also be evaluated for their effects on the quality of life we enjoy today and want to see for our children. Sustainability means leaving something for the next time, the next generation. This practice applies equally to the trees we harvest and the streams we divert water from. We need to look closer at the long term costs and benefits of our activities. This includes the operation of large scale extractive industries and our individual daily actions.

2.5 ~~CONSIDERATIONS~~ EXISTING CONDITIONS

2.5.1 The Physical and Cultural Landscape

Yakima County contains an impressive array of landscapes. Ranging from the western snow fields of the Cascade Mountains to the arid basalt ridges of the east, the collective histories of these landscapes is what makes Yakima County such a vibrant place to live. The dynamic forces which shape our natural setting must be considered when planning for continued and sustained growth.

As we examine our natural setting, we must also explore its relationship to our manmade or cultural landscape. ~~-~~We often observe our assembled surroundings but we seldom think about them in terms of their ties to the natural environment. ~~But in fact o~~Our built-out environment is directly influenced by the ways in which we utilize our natural surroundings. ~~-~~Understanding the linkages between our natural and cultural landscapes is an important dimension of sound growth management. ~~For a more complete description of the various aspects of our physical and cultural landscape, the reader should refer directly to the Natural Setting Element. For purposes of this background report, the following components are presented:~~

2.5.2 Hydrology

Water is Yakima County's most precious resource. ~~-~~Water~~, Yakima County's most publicized and precious resource,~~ is available from various rivers, springs, lakes and underground sources. ~~While t~~The majority of Yakima County is drained by the Yakima River and its tributaries, the far northeastern and southwestern sections of the County drain into the Columbia River. When viewed as a watershed, the Yakima River Basin is the largest drainage contained wholly within Washington State, ~~and~~ about half of which ~~it~~ lies within Yakima County. ~~Water is Yakima County's most precious resource. The majority of the County is drained by the Yakima River and its tributaries. In the northern part of County the river is contained along high basalt columns; below Union Gap, it widens into a broad riparian plain sometimes several miles in width.~~ Mean annual precipitation ranges from over 100 inches in parts of the Cascades to less than 8 inches in the eastern lowlands.

2.5.2.1 Surface Water

The headwaters of the Yakima River begin in the Cascade Mountains above Keechelus Lake in northern Kittitas County. ~~–~~After flowing through the Cle Elum and Kittitas Valleys, the river enters Yakima County

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along the high basalt columns of Yakima Canyon and emerges onto a broad alluvial plain just north of the city of Selah. Through the upper Yakima Valley, the Yakima River flows in a north-south direction past the cities of Selah, Yakima and Union Gap. As the river cuts its way through Umptanum, Yakima and Ahtanum Ridges, its flow is augmented by numerous streams in (downstream order) the Wenas Valley and Selah area, the Naches Valley, the Moxee area, and the Ahtanum Valley. Below Union Gap, the Yakima River flows onto a broad riparian plain sometimes several miles wide.

~~Here i~~In the lower Yakima Valley, the Yakima River collects water from even more streams and drains, the most notable being Satus, Toppenish and Simcoe Creeks. Scattered across the floodplain is evidence of a highly active Yakima River, one that wandered frequently and sometimes far from its present course. Dozens of old channel scars and partially filled oxbows remind us that the Yakima River is perhaps our most dynamic natural feature. As it leaves the County south of Grandview, the Yakima River continues running in a southeasterly direction through Benton County before emptying into the Columbia River near Richland. Throughout its 200-mile course, the Yakima is supplemented with irrigation and storm water runoff which is of a far lesser quality than when it was withdrawn. The combined actions of overwithdrawl, pollution and vegetation removal produce a waterway that leaves Yakima County completely altered from the one that begins near Snoqualmie Pass.

Yakima County and the larger Yakima River Basin is the site of the federally developed Yakima Project. The purpose of the Yakima Project is to store and deliver irrigation water, with hydroelectric power generation as an associated function. The six project reservoirs (see Table 2.5.2.1-1) also provide incidental flood control, recreation benefits, and some flows for fish. Three of the project's six reservoirs, Rimrock Lake, Clear Lake and Bumping Lakes, lie within Yakima County in the upper Naches River basin. The other three reservoirs (Cle Elum, Kachess & Keechelus) are located in the upper Yakima basin near its headwaters in Kittitas County. The three upper reservoirs supply water to lands in the basin above the Yakima-Naches River confluence. They are also the main water suppliers of the large irrigation districts in the lower Yakima Valley. The upper Naches reservoirs provide irrigation water to lands in the lower Naches Valley. They also make a small irrigation contribution to lands in the lower Yakima Valley. Total storage capacity of all reservoirs is approximately 1.07 million acre feet, total diversions average over 2.5 million acre feet.

Table 2.5.2.1-1 Major reservoirs in the Yakima Subbasin.

Reservoir	River system	Storage Capacity (acre-feet)
Keechelus Lake	Upper Yakima	157,800
Kachess Lake	Upper Yakima	239,000
Cle Elum Lake	Upper Yakima	436,900
Rimrock Lake	Naches	198,000
Bumping Lake	Naches	33,700
Clear Lake	Naches	5,300

Yakima County and the larger Yakima River Basin are also the site of the Yakima River Basin Water Enhancement Project (YRBWEP). The Yakima River Basin Integrated Water Resource Management Plan (Integrated Plan) is a component of YRBWEP. The purpose of the Integrated Plan is to address a variety of water resource and ecosystem problems affecting fish passage, fish habitat, and water supplies for agriculture, municipalities, and domestic uses. The plan includes the elements of: reservoir fish passage,

structural and operational changes to existing facilities, surface water storage, groundwater storage, habitat/watershed protection and enhancement, enhanced water conservation, and market reallocation.

The Integrated Water Resource Management Plan Alternative (Integrated Plan) was selected as the preferred alternative and represents a comprehensive approach to water management in the Yakima River basin. It is intended to meet the need to restore ecological functions in the Yakima River system and to provide more reliable and sustainable water resources for the health of the riverine environment and for agriculture and municipal and domestic needs. The Integrated Plan is also intended to provide the flexibility and adaptability to address potential climate changes and other factors that may affect the basin's water resources in the future.

The Integrated Plan includes three components of water management in the Yakima basin - Habitat, Systems Modification, and Water Supply. The intent of the Integrated Plan is to implement a comprehensive program that will incorporate all three components using seven elements to improve water resources in the basin:

- Reservoir Fish Passage Element (Habitat Component);
  - Provide fish passage at the five major Yakima River basin dams – Cle Elum, Bumping Lake, Tieton, Keechelus, and Kachess – as well as Clear Lake Dam.
- Structural and Operational Changes Element (Systems Modification Component);
  - Cle Elum Pool Raise,
  - Kittitas Reclamation District Canal Modifications,
  - Keechelus-to-Kachess Pipeline,
  - Subordinate Power at Roza Dam and Chandler Powerplants, and
  - Wapatox Canal Improvements.
- Surface Water Storage Element (Water Supply Component);
  - Wymer Dam and Pump Station,
  - Kachess Reservoir Inactive Storage,
  - Bumping Lake Reservoir Enlargement, and
  - Study of Columbia River Pump Exchange with Yakima Storage.
- Groundwater Storage Element (Water Supply Component);
  - Shallow Aquifer Recharge, and
  - Aquifer Storage and Recovery.
- Habitat/Watershed Protection and Enhancement Element (Habitat Component);
  - Targeted Watershed Protections and Enhancements, and
  - Mainstem Floodplain and Tributary Enhancement Program.
- Enhanced Water Conservation Element (Water Supply Component);
  - Agricultural Conservation, and
  - Municipal and Domestic Conservation Program.

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- Market Reallocation Element (Water Supply Component).

Reclamation and Ecology worked with the YRBWEP Workgroup to develop a package of projects to meet the goals of the Integrated Plan. These projects are described individually; however, Reclamation, Ecology and the YRBWEP Workgroup intend that the Integrated Plan would be implemented in a comprehensive manner, incorporating all elements of the proposed plan. Implementing the different elements of the Integrated Plan as a total package is intended to result in greater benefits than implementing any of the seven elements independently.

~~The use of surface water from the Yakima River and its tributaries is the focus of one of the most hotly contested water rights cases in the nation. State v. Acquavella is the general water rights adjudication that has been proceeding in the Yakima County Superior Court since its initiation by the Washington State Department of Ecology in 1977. In its adjudication, the court is addressing all claimed surface water rights through one of four pathways:~~

- ~~state-based rights of major claimants;~~
- ~~state-based rights for other claimants, by sub-basin;~~
- ~~federally reserved rights for non-Indian claims;~~
- ~~federally reserved rights for Indian claims.~~

~~The legal rulings (or decrees) on these pathways are nearly complete and their final outcome is likely to have profound effects on Yakima County's future growth.~~

2.5.2.2 Groundwater

Groundwater in Yakima County is found in the basalt that underlies most of the area, in the alluvium deposits located along the various watercourses, and in the Ellensburg formation which both overlies and interbeds within the basalt flows. The following sections describe the three principal aquifers of Yakima County in more detail.

2.5.2.3 Yakima Basalt

Yakima Basalt, a subgroup of the Columbia Basalt, include confined aquifers in interbeds sandwiched between layers of basalt. Within the region, the basalt aquifers vary in their water-yielding character from 100 gal./min. to 2,000 gal./min. Although some deep municipal and irrigation wells penetrate the Yakima Basalt, the source appears relatively untapped and is potentially the most productive and least impacted of Yakima County's three principal aquifers.

Some portions of the interbed aquifers may involve fossil waters which have no source of recharge. Potential recharge areas include contacts between the Columbia basalt flows and the units within the Cascade ~~range~~Range, surface and subsurface drainage along exposed interbeds associated with anticlinal ridges, at gaps where streams have cut through uplifted basalt exposing interbeds, and along fault zones which bisect basalt layers. The Yakima Basalt may also be recharged in upper valley reaches by overlaying gravels and unconsolidated alluviums.

2.5.2.4 Ellensburg Formation

The Ellensburg Formation consists largely of layers of gravels, sand, silt, and clay sediments transported from the westerly portion of Yakima County on to, and in some areas inter-bedded with, the upper basalt flows. The capacity of the formation as an aquifer ranges from poor to good, depending on its depth and

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composition. Underlying basalt layers generally dip toward the center of valleys and easterly such that more productive Ellensburg aquifers are located in the center of lower valley reaches having deeper profiles of the formation. Principal aquifers in the formation are generally confined, weakly cemented, permeable layers of gravel and well-sorted sands interbedded with less permeable layers of clay and shale. A basal layer of this formation which lies directly above the uppermost basalt flow may be one of its more productive water-bearing zones.

Recharge is by infiltration from precipitation and irrigation, by effluent seepage from surface waters, and by upward leakage from the Yakima Basalt. -The most important current source of recharge is considered to be upward leakage from the underlying basalt. Susceptible recharge areas are those where the formation is exposed at the surface or where saturated alluvial gravels directly overlie the formation. Where the formation contains significant aquifers, the largest natural discharge is potentially the upward seepage to overlying gravel units and alluviums.

2.5.2.5 Upper Aquifer

The Upper Aquifer generally consists of gravel units and principally stream-deposited, unconsolidated alluviums distributed in variable thicknesses along the valley floors. The largely cemented gravel units are considered a viable aquifer only where they contain deeper profiles of weakly cemented sand and gravel. The most productive aquifer (second only to the Yakima Basalt) is the unconsolidated alluvium. The alluvium aquifer is generally unconfined, with its thickest, most productive units occurring in syncline centers. The Upper Aquifer is generally associated with a shallow ground water table which supports the bulk of Yakima County's domestic water supplies.

~~Snowpack accumulations at the higher elevations supply irrigation water for much of the agricultural use found in the lowland areas. Most of the snowpack run-off flows into reservoirs outside of Yakima County. However, Tieton Reservoir (Rimrock Lake) and Clear Lake on the Tieton River and Bumping Lake on the Bumping River lie within the County. There is also a small private reservoir in the Wenas Valley. Even with these facilities, there is frequently a shortage of water in tributaries of the Yakima River. Transmission losses and over irrigation aggravate the problems of water shortage, drainage, erosion, and alkali and salt accumulation.~~

~~All available surface water is presently allocated to irrigated land. Development of more irrigated land will require additional storage capacity, the use of more underground sources, or additional water-saving measures. In all likelihood, a combination of solutions will be necessary to deal with the demand for additional water. While more irrigated land above the Roza Canal in the Moxee Valley and on the south flanks of Rattlesnake Ridge could be developed, few other areas have potential for irrigation because of the limited productivity of the soils and the high cost of delivering water.~~

~~Groundwater, meanwhile, supplies most of the County's drinking water. While groundwater supplies are considered vast, no one really knows how much is available. And the cost of obtaining ground water from deep sources can be prohibitive. The deeper aquifer generally has more metals and minerals as well, which may create problems for industrial or domestic use.~~

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~~Surface and groundwater, while adequate to support the native habitat, were never intended to irrigate upland areas. Yet an additional 20,000 to 60,000 people in the County will increase demand for both drinking water and irrigation, placing additional strain on surface and groundwater supplies.~~

~~To cope with additional water demands, the County may need to take a position on the transfer or sale of water. *Water transfers* involve the creation of a system to convey already allocated water from one system or place to another. It may take the form of leasing or outright sale of water.~~

~~Although water transfers would satisfy the immediate need for water, they do not address the issue that water is a limited resource.~~

2.5.3 Climate

Yakima County's climate is an important yet often overlooked aspect of our natural setting. The long sunny days and cool nights have helped Yakima County become one of the top agricultural producing counties in the United States. ~~-~~Our attractive climate has also boosted the County's tourism industry. With over 300 days of sunshine per year and a central location within the state, Yakima County is an increasingly popular site for conventions, softball and tourism.

Climatic variation within Yakima County is extreme. ~~-~~The Rocky Mountains partly shield the region from strong arctic winds, so winters, while cold, are generally not too severe. In summer, Pacific Ocean winds are partially blocked by the Cascade Range. Thus the days are hot, but the nights are fairly cool. In winter the average temperatures at Yakima, Rimrock and Sunnyside are 32, 29, and 35 degrees Fahrenheit, respectively. In summer the average temperature is 68 degrees at Yakima, 61 degrees at Rimrock, and 70 degrees at Sunnyside. [USDA Soil Survey For Yakima County 1985, pg. 3] Temperatures elsewhere within the County can vary greatly from those measurements given. Scientific research supports the presence of the current climatic pattern over the last 2,500 years (Ubelacker 1986; Calder; 1974; Chatters 1981).

Yakima County's climate is an important yet often overlooked aspect of our natural setting. The long sunny days and cool nights have helped Yakima County become one of the top producing agricultural counties in the United States. The average length of our growing season is 195 days. Annual precipitation ranges from over 100 inches in parts of the Cascades to less than 8 inches in the eastern lower elevations. We depend upon significant snowpack accumulations at the higher elevations to supply irrigation water for much of the agricultural uses found in the lowland areas.

Our attractive climate has also boosted Yakima County's tourism industry. Tourism is a big business in Yakima County and it's growing. One reason people visit Yakima County is for our four full seasons of outdoor recreational opportunities. Our climate and central location within the state makes Yakima County an increasingly popular site for large conventions. And every summer hundreds of sports teams travel with their families to play in our parks and stay in our motels. It's clear that Yakima County's climate is a major contributor to the health of our local economy.

2.5.3.1 Climate Change

Climate change, as the name suggests, refers to the changes in the global climate which result from the increasing average global temperature. For example, changes in precipitation patterns, increased prevalence of droughts, heat waves, and other extreme weather, etc. "Global warming" refers to the

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increase in Earth's average surface temperature due to rising levels of greenhouse gases. ***Horizon 2040*** doesn't debate the cause of climate change only discusses the effects it has on our environment.

Climate models predict that Washington State will become warmer and wetter in the Cascades in the coming years. Warmer, wetter Cascades means while there may be more precipitation falling on the mountains, it may be in the form of rain instead of snow. Yakima Valley depends on snowpack in the Cascades to act as a reservoir for irrigation; over half of the irrigation water Yakima Valley farmers depend is stored as snow in the mountains. A lower snowpack in the Cascades leads to less water available for irrigation in Yakima Valley. Meanwhile, drought in the Yakima Valley is expected to become more common in these climate models. -In Washington State, likely climate change impacts and indicators that may need to be addressed include:

- Likely increase in frequency and intensity of heat waves.
- Retreating glaciers and reduced snowpack in the mountains.
- Likely rise in sea level accompanied by coastal erosion.
- Change in volume and timing of precipitation with possible landslides and flooding.
- Greenhouse gas emissions increase.
- Degraded air quality.
- Fish and wildlife habitat destruction; highly altered critical areas and ecosystems.

Local governments are concerned with climate change, but most do not yet have the level of local awareness, financial resources, information or state guidance to address this challenge. However, recent legislation and broader climate change efforts are beginning to help local governments address climate change. For example, in 2008 the Washington State Legislature established limits on the state's greenhouse gas emissions. Washington State Department of Ecology (DOE) is required to review these limits and make recommendations regarding revisions using science from the University of Washington's Climate Impacts Group (CIG). Ecology's latest recommendations are in the Washington Greenhouse Gas Emission Reduction Limits report that was provided to the state Legislature in December 2016, which includes:.

Existing state greenhouse gas limits:

- By 2020, reduce overall emissions of greenhouse gases in the State to 1990 levels.
- By 2035, reduce overall emissions of greenhouse gases in the State to 25 percent below 1990 levels.
- By 2050, the state will do its part to reach global climate stabilization levels by reducing overall emissions to 50 percent below 1990 levels, or 70 percent below the State's expected emissions that year.

Recommended limits:

- By 2020, reduce overall emissions of greenhouse gases in the State to 1990 levels.
- By 2035, reduce overall greenhouse gas emissions in the state to 40 percent below 1990 levels.
- By 2050, reduce overall greenhouse gas emissions in the state to 80 percent below 1990 levels.

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Additionally the state has adopted a statewide goal to reduce annual per capita vehicle miles traveled for light-duty vehicles. Comprehensive planning is an excellent venue to address both the reduction of greenhouse gases and vehicle miles traveled. Almost half of all greenhouse gas emissions in our state result from the transportation sector. Land use and transportation strategies that promote compact and mixed-use development and infill reduce the need to drive, reducing the amount of greenhouse gas emissions.

The Yakama Nation's Climate Adaptation Plan for the Territories of the Yakama Nation was published in April, 2016 . The Climate Adaptation Plan represents the first collective effort by the Yakama Nation to identify (1) important resources and cultural components most likely to be impacted by climate change, (2) work the Tribe is currently undertaking that recognizes and will help to reduce climate change impacts, and (3) specific recommendations for deeper analyses of vulnerabilities and risks to their most important interests and adaptation actions that should be implemented. The Climate Adaptation Plan's goal is to be a starting point for the conversation about climate change and planning for adaptation throughout all of the territories of the Yakama Nation. It is derived from the experience of the Yakama Nation people, its tribal programs, and findings from regional experts on these important topics. This document is one way to educate ourselves about current vulnerabilities and future risks and share ideas about actions that may need to taken to build climate resilience. It is a living document that will be revisited and adjusted over time to reflect new information, new understandings, and new priorities.

Some local governments in the state are taking action to address climate change through a combination of mitigation and adaption techniques in their operational and comprehensive plans. While addressing climate change or energy are not specific requirements under the Growth Management Act (GMA), many counties and cities are addressing climate change through land use and transportation planning or by adding climate change policies or even optional elements to their comprehensive plans. The expected return on investment of addressing climate change issues through planning at the local level is that development will occur where urban services exist or are planned for, where transportation choices can be more efficiently provided, and where the majority of jobs and housing are located.

This also conserves resource lands (designated agricultural, forest, and mineral lands of long-term commercial significance) and rural areas (lands outside of designated urban growth areas that are not formally designated resource lands). It may also result in a greater likelihood of transportation alternatives to the single-occupancy vehicle, fewer vehicle miles traveled, a greater mix of land uses and densities in urban areas, and a better jobs/housing balance. In fact, it is believed that the desired outcomes of addressing climate change are also the desired outcomes of the Growth Management Act.

In addition to the GMA, Yakima County may address potential impacts of climate change through the administration of State Environmental Policy Act (SEPA). Under SEPA, actions by a governmental entity, such as granting a development permit, must be assessed for potential impacts to the natural and built environment. To perform this assessment, Yakima County relies on the use a SEPA checklist.

The SEPA checklist consists of a series of questions that ask for information about a proposal, such as a subdivision, a commercial building or a public building. Part of the checklist requests information describing the proposed actions impact on climate, but there is no guidance on whether or how to quantify, analyze and mitigate for greenhouse gas emissions at this time. To begin to provide such

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guidance, DOE is engaged with a SEPA working group to help clarify the SEPA rules and prepare important guidance information to:

- Clarify how, where and when to incorporate climate change considerations into the environmental review of a proposal.
- Recommend changes to the SEPA rules and/or environmental checklists, threshold determination, and/or Environmental Impact Statements (EIS).
- Provide instruction or guidance to local and state governments on how to determine possible mitigation strategies, and whether the impacts of climate change may affect the project over its lifetime.
- Encourage greater use of SEPA in a programmatic, upfront manner that results in streamlining permitting for compact development in urban growth areas or urban centers.

2.5.3 Air Quality

The primary source of air pollution in Yakima County is motor vehicles. Air quality is lowest during the winter, when the valley's shape and weather patterns combine to create an inversion layer of trapped air. Wood smoke, car exhaust, road dust (track out), and other emissions collect in this trapped layer and remain until weather conditions permit their dilution. With increased population, we will face an increasing challenge to maintain and improve air quality, particularly in urban areas.

Under state law, growth must be focused in urban areas. Yet more people locating into Yakima's Urban Growth Areas (UGA) will concentrate growth in a setting that traps air pollution. Gravel road dust is tracked out of rural areas into urban areas and is re-suspended. In order to maintain air quality, pollution from cars, wood smoke and industry must be addressed. The County's focus should be 1) to reduce single occupancy vehicle (SOV) trips, 2) reduce dependence on wood stoves as sole source of heat, and 3) work with local industries to help them comply with air quality standards.

One of mankind's most basic needs is the air we breathe. Polluted air contributes to a variety of health problems and consumes millions of dollars in medical costs each year. Polluted air also obscures visibility, creates unpleasant odors, and adversely affects animal and plant life. The attractiveness and ~~liveability~~livability of Yakima County is directly related to the quality of our air.

Air quality concerns in Yakima County are the greatest during the winter months. The weather patterns combine with our valley's topography shapes to create an inversion layer of trapped air. Wood smoke, car exhaust, ~~re~~suspended road dust, and other emissions collect in this trapped layer where they stay until the weather dilutes them. Polluted air contributes to a variety of health problems. Polluted air also obscures visibility, creates unpleasant odors, and adversely affects animal and plant life. Heavily traveled gravel roads also contribute to our air quality concerns in dry seasons. Yet the cost of solving the problem increases proportionately with the increased traffic resulting from Yakima's growth.

2.5.4 Geology

Between 16 and 10 million years ago, the central and eastern portions of Yakima County were overrun repeatedly by massive flows of molten lava. These flows originated from large fissures or rifts in what is now southeastern Washington and northeastern Oregon. Over and over again, each flow incident spread

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westward and eventually cooled to form basalt. The layers of basalt thin to the west and are generally absent at the crest of the Cascade Range. However, basalt exposures exist near the crest at Jumpoff Peak, Meeks Table and the Little Naches-American Fork River junction (Campbell, 1984). The local accumulation of these flows are known as the Yakima Basalt Group and are the youngest members of the greater Columbia River Basalts.

Near the end of the last great basalt flows, the Cascade Mountain Range was in the early stages of formation. Between basalt flood episodes came the deposition of volcanic materials, mostly large mud flows (lahars), from the newly-forming Cascades. These deposits, known as the Ellensburg Formation, are found both overlying and between Yakima basalt flows and ended about 4 million years ago. Because the basalts become thinner and pinch out to the west, the interbeded deposits are difficult to distinguish from the overlying deposits.

Subsequent folding of the basalts and volcanic deposits has formed a series of five east-to-west trending anticlinal (upfolds of rock) ridges with broad synclinal valleys lying in between. Collectively named the Yakima Fold Belt, the ridges are individually named Umtanum, Yakima, and Ahtanum/Rattlesnake Ridges; Cleman Mountain and the Horse Heaven Hills. Their folding occurred at different rates, at times fairly rapid and others very slowly. As uplift of the ridges occurred, the Yakima River was able to down-cut rapidly enough to generally maintain its present course. ~~Yakima County's landscape was shaped by massive flows of molten lava. These flows, which cooled to form basalt, have formed a series of five east-to-west trending anticlinal (upfolds of rock) ridges called the Umptanum, Yakima, and Ahtanum/Rattlesnake Ridges; Cleman Mountain; and the Horse Heaven Hills.~~ Most are used primarily as rangeland. Between the ridges are basin valleys that are tributary to the Yakima Valley. These include the Wenas, Naches, Moxee, and Ahtanum valleys. These valleys are quite extensive and are the main areas used for irrigated crops.

The ridges and basins form the visual perspective of Yakima County and provide community definition. The quality of our human environment is dependent, in part, on the quality of these ridges and basins. For example, the quality of surface water may be seriously degraded if the ridge drainages are disturbed by development or erosion due to overgrazing. Wildlife habitat for upland game birds and big game may also be destroyed.

Water quality can also be degraded by development in the valley bottoms. As additional areas are paved, run-off collects urban-area pollutants which are transferred back to the surface and ground water environment. The ridges are also vulnerable to degradation as a visual resource from the construction of transmission lines, towers, houses, and roads.

The cost of developing along the ridges is high. Infrastructure costs more because water must be piped farther and upwards against gravity. Poor road networks make it difficult to reach developments. Slopes create difficulty in siting septic systems. An excessively drained septic system, for example, may contaminate wells located down slope. These conditions will not be solved in the near future by technology or a "quick fix" instead, they support the ***Visioning*** statement that "we must recognize that we can't live everywhere."

About one million years ago, lava began flowing from a volcano lying near the Goat Rocks region of western Yakima County. One eruption of this andesite lava flowed down the Tieton River toward the City

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of Yakima forming what is now Naches Heights. Another flow of this Tieton Andesite forced the Naches River northward from its original course along what it now Cowiche Creek. Today, the most striking exposures of the Tieton Andesite are found across from the Oak Creek Wildlife Recreation Area near the confluence of the Tieton and Naches Rivers.

During the last ice age, a glacial dam formed to block the Clark Fork of the Columbia River in Idaho. This blockage backed up a tremendous amount of water known as Glacial Lake Missoula. When this ice dam broke, the lake rushed westward to scour the top of the basalt flows and create the channeled scab lands of the Columbia Basin. Glacial flood events of this type were repeated as many as forty times during the last 30,000 years. The flood waters flowed out to the mouth of the Columbia River and up the Yakima Valley depositing gravel and slack water sediments as far north as Union Gap. These flood deposits can be seen in several places in the Lower Valley including the gravel pits south of Grandview, along old Highway 12 near Buena, and along the north side of Snipes Mountain.

With the notable exception of the eruption of Mount St. Helens in 1980, recent geologic history has been a time of little change. While several minor landslides and tremors have occurred, uplift of the ridges has almost stopped. The large scale erosive events of the past have diminished, but the Yakima River and its side streams continue to down cut, transport and deposit sediments.

The geologic history of Yakima County has provided us with rich volcanic and river deposited soils that have proven outstanding for agriculture. This aspect of our landscape, along with abundant cattle grazing opportunities, is what originally spurred people to move here. Although our economy has become more diversified, agriculture and its related industries are still Yakima County's biggest business. In this regard, our success is tied directly to our geologic past. But while large areas remain productive for agriculture, growth within Yakima County continues to remove substantial tracts of the best agricultural land for urban and suburban development. We will continue to face some difficult challenges in preserving our best agricultural ground as we continue to develop home sites and diversify our economy.

Another important local enterprise tied to our geologic past is the sand and gravel mining industry. While not a major local employer, these operations provide us with important construction materials. The primary source for these aggregates is the Yakima River flood plain although several sites have been developed along the ridges.

2.5.5 Soils

The geologic history of Yakima County has provided us with rich volcanic and river deposited soils that have proven outstanding for agriculture. Although our economy has diversified over time, agriculture and its related industries are the County's leading industry. In this regard, our success is tied directly to our geologic past. But while large areas remain productive for agriculture, growth within Yakima County continues to remove substantial tracts of the best agricultural land for urban and suburban development. Yakima County encourages agricultural producers to coordinate their activities with local, state, and federal agencies to limit loss of soil due to erosion. Our challenge is to preserve our best agricultural ground as we continue to develop home sites and diversify our economy.

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Another important local enterprise tied to our geologic past is the sand and gravel mining industry. While not a major local employer, these operations provide us with important construction materials. ~~–~~The primary source for these aggregates is the Yakima River flood plain although several sites have been developed along the ridges.

2.5.6 Vegetation

Natural vegetation in Yakima County reflects the wide range of climatic conditions found here. ~~–~~The eastern portions of the County are dominated by steppe and shrub-steppe plants common to the greater Columbia Basin. Eastern slopes and ridges are generally treeless and in their native condition are covered with sagebrush and desert grasses. Typical community dominants include shrubs such as big sagebrush, bitterbrush and stiff sagebrush. ~~big leaf sage, bitter brush, and small sage.~~ Stiff perennial grasses such as blue bunch wheat grass, Idaho fescue and giant wild rye were once commonplace. Traveling west and upward in elevation, the vegetation changes with climate and hydrology to allow an abundance of plant life, and includes extensive tracts of ponderosa pine, mountain hemlock, Douglas fir and various other conifer species. ~~-~~Ultimately, the harsh conditions of the highest points in the Cascades allow for little vegetative growth. What does survive has adapted to the extreme conditions found there.

Along ~~the main stem of the Yakima River and its adjacent~~ stream corridors are vegetative belts that contain various kinds of shrubs, trees and grasses such as: ~~. Water-loving trees like~~ black cottonwood, aspen and alder ~~are found along many stream banks~~. ~~-~~These well vegetated stream-side riparian zones provide substantial food and shelter for wildlife. ~~-~~Many aquatic organisms feed on leaf litter and woody debris that collect in these streams. Insects and other invertebrates falling from these plants provide an important source of food for many fish species. ~~-~~Birds and land animals depend on stream-side vegetated areas for food, thermal protection, visual cover and as a migratory corridor to other parts of their habitat. It is the sum of these parts, from microorganism to migrating fish, that make habitat vibrant and healthy.

As development takes place, native vegetation is often indiscriminately removed and as a result, wildlife habitat is lost. Birds as diverse as osprey, heron and wood ducks all need large trees adjacent to streams for nesting. ~~–~~Early logging practices in the headwaters of the Yakima River removed many of the larger trees from these reaches and thus ended the gathering of large organic debris along the river's banks. The commonly accepted actions we take in developing our resources disrupt the natural cycle that is essential to the continued health of riparian areas.

Livestock, logging and irrigated agriculture have irrevocably altered the native vegetation of Yakima County. ~~–~~While our success at modifying our surroundings has driven our local economy, another perspective sees the missed opportunities. Stream corridors stripped of their vegetation no longer support the fish they once did. The "stair step" appearance along many of the ridges are long-term signs of overgrazing. With the difficulty these lands have in recovering, pressure mounts to convert them to other uses, most often housing**.**

The County's dominant native vegetative pattern is steppe and shrub-steppe. In the higher western elevations, trees become more abundant. The majority of Yakima County's commercial timber lies above 3,000 feet and much of this is outside of local land use jurisdiction. The health of the timbered areas contributes to the prosperity of the County's agriculture. With fewer trees in the mountains, water runs off faster and isn't retained for later seasonal use. Although standard forest practices encourage

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replanting, re-vegetation is more difficult on the eastern slopes of the Cascades. The practice of mono-cropping also makes the ecosystem more vulnerable to disease and other problems.

The introduction of livestock and agricultural production in the mid- to late 1800's has also drastically changed the County's vegetation patterns. This in turn has reduced wildlife habitat since the native vegetation they depend upon is reduced. Native plants have been edged out by invaders and all this increases wind and water erosion.

2.5.7 Visual

Perhaps the most popular "postcard" image of Yakima County is a bountiful orchard stretching westward with Mount Adams visible in the background. A somewhat lesser known image is the nearby ridge lines and valley bottoms. And intermixed with the ridges and valleys are other places that hold people, roads, buildings and lights. For most of us, these urban images dominate our daily visual perspective. They seem more dynamic and fluid than ridges, orchards and valleys. We see the changes in our urban setting more readily than anywhere else because that is where most of us live. But in Yakima County, many feel that what once looked rural and open has become increasingly filled up and more urban in appearance. We won't see our rural lands disappearing until it's already happened.

The ridge lines of Yakima County have become more than striking natural visual features. As Yakima County has grown, many of these high points have become highly coveted places in which to live and build homes. Areas like the Naches Heights west of Yakima, Lookout Point south of Selah and Yakima Ranches above Terrace Heights all offer outstanding views of the valley bottoms and seclusion from crowded city streets. Other ridge lines, such as Ahtanum and Rattlesnake Ridges, are serving the needs of a growing communication industry for the placement of transmitter towers. Yet we forget that these high points present problems for development due to the costs of providing services like roads, water and sewer. Past land use and subdivision practices have diminished the function of many ridge lines as important wildlife habitat. These same practices have also reduced the ridges' ability to serve the more traditional uses applied to them as range or agricultural land.

The open spaces in Yakima County come in many forms, some of it dedicated and protected while others are informal and not publicly accessible. The majority of Yakima County is owned and/or managed by federal, state or Tribal interests. While these lands lie largely outside of County jurisdiction, they provide the bulk of our open spaces. Most of Yakima County's recreational opportunities lie within them and they contribute significantly to other open space values such as wildlife habitat. To protect the informal, privately held open spaces, Yakima County has an Open Space Tax Program which reduces the tax assessment on agricultural and timber lands in open space. Other open space lands can also qualify for reduced assessments if their preservation provides some public benefit.

The provisions of Yakima County's adopted Critical Area Ordinance (CAO) also encourages open spaces by establishing vegetative buffers along our streams and wetlands. The vegetative buffering provisions of the CAO 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.

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The ~~preferred land use alternative scenario detailed in the~~ Land Use Element advocates a large lot rural zoning pattern to preserve the remaining openness of these areas.~~–~~ Past zoning and subdivision regulations have allowed lots down to one-half acre in size anywhere in the County. ~~-~~This permissiveness has resulted in a sprawling rural land use pattern that has consumed large areas of our informal open spaces.

2.6 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

2.6.1 Natural Resource Protection

As discussed in the preceding section, Yakima County is rich in both natural and cultural resources. This inheritance puts us in an enviable position for future growth. However, the prosperity of our near- and long-term future is in our hands and in many ways we are at a crossroads. ~~-~~Will we continue to meet our short-term needs at the expense of our long-term resources? Or will we meet the challenge of sustaining growth while preserving options and resources for both ourselves and upcoming generations?

For individuals, sustaining resources can be simple actions: turning off the bathroom tap while brushing your teeth. ~~-~~Recycling and properly disposing of hazardous materials like motor oil and antifreeze. ~~-~~Or finding alternative ways to get to work. Likewise, businesses can help build a sustainable community by "adding value" to locally produced renewable resources, providing internships and job training. ~~–~~These types of actions, if practiced by enough of us, foster a commitment to place and bring stability to both the economy and the environment.

To better meet this challenge, five components of sustainable land use management have been identified. These components are referred to throughout the Natural Setting goals and policies of ~~***Plan 2015***~~*Horizon 2040* and include:

- *Strategies to foster improvement of the natural resources common to us all, particularly air and water quality;*
- *Protection of designated critical areas, including wetlands, stream corridors, and frequently flooded areas;*
- *Education efforts that will further awareness of environmental issues;*
- *Incentives that encourage the use of long-term, least-cost alternatives; and*
- *Performance measures that assess the state of certain key natural amenities today so they can be compared to their condition in the future.*

~~The concerns identified in the Major Issues section can be dealt with through a combination of the above sustainable land management components. With respect to certainty in our water supply, we need to develop a marketing system that allows water to be transferred once the water rights adjudication has been resolved. Our water supply will be better protected by effective administration of the Critical Areas Ordinance and additional conservation practices in our building code. By educating~~

BOCC Adopted

~~ourselves and our children as to the limited availability of water, we will begin to develop personal habits that conserve the resource. The incentives we provide for water conservation like shortened permit processing time and savings on our water bills, will have tangible returns for users. And finally, we must continue to collect data on the state of our water supply: who uses it, how much is used for what purposes, and at what cost. This data can then be chronicled and compared to future uses, users and costs to determine the performance of our efforts.~~

2.7 GOALS, OBJECTIVES AND POLICIES

To help guide development of the Goals and Policies for the Natural Setting Element, several principles have been identified:

- *Landscapes, both cultural and natural, provide clues to a region's human personality.~~;~~ The way we live our lives and create our cultural landscape is a function of the natural setting, of our environment. In turn, the long-term capacity of the environment to support significant population growth is directly related to our understanding the limits of natural systems. ~~Rather than relying on often expensive technological fixes, we should work to attain a symbiotic relationship between the natural setting and the cultural landscape, a relationship that is sustainable.~~*

- *The natural setting and its resources drive our economic base and define our cultural landscape. It shapes our quality of life.*

- ~~*While landscapes and natural systems can be hard to read, we must work with and within them in order to plan for growth wisely.*~~

- ~~*The perception of a deficiency in any one of the County's resources is a human construct and as a culture, most Americans do not like to recognize limits. The widespread attitude in our society is that all of mankind's problems can be solved with better science or that a technological fix will overcome any obstacle nature presents us.*~~

2.7.1 Visioning "Check In"

Yakima County took part in a "Visioning check in" process in 2014 and 2015. This effort used online surveys to gain feedback from Yakima County residents on whether they feel the original Visioning Goals that influenced Yakima County's Comprehensive Plan - ***Plan 2015*** are still relevant today or should be updated or discarded. A total of 254 people took the survey related to the natural environment, resulting in the list of revised Visioning Goals below.

BOCC Adopted

Visioning Goals - Environment

1. Water:

A. Improve and maintain water quality and quantity.
B. Promote increased levels of water management for the purposes of conservation, storage, delivery, and flood control.
C. Provide effective management for diverse and conflicting water uses: agricultural, municipal, and industrial; recreational and fishery base flows; wildlife habitat; wetlands; and rural residential.
D. Manage the Yakima River Basin as a unique resource.
E. Restore the water quality of the Yakima River.
F. Identify future needs and promote increased water supplies through coordinated management and conservation efforts.
G. Improve and maintain ground and surface water quality.

2. Land:

A. Coordinate land uses to reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.
B. Preserve and protect critical areas.
C. Inventory public open space lands and define those to preserve for future generations.

3. Air:

A. Address air quality challenges while recognizing the different existing and future growth patterns and regulations for urbanizing and rural areas.
B. Identify the impact on air quality caused by industrial and community growth patterns, such as the quantity, size, location, and nature of the growth.
C. Determine what threshold of air quality we wish to achieve and maintain for health and aesthetics.
D. Establish county-~~s~~wide quality standards based on best management practices.

4. Education and Awareness:

A. Promote environmental education opportunities.
B. Foster awareness necessary to address environmental challenges.
C. Develop an educational awareness program which informs people of the value of their resources and the steps for their protection.

5. Other Programs:

A. Create resources or incentives that will promote actions which enhance the natural environment.
B. Increase the community's participation in recycling and other innovative solid waste disposal programs.

BOCC Adopted

C. Create a comprehensive image that links together environmental, resources and quality of life elements.
D. Preserve wetlands, open lands, and other habitat areas.
E. Establish and enforce standards for light, glare, and noise to minimize incompatibilities within and between land use areas and to enhance quality of life.
F. Consider energy supply alternatives and energy conservation opportunities.

EDUCATION

PURPOSE STATEMENT NS 2

The failure to recognize environmental limits results in depleted resources, and as a result, diminishes our present quality of life. If the County is to achieve sustainable development, residents need to look beyond the short-term benefits of their actions. This goal and related policies encourage education as a means to inform County residents and visitors that preserving environmental quality will help maintain the County's quality of life for the long term.

Goal NS 2:	Inform residents and visitors on how living and doing business in Yakima County can be satisfying and profitable without degrading environmental values.
Policies:	
NS 2.1	Make information available for the general public which outlines the various land use permitting processes. This should focus on reasons for the regulation and the basic permitting steps.
NS 2.2	Provide information and education on planning issues to schools and the community at large.
NS 2.3	Develop an educational brochure that illustrates the functions and values of Yakima County's wetlands and the natural history of the Yakima County stream corridors.
NS 2.4	Work with school districts to increase understanding of planning issues; make locally oriented planning curriculum available.

AIR QUALITY

PURPOSE STATEMENT NS 3

~~*Focus 2010 envisioned a dramatic improvement in the Lower Valley's air quality by the year 2010 as result of both federal clean air standards and local initiative. The Upper Valley's Vision 2010 mentioned aesthetics and health as reasons for securing and maintaining air quality.*~~

Federal and state standards have been set for ~~inhaleable~~inhalable particulate ~~(PM10)~~matter (PM_{10}) ~~and~~ and carbon monoxide ~~(CO)~~, both of which are of some concern, particularly in the Yakima urbanized area. Reductions in pollution must be realized from existing as well as future sources in order to accommodate growth without causing violation of any of the standards.

~~*Since 1991, most of the Yakima area (including the areas in and around Yakima, Selah, Gleed, and Union Gap) has been considered an inhaleable Particulate Matter (PM-10) Nonattainment Area because it has a history of exceeding federal air quality standards for PM-10 (fine particles). Nonattainment areas are required to take steps to improve air quality. In the Yakima PM-10 Nonattainment Area, a combination of control strategies, conversion from wood stoves to other heating methods, and mild winters has succeeded in preventing any exceedances since 1991. The Yakima Regional Clean Air Authority is preparing a long-term maintenance plan to prove to EPA that these improvements will be maintained. If EPA approves the plan, Yakima will be considered an attainment area.*~~

~~*In addition, Yakima is currently an unclassified attainment area (neither attainment nor nonattainment) for carbon monoxide (CO) because of serious exceedances in the past, although none has occurred since 1991. To achieve attainment status, a long-term maintenance plan is also needed for CO.*~~

~~*Areas that are in nonattainment for any federal standard, including CO and PM-10, may be subject to sanctions. Federal transportation monies could be withheld. Also, when a new source of CO or PM-10 is proposed, it could not be authorized unless some way were found to reduce the level of that contaminant in the air by at least twice as much as the new source would contribute. This could have a negative effect on industrial development, at least for some industries.*~~

~~*New lower standards are being considered for ultrafine inhaleable particulate (PM 2.5) and ozone. It is unknown whether Yakima will violate either standard if and when approved. Typical sources of PM 2.5 include road dust, construction dust, wood smoke, and internal combustion engine exhaust. Typical sources of ozone are oxides of nitrogen, which are combustion by-products; and volatile organic compounds, which are solvents and by-products of incomplete combustion from internal engines and many industrial processes.*~~

Goal NS 3:	**Make steady improvement in the air quality of the Yakima Valley by reducing dust, odor, auto emissions, smoke, and other contaminants.**
Policies:	
NS 3.1	Support the Yakima Regional Clean Air Agency in researching the nature, magnitude, and potential solutions to problems caused by airborne particulates, taking appropriate actions, and monitoring results.
NS 3.2	Require control of emissions to the air during land development and construction projects.
NS 3.3	Participate in the review and planning efforts of the Yakima Regional Clean Air Agency to reduce smoke, odor, dust, and other air contaminants.
NS 3.4	To the extent physically and financially possible, control dust on County roads.

CULTURAL RESOURCES

PURPOSE STATEMENT NS 4

Cultural resources are those items, both tangible and intangible, that provide us with ties to the past, a better understanding of the present, and a means to evaluate what the future might hold. The following goal and policies stress the importance of cultural resources to Yakima County's health and prosperity.

Goal NS 4:	**Promote the identification and protection of archaeological and significant historical sites and structures.**
Policies:	

NS 4.1	Develop a local process, in conjunction with state agencies and the Yakama ~~Yakima~~ Nation for evaluating the significance of historic, cultural, and archeological resources to help ensure that archeological and significant historic sites and structures are identified within the County. ~~{Amended 12/98}.~~
NS 4.2	Maintain a process to evaluate impacts of proposed land use actions on County-designated historic, cultural and archeological sites to help ensure that archeological and significant historic sites are not disturbed or destroyed through any action of the county, or through any action permitted by the county. ~~{Amended 12/98}.~~
NS 4.3	When the original or present use of a designated historic structure ceases to be feasible, provide for adaptive reuse of the structure when it is determined that a more intensive use would encourage and facilitate rehabilitation and preservation of the landmark.
NS 4.4	Prior to demolition, moving or alteration of any designated historic, cultural, or archeological landmark, ensure that due consideration is given to its preservation or, at a minimum, documentation of its historic value.
NS 4.5	When available, utilize existing archaeological and cultural resource information from the Washington State Department of Archaeology and Historic Preservation and the Yakama Nation.

NOISE

PURPOSE STATEMENT NS 5

~~*Noise pervades our daily lives.*~~ *The following goal and policies attempt to address the adverse effects that can result from noise.*

Goal NS 5:	**Promote an environment free from excessive noise that jeopardizes the public health, safety and welfare.**
Policies:	
NS 5.1	Review the adequacy of local noise control/abatement measures and mitigation standards.
NS 5.2	Enforce noise standards.
NS 5.3	Enforce the use of standard construction industry practices to control noise, including the use of noise-muffling equipment and observance of normal hours of operation.
NS 5.4	Evaluate specific projects for their effects on noise-sensitive uses, such as residences, schools, churches, libraries, and health care facilities, sensitive wildlife species, and establish mitigating conditions.

VISUAL

PURPOSE STATEMENT NS 6

~~*Perhaps the most popular "postcard" image of Yakima County is a bountiful orchard stretching westward with Mount Adams looming in the background, or the image of the nearby ridge lines and valley bottoms. Intermixed with the ridges and valleys are other places that hold people, roads, buildings and lights. For most of us, these urban images dominate our daily visual perspective. They seem more dynamic and fluid than ridges orchards and valleys. Changes in our urban setting are seen more readily than anywhere else because that is where most of us live. But in Yakima County, many feel that what once looked rural and open has become increasingly filled up and more urban in appearance.*~~ *The following goal and policies address the importance of our urban and rural visual surroundings.*

Goal NS 6:	**Protect property values by improving the appearance of the Yakima Valley.**
Policies:	
NS 6.1	Protect the natural, historic, and visual quality of remote areas.
NS 6.2	Utilize programs that would enable open lands to remain in a natural state to maintain scenic beauty and aesthetic qualities.
NS 6.3	Develop standards for light and glare appropriate to each land use designation to minimize incompatibilities.
NS 6.4	Continue to enforce nuisance laws requiring clean-up of yards (garbage, clutter, junk cars, etc.).
NS 6.5	Encourage new telecommunications towers to be located and designed to minimize visual and land use impacts.
~~**NS 6.6**~~	~~Establish siting standards for mobile/manufactured homes outside approved mobile/manufactured home parks or subdivisions.~~
NS 6.6	Assure that lot coverage, height and setback regulations are appropriate to the purpose and intent of the zoning district.
NS 6.7	Include landscaping, signage and other aesthetic standards in the commercial and industrial site plan review process.
NS 6.8	Encourage private efforts to improve the appearance of the Yakima Valley.
NS 6.9	Provide incentives for the reconfiguration of parcels to enhance open space character.

SHORELINES

PURPOSE STATEMENT NS 7

The goals and policies of the Shoreline Master Program are directed towards land and water uses and their impact on the environment. ~~*-*~~*As the population continues to increase, the pressures upon our shorelines will also increase. The goal of the Shoreline Master Program is to protect the shorelines of the state.*

Goal NS 7.1:	**Implement the general policy goals of the Shoreline Management Act as listed below (WAC 173-26-176(3)):**
a.	Utilize Shorelines for economically productive uses that are particularly dependent on Shoreline location or use.
b.	Utilize Shorelines and the waters they encompass for public access and recreation.
c.	Protect and restore the ecological functions of shoreline natural resources.
d.	Protect the public right of navigation and corollary uses of waters of the state.

e.	Protect and restore buildings and sites having historic, cultural, and educational value.
f.	Plan for public facilities and uses correlated with other shoreline uses.
g.	Prevent and minimize flood damages.
h.	Recognize and protect private property rights.
i.	Preferentially accommodate single-family uses.
j.	Coordinate shoreline management with other relevant local, state, and federal programs.

Goal NS 7.2:	**Protection measures for local Shorelines should use the following Shoreline Management Act principles in order of preference as listed below (RCW 90.58.020):**
1.	Recognize and protect the state-wide interest over local interest;
2.	Preserve the natural character of the shoreline;
3.	Result in long term over short term benefit;
4.	Protect the resource and ecology of the shoreline;
5.	Increase public access to publicly owned areas of the shorelines;
6.	Increase recreational opportunities for the public in the shoreline;
7.	Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

Goal NS 7.3:	**Maintain, restore and where necessary improve the shoreline terrestrial and aquatic ecosystems so that they maintain viable, reproducing populations of plants and animals while providing the maximum public benefit of limited amounts of shoreline areas. Accomplish this through the policies in the required shoreline elements listed below.**

SHORELINE ENVIRONMENTS

Goal NS 7.4:	**Shorelines areas should be classified into specific environmental designations. The designation system should be based on the existing and future land use pattern as well as the biological and physical character of the shoreline. These environments should include the Urban, Rural, Conservancy, Natural Floodway / Channel Migration Zone (CMZ), and Urban Conservancy environments. Land uses and activities should be limited to those that are consistent with the character of the environment designation.**

Shorelines: Urban Environment

Policies:	
NS 7.5	The Urban Environment is to be used for the most intensely developed areas or areas where intensive development is desirable or tolerable. The basic principle in an Urban Environment is oriented toward quality of development in harmony with the shoreline. The Urban Environment should insure optimum utilization of shorelines occurring within urbanized

	areas by providing for public access and by managing development so that it enhances and maintains the shorelines for a multiplicity of uses.
NS 7.6	The following criteria should be used for the designation of Urban Environments:
1.	Areas presently supporting high intensity land use including residential, commercial, industrial and recreational uses.
2.	Areas which are planned to accommodate urban expansion of residential, commercial, industrial and recreational uses.
3.	High land values.
4.	Major public or private capital investments.
5.	Close proximity to services and utilities.
6.	Few biophysical limitations to development.
7.	Potentially low flood hazard.
NS 7.7	Water-oriented commercial, industrial, and recreation uses should be given high priority in the Urban Environment, and may be accompanied by non-water oriented uses in mixed-use developments. Residential uses should be discouraged. Recreational uses are preferred uses within the urban environments.

Shorelines: Rural Environment

Policies:	
NS 7.8	The Rural Environment should restrict intensive development along undeveloped shoreline areas that might interfere with the normal operations or economic viability of an agricultural activity located on adjacent associated shoreline areas. The Rural Environment maintains open spaces and provides opportunities for recreational uses compatible with agricultural activities.
NS 7.9	The following criteria should be used for the designation of Rural Environments:
1.	Intensive agricultural or recreational uses.
2.	Those areas with potential for agricultural use.
3.	Those undeveloped natural areas that lie between agricultural areas.
4.	Low-density residential development.
5.	Moderate land values.
6.	Potential low demand for services.
NS 7.10	Generally, allowed uses in the Rural Environment should focus on resource and recreation uses. Commercial and industrial uses should be carefully limited. Residential uses should sustain shoreline functions.

Shorelines: Conservancy Environment

Policies:	
NS 7.11	The Conservancy Environment classification is should be used for areas where maintenance of the existing character of the area is desirable. This does not necessarily mean preservation, but rather a use of natural resources on a sustained yield basis. Thus, the harvesting of timber as well as recreational activities are to be the primary uses permitted. Areas that are isolated from services, have poor drainage, high flood

	danger, poor ground for septic tanks, unstable earth, or steep slopes should also be designated Conservancy.
NS 7.12	The following criteria should be used for the designation of Conservancy Environments:
1.	Very low intensity land uses; primarily sustained-yield activities or pasture-range land.
2.	Larger acreages.
3.	Relatively low land values.
4.	Relatively minor public or private capital investment.
5.	Considerable biophysical limitations, making commercial, industrial, or medium to high-density residential development unsuitable.
NS 7.13	Generally, commercial and industrial uses should not be allowed in the Conservancy Environment, except when they are water oriented. Resource uses should be of low enough intensity to sustain shoreline functions with preference for non-permanent structures. Low-density residential development should sustain the character of the shoreline. Diffuse recreational uses are preferred use. Uses should avoid hazardous areas.

Shorelines: Natural Environment

Policies:	
NS 7.14	The Natural Environment should protect those shoreline areas which are considered unique by virtue of their existence and valuable only to the extent that the natural integrity is preserved for the benefit of future, as well as, present generations. Prime targets for classification into the Natural Environment will be certain shorelands owned or controlled by the various Federal and Tribal wildlife management agencies with limited access and certain private lands which are seen to be proper for Natural classification.
NS 7.15	The following criteria should be used for the designation of Natural Environments:
1.	The presence of a natural, historical, cultural, scientific, or educational feature considered valuable by virtue of its existence in a natural or original state and thereby warranting preservation for the benefit of present and future generations.
2.	Those areas generally intolerant of intensive human use.
3.	Areas with severe biophysical limitations.
4.	Natural areas with strong limits on access.
NS 7.16	Generally, commercial, industrial, mining, non-water oriented recreation, roads, utilities, and parking areas should not be located in Natural Environment. Other uses, including residential, should be carefully limited in the Natural environment. Restrict activities that may degrade the actual or potential value of this environment, and severely restrict development in hazardous areas.

Shorelines: Floodway / Channel Migration Zone (CMZ) Environment

Policies:	
NS 7.17	The Floodway/Channel Migration Zone environment should protect the water areas, associated vegetation; islands, associated overflow channels, and channel migration

	areas. This environment acknowledges the river's need to move within parts of its floodplain, and emphasizes the preservation of the natural hydraulic, geologic and biological functions of the county's shorelines that are constrained by severe biophysical limitations.
NS 7.18	A Floodway/Channel Migration Zone designation should be assigned to shoreline areas that are within mapped Channel Migration Zones and/or within a designated FEMA Floodway. The extent of the Floodway/Channel Migration Zone should never extend beyond the 100-year flood plain.
NS 7.19	Generally, commercial, industrial, mining, non-water oriented recreation, roads, utilities, parking areas, and residences should not be located in the Floodway/Channel Migration Zone Environment. Other uses (recreation, resource uses, etc.) should be carefully limited to protect shoreline functions. Restrict activities that may degrade the actual or potential value of this environment, and severely restrict development in hazardous areas. Modifications that harden or fix stream banks and channels should be discouraged.

Shorelines: Urban Conservancy Environment

Policies:	
NS 7.20	The Urban Conservancy environment should protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.
NS 7.21	The following criteria should be used for the designation of Urban Conservancy Environments;
1.	areas that lie in incorporated municipalities and urban growth areas;
2.	areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area;
3.	areas that are suitable for water-enjoyment uses;
4.	areas that are open space or floodplain, or that retain important ecological functions that should not be more intensively developed;
NS 7.22	Generally, allowed uses should focus on recreational uses. Commercial, industrial and residential uses should be carefully limited, and when allowed should result in restoration of ecological functions. Uses that preserve the natural character of the area or promote the preservation of open space, floodplain or sensitive lands (either directly or over the long term) should be the primary allowed uses. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

GENERAL SHORELINE POLICIES

Shorelines: Critical Areas, Restoration, and Vegetation Conservation

Policies:	
NS 7.23	New development or new uses, including the subdivision of land, should not be established when it would be reasonably foreseeable that the development or use

	would require structural flood hazard reduction measures within the channel migration zone or floodway.
NS 7.24	Only allow new structural flood hazard reduction measures in shoreline jurisdiction when it can be demonstrated that they are necessary to protect existing development, that nonstructural measures are not feasible, that impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss, and that appropriate vegetation conservation actions are undertaken.
NS 7.25	Protect all shorelines of the state so that there is no net loss of ecological functions from both individual permitted development and individual exempt development. Encourage protections that incorporate substantive fish habitat elements or follow Stream Bank Protection Guidelines.
NS 7.26	In development of the Shoreline Master Program, evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions and other shoreline functions to ensure no net loss of ecological function. Develop a means to allocate the burden of addressing cumulative effects.
NS 7.27	Provide, where feasible and desirable, restoration of degraded areas along the shorelines of Yakima County.
NS 7.28	Critical areas within shoreline jurisdiction should be protected with the critical area policies and standards protecting all of the County's critical areas, including those for CMZ's and Flood Control.
NS 7.29	Protect shoreline streams, lakes, ponds, and wetlands with a vegetative buffer as described in the Shoreline Master Program.
NS 7.30	For existing agriculture encourage through a variety of voluntary means the maintenance of a permanent vegetative buffer between tilled areas and associated water bodies to reduce bank erosion, retard surface runoff, reduce siltation, improve water quality and provide habitat for fish and wildlife. For new agriculture, buffer requirements should be applied.
NS 7.31	Natural vegetation within shoreline jurisdiction should be retained to the greatest extent feasible. This should be accomplished by applying the stream corridor and wetland buffer requirements. Activities covered by the State Forest Practices Act should not be subject to vegetation conservation standards, but should be subject to buffer requirements when under County jurisdiction. Require developers to indicate how they plan to preserve shore vegetation and control erosion in a long term management plan.
NS 7.32	Selective pruning of trees for safety and view protection, and the removal of noxious weeds should be allowed.
NS 7.33	Upon completion of construction/maintenance projects on shorelines, disturbed areas should at a minimum be restored to pre-project configuration wherever possible, replanted with native species and provided maintenance care until the newly planted vegetation is established.

Shorelines: Public Access – Physical and Visual

Policies:

NS 7.34	Protect navigation of waters of the state, the space needed for water-dependent uses, and views of the water through development standards.
NS 7.35	Transportation and parking plans within Shoreline jurisdiction shall include systems for public access, including pedestrian, bicycle, and public transportation where appropriate.
NS 7.36	To provide public access planning in conformance with WAC 173-26-221(4), Yakima County uses the following approach to provide public access to Shoreline areas:
1.	Yakima County has a very high proportion of federal, state and other publicly owned or conservancy owned lands in Shoreline areas. These publicly owned Shoreline areas constitute a large portion of the county's total shoreline area. Yakima County emphasizes the use of those public lands to provide public access.
2.	Many of the above lands have improved sites and locations to promote physical access to shorelines. Yakima County relies on these agencies to develop new public access facilities as they deem appropriate.
3.	Many of the above lands are open to unimproved public access, as well.
4.	Many Shoreline areas are also along transportation corridors which provide visual access to much of the County's shoreline areas.
5.	Due to the nature of Yakima County's shorelines, commercial water oriented uses, existing and new, tend to be highly related to water enjoyment uses and recreation.
6.	Due to the nature of Yakima County's shorelines, recreational uses, existing and new, tend to be highly oriented toward the water, thereby providing access to shoreline areas.
7.	Yakima County relies on the development of commercial water oriented uses and recreational uses to provide additional public access opportunities.
8.	Development standards for dedicated and improved public access to the shoreline and visual quality should be required for public developments, with few exceptions. All projects should provide public access, except where it is demonstrated to be infeasible due to reasons of safety, security, impact to the shoreline environment, or constitutional or legal limitations.
NS 7.37	Promote and enhance diversified types of public access to shorelines in Yakima County which may accommodate intensified use without significantly impacting fragile natural areas intolerant of human use and without infringing on rights of private ownership.
NS 7.38	Access to recreational areas should emphasize both areal and linear access (parking areas and trails or bicycle paths, for example) to prevent concentrations of use at a few points. Linkage of shoreline parks and public access points by means of linear access should be encouraged.
NS 7.39	Development standards should be established to assure preservation of unique, fragile, and scenic elements and to protect existing views from public property or large numbers of residences. Where aesthetic impacts are not avoidable, provide mitigation.
NS 7.40	Where there exists a conflict between public access or a water-dependent use, and the maintenance of an existing view from adjacent properties, the physical public access or water dependent use should have priority unless there is a compelling reason to the contrary.
NS 7.41	Proper design, location, and construction of road and railroad facilities should be exercised to provide to the degree practical, scenic corridors, rest areas, view points,

	and other public oriented facilities in public shoreline areas.
NS 7.42	Wherever feasible, utility facilities should be placed underground.
NS 7.43	Outdoor sign size, spacing and lighting should conform to the Scenic Vistas Act (RCW 47.42) and standards in the Zoning Ordinance.

Shorelines: Archaeological and Historic Resources

Policies:	
NS 7.44	Encourage the protection and restoration of areas and sites in Yakima County having historic, archaeological, cultural, educational or scientific value. Wherever possible, sites should be permanently preserved for scientific study and public observation.
NS 7.45	Development along shorelines should include consultation with professional archaeologists, historians, and biologists to identify areas containing potentially valuable data, and to establish procedures for salvaging the data or maintaining the area in an undisturbed condition.
NS 7.46	Shoreline permits should contain special provisions which require developers to immediately stop work and notify local governments, the Office of Archeological and Historic Preservation, and affected tribes, if any possible archaeological or historic resources are uncovered during excavations.
NS 7.47	Development which could~~would~~ destroy archaeological or historical sites or data may be delayed ~~for a reasonable time~~ to allow the appropriate agency or organization to purchase the site or to recover the data.

Shorelines: Water Quality, Stormwater, and Pollution

Policies:	
NS 7.48	Shoreline water quality should be protected as follows:
1.	Rely on a County stormwater program meeting state and federal stormwater control requirements where possible;
2.	Use Critical Aquifer Recharge Area protection measures in the Critical Areas Ordinance;
3.	Control drainage and surface runoff from all non-agricultural facilities requiring large quantities of fertilizers and pesticides (such as golf courses and play fields) to prevent contamination of water areas;
4.	All developments shall comply with County Health regulations, when applicable;
5.	Handle and dispose of pesticides in accordance with provisions of the Washington Pesticide Application Act (RCW 17.21)~~ and the Washington Pesticide Act (RCW 14.47)~~;
6.	Proper design, location, and construction of all facilities should be exercised to prevent the entry of pollutants or waste materials into the water body.
7.	When earthen materials are moved within shoreline areas, measures to adequately protect water quality should be provided.
8.	Water quality protection measures should be balanced with recreation opportunities
NS 7.49	Agricultural erosion control measures should conform to rules and standards established by the Conservation Districts of Yakima County.

NS 7.50	In planning for marina location and design, special water quality considerations should be given to:
1.	Fuel handling and storage facilities to minimize accidental spillage;
2.	Proper water depth and flushing action for any area considered for overnight or long-term moorage facilities;
3.	Adequate facilities to properly handle wastes from holding tanks.
NS 7.51	Prohibit sanitary landfills along shoreline areas. Otherwise the disposal of all solid wastes should proceed in accordance with the Yakima County Solid Waste Management Plan.

SHORELINE USE POLICIES

Shorelines: General Use

Policies:	
NS 7.52	Establish a system of shoreline uses that:
1.	Gives preference to uses with minimal impacts and that are dependent on the proximity to the water;
2.	Protects the public's health, safety, and welfare; ecological functions; and property rights;
3.	Establishes conditional uses to provide extra protection for the shoreline.
NS 7.53	Assure that new shoreline development in Yakima County is consistent with a viable pattern of use suitable to the character and physical limitations of the land and water.
NS 7.54	Encourage sound management of renewable and nonrenewable natural resources.

Shorelines: Recreation

Policies:	
NS7.55	Assure the preservation and expansion of diverse, convenient recreational opportunities along the public shorelines of Yakima County for public use, consistent with the capacity of the land to accommodate such activity. Accomplish this by ensuring that shoreline recreational development is given priority and is primarily related to access, enjoyment and use of the water and Shorelines of the State
NS 7.56	Where the uses designated for a specific recreational area are planned to satisfy a diversity of demands, these uses must be compatible with each other and the environment of the area.
NS 7.57	Where feasible and desirable, encourage the use of public lands for recreational facilities as a more economical alternative to new acquisitions by local agencies.
NS 7.58	Locate, design, construct and operate recreational facilities to prevent undue adverse impacts on natural resources of an area and on adjacent or nearby private properties.

Shorelines: Transportation and Parking

Policies:	
NS 7.59	Encourage a transportation network in Yakima County capable of delivering people, goods, and services, and resulting in minimal disruption of the shorelines' natural

	system.
NS 7.60	When it is necessary to locate major highways, freeways and railways along stream drainages or lake shores, such facilities should be sufficiently set back so that a useable shoreline area remains. Care should also be taken to insure that a minimum land area is consumed.
NS 7.61	To avoid wasteful use of the limited supply of shore land, locate access roads and parking areas upland, away from the shoreline whenever such options are available. Access to the water should be provided by pathways or other methods. Parking facilities in shorelines are not a preferred use and should be allowed only as necessary to support an authorized use.
NS 7.62	Proper design, location, and construction of road and railroad facilities should be exercised to:
1.	Minimize erosion and permit the natural movement of water;
2.	Use existing topography to maximum advantage and preserve natural conditions to the greatest practical extent.
NS 7.63	Extensive loops or spurs of old highways with high aesthetic quality or bicycle route potential should be kept in service ~~as pleasure bypass routes~~.

Shorelines: Agriculture

Policies:	
NS 7.64	Allow lawfully established agricultural activities occurring on agricultural lands to continue as they historically have. New agricultural activities on land not currently used for agriculture, conversion of agricultural lands to other uses, and other development on agricultural land that does not meet the definition of agricultural activities (including any agricultural development not specifically exempted by the provisions of RCW 90.58.030(3)(e)(iv)) should meet shoreline requirements.
NS 7.65	Encourage animal feedlot operations to locate away from shorelines.

Shorelines: Aquaculture

Policies:	
NS 7.66	Consider aquaculture a preferred shoreline use when consistent with the control of pollution and prevention of damage to the environment.
NS 7.67	Ensure that aquacultural uses do not conflict with other water-dependent uses or navigation, spread disease, establish non-native species that cause significant ecological impact, or significantly impact the aesthetic qualities of the shoreline. Protect spawning areas designated by the Department of Fish and Wildlife from conflicting uses.

Shorelines: Boating Facilities and Marinas

Policies:

NS 7.68	Ensure that boating facilities are located only at sites with suitable environmental conditions, shoreline configuration, access, and neighboring uses. All marinas should be developed and operated in accordance with all state and local requirements.
NS 7.69	In planning for marina location and design, special consideration should be given to necessary facilities such as adequate access, parking, and restroom facilities for the public. Such facilities should be located away from the immediate water's edge.

Shorelines: Forest Practices

Policies:	
NS 7.70	Shoreline areas having well-known scenic qualities (such as those providing a diversity of views, unique landscape contrasts, or landscape panoramas) should be maintained as scenic views in timber harvesting areas. Timber harvesting practices, including road construction and debris removal, should be closely regulated so that the quality of the view and viewpoints along shorelines of statewide significance in the region are not degraded.
NS 7.71	Forest management shall proceed in accordance with regulations established by the Washington State Forest Practices Act, including coordination with Yakima County on forest practice conversions and other Class IV-forest practices where there is a likelihood of conversion to non-forest uses.
NS 7.72	Ensure that timber harvesting on shorelines of statewide significance does not exceed the limitations established in RCW 90.058.150 (regarding selective harvest requirements), except as provided in cases where selective logging is rendered ecologically detrimental or is inadequate for preparation of land for other uses.

Shorelines: Mining

Policies:	
NS 7.73	Remove sand, gravel, and minerals from only the least sensitive shoreline areas. Due to the risk of avulsion and mine pit capture by the river, mining within the stream channel and channel migration zone should not be allowed. In special cases where it is allowed, it should be a conditional use. Restoration or enhancement of ecological function is encouraged.
NS 7.74	Require land reclamation plans of any mining venture proposed within a shoreline. Mining reclamation shall be done in conformance with the Washington State Surface Mining Act (RCW 78.44).
NS 7.75	Ensure that mining and associated activities are designed and conducted consistent with the applicable environment designation and the applicable critical areas ordinance.
NS 7.76	Ensure that proposed subsequent use of mined property and the reclamation of disturbed shoreline areas is consistent with the applicable environment designation and that appropriate ecological functions are provided consistent with the setting.

Shorelines: Residential Development

Policies:	
NS 7.77	Design subdivisions at a density, level of site coverage, and occupancy compatible with the physical capabilities of the shoreline and water, and locate them to prevent the need for new shore stabilization or flood hazard reduction measures.
NS 7.78	Restrict subdivisions in areas subject to flooding.
NS 7.79	Encourage cluster development wherever feasible to maximize use of the shorelines by residents, maximize both on-site and off-site aesthetic appeal, and minimize disruption of the natural shorelines.

Shorelines: Commercial Development

Policies:	
NS 7.80	Limit commercial development to those activities that are particularly dependent upon a shoreline location. Other commercial uses should be encouraged to locate upland. Give first preference to water-dependent commercial uses over non-water-dependent commercial uses; and give second preference to water-related and water-enjoyment commercial uses over non-water-oriented commercial uses. Allow non-water-oriented commercial uses in limited situations.

Shorelines: Utilities

Policies:	
NS 7.81	New utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities that are non-water-oriented should not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available. Expansion, updating, and maintenance of existing facilities is allowed but should be designed to minimize the impacts as much as possible.
NS 7.82	Wherever possible, transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, should be located outside of the shoreline area. If location within the shoreline cannot be prevented, confine utilities in a single corridor or within an existing right-of-way.
NS 7.83	Locate new sewage treatment, water reclamation, and power plants where they do not interfere with and are compatible with recreational, residential or other public uses of water and shore lands. New waste treatment ponds for industrial waste should be located upland when feasible.

Shorelines: Industry

Policies:	
NS 7.84	Allocate sufficient quantities of suitable land for water related industry. Give preference to water-dependent industrial uses over non-water-dependent industrial uses; and second, give preference to water-related industrial uses over non-water-oriented industrial uses. Allow non-water-oriented industrial development in limited situations.

NS 7.85	Discourage industries which have proven to be environmentally hazardous from locating along the shorelines.

Shorelines: In-stream Structural Uses

Policies:	
NS 7.86	The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.
NS 7.87	All in-stream structures should provide for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources, including, but not limited to, fish and fish passage, wildlife and water resources, shoreline critical areas, hydro-geological processes, and natural scenic vistas.

SHORELINE MODIFICATION POLICIES

Shorelines: General Shoreline Modification

Policies:	
NS 7.88	Allow shoreline modifications only where they are shown to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or they are necessary for mitigation or enhancement work.
NS 7.89	Limit shoreline modifications to the minimum necessary to accomplish the objective, while still protecting ecological functions. Give preference to shoreline modifications that have a lesser impact on ecological functions.

Shorelines: Shore Stabilization

Policies:	
NS 7.90	New structural stabilization measures should only be allowed for the following instances, and then only when meeting specific criteria:
1.	When necessary to protect an existing primary structures;
2.	In support of existing development;
3.	To protect projects for the restoration of ecological functions or hazardous substance remediation projects.
NS 7.91	Avoid flood protection and stabilization measures which result in or tend toward channelization of streams such as, hardening of stream banks, or fixing channel locations.
NS 7.92	All shore stabilization activities must be designed and constructed to accepted engineering standards.

Shorelines: Fill

Policies:	
NS 7.93	Allow normal and reasonable land grading and filling where necessary to develop a land area for a permitted use. There should be no substantial changes made in the natural drainage patterns and no reduction of flood water storage capacity that might endanger other areas. Allow fill within the ordinary high water mark only when necessary to support water dependent uses, public access, transportation facilities, mitigation, restoration, enhancement, and certain special situations listed in WAC 173-26-231(3)(c).
NS 7.94	In evaluating fill projects, such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, impediment to irrigation systems, reduction of water quality, and destruction of fish and wildlife habitat should be examined.
NS 7.95	Locate and design shoreline fills or cuts to avoid creating a hazard to adjacent life, property, and natural resources systems, and to provide all perimeters of fills with vegetation, retaining walls, or other mechanisms for erosion prevention.

Shorelines: Dredging

Policies:	
NS 7.96	Dredging should only be permitted for maintaining existing navigation uses, not for obtaining fill material or mining.
NS 7.97	Permit deposit of spoils in water areas only to improve habitat or when the alternative is more detrimental than depositing in water areas.

Shorelines: Piers and Docks

Policies:	
NS 7.98	Piers and docks should only be allowed for water dependent uses and public access, except that water enjoyment and water related uses may sometimes be included as part of a mixed use development. New piers and docks must have a specific need and must be the minimum size necessary. Such structures in stream are not reasonable to site at all locations and the effects of winter ice on a structure must be considered in design and deployment. Encourage the cooperative use of shared docks.

CRITICAL AREAS: GENERAL

PURPOSE STATEMENT 8

Critical Areas are an important part of the natural setting in Yakima County. Their protection is required by the Growth Management Act and important to the quality of life of the residents of this county. Critical Areas include groundwater, fish and wildlife priority species and habitat (which includes surface waters), wetlands, frequently flooded areas, and geologic hazards. The protection of critical areas must include certain general approaches, which are provided for in the goals and policies below.

Goal NS 8:	Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.
Policies:	
NS 8.1	Use the best available science to develop regulations to protect the functions and values of critical areas.
NS 8.2	Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety.
NS 8.3	Use a preference-based system of mitigation sequencing for the County's stream, lake, pond, wetland, floodplain and fish and wildlife priority species and habitat critical areas that reduces impacts using approaches ranging from avoidance to replacement.
NS 8.4	In order to encourage Critical Area protection and restoration, the density and lot size limits stipulated in other policies may be adjusted or exceeded to accomplish clustering and bonus provisions adopted under the (Critical Areas Ordinance) CAO. The use of incentive based programs is encouraged.

WATER QUALITY AND QUANTITY

CRITICAL AREAS: GROUNDWATER AND CRITICAL AQUIFER RECHARGE AREAS (CARAS)

PURPOSE STATEMENT NS 9

Groundwater is the primary source of drinking water for ~~most~~ many ~~rural County residents~~people. ~~The City of Yakima is the only city within Yakima County that uses surface water as a primary source (Naches River). All other jurisdictions currently use groundwater (wells) as their primary source of water.~~ Once groundwater is contaminated it is difficult, costly, and ~~often~~may be impossible to clean up. ~~Some contaminants like microbial organisms can cause sickness and discomfort while others like organic chemicals, inorganic metals, and radio-nuclides can cause neurological disorders, cancer, mutations and death.~~

~~Wells provide a potential source of contamination of both the shallow and deeper aquifers. The proliferation of individual domestic and irrigation wells increases the risk that contamination may find its way into the groundwater. Although the quality of groundwater resources used for drinking water in Yakima County is generally good, the potential for problems exists because many wells tap shallow aquifers (less than 100 feet) which are extremely susceptible to surface contamination.~~ The following goal and policies address these concerns by encouraging the identification of aquifers and taking steps to reduce potential contamination.

Goal NS 9:	Maintain and manage the quality of the groundwater resources in Yakima County as near as possible to their natural conditions and in compliance with state water quality standards.
Policies:	
NS 9.1	Identify and map important aquifers, critical aquifer recharge areas, and surface waters.

NS 9.2	Develop performance standards and regulate uses for activities which adversely impact water quantity and quality in aquifers, wetlands, watersheds and surface waters.
NS 9.3	Evaluate the potential impact of development proposals on groundwater quality, and require alternative site designs to reduce contaminant loading where site conditions indicate that the proposed action will measurably degrade groundwater quality.
NS 9.4	Continue data collection and evaluation efforts to better understand the County's groundwater system and its vulnerability to contamination.
NS 9.5	Encourage the retention of natural open spaces in development proposals overlying areas highly susceptible for contaminating groundwater resources.
NS 9.6	Conduct and support educational efforts which inform County citizens of measures they can take to reduce contaminant loading of groundwater systems.
NS 9.7	Encourage development and expansion of community public water systems to lessen the reliance on individual wells.
NS 9.8	Ensure that abandoned wells are closed properly.
NS 9.9	Ensure sufficient water quantity exists to support residential development and land use activities.
NS 9.10	Support efforts to develop long-term solutions to prevent contamination of domestic wells.

CRITICAL AREAS: SURFACE WATER

PURPOSE STATEMENT NS 10~~0a~~, 11~~0b~~ & 10~~2c~~

~~*The Yakima River and its many tributaries are perhaps the most dynamic and used natural features in Yakima County. Throughout its 200-mile course, water from the Yakima is withdrawn to feed agricultural operations that drive our economy. Irrigation and other water uses developed both inside and outside the Yakima Irrigation Project, developed under the 1903 Reclamation Act, are relatively unique in that all of the water for irrigation is generated, stored and distributed in the Valley. The tributaries, the Naches River and the Yakima River are used as the conduit for the water distributions system in the Valley. The Yakima River is used as the trunk of the water distributions system, is the most important component of the Yakima Project, and probably is the most important piece of infrastructure in the Valley. Agriculture, industry, recreation and the Cities within the basin are dependent on this distribution system for water supply for domestic, industrial, agricultural and residential uses. The demands of this economy are continuing to increase, while existing operations return flows of a far lesser quality. The combined historic actions of over withdrawal, pollution and vegetation removal have produced a waterway that exits Yakima County completely altered from the condition in which it begins near Snoqualmie Pass. To deal with the situation,~~* *e~~E~~fforts ~~by many parties~~ have been made to improve stream corridors within the County, especially in the areas of water quality and habitat. The following goals and policies ~~address actions and attitudes that~~ should guide decisions related to surface water.*

Goal NS 10a: Enhance the quantity and quality of surface water.

Policies:	
NS 10.1	Improve water conservation through education and incentives.
NS 10.2	Encourage groundwater detention and storage where the practice benefits stream base flow characteristics and flood-risk reduction.
NS 10.3	Protect water quality from the adverse impacts associated with erosion and sedimentation

Goal NS 11:	**Identify future needs and promote increased water supplies through coordinated development and conservation efforts.**
Policy:	
NS 11.1	Support local and regional cooperative efforts which help to accomplish this goal, such as the Yakima Basin Integrated Plan.

Goal NS 12:	**Restore, maintain or enhance the quality of the Yakima River Basin's surface water.**
Policies:	
NS 12.1	Maintain local control over water quality planning by: 1) providing guidance to state and federal agencies regarding water quality issues, priorities and needs; and 2) demonstrating progress in accomplishing the goals and objectives of locally developed water quality plans, thereby pre-empting externally-imposed solutions to water quality problems as much as possible.
NS 12.2	Make use of local and regional data sources to assess water quality progress.
NS 12.3	Participate in water quality improvement planning and implementation efforts by local, regional, state, federal, and tribal agencies, as well as coalitions such as local watershed planning efforts.

CRITICAL AREAS: STORMWATER

PURPOSE STATEMENT NS 13~~1a~~ & 14~~1b~~

~~*While stormwater management may be of less concern in Yakima County than in areas that receive more precipitation, localized flooding does occur in certain areas, such as Wide Hollow Creek, Ahtanum Creek, and Cowiche Creek. If*~~*When the amount of impervious area in a watershed increases, and provisions are not made for retaining stormwater on-site, ~~up-watershed areas~~development can contribute to the flooding hazards of their down-stream neighbors, and flooding becomes more frequent and more severe. If the natural drainage courses are obstructed with fill material, buildings, or roads that lack adequately-sized culverts, storm water can cause localized flooding, with property damage and disruption of services.*

~~*Yakima County is subject to state and federal water quality and Underground Injection Control (UIC) regulations. Some Urban Areas within Yakima County are also subject to state and federal stormwater regulations.*~~ *The following goals and policies should guide decisions related to stormwater.*

Goal NS 13:	**Prevent increased flooding from stormwater runoff.**
POLICIES:	
NS 13.1	Require on-site retention of stormwater.
NS 13.2	Preserve natural drainage courses.

NS 13.3	Minimize adverse storm water impacts generated by the removal of vegetation and alteration of land forms.

Goal NS 14:	**Improve water quality through improved stormwater management.**
Policies:	
NS 14.1	Review the recommendations of locally adopted stormwater management plans, and develop an implementation schedule.
NS 14.2	Control stormwater in a manner that has positive or neutral impacts on the quality of both surface and groundwater.

CRITICAL AREAS: FISH AND WILDLIFE HABITAT, WETLANDS, AND FREQUENTLY FLOODED AREAS

PURPOSE STATEMENT NS 15~~2a~~, 16~~2b~~, 17~~2c~~ & 18~~2d~~

~~*Yakima County contains some of the most diverse and unique fish and wildlife habitat found anywhere in the country. These environments provide places where animals can find food, water, shelter, and security, and act as gene pools to assure continued genetic diversity. The following goal and supporting policies encourage the protection of fish and wildlife habitat in order to protect the environment for multiple uses. While fish and wildlife habitat includes upland habitat includes upland habitat, state administrative code implementing the Growth Management Act (WAC 365-190-080(5)) focuses on habitat that is related to water. The Shoreline Management Act at RCW 90.58.020 contemplates protecting adverse impacts to "..the land its vegetation and wildlife, and the waters of the state and their aquatic life". Thus the standard for protecting existing ecological function, expressed in fish and wildlife and their habitats, is more comprehensive than the Growth Management Act. {Amended 02/2010}*~~

Stream corridors, lakes, ponds, wetlands, flood plains and other areas subject to flooding perform important hydrologic functions including storing and slowly releasing flood waters, reducing floodwater velocities, settling and filtering of sediment and nutrients, shading surface waters, and other functions. These areas also provide natural areas for wildlife and fisheries habitat, upland wildlife habitat, recreation areas, and rich agricultural lands. Development in these areas diminishes their functions and values and can present a risk to persons and property on the development site and/or downstream from the development. Building in frequently flooded areas also results in high costs for installing flood protection measures to protect life and property and to repair flood damages.

~~*Wetlands are an economically, biologically, and physically valuable resource. They are the most biologically productive ecosystems in nature, even though they constitute only a small percentage of the total landscape. They provide important nursery and spawning areas, which in turn support a strong commercial and recreational industry. Wetlands also play an important function in local and regional hydrologic cycles.*~~

The following goals and policies work toward preserving, protecting and managing fish and wildlife habitat and wetlands by adopting, boundaries, and a data system to track them, and establishing development regulations for their protection. These goals and policies also seek to reduce the hazards and impacts of

development through comprehensive flood control planning, directing facility development away from these areas, and developing site development standards.

Critical Areas: Fish and Wildlife Habitat

Goal NS 15:	**Provide for the maintenance and protection of habitat areas for fish and wildlife.**
Policies:	
NS 15.1	Encourage the protection of aquatic, riparian, upland and wetland fish and wildlife habitat. This can be approached from both a region-wide and site specific perspective to ensure that the best representation and distribution of habitats remains to protect the natural values and functions of those habitats. Fish and wildlife habitat protection considerations should include:
1.	The physical and hydrological connections between different habitat types to prevent isolation of those habitats;
2.	Diversity of habitat types both on a local and regional scale;
3.	Large tracts of fish and wildlife habitat
4.	Connectivity between tracts of habitat;
5.	Areas of high species diversity;
6.	Locally or regionally unique and rare habitats; and
~~**7.**~~	~~Winter range and migratory bird habitat of seasonal importance.~~
NS 15.2	Direct development away from areas containing significant fish and wildlife habitat areas, especially areas which are currently undeveloped or are primarily dominated by low intensity types of land uses such as forestry.
NS 15.3	Encourage the retention of sustainable natural resource based industries such as forestry and agriculture in order to protect important fish and wildlife habitat.
NS 15.4	Coordinate fish and wildlife protection efforts with state and federal agencies and the Yakama Nation to:
1.	Avoid duplication of effort;
2.	Ensure consistency in protecting fish and wildlife habitat which crosses political boundaries;
3.	Facilitate information exchanges concerning development proposals which may impact fish and wildlife habitat; and
4.	Take advantage of any available financial, technical, and project review assistance.
NS 15.5	Protect fish and wildlife habitat for all native species in Yakima County, so as to maintain current population over time. Protect the habitat of Washington State Listed Species of Concern and Priority Habitats and Species in order to maintain their populations within Yakima County.
NS 15.6	Work with the resource agencies to prioritize habitats and provide appropriate measures to protect them according to their relative values.
NS 15.7	Support efforts to enhance fish and wildlife habitat made by local organizations, local agencies, state agencies, federal agencies, and the Yakama Nation.

Goal 16:	**Conserve, protect and enhance the functions and values of stream corridors to provide for natural functions and protect hydrologic connections between features.**

Policies:	
NS 16.1	Flood Development projects should not be authorized if they obstruct fish passage or result in the unmitigated loss or damage of fish and wildlife resources.
NS 16.2	Encourage and support the retention of natural open spaces or land uses which maintain hydrologic functions and are at low risk to property damage from floodwaters within frequently flooded areas.
NS 16.3	Protect public and private properties by limiting development within hazardous areas of the stream corridor.
NS 16.4	Support restoration of floodplain topography and historic drainage features to regain normative stream functioning.
NS 16.5	Give special consideration to conservation and protection measures necessary to preserve or enhance anadromous fisheries.
NS 16.6	Establish a system of vegetative buffers landward from the ordinary high water mark of streams, lakes and ponds and the edge of wetlands.

Critical Areas: Frequently Flooded Areas

Goal 17:	**Prevent the loss of life or property and minimize public and private costs associated with repairing or preventing flood damages from development in frequently flooded areas.**
Policies:	
NS 17.1	Support comprehensive flood control planning (i.e. Comprehensive Flood Hazard Management Plans).
NS 17.2	~~Yakima County should c~~Conduct additional analysis and mapping of frequently flooded areas in cases where the 100-year floodplain maps prepared by the Federal Emergency Management Agency do not adequately reflect the levels of risk or the geographic extent of flooding.
NS 17.3	Direct new critical facility development away from areas subject to catastrophic, life-threatening flood hazards where the hazards cannot be mitigated.
NS 17.4	Where the effects of flood hazards can be mitigated, require appropriate standards for subdivisions, parcel reconfigurations, site developments and for the design of structures.
NS 17.5	Plan for and facilitate returning Shoreline rivers to more natural hydrological conditions, and recognize that seasonal flooding is an essential natural process.
NS 17.6	When evaluating alternate flood control measures on Shoreline rivers:
1.	Consider the removal or relocation of structures in the FEMA 100-year floodplain;
2.	Where feasible, give preference to nonstructural flood hazard reduction measures over structural measures;
3.	Structural flood hazard reductions measures should be consistent with the County's comprehensive flood hazard management plan.

Critical Areas: Wetlands

Goal 18:	**Provide for long term protection and no net loss of wetland functions and values.**

Policies:	
NS 18.1	Preserve, protect, manage, and regulate wetlands for purposes of promoting public health, safety and general welfare by:
1.	Conserving fish, wildlife, and other natural resources of Yakima County;
2.	Regulating property use and development to maintain the natural and economic benefits provided by wetlands, consistent with the general welfare of the County;
3.	Protecting private property rights consistent with the public interest; and
4.	Require wetland buffers and building setbacks around regulated wetlands to preserve vital wetland functions and values.
NS 18.2	Adopt a clear definition of a regulated wetland and a method for delineating regulatory wetland boundaries.
NS 18.3	Classify regulated wetland areas to reflect their relative function, value and uniqueness.
NS 18.4	Develop a wetlands data base.
NS 18.5	Manage and mitigate human activities or actions which would have probable~~y~~ adverse impacts on the existing conditions of regulated wetlands or their buffers.
NS 18.6	Require mitigation for any regulated activity which alters regulated wetlands and their buffers. Develop ratios, performance standards, monitoring, and long-term protection.

C~~c~~ritical A~~a~~reas: G~~g~~eologic H~~h~~azards

PURPOSE STATEMENT NS 19~~3~~

Geologic hazards pose a threat to the health and safety of County citizens when incompatible commercial, residential, or industrial development and associated infrastructure is sited in areas of significant hazard. The following goal and policies address the risk associated with these areas by encouraging engineering designs or modified construction practices that will mitigate problems, and prohibiting building where problems cannot be mitigated.

Goal NS 19:	**Protect the public from personal injury, loss of life or property damage from geologic hazards.**
Policies:	
NS 19.1	Ensure that land use practices in geologically hazardous areas do not cause or exacerbate natural processes which endanger lives, property, or resources.
NS 19.2	Locate development within the most environmentally suitable and naturally stable portions of the site.
NS 19.3	Classify and designate areas on which development should be prohibited, conditioned, or otherwise controlled because of danger from geological hazards.
NS 19.4	Prevent the subdividing and development of known or suspected landslide hazard areas, side slopes of stream ravines, or slopes 40 percent or greater for development purposes.

CRITICAL AREAS: FIRE HAZARDS

PURPOSE STATEMENT NS 20~~14~~

~~Much of~~Areas of Yakima County ~~receives little natural precipitation and is~~ are highly susceptible to fire hazard during much of the year. ~~Meanwhile, more people are moving to previously uninhabited forest and rural areas. As this number increases, the need to provide adequate and efficient fire services to these areas also increases.~~ The following goal and policies address this need by establishing road, bridge and building standards which will ensure better fire protection in forest and rural areas.

Goal NS 20:	Protect life and property in rural Yakima County from fire hazards.
Policies:	
NS 20.1	Encourage the development of adequate water supply/storage for new development which is not connected to a community water/hydrant system. A storage facility/fire well should be accessible by standard firefighting equipment and adequate for the needs of the structure(s) and people being protected.
NS 20.2	Roofing used in the construction of residential development shall be of a Class "A" fire retardant material when located outside of 5 road miles of a full service fire station.
NS 20.3	Encourage, where feasible, the undergrounding of electrical utilities to reduce their exposure to fire.
NS 20.4	Require new residential construction to provide for a fuel break around structures.
NS 20.5	Require proposed developments to provide sufficient access for heavy-duty firefighting equipment.
NS 20.6	Bridges, culverts, road drains and other structures shall be constructed and maintained in a manner to accommodate firefighting apparatus on a year around basis.
NS 20.7	Residences and driveways shall be clearly marked and visible with the appropriate address assigned by Yakima County.

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BOCC Adopted





CHAPTER 3. NATURAL HAZARDS MITIGATION

Edit Note: Natural Hazards Mitigation is a new Element in ***Horizon 2040***. In this case Blue Underline is new language and red strike through added or deleted *since the Element was reviewed by the Planning Commission 1/13/16*

3.1 INTRODUCTION

Over the years, residents of Yakima County have dealt with a variety of disasters, most notably several major floods, ash fallout from Mt. St. Helens, and a landslide that demolished a state highway and blocked the Naches River. According to the Washington Department of Emergency Management, there have been 13 federal disaster declarations in Yakima County since 1956. The vast majority of the disaster declarations have been due to flooding or severe winter weather, the~~,~~ most notable exception being the 1980 eruption of Mt. St. Helens. ~~with the exception of the eruption of Mt. St. Helens.~~ While comprehensive planning cannot prevent a volcano from erupting, there are many ways in which planning policies can prevent loss of life and damage to property from natural disasters.

When planning for natural hazards, the county must balance public safety with the protection of individual property rights. Goal 6 of the Growth Management Act (GMA) states:

> "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."

In some cases - for example, the identification and designation of landslide hazard areas - a careful balance must be struck between notifying (and protecting) property owners of the hazard, while still protecting the value and use of their property.

3.2 HAZARD MITIGATION PLANNING

3.2.1 Hazard Mitigation Element

BOCC Adopted

The intent of this new Comprehensive Plan Element is to establish goals and policies resulting in development that minimizes loss of life and property from natural disasters. Including hazard mitigation in the Comprehensive Plan establishes hazard mitigation planning as a priority in Yakima County.

Mitigation is an action taken with the intention of permanently reducing or alleviating losses of life, property, and injuries resulting from hazards through long and short-term strategies. While the timing of natural hazards is often unpredictable, planners and emergency management professionals can identify areas that are at risk of a natural hazard within a reasonable timeframe.

By including hazard mitigation into ***Horizon 2040***, mitigation measures captured in associated plans are integrated into policies. These policies provide a legal basis for implementing mitigation measures though land use regulations.

3.2.2 Yakima County Multi-Jurisdictional Hazard Mitigation Plan

Yakima Valley Office of Emergency Management coordinates the Multi-Jurisdictional Hazard Mitigation Plan (HMP), which is updated every five years; the most recent update was in 2015. The Yakima County Multi-Jurisdictional Hazard Mitigation Plan includes resources and information to assist county residents, public and private sector organizations, and others interested in participating in planning for natural and technological hazards. The mitigation plan provides a list of activities that may assist Yakima County in reducing risk and preventing loss from future hazard events. The action items address multi-hazard issues, as well as activities for flood, landslide, avalanche, drought, severe winter storm, windstorm, wildfire, extreme temperatures, hail, lightning, tornado, earthquake, volcanic eruption and hazardous materials.

Section 322 of the Robert T. Stafford -Disaster Relief and Emergency Assistance Act (Stafford Act) 42 U.S.C. 5165, as amended by the Disaster Mitigation Act of 2000 (DMA) (P.L. 2 &390) provides for States, Tribes, and Local governments to undertake mitigation planning. The National Flood Insurance Program (NFIP) links flood mitigation assistance programs with communities' mitigation plans. Section 322 of the amended Stafford Act states that as a condition of receiving a disaster loan or grant:

"The state **and** local government(s) shall agree that natural hazards in the areas affected shall be evaluated and appropriate action taken to mitigate such hazards, including safe land-use and construction practices. For disasters declared after November 1, 2004, all potential applicants (sub-grantees) must have either their own, or be included in a regional, locally adopted and FEMA approved all hazard mitigation plans in order to be eligible to apply for mitigation grant funds."

The regulations governing the mitigation planning requirements for local mitigation plans are published under 44 CFR §201.6. Under 44 CFR §201.6, local governments must have a FEMA-approved Local Mitigation Plan in order to apply for and/or receive project grants under the following hazard mitigation assistance programs:

- Hazard Mitigation Grant Program (HMGP)
- Pre-Disaster Mitigation (PDM)
- Flood Mitigation Assistance (FMA)
- Severe Repetitive Loss (SRL)

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3.3 SPECIAL DISTRICTS/PROGRAMS

3.3.1 Yakima Countywide Flood Control Zone District/Yakima County Water Resources Division

In response to damaging floods that occurred in the 1990s, on January 13, 1998, the Board of Yakima County Commissioners established the Yakima Countywide Flood Control Zone District (FCZD). The activities of the district can include, but are not limited to, flood warning and emergency response, flood proofing and elevation of structures, property acquisition, implementation of consistent development regulations that recognize the impacts of flooding, basin wide flood planning, and the identification, engineering, and construction of capital projects to mitigate and/or address flooding problems.

3.3.1.1 Comprehensive Flood Hazard Management Plans (CFHMPs):

Comprehensive Flood Hazard Management Plans contain recommendations on future flood hazard management alternatives for problematic areas. Once the plan is adopted by the local government, it serves as a policy document for the County and Cities that adopt it. The Plan itself is not a regulatory document, but identifies and prioritizes flood control and mitigation projects for the community. Adoption of the plans increases the chances of State and Federal funding of projects and post flood disaster relief.

1. Upper Yakima CFHMP: The Upper Yakima CFHMP was adopted in 1998 as a response to Yakima County's desire to identify flooding issues along the Yakima River from the Yakima Canyon to Union Gap and along the Naches River from Twin Bridges to its mouth. The purpose of this Plan, the first CFHMP adopted in the County, was to gain an understanding of flood hazard management alternatives that appropriate and informed management proposals and decisions, and to develop flood hazard management program to address identified flooding issues. The Plan was amended in 2007.
2. Naches CFHMP: The Naches River Comprehensive Flood Hazard Management Plan (CFHMP) covers the Naches River from the confluence of the Naches and Tieton Rivers to the Twin Bridges northwest of Yakima. The Naches River CFHMP was adopted in 2007.
3. Ahtanum-Wide Hollow CFHMP: The Ahtanum-Wide Hollow CFHMP covers the entire Ahtanum and Wide Hollow watersheds, focusing on the Ahtanum Valley Floor, West Valley, Union Gap, and parts of Yakima. The Yakama Nation is a partner in the project - Ahtanum Creek forms the northern boundary of the Yakama Reservation. This plan was ~~forwarded to the local governments for adoption in October 2011 and~~ adopted by the Board of County Commissioners ~~on 2/16/12~~in 2012.

3.3.1.2 Hazus Mapping Efforts

Since 2011, Yakima County ~~Flood Control District~~FCZD has been using FEMA's Hazus program, a modeling technique, to estimate physical, economic, and social impacts of flooding in Yakima County using Geographic Information Systems (GIS). ~~-~~Hazus provides risk assessments and is used to determine the most beneficial mitigation measures to reduce loss.

3.3.2 Yakima County Fire and Life Safety Division

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~~**Yakima County Fire and Life Safety Division**~~

Yakima Valley Fire Adapted Communities Coalition

Fire Adapted Communities (FAC) are communities within wildfire prone areas that collaborate between residents, businesses, government agencies, and non-profit organizations to prepare for the effects of wildland fires. These communities acknowledge the risks associated with living in or among fire prone ecosystems. FACs address wildfire risks through activities that prevent destructive wildfires, provide recovery from wildfire damage, and increase resilience to the effects of wildfires. In 2014, Yakima County Fire and Life Safety Division, in collaboration with other agencies, organizations, and community members, launched the Yakima Valley Fire Adapted Communities Coalition to promote and enhance wildfire mitigation activities across the county. In addition, Yakima County adopted the first Wildland Urban Interface building code in Washington. Other FAC programs and plans adopted by Yakima County include:

- ~~Firewise Program~~
- ~~Firewise is a national program that addresses a community's vulnerability to wildfire, and uses outreach, education, and community events to mitigate the hazard. The mitigation activities include improving access and directional signage for emergency vehicles, implementing landscaping techniques, using fire resistant building materials, and reducing fuel loads. Yakima County dedicated a full-time staff to manage the local Firewise program in 2015.~~
- Firewise Program: Firewise is a national program that addresses a community's vulnerability to wildfire, and uses outreach, education, and community events to empower communities to mitigate for the hazard. The mitigation activities include improving access and directional signage for emergency vehicles, implementing landscaping techniques, using fire resistant building materials, and reducing fuel loads. Yakima County dedicated a full-time staff to manage the local Firewise program in 2015.

~~2.~~ 2014 Yakima County Community Wildfire Protection Plan (CWPP):

- Community Wildfire Protection Plans clarify and refine a community's mitigation priorities in the wildland-urban interface. It provides a framework to collaborate with Federal land management agencies on the implementation of strategic forest management and hazardous fuel reduction projects.

~~3.~~ 2012 Cowychee Mountain Community Wildfire Protection Plan:

- The Cowychee Mountain CWPP identifies concurrent fire mitigation activities, implementers, and funding opportunities to reduce the risk of and be prepared for future fires. ~~-~~This plan focuses on a shrub-steppe environment, which distinguishes it from the other CWPPs in the region that focus more on forested habitats. The plan focuses on safety, shrub-steppe ecological principles, multijurisdictional collaboration, and education.

~~4.~~ 2005 State Highway 410 and U.S. Highway 12 CWPP:

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- The Highways 410 and 12 CWPP set goals to improve fire prevention, reduce hazardous fuels, ~~restore fire adopted communities,~~ promote community assistance, recognize and adhere to environmental laws and policies, and tie to existing and approved emergency response plans within Yakima County. This plan is for a specific area within Yakima County; therefore it contains more detail than the County-wide plan.

3.3.3 Federal/State Programs

~~3.3.3.1~~

~~1.~~ **Yakima River Basin Water Enhancement Project/ Yakima River Basin Integrated Water Resource Management Plan**

This ongoing U.S. Bureau of Reclamation project aims to provide supplemental water for irrigated lands, water for new lands, water for increased in-stream flows for aquatic life, and a comprehensive plan for efficient management of basin water supplies. ~~-~~The Yakima Basin Plan includes measures to increase water storage and provide water supply reliability for farmers and communities.~~-~~ Strategies include increasing the size of the Bumping Lake reservoir, creating more efficient means to convey water, ground water injection, and a water trading system.



Figure 3.3.3-1 City of Toppenish Flooding, February 1996
Source: Yakima County FCZD

3.4 NATURAL HAZARD MITIGATION

3.4.1 Flood

Flooding is a major concern in Yakima County. ~~-~~A 50- to 70-year flood event in 1996 caused $18 million worth of damage in the County. Development pressures in the recent years have increased the percentage of impervious surfaces both inside and outside of the floodplain. Without vegetative surfaces, stormwater and meltwater can form streams and flow directly into surface water, instead of being slowly absorbed into the soil. Additional impervious surfaces and development cause the intensity of the floods and subsequent flood damages to increase.

With current conditions, according to Hazus analysis, Yakima County expects an average annualized loss due to flood damage of over $3 million. The Yakima FCZD and FEMA have addressed flood hazards through

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updating flood maps, land purchases, and levee setbacks.~~–~~ Yakima County's existing Critical Area Ordinance and the Shoreline Master Plan protect streams, wetlands, and vegetative buffers from development. These areas provide floodwater storage, a critical function during flood events. In 2015, Yakima County ~~had~~ contained 51,556 acres of land in 7,774 separate parcels ~~in~~ within a~~the~~ floodplain or floodway, including ~~6,124~~7,329 acres of land designated by ***Horizon 2040*** for residential and/or urban development~~***residentially zoned land*** in 2,421 separate parcels~~(Table 3.4-1~~X.1~~).

Table 3.4-1 Yakima County Land within FEMA Floodplain and Floodway

Plan Designations ~~2015~~	Acres within 100yr Floodway and Floodplain	Number Parcels within 100yr Floodway and Floodplain
Urban (Urban Growth Area)	3,398	2,136
Forest Resource	1,124	300
Agricultural Resource	9,857	1,456
Fed/Trust Lands/Closed Areas	19,018	303
Rural Settlement LAMIRD	43	105
Rural Self-Sufficient	3,223	1,498
Rural Remote/Ltd. Dev.	8,728	1,491
Rural Transitional	665	485
Total	**46,057**	**7,774**

Yakima Countywide Flood Control Zone District, with funding from the Washington Department of Ecology, has taken steps to both improve floodwater conveyance and fish habitat, as part of the Floodplain by Design program. The County has begun to purchase land along the Yakima and Naches Rivers and remove or set back existing levees. Many of these levees, some of them existing since the 1940s, act to constrict the natural flow of the rivers and cause additional erosion and flooding in unprotected areas. Additionally, the levees cause water to flow faster and deeper through the smaller space. Moving the levees away from the river reduces the constriction, slowing the flow and reducing the amount of property damage up and downstream of the constrictions. In addition, levee set-backs improve fish and wildlife habitat and allow the river to flow more naturally. The more space the water has to travel unimpeded, the less a community will suffer from property losses and flood safety concerns.

3.4.2 Wildfire

Wildfire is a risk for several areas in Yakima County. As Yakima County's population has increased, development has expanded into traditionally rural and resource lands. Expansion into these areas has increased the threat of wildfires to life and property while also straining the capabilities of existing fire protection systems/fire districts. Wildfire risk increases in years with low snowpack and drought-like conditions. A dry winter and spring leads to less moisture in the soils and more vulnerability for wildfires. Invasive species, such as cheatgrass, can increase risk of wildfires spreading in the shrub-steppe habitat. Native vegetation in shrub-steppe plant communities involve bunch grasses, which grow in distinct clumps, generally with spaces of soil in between. The cheatgrass grows in continuous sections, which means a fire can rapidly spread through the area.

Recent wildfires in Yakima County have caused $4 million dollars in property damage. Additional impacts of wildfire, such as the costs of fighting the fires and the indirect impacts to the economy and air quality, can be much higher. Yakima County's Firewise program serves to address wildfire risks in partner communities. As of 2015, several communities along the Highway 410 and 12 ~~corridor~~corridors were participating in the program. Firewise serves to reduce the economic impact of wildfires, as well as reduce the risk to personal safety and private property.

3.4.3 Drought

Drought is defined as a prolonged period of abnormal dryness that impacts people, agriculture, and habitats. Washington state law (RCW Chapter 43.83B.400) identifies drought conditions as: 1) water supply in the area is below 75 percent of normal and 2) water uses and users in the area will likely incur undue hardships because of the water shortage. Drought is different than other natural hazards because the onset can occur slowly and it can last for years. Yakima County is one of Washington State's counties most vulnerable to drought. Historically, Yakima County has been in some form of drought 10 to 15 percent of the time.

Climate models predict that Washington State will become warmer and wetter in the Cascades in the coming years. A warmer, wetter weather pattern in the Cascades means while there may be more precipitation falling on the mountains, it may be in the form of rain instead of snow. The Yakima Valley depends on snowpack in the Cascades to act as a reservoir for irrigation; over half of the irrigation water Yakima Valley farmers depend is stored as snow in the mountains. A lower snowpack in the Cascades leads to less water available for irrigation in Yakima Valley. Meanwhile, drought in the Yakima Valley is expected to become more common in these climate models.

Drought can have devastating effects on Yakima County's economy. A 2001 drought caused $140 million in economic losses; a similar drought in 2005 caused losses upwards of $195 million within the Yakima River Basin. Perennial crops, such as apples and cherries, are especially sensitive to drought; fruit trees can take several years to mature, so a loss of an orchard will have economic impacts that last for many years afterward. Extreme drought can cause problems with municipal water and sewer systems. In addition, prolonged drought can have health impacts. Water restrictions may cause reductions in sanitation options. A reduced amount of water can lead to higher concentration of contaminants in water, which can lead to water being dangerous or unhealthy for consumption. Much of Washington's electricity is produced by hydroelectric dams. Extreme and lingering drought conditions may impact the dams' ability to produce sufficient electricity for a growing population. The combination of these factors can cause excess stress, which has its own health implications.

3.4.4 Multi-Hazard

Natural hazards have the potential to compound. A drought can increase wildfire risk; in turn, wildfire can lead to fall floods and spring landslides because of fire damage to vegetation. A landslide can block a river channel and lead to upstream flooding. Certain areas of Yakima County, such as the Nile Valley, are susceptible to cumulative hazards.

3.4.5 Recovery

Despite the best efforts of planning officials, emergency management personnel, and others to mitigate for loss, natural disasters will occur. The Yakima County Multi-Hazard Mitigation Plan outlines mitigation

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efforts undertaken prior to a disaster and relief responsibilities in the immediate aftermath of a disaster. Recovery plans, created prior to the disaster and implemented after the disaster, provide a framework for long-term resiliency in the face of calamity. A recovery plan allows community leaders and the public to identify the next steps in rebuilding once the immediate threat has passed. These plans are the final step in being fully prepared, should a major disaster strike the community.

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3.5 NATURAL HAZARD MITIGATION GOALS AND POLICIES

NH 1 Flooding (*Plan 2015* NS 15 policies 1-4))

Goal NH 1-1: Prevent the loss of life or property and minimize public and private costs associated with repairing or preventing flood damages from development in frequently flooded areas. ~~and its cities while protecting public health, safety, and quality of life.~~	
POLICIES:	
NH 1.1	Support comprehensive flood control planning.
HN 1.2	~~Yakima County should c~~Conduct additional analysis and mapping of frequently flooded areas in cases where the 100-year floodplain maps prepared by the Federal Emergency Management Agency do not adequately reflect the levels of risk or the geographic extent of flooding.
NH 1.3	Direct new critical facility development away from areas subject to catastrophic, life-threatening flood hazards where the hazards cannot be mitigated.
NH 1.4	Where the effects of flood hazards can be mitigated, require appropriate standards for subdivisions, parcel reconfigurations, site developments and for the design of structures. ~~(Amended 12/98)~~
NH 1.5	**Plan for and facilitate returning rivers to more natural hydrological conditions, and recognize that seasonal flooding is an essential natural process.**
NH 1.6	When evaluating alternate flood control measures on rivers:
	1) Consider the removal or relocation of structures in the FEMA 100-year floodplain;
	2) Where feasible, give preference to nonstructural flood hazard reduction measures over structural measures;
	3) Structural flood hazard reductions measures should be consistent with the County's comprehensive flood hazard management plan.
NH 1.7	New development or new uses, including the subdivision of land, should not be established when it would be reasonably foreseeable that the development or use would require structural flood hazard reduction measures within the channel migration zone or floodway.
NH 1.8	Restrict subdivisions in areas subject to flooding.

***(Plan 2015* Goal NS 12; policies 1-4)**

Goal NH 1-2: Prevent increased flooding from stormwater runoff.	
Policies:	
NH 1-2.1	Require on-site retention of stormwater.
NH 1-2.2	Preserve natural drainage courses.
NH 1-2.3	Minimize adverse storm water impacts generated by the removal of vegetation and alteration of land forms.
NH 1-2.4	Encourage the use of Low-Impact Development and other best management practices for capturing and infiltrating stormwater.

(*Plan 2015* Goal NS 14; policies 1-2)

Goal NH 1-3: Protect the hydrologic functions of natural systems to store and slowly release floodwaters, reduce flood velocities, and filter sediment.	
Policies:	
NH 1-3.1	Flood control measures should not be authorized if they obstruct fish passage or result in the unmitigated loss or damage of fish and wildlife resources.
NH 1-3.2	Encourage and support the retention of natural open spaces or land uses which maintain hydrologic functions and are at low risk to property damage from floodwaters within frequently flooded areas.

NH 2 Geologic Hazards (*Plan 2015* Goal NS 16; policies 1-4 (policies 4-6 new))

Goal NH 2: Protect the public from personal injury, loss of life or property damage from geologic hazards.	
Policies:	
NH 2.1	Ensure that land use practices in geologically hazardous areas do not cause or exacerbate natural processes which endanger lives, property, or resources.
NH 2.2	Locate development within the most environmentally suitable and naturally stable portions of the site.
NH 2.3	Classify and designate areas on which development should be prohibited, conditioned, or otherwise controlled because of danger from geological hazards.
NH 2.4	Prevent the subdividing of known or suspected landslide hazard areas, side slopes of stream ravines, or slopes 40 percent or greater for development purposes.
NH 2.5	Maintain the integrity and moisture regimes of oversteepened slopes and other areas at risk for landslides
NH 2.6	Ensure that geologic hazard information is readily available to the public.

NH 3. Goals and Policies – Wildfire (New)

Goal NH 3: Protect life and property in rural Yakima County from fire hazards.	
Policies:	
NH 3.1	Encourage the development of an adequate water supply/storage for new development which is not connected to a community water/hydrant system. A storage facility/fire well should be accessible by standard firefighting equipment and adequate for the needs of the structure(s) and people being protected.
NH 3.2	Reflect best practices in structural fire resistance design for new construction.
NH 3.3	Roofing used in the construction of residential development shall be of a Class "A" fire retardant material when located outside of 5 road miles of a full service fire station.
NH 3.4	Encourage, where feasible, the undergrounding of electrical utilities to reduce their exposure to fire.
NH 3.5	Require new residential construction to provide for a fuel break around structures.
NH 3.6	Require proposed developments to provide sufficient access for heavy-duty firefighting equipment.
NH 3.7	Bridges, culverts, road drains and other structures shall be constructed and maintained in a manner to accommodate firefighting apparatus on a year around basis.
NH 3.8	Residences and driveways shall be clearly marked and visible with the appropriate address assigned by Yakima County.
NH 3.9	Encourage cluster developments and reduce density in wildfire hazard areas.

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NH 3.10	Support the activities of the Fire Adapted Communities Coalition.

NH 4 Drought (New)

Goal NH 4: Limit the impact of drought on property and safety.	
Policies:	
NH 4.1	Collaborate with interested agencies to develop a drought mitigation and response plan.
NH 4.2	Ensure sufficient water quantity for new developments.
NH 4.3	Encourage xeriscaping and other landscaping options that limit the need for irrigation.
NH 4.4	Promote design that captures and infiltrates stormwater, meltwater, and irrigation runoff.

NH 5 Multi-Hazard (New)

Goal NH5: Protect property, life, and health from impacts of multiple and cumulative natural hazards.	
Policies:	
NH 5.1	Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values, and functions of the natural environment or to safeguard the public from hazards to health and safety.
NH 5.2	Encourage mechanisms to restrict or minimize development in high-risk hazard areas to protect public health and safety.
NH 5.3	Maintain existing infrastructure to reduce the risk of infrastructure fail during a natural disaster.
NH 5.4	Locate critical facilities and infrastructure outside of high-risk hazard areas.
NH 5.5	Ensure new developments in high-risk hazard areas include secondary egress.
NH 5.6	Develop processes and procedures for streamlining projects intended to mitigate for natural hazards.

NH 6 Disaster Recovery (New)

Goal NH6: Be prepared to recover from a major natural disaster.	
Policies:	
NH 6.1	Implement ~~Develop a~~ Recovery Plan to guide the redevelopment, public participation process, and long-term recovery after a natural disaster.
NH 6.2	Provide a process and procedure to streamline projects intended to provide relief and recovery from a natural disaster.

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Edit Note: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. Blue Underline is new, and red strike through is deleted language.

CHAPTER ~~IV~~ 4. ECONOMIC DEVELOPMENT ELEMENT

4.1 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.

This element compiles selected economic data and analyses from a variety of sources, including local-based organizations, and the Washington State Employment Security Department. This data is presented to provide guidance in the planning process. It is not meant to duplicate more comprehensive economic analyses undertaken by others.

~~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).~~

4.1.1 Growth Management Act Requirements

According to RCW Chapter 36.70A.70 (7), an economic development chapter in a comprehensive plan should contain: a summary of the local economy such as payroll, employment and business sectors; a summary of the local economy's strengths and weaknesses; and, an identification of policies, programs, and projects to foster economic growth and development and to address future needs.

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4.1.2 State Planning Goals Related to Economic Development:

Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. ~~The Growth Management Act (GMA) refers specifically to three~~ GMA goals (goals 5, 6, 7, and 8) ~~goals which are directly related~~specifically relate to economic development:

(5) **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, all within the capacities of the state's natural resources, public facilities, and public services.

(6) **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.

(7) **Permits** - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) **Natural Resource Industries** - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

4.1.3 County Wide Planning Policy

The County-wide Planning Policy (CWPP) represents a composite framework of policies intended to balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act (GMA). The following CWPPs address the need for affordable and diverse housing for all economic segments of the population:

G.3. Countywide Economic Development Policy Statements:

The following policies relate to a general strategy to help ensure future economic vitality, broaden employment opportunities to meet the needs of projected future growth while maintaining a high-quality environment:

G.3.1. Encourage economic growth within the capacities of the region's natural resources, public services and public facilities.

- Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
- Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment.

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G.3.2. Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:

- Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
- Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;
- Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
- Identify changes in urban growth areas as necessary to accommodate the land and infrastructure needs of business and industry;
- Support housing strategies and choices required for economic development.

G.3.3. Coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County should be encouraged by:

- Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);
- Defining roles and responsibilities for carrying out economic development goals, objectives and strategies.

4.1.4 Visioning "Check In"

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

- ~~This element compiles selected economic data and analyses from a variety of sources. This data is presented to provide guidance in the planning process. It is not meant to duplicate more comprehensive economic analyses undertaken by others.~~

4.1.5 Yakima County's Economy – Historical Setting

Yakima County has historically been an agricultural economy, dependent on irrigation. Beginning in the 1880s, Yakima County's development was shaped largely by the Northern Pacific Railroad and the Yakima River. The Yakima Project of 1905 was one of the first and largest irrigation projects completed by the US Bureau of Reclamation. With the availability of irrigation and railroads, commercial fruit production grew, bringing along with it more farmers and the development of the towns that make up Yakima County. Today, Yakima County is Washington State's leading agricultural county.

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4.1.6 Who is Involved in Economic Development?

Economic growth requires investment in ~~the County's~~ transportation facilities, ~~its~~ water and sewer systems, and private utilities. Having competitive, ready-to-go sites at a price acceptable to the northwest region is a prerequisite to effectively participating in the competition for companies. ~~Changes in the County's economy are reflected in the demographic composition of its population, and affect both the type and location of housing needed. Since economic development can have detrimental outcomes, system wide effects of proposed activities must be recognized and addressed. Activities which are not sustainable within the given constraints ultimately do not contribute to the well-being of the County.~~

Within Yakima County there are a number of agencies with roles in economic development. Roles are defined and each organization works in a coordinated and cooperative manner with the other organizations. The primary providers are:

- Yakima County Development Association (YCDA, or New Vision)
- ~~I-82 Board~~
- Kittitas-Yakima Resource Conservation and Economic Development District (~~KI-YAK~~ RC&EDD)
- Visitor & Convention Bureau
- Chambers of Commerce (Cities' Chambers of Commerce, Hispanic Chamber of Commerce)
- ~~Washington Association of Minority Entrepreneurs (WAME)~~
- ~~State Fair Board~~
- Yakama Nation Economic Development Department
- The City of Yakima Economic Development Department
- Yakama Nation Economic Development Department
    - The City of Yakima Economic Development Department

YCDA, also known as New Vision, is a private, nonprofit agency supported primarily through contributions from the business community in Yakima County. New Vision is also the official, state-designated economic development organization for the county and has service contracts with Yakima County and other local government jurisdictions within the county. The Analysis of Assets, Needs, and Opportunities section of this element is based primarily on two reports produced in cooperation with the YCDA (Blueprint Yakima, 2008); and the Yakima and Kittitas Counties Regional Comprehensive Economic Development Plan (CEDS), completed in 2013 and updated in 2015. New Vision's priorities are to:

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- Build local business;
- Recruit new industry; and
- Provide workforce and community leadership.

Since 1987, New Vision has helped 12 firms locate or expand in Yakima County. These firms have invested a total of $82.2 million in facilities and equipment and have paid an estimated $12.7 million annually in wages and salaries. One example of a New Vision recruitment effort is the Wal-Mart distribution center, which began operations in Grandview in 2004. Wal-Mart was the county's second largest private employer in 2012, employing 1,155 employees, 600 of whom work in the distribution center.

Inset 1. Horizon 2040 Visioning Goals

Economic Development and Training:

1. Infrastructure and Facilities:

A. Ensure an adequate supply of industrial property throughout the county by supporting infrastructure for industrial purposes.
B. Enhance our transportation facilities, including air, rail, highways, and non-motorized.
C. Develop infrastructure and facilities to support our economic development.
D. Improve all modes of transportation to support our economic development.
E. Develop commercial districts through economic restructuring, infrastructure improvements, and new business recruitment.
F. Develop an ongoing beautification program designed to improve the appearance of the Yakima Valley.

4.2 EXISTING ECONOMIC CONDITIONS AND ISSUES

4.2.1 Economic Indicators - General

~~The Economic Development Element is related to other elements of this comprehensive plan. Since the natural resource base, the infrastructure and the residents of the County are the building blocks for economic development, the elements for Natural Setting, Land Use, Capital Facilities, Utilities, Transportation and Demographics are sources for complimentary information. The Housing Element describes and plans for adequate housing for all residents, inclusive of the work force, and the Parks and Open Space Element affects their quality of life.~~

There are a variety of indicators that can be used as economic indicators. These indicators are selected to suggest how the economy is doing. Economic indicators commonly used include personal income, per capita income, industry earnings and employment figures. Readers should examine not only the gross figures, but also look at the sub-component parts to gain a better interpretation.

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Inset 2. Horizon 2040 Visioning Goals

Economic Development and Training:

2. Business Development:

A. Support the development and operation of business incubators and home businesses.
B. Attract retirement, tourism, recreational and convention businesses to Yakima as a destination option.
C. Existing Businesses:
   i. Develop a strong value added product industry which supports our agricultural base.
   ii. Expand the export of our area's good and services.
   iii. Support retention and expansion of existing industry.
   iv. Develop a supportive community environment for business.
D. Business Development and Attracting New Businesses:
   i. Expand the export of our area's good and services.
   ii. Effect legislation which promotes business development (Industrial, commercial, community, etc.)
   iii. Secure private and public capital for economic development (Industrial, commercial, community, etc.)
   iv. Develop and encourage incubation format for industries and home businesses.

4.2.2 Economic Base

Resource based industries, particularly agriculture, have been and still are backbone of Yakima County's economy. Growing, storage and shipping/processing of deciduous tree fruits (apples, cherries, pears, etc.), as well as livestock and dairies, make up the majority of Yakima County's agricultural industry. The Yakima Valley is number one in the nation for the production of apples, hops and mint. The Yakima Valley alone produces approximately 77% of the total hops grown in the United States. The production of wine grapes, and associated local wineries, are part of a growing wine industry in Washington State that brings with it additional tourist-related income.

Government (federal, state, and local) is also a major employer, providing 12.4% of total covered employment in 2013. Health Services is the third largest employment sector in Yakima County, currently almost on par with government services for total employment numbers. Figure 4.2.2-1 below shows the top five industries in Yakima County.

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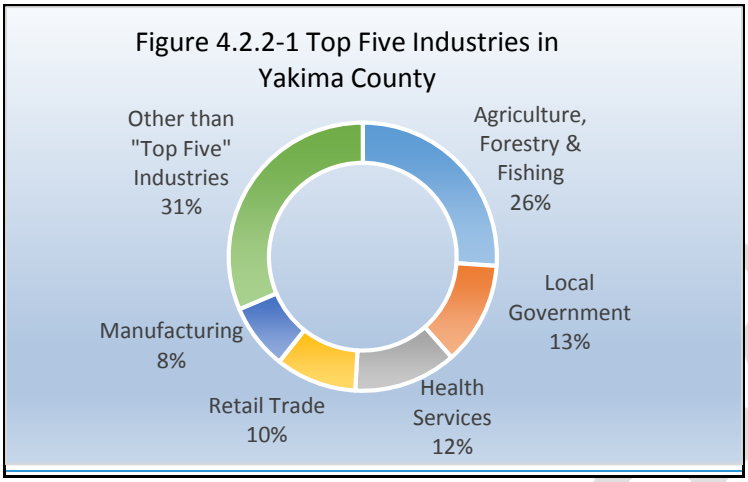

Source: Washington State Employment Security Department, Nov. 2014

In 2013, agriculture, forestry and fishing provided approximately a quarter of all employment in the valley. Because of the county's reliance on resource-based jobs, the economy has struggled to match the level of economic growth and job quality experienced in other areas of Washington State. On the other hand, the agricultural sector showed remarkable resistance to the Great Recession of the late-2000s. Agriculture, forestry and fishing employment grew steadily between 2007 and 2012, while jobs were lost in almost all other sectors of the economy. The other sector showing increased growth in the County was Health Services. This represents an important trend in Yakima's economy, because as opposed to many resource-based jobs, many health services jobs are high paying jobs (See Figure 4.2.4.2-1). ~~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.~~Table 4.2.2-1 shows the changes in the Top Five Industry Sectors in Yakima County's economy between 2004 and 2013, according to the Washington State Employment Security Department.

Table 4.2.2-1 Changes to Top Five Industries, Yakima County 2004-2013

Year	2004	2013	2004-2013
	Total Jobs	Total Jobs	Percent Change
1. Agriculture, forestry and fisheries	20,057	27,044	+34.8%
2. Government Services	12,209	12,863	+5.4%
3. Health Services	10,914	12,172	+17.3%
4. Retail Trade	9,145	10,172	+11.2%
5. Manufacturing *	9,181	8,222	-10.4%
** Manufacturing jobs have been increasing since 2012*			

Source: Washington State Employment Security Department, Nov. 2014

4.2.3 Employers

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Yakima County's largest single employers are medical centers, schools and colleges, distributors, agriculturally related shippers and processors, and governmental organizations (local, state and federal). At the time of the drafting of this document, Virginia Mason Memorial Hospital was the valley's largest employer, employing 2,500 workers in 2012; followed by the Yakima School District. The Figure 4.2.3-1 shows the top 25 employers in Yakima County, in 2012.

Table 4.2.3-1 Top 25 Employers, Yakima County 2012

All Sectors	Company	City	Industry	Employees #
1	Virginia Mason Memorial Hospital	Yakima	Medical	2,500
2	Yakima School District	Yakima	Education	1,756
3	Wal-Mart - Yakima/ Sunnyside/Grandview	Yakima	Distribution Center/Retail	1,555
4	Borton Fruit *	Yakima	Fruit Growers/Shippers	1,212
5	Yakima County	Yakima	Government	1,027
6	Monson Fruit *	Selah	Fruit Growers/Shippers	1,023
7	Yakima Valley Farmworkers Clinic	Yakima	Medical	964
8	Yakima Regional Cardiac & Medical	Yakima	Medical	927
9	AB Foods – Washington Beef	Toppenish	Food Processing	900
10	Sunnyside School District	Sunnyside	Education	740
11	Yakama Nation Legends Casino	Toppenish	Education	696
12	City of Yakima	Yakima	Government	681
13	Tree Top, Inc.	Selah	Food Processing	615
14	Yakima Training Center	Yakima	Government	491
15	WA State Dept. of Transportation	Yakima	Government	463
16	West Valley School District #208	Yakima	Education	460
17	Yakima Valley Community College	Yakima	Education	440
18	Washington Fruit & Produce	Yakima	Fruit Packing	440
19	Toppenish School District	Toppenish	Education	408
20	Shields Bag & Printing	Yakima	Manufacturing	378
21	Grandview School District	Grandview	Education	350
22	Selah School District	Selah	Education	340
23	Central WA Comprehensive Mental Health	Yakima	Medical	334
24	Yakama Forest Products	Toppenish	Foresting	325
25	E.P.I.C.	Yakima	Social Service Agency	310

Denotes temporary employees calculated into full-time equivalents

Source: ***New Vision***

4.2.4 Strength of Selected Indicators

4.2.4.1 Income and Earnings

Income for individuals and families in Yakima County lags behind the average for Washington State and the nation as a whole. Table 4.2.4.1-1 shows how Yakima County compares with the state and the nation in per capita income, median household income and poverty level.

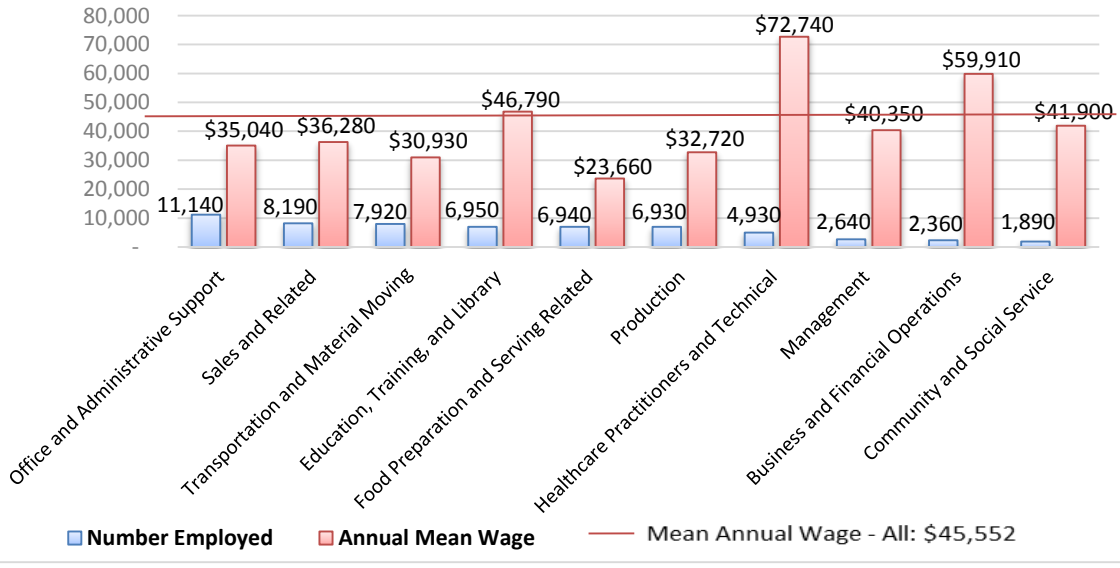
Table 4.2.4.1-1 Income and Poverty, Yakima County, Washington State, US 2009- 2013 (2013 dollars)			
Economic Indicator	Per Capita Income	Median Household Income	% Below Poverty Level
Yakima County	$19,433	$43,506	22%
Washington State	$30,742	$59,478	13.4%
United States	$28,155	$53,046	15.4%

Source: US Census, 2015

4.2.4.2 Average Annual Wage

The following figure shows major employment sectors as identified by the US Census Bureau in the Yakima Metropolitan Statistical Area (MSA). Figure 4.2.4.2-1 shows the number of people employed in each sector, along with the mean annual wages earned in each sector. The mean annual wage for all occupations in the Yakima MSA is $45,552.

Figure 4.2.4.2-1 Top Ten Employment Sectors, Yakima MSA
Total Number Employed and Average Annual Wage



4.2.4.3 Workforce Participation and Unemployment:

Yakima County was not immune to the national and global recession of the late 2000's, which in the US began in 2007 and officially ended in 2009. The recession greatly influenced job availability, access to credit, spending habits, and in particular, the housing market. Recent data shows that the economy is recovering locally, statewide and nationally. Total non-farm employment has increased in Yakima County, but has not replaced the jobs that were lost between 2009 and 2010. Unemployment rates in Yakima County fluctuated during the recession, but have remained higher than the average for the state of Washington as a whole. Although unemployment remained high in Yakima County throughout the recession, the rate did not fluctuate as much the state as a whole. Table 4.2.4.3-1 shows recent unemployment rates for Washington State and Yakima County.

Table 4.2.4.3-1 Unemployment Rates – Washington State and Yakima County

	2006	2010	2014
Washington	5.0%	10.0%	6.2%
Yakima County	7.4%	10.6%	8.9%

Source: US Department of Agriculture Economic Research Service

~~MAJOR ISSUES~~4.3 MAJOR TOPICS IN ECONOMIC DEVELOPMENT

4.3.1 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.~~

Competitive industrial property has the following characteristics:

1. Not in a floodplain or wetland
2. No endangered species [plant/animal] habitat;
3. No archaeological site issues;
4. Appropriate land use and zoning designation;
5. Market price comparable to the search area;
6. Infrastructure is to the site [roads electricity, water sewer, stormwater drainage or alternate solution, modern telecommunications, natural gas].
7. Rail, airport, etc., if needed;
8. Complete environmental assessment indicates the site/facilities are clean;
9. Soil boring data indicates load bearing capacity;
10. Site is cleared, requires little grading.

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Most developable lands are within the Urban Growth Areas of cities in the County. These areas are being planned for by both the County, which has jurisdiction until the areas are annexed, and the respective city which may annex the area depending on growth needs. Most cities in the county have land zoned for industrial or commercial purposes within their city limits and urban growth areas, as determined by each city's Economic Development Strategy. In unincorporated Yakima County, some large concentrations of Industrial and Commercially-zoned land (more than 400 acres) include land outside:

- Yakima, east of the Yakima River near Terrace Heights and Moxee;
- Toppenish;
- Sunnyside; and
- Grandview

4.3.2 Business Recruitment/Retention

~~Although~~ Eexisting local economic development organizations, such as New Vision, have attracted many firms to the Yakima Valley since 1986, but 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.~~



One limiting factor is the availability of wastewater disposal sites. Food processing operations, for example, are wastewater-intensive, and require a connection to sewer with sufficient capacity. There are locations in the Yakima urban area that are zoned for industrial purposes but lack adequate sewer service capacity. There is an inherent element of chance associated with locating businesses. In order to ensure an adequate supply of land for industrial and commercial operations, there must be more land available than is needed for the "perfect fit", but not so much that large areas of land are left vacant or underdeveloped. Another important factor in the recruitment of industries is the supply of skilled labor force. Both the Blueprint Yakima and Kittitas-Yakima CEDS documents identified that there is an under-supply of skilled laborers in the valley. 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.

Inset 3. Horizon 2040 Visioning Goals

Economic Development and Training:

3. Employment Training

a. Provide for the development of knowledge, skills and attitudes that will enable all students to be successfully employed and be lifelong learners.

b. Provide equal access to education, employment, training and opportunities for our culturally, racially and/or economically diverse families.

While business recruitment is important, the expansion of existing successful businesses is considered to be the primary driver of economic growth, accounting for between 60-70% of private sector jobs. ~~At least~~

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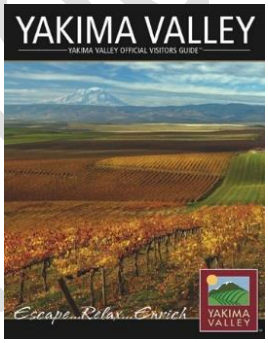
~~two-thirds of the new industrial jobs come from expansion of existing successful businesses.~~ ~~-~~These businesses are already providing the region with jobs and tax dollars, and are more likely to be responsive to community needs, and to retain profits in the community. Promoting and assisting existing business is essential to ensure the retention and expansion of these companies. According to the National Bureau of Economic Research, start-up firms, while accounting for only 3% of employment, actually account for almost 20% of gross job creation in any given year. Many of these new jobs are lost within five years, since many new businesses fail. Regardless, entrepreneurship stands out as an important creator of jobs. Therefore, it is crucial to both support existing businesses in the community and to create opportunities for local entrepreneurs to start new businesses.

4.3.3 Tourism



Tourism is a major industry for Yakima County, responsible for an estimated $307,350 ~~100~~ million in direct sales annually, 3,540 ~~2,500~~ jobs, ~~$15 million payroll,~~ and ~~over $200 million in direct and indirect expenditures, yet is still underdeveloped and under marketed.~~ 2~~2~~3 million in taxes paid by visitors. ~~in state and local taxes.~~ Many visitors come to the Yakima Valley for wine-tasting, farm fresh experiences, and to enjoy the warm weather during non-winter months. ~~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.

Growing and improving the valley's tourism infrastructure, including transportation, signage, convention center enhancements and downtown redevelopment in communities throughout the county will be important to sustain and grow the tourist industry. 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 effects that tourism can have for the County, tourism issues and needs should be integrated into the comprehensive plan.

4.3.4 International Trade Development

International business originating within the Yakima Valley contributes substantially to our regional and state economy. The Yakima Metropolitan Area exported $1.3 billion worth of goods in 2014, setting a record for the fifth straight year (Yakima Herald-Republic, July 12, 2015). The majority of the exports ($644 million) were fruits such as apples and cherries, followed by processed foods, chemicals and machinery. Exports of raw and processed agricultural commodities continue to grow as new markets emerge in developing parts of the world. International trade is subject to external factors such as political stability and trade agreements. The North American Free Trade Agreement (NAFTA) and Asia Pacific Economic Conference (APEC) are examples of international trade agreements. The Trade Promotion Authority, written and renewed by the U.S. Congress, provides guidance to the president to negotiate tariffs, or eliminate barriers to foreign markets.

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4.4 REGIONAL TRENDS AND FUTURE ECONOMIC BASE

4.4.1 Strengths, Weaknesses, Opportunities and Threats (SWOT)

As part of their planning efforts, the Kittitas-Yakima CEDS performed a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of Yakima (and Kittitas) Counties. Their results are shown in Figure 4.4.1-1 below.

Figure 4.4.1-1 SWOT Analysis – Yakima County
From Yakima and Kittitas Counties Regional Comprehensive Economic Development Strategy, 2015

Strengths	Weaknesses

• Diversified industry makeup
  ○ Renewable and alternative energy
  ○ Strong agricultural markets
  ○ Support of small business and the microenterprise culture.
• Proximity to major metro areas; Seattle, Portland, Spokane
  ○ Strong capabilities in logistics and distribution
  ○ Highway accessibility
• University Presence: CWU, YVCC, Heritage University, PNWU
• Quality of life
  ○ Abundance of outdoor recreation
  ○ Diverse interesting culture
  ○ Climate
  ○ Exceptional Community Healthcare
• Downtown vitality
• Abundant (sustainable) natural resources
• Strong and diverse labor force
• Young demographic
• Premier sports facilities and event location
	• Lack of family-wage employment opportunities
	• Low K-16+ education attainment
	  ○ Workforce skills gaps
	• Complacency towards growth and economic diversification
	• Environmental obstacles and regulations
	  ○ Predictability of legislation
	• Crime rate perception
	• Bilingual challenges
	• Few industrial and commercial development sites
	• Loss of natural resource jobs
	• Limited night life and entertainment amenities
	• Recreation for children is limited
	• Professional services including CPA's, dentists, consultants, doctors, and engineers somewhat limited
	• Water capacity
	• Pay disparity to major metro areas
	• No port district in Ellensburg or Yakima

Opportunities	**Threats**

• Capture spin-off growth from businesses from Western WA metro areas
  ○ Capture overflow from neighboring metro areas
• Improve visibility of available sites
  ○ GIS inventory available
• Raise educational attainment
  ○ Growth of talent, research, and facilities for higher education
	• Environmental challenges and regulations
	  ○ Water supply scarcity
	  ○ Declining forest health, fire danger
	  ○ Water quality uncertainty
	  ○ Planning and zoning barriers to new investment and alternative energy and innovations
	• Regulations and permitting business responsiveness

○ Business education partnerships ○ Alternative workforce education options • **Collaborative inter-county cooperation** ○ Work together to create a unified regional vision • **Develop and promote tourism** ○ Outdoor recreation options ○ Capitalize on developing industries like wineries and breweries, that focus on tourism in the region • **Facilitate small business development** ○ Accelerate small business through incubators and small business network ○ Promote and support downtown redevelopment efforts • **Develop renewable and alternative energy facilities** • **Cultivate and promote bilingual workforce** • **Create arts culture**	• **Lack of economic resilience** ○ Diversification of industries • **Loss of young talent** • **Limited economic development resources and incentives** ○ Lack of economic development resources and incentives ○ Limited small business advancement opportunities • **Distribution impacts from Urban Center traffic congestion**

Source: Yakima and Kittitas Counties Regional Comprehensive Economic Development Strategy, 2015

Inset 4. Horizon 2040 Visioning Goals

Economic Development

Quality of Life and Government Services:

Cultural Diversity

A. Expand economic opportunities for all individuals

B. Support leadership training, enhanced communication, and preservation of cultural diversity and traditions for our multi-cultural community.

Positive Visual Images

C. Develop a clean physical image of the Yakima Valley by: encouraging the creation of landmarks, improving entrances to Yakima, providing quality maintenance; and addressing code violations.

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4.4.2 Niche Markets

"Niche Markets" represent industry sectors where Yakima County has a competitive advantage, for reasons such as historical practice and markets, proximity to markets, and new investment (e.g. the Pacific Northwest College of Medicine). Identifying these areas of strength in the local economy provides businesses and investors an opportunity to build on their momentum. Yakima County staff incorporated information from the ***Blueprint Yakima*** report, which identified "niche markets" and with input from New Vision, developed an up to date list of niche markets. The niche markets include the following:

Figure 4.4.2-1 Areas of Opportunity: "Niche Markets"	
1. Logistics and Distribution Regional distribution companies enjoy relatively close proximity to major Pacific Northwest markets (within three hours of Seattle, Portland and Spokane) while maintaining lower operating costs than major cities in the region.	***Specialties:*** *a. Regional Distribution Centers. Regional distribution companies enjoy relatively close proximity to major Pacific Northwest markets (within three hours of Seattle, Portland and Spokane) while maintaining lower operating costs than major cities in the region.*
2. Agricultural Cluster Washington State is the second largest premium wine producer in the United States. Yakima County is one of several eastern Washington counties leading wine production in the state. Yakima County has lead the nation for many years in hop production, making the valley a natural place for breweries to locate. Grant's brewery, which closed in 2004, is considered to have been the first microbrewery established in the United States since prohibition. Other businesses, such as distilleries and hard cider producers have joined the growing "craft beverage" industry.	***Specialties:*** *a. Wineries/Breweries/Cideries/Distilleries.* *b. Food Processing – Fruit, Animal Feed, Organic and Specialty products.* *c. Composting and Dairy Anaerobic Digesters (Green Industries).*
3. Medical Industry Yakima County is home to several large medical centers. The healthcare and social assistance industry employed 12,800 people in Yakima County in 2012. Pacific Northwest University of Health Sciences opened in Terrace Heights in 2008. This college of Osteopathic Medicine was the first new medical school to open in the Pacific Northwest in sixty years.	***Specialties:*** ***Regional Medical Centers:*** *a. Virginia Mason Memorial Hospital Yakima Valley* *b. Yakima Regional Medical and Cardiac Center* *c. Toppenish Community Hospital* *d. Sunnyside Hospital* *e. Children's Village and Yakima Valley Farmworkers Clinic* ***Regional Education Centers*** *a. Pacific Northwest University of Health Sciences,* b. *Nursing, medical technical and dental hygiene programs in Yakima Valley Community College, Washington State University (Yakima) and Heritage University*
4. Industrial Machinery and Supplies Fruit packing warehouses and food processing industries provide a local demand for machinery and other equipment.	***Specialties:*** *a. Plastic and paper packaging* *b. Fruit sorting and sizing equipment* *c. Food packaging machinery*
5. Aerospace Manufacturing The Yakima Valley hosts a variety of companies that support the aerospace industry. Yakima's proximity to Seattle, one of the world's largest aerospace production centers, combined with operating costs that are 10-20% less than Seattle, makes it an ideal location or these	***Specialties:*** *a. Component manufacturing* *b. Navigation Instruments* *c. Sport aircraft*

Not Adopted

businesses. The aerospace manufacturing sector also employs highly skilled workers.	
6. Business and Professional Services Yakima's availability of workers, relatively low cost of business, and excellent telecommunications infrastructure makes it a good location for administrative and "back office" operations that are not location-dependent.	***Specialties:*** *a. "Back office" operations (e.g. accounting, human resources, and compliance)* b. *Call centers*

~~uture 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, 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.~~

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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 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

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~~tourism can have for the county, tourism issues and needs should 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:~~
- ~~Improve the visual "look" of the area.~~
- ~~Provide for an attractive i-82 entrance and corridor.~~
- ~~Implement a comprehensive recreation and parks master plan that encourages resident and tourist activities.~~
- ~~Implement an art and cultural master plan.~~
- ~~Appreciate and protect the assets and beauty of our area, including our historic sites.~~
- ~~Improve year-round highway transportation over snoqualmie pass.~~

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4.5 ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goals, objectives and policies are essential in the development of the Economic Development element. Not only are goals, objectives, and policies required by GMA, but these statements provide a basis for a community to make decisions about its future economic needs. Goals and policies are consistent with the Planning goals and policies, and are also consistent with the Planning Goals of GMA. Goals are general statements of desired outcomes of the community. Policies are "operational" actions that a community will undertake to meet the goals and objectives. Policies provide overall direction for implementation of a strategy and provide guidance for decision-making subject to this Plan, and form the basis for development regulations. Following are the goals and policies of the Comprehensive Plan related to Economic Development.

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.

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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 ***Horizon 2040'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~~ Encourage 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.
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.~~ Support efforts to improve working conditions and community services, and provide sufficient housing for agricultural workers.
~~**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 $350 ~~100~~ million in direct sales~~,~~ annually, 3,540 ~~2,500~~ jobs, and $23 million in taxes paid by visitors~~a $15 million payroll, and over $200 million in direct and indirect expenditures~~. Yet it is still comparatively 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***~~***Horizon 2040's Visioning*** *"check in" 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.

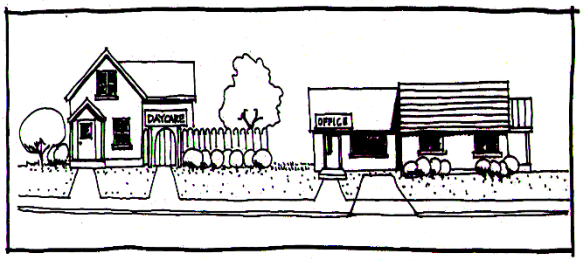

Figure 4.5 -1 ***Support Home ~~Occupations~~ Businesses ~~(ED 7.4)~~***

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~~Organizations to monitor the economic progress of Yakima County as it is affected by ***Horizon 2040***.
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

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	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 SIED 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.
ED YK 8.8	Encourage redevelopment of key properties in the County through use of local, State and federal funding opportunities and public/private partnerships to strengthen Yakima's position as a regional economic center through redevelopment and revitalization.

PURPOSE STATEMENT ED 9

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*~~***Horizon 2040*** land use designations and capital facilities plans.
ED 9.2	Work with and support the efforts of the Yakima River ~~Watershed Council~~Basin Water Enhancement Project (YRBWEP) 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: 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).

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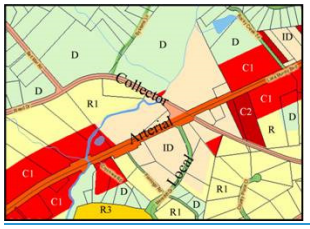



EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing Volume 1 language is in black text, the existing Volume 2 language is in purple text. Blue underlined is new, red strikethrough is deleted.

CHAPTER 5. LAND USE

5.1 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 businesses making long term decisions. More importantly, the public costs associated with serving these lands can be minimized and the qualities that make many of them unique are preserved.

Just as land use drives our economy, the Land Use Element of ~~***Plan***~~ ***Horizon*** ~~***2015***~~ ***2040*** can be described as the "driver of the comprehensive plan." The goals and policies of ~~***Plan***~~ ***Horizon*** ~~***2015***~~***2040***, particularly those found in Land Use, are intended to check the adverse environmental impacts of growth.

The Land Use Element of ~~***Plan***~~ ***Horizon*** ~~***2015***~~ ***2040*** serves several purposes. The first is to describe~~s~~ the existing conditions regarding land and its use in Yakima County. This done by cataloging the activities currently taking place on land under County jurisdiction. Second, the land use ~~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 - ~~u~~Urban, ~~r~~Rural and ~~r~~Resource. The Land Use Element supports the ~~Shareholders efforts~~Visioning, as refined by the Planning Commission and focuses its analysis on ~~the Commission's preferred scenario for~~ growth over the next 20 years. When combined, these represent the goals and policies that will direct future land use decisions.

45.1.41 Visioning "Check In"

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

Inset 1. Horizon 2040 Visioning Goals
Land Use

General – (Quality of Life and Government Services):
Positive Visual Images

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

5.2 GROWTH MANAGEMENT ACT REQUIREMENTS

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

- The distribution, location and extent of land use, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other uses; and

- Population densities, building intensities and estimates of population growth (see also Demographics and Housing Elements); and

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- The location of urban growth areas and how the county-wide planning policies are to be integrated; and

- Provisions for protecting the quality and quantity of groundwater used by the public (see Natural Setting Element); and

- Review, where applicable, drainage, flooding and storm-water run-~~-~~off in the plan area and nearby jurisdictions, and guidance for corrective actions for discharges that pollute (see also the Natural Setting and Capital Facilities Elements).

The GMA also requires comprehensive plans to address rural lands or those lands not designated for urban growth, agriculture, forest, or mineral resources. Yakima County must provide for a variety of rural densities and permit only those uses which are compatible with rural character.

5.3 ORGANIZATION OF ELEMENT

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

- **Urban lands** are those included within the Urban Growth Area of one of Yakima County's fourteen incorporated cities. They are typified by growth patterns that have made or will make an intensive use of land for buildings, structures and impermeable surfaces. As a result, other uses, such as the production of food, become incompatible.

- **Rural lands** are those areas outside of both the Urban Growth Areas and the resource lands. Rural areas allow low to moderate densities that can be supported and sustained without urban services -- primarily water and sewer service. By state law, development in rural areas cannot occur if it is urban in nature.

- **Economic Resource lands** are those lands important and necessary for their ability to sustain the long-term commercial production of agricultural goods, forest products and mineral commodities.

Presented within each sub-element is a vision of the future for each land type and a review for consistency with the County-wide Planning Policies. Unlike the other elements of ***~~Plan 2015~~*** ***Horizon 2040***, which group their related goals and policies into a separate concluding section, the goals and policies of each land use category are presented within their respective sub-element. By organizing the Land Use Element in this manner, the reader is given a clearer and more complete picture of the issues affecting development in each area. The supporting goals and policies for each land use category are the measuring stick which will guide future land use decisions within Yakima County.

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The Land Use Element begins with an overview of the existing conditions in Yakima County through a land use inventory. An analysis of existing land use patterns is then provided that quantifies the various uses by acreage**.** This inventory data is used throughout each of the Sub-Elements to describe their character and evaluate their capacity for additional residents. ~~The element overview concludes with an Environmental Analysis matrix that relates the major issues confronting urban, rural and resource lands against the four growth alternatives.~~

~~**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.~~

5.4 MAJOR OPPORTUNITIES ~~MAJOR ISSUES~~

5.4.1 Phased Urban Growth

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

5.4.2 Clustering Development

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

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

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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 ~~I~~individual wells and septic systems.

5.4.3 Maintaining Livability

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

5.4.4 Transition of Urban Land Uses

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

5.4.5 Rural Character, Density and Services

Yakima County's rural environment is one of its most attractive features. Yet while the region's rural qualities continue to draw people out into the County, their increasing numbers have affected the very qualities they so eagerly sought. More and more rural residents are voicing objections to new subdivisions occurring around them. The nature of these complaints varies, but a common theme is that the creation of more lots and houses detracts from the rural character to the point that it no longer seems rural. In response to growing citizen complaints and conflicts about the over-development of many rural areas, Yakima County has maintained an ongoing effort to strengthen development regulations. The primary purpose of higher standards has been to protect public health and safety and to improve the overall quality of rural subdivisions. Yet, while these higher standards have discouraged many would-be developers from subdividing more rural land, they still have not gotten to the root problem of permissive zoning that allows parcels to be created as small as one-half acre. The mixed opinions on this topic require a delicate balance of policies to establish the preferable and affordable course of future rural growth.

Although density is one factor in defining the difference between urban and rural, other factors need consideration as well. Carrying capacity of the land needs to be taken into account. The increasing densities in many rural areas of the County have resulted in numerous associated impacts including

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aquifer depletion and contamination, surface runoff problems, and traffic congestion of public and private roads. These impacts raise the question of what level of public service should be expected in rural areas to protect the health and safety of the residents. The need and demand for additional services becomes more and more pressing as each new homesite is created.

5.4.5.1 Rural Domestic Water Useage

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

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

To ensure compliance with state law, Yakima County developed the Yakima County Water Resource System (YCWRS), which expands the County's current water systems by addressing the availability of rural-domestic water supply to those who would otherwise rely on the "exempt" well strategy offered by RCW 90.44.050. Land use and building permit applicants outside existing municipal water service areas will be required to obtain a water availability certificate from the Yakima County Water Resource System as a condition of approval, thus meeting the requirements of the state law, as well as providing the necessary mitigation avoiding impacts to senior water right holders and instream flows. Urban groundwater users (i.e. inside Urban Growth Areas) will also be required to demonstrate proof of adequate water availability prior to land use or building permit approval. For rural and urban groundwater users a certificate of water availability can be obtained via the purchase of a rural domestic water allocation (i.e. YCWRS), connection to an existing municipal water source, or an existing water right or a determination from the Department of Ecology that the proposed permit-exempt use would be water budget neutral.

5.4.6 Incompatible Development

The single most common threat to the economic resource lands -- farm, forest, and mineral -- is the pressure brought about by encroaching incompatible development. While invaluable to our economy, resource lands can be noisy, foul smelling and sometimes even dangerous ~~places~~. Serious conflicts are

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inevitable when other kinds of development, such as residential housing, are built within or next to an active resource operation like a gravel mine. Current zoning and subdivision regulations allow the placement of new homes in these areas, however a resource setback is required to help alleviate the pressure these homes place on economic resource lands. ~~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 not only required by the Growth Management Act, but is also essential to the health of ~~that~~ the economy and quality of life. Incompatible development of land close to Yakima Training Center reduces the ability of the center to complete its mission or to undertake new missions, and increases its cost of operating. The ~~department~~ Department of ~~defense~~ Defense evaluates continued utilization of military installations based upon their operating costs, their ability to carry out missions, and their ability to undertake new missions.

5.5 CONSIDERATIONS~~CONSIDERATIONS~~

5.5.1 Regional Context

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

The terrain of Yakima County varies from areas of irregular, densely timbered, mountainous terrain in the west to broad valleys and arid sagebrush-covered foothills in the east. The arable lands within the county are made up of the basin lands, bottom lands, terraces, and lower uplands tributary to the Yakima River. Collectively, these lands are called the Yakima Valley. The area north of Ahtanum and Rattlesnake Ridges is generally referred to as the Upper Yakima Valley while the area south of them is known as the Lower Yakima Valley. The Upper Valley is more heavily populated while the Lower Valley is characterized by smaller towns and contains more productive farmland.

5.5.2 Land Ownership

Yakima County encompasses a land area of about 2,776,000 acres. Of this area, over 2,000,000 acres are either owned or controlled to some extent by state, federal or tribal governments. Nearly three quarters of Yakima County is owned and controlled to some extent by state, federal or tribal governments. Major federal lands include the Wenatchee National Forest comprising roughly 5004,000 acres and the

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Department of Defense's Yakima Training Center which covers roughly 1606,000 acres of the county. Major state owned lands are administered by the Department of Natural Resources (142190,000 acres) and the Department of Fish and Wildlife (63,92582,000). The largest land holdings are trust lands of the Yakama Indian Reservation totaling 1.1 million acres. The land area within the County's fourteen incorporated cities totals about 29,000 acres, leaving approximately roughly 733700,000 acres of privately owned land in unincorporated Yakima County. Table XX 5.5.2-1 summarizes land ownership in Yakima County. A graphic depiction of this is shown on Figure Map 5.5.2-1.XX.

Table 5.5.2-1 Yakima County Land Ownership

LAND OWNER	TOTAL ACRES	Under County Taxing Jurisdiction	Under County Planning Jurisdiction	Not Subject to County Jurisdiction
MAJOR FEDERAL	**1,725,594.26**	**0**	**0**	**1,725,594.26**
Yakama Nation Closed Area Trust Lands	729,957.00	0	0	729,957.00
Yakama Nation Open Area Trust Lands	305,820.00	0	0	305,820.00
U. S. Forest Service (USFS)	496,188.54	0	0	496,188.54
Military Reservation	162,393.69	0	0	162,393.69
Bureau of Land Management (BLM)	27,938.30	0	0	27,938.30
U. S. Fish and Wildlife (USFW)	1,944.01	0	0	1,944.01
Bureau of Reclamation (BOR)	1,352.72	0	0	1,352.72
MAJOR STATE	**273,074.71**	**0**	**273,101.93**	**0**
Department of Fish & Wildlife (WDFW)	82,422.33	0	82,422.33	0
Department of Natural Resources (DNR)	190,652.38	0	190,652.38	0
PUBLIC	**64,211.61**	**0**	**21,812.79**	**42,398.82**
Rights-of-Way, Various Ownership****	42,529.76	0	9,935.45	32,594.31
Yakima County	3,181.39	0	2,748.61	432.78
Within cities*	432.78	0	0	432.78
Other Public** (DOT, Dept. of Ag, Schools)	18,500.46	0	9,128.73	9,371.73
Within cities*	3,777.30	0	0	3,777.30
PRIVATE	**696,200.11**	**696,200.11**	**611,760.46**	**0**
Yakama Nation Open Area, Tax Parcels* **	103,031.69	103,031.69	90,713.28	0
Indian-owned***	10,343.28	10,343.28	0	0
Nonindian-owned	92,688.41	92,688.41	90,713.28	0
Within cities*	1,975.13	1,975.13	0	0
Yakama Nation Closed Area, Tax Parcels	45,903.17	45,903.17	0	0
Indian-owned***	26,908.56	26,908.56	0	0
Nonindian-owned	18,994.61	18,994.61	0	0
Other Private	547,265.25	547,265.25	521,047.18	0
Within cities*	26,218.07	26,218.07	0	0
TOTAL	**2,759,080.69**	**696,200.11**	**906,675.18**	**1,767,993.08**

Source: Yakima County GIS Department
* Cities have the primary planning responsibility within their boundaries. Co. receives a % of taxes collected in cities.
**Other Public includes properties owned by City/Town, Conservation Districts, DOT, Dept. of Ag, Schools, Fire Districts, Grant County, Irrigation Districts, other Federal, Other State, Parks & Rec, Port Districts, School Districts and YVCC.
*** Yakama Nation parcels owned by tribal members are not subject to County Planning/Zoning controls.
**** Planning jurisdiction for rights-of-way is limited by state, federal and tribal law. County road right-of-way was approximated by multiplying 1639.35 miles of county road by an estimated average of 50' ROW (9,935.45 acres)

~~Table Yakima County Land Ownership Acres~~ LAND OWNER	TOTAL ACRES	Under County Taxing Jurisdiction	Under County Planning Jurisdiction	Not Subject to County Jurisdiction
MAJOR FEDERAL	1,749,107	0	0	1,749,107
Yakama Nation Closed Area Trust Lands	736,465	0	0	736,465
Yakama Nation Open Area Trust Lands	319,818	0	0	319,818
U.S. Forest Service (USFS)	504,461	0	0	504,461
Military Reservation	163,379	0	0	163,379
Bureau of Land Management (BLM)	23,079	0	0	23,079
U.S. Fish and Wildlife (USFW)	1,777	0	0	1,777
Bureau of Reclamation (BOR)	127	0	0	127
MAJOR STATE	208,530	0	208,530	0
Department of Fish & Wildlife (WDFW)	71,527	0	71,527	0
Department of Natural Resources (DNR)	137,003	0	137,003	0
PUBLIC	62,508	0	22,270	40,238
Rights-of-Way, Various Ownership***	48,134	0	10,503	37,631
Yakima County	3,117	0	2,932	185
—Within cities*	185	0	0	185
Other Public (includes federal)	11,257	0	8,835	2,422
—Within cities*	2,007	0	0	2,007
PRIVATE	714,419	714,419	659,235	0
Yakama Nation Open Area, Tax Parcels * **	88,894	88,894	80,147	0
—Indian-owned**	7,526	7,526	0	0
—Nonindian-owned	81,368	81,368	80,147	0
——Within cities*	1,222	1,222	0	0
Yakama Nation Closed Area, Tax Parcels	26,366	26,366	0	0
—Indian-owned**	734	734	0	0
		25,632	0	0

~~– Non-Indian-owned~~	~~25,632~~			
~~Major Private Corporate~~	~~81,256~~	~~81,256~~	~~81,256~~	~~0~~
~~Rights-of-Way, Water, etc.~~	~~1,221~~	~~1,221~~	~~NA***~~	~~0~~
~~Other Private~~	~~516,682~~	~~516,682~~	~~497,833~~	~~0~~
~~– Within cities*~~	~~18,849~~	~~18,849~~	~~0~~	~~0~~
~~TOTAL~~	~~2,734,563~~	~~714,419~~	~~890,036~~	~~1,789,344~~

~~Source: Yakima County Planning Department~~
~~*Cities have the primary planning responsibility within their boundaries. Co. receives a % of taxes collected in cities.~~
~~**Yakama Nation parcels owned by tribal members are not subject to County planning/zoning controls.~~
~~– Indian owned land in closed area roll type 9 = 931.73; roll type 1 = 733.98.~~
~~– Indian owned land in open area roll type 9 = 1534.04; roll type 1 = 7525.80 (7134.72 excluding "T" land).~~
~~***Planning jurisdiction for rights-of-way is limited by state, federal and tribal law. County road right-of-way was approximated by multiplying 1732.99 miles of county road by an estimated average of 50' ROW (10,503 acres).~~
~~****County receives some payments in lieu of taxes on some properties.~~

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

~~**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.~~

5.5.3 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.~~ The land use inventory was ~~completed in the fall of 1995,~~ based on a number of sources including individual tax parcel data from the Assessor's Office, digital orthophoto interpretation and the site-specific knowledge of staff and citizens. Much of the land in Yakima County serves multiple uses and often the uses are not easily grouped into one category or

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another. For example, a large agricultural parcel may also contain a single-family residence, some farm worker housing, a packing plant or all three. Some of the parcel may be vacant and it may support various agricultural crops.

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

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

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- Vacant: Undeveloped or unused land, including vacant commercial sites and non-commercial forest land.

- State: State lands owned and/or managed by the Washington State Department of Fisheries and Wildlife (WDFW) or the Department of Natural Resources (DNR). Exceptions to this category are those state lands utilized as part of the Yakima River Greenway.

- Federal/Yakama Trust: Land held by the Federal government, or the Yakama Indian Nation.

The results of the land use inventory are displayed in ~~Volume II, Chapter VII on Figure~~Map ~~VII-2~~5.5.3-1, Existing Land Use (generalized). Table ~~VII-2~~5.6.1-1 ~~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***~~***Horizon 2040*** can be evaluated. As reflected on the existing land use map, the majority of land under County jurisdiction is primarily utilized for agriculture or by the federal, state and tribal governments. The remaining land under County jurisdiction is distributed among the various land uses. The distribution of each land use type is analyzed below in the section entitled Analysis of Assets, Needs and Opportunities.

~~C.~~5.6 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

5.6.1 Analysis of Existing Land Use Patterns~~NALYSIS OF EXISTING LAND USE PATTERNS~~

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

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5.6.1.1 Residential Development Patterns

The Housing Element illustrates that single-family homes, including mobile or manufactured homes, are the predominant type of residence found in Yakima County. Although many of these units are found within the fourteen cities of Yakima County and their surrounding urban growth areas (UGAs), large portions of our rural and agricultural lands have also been developed for homes. Of the ~~31,325~~62,688 acres devoted to single-family development in Yakima County, over half has taken place in rural and agricultural areas (~~10,533~~25,194 and ~~7,604~~19,989 acres respectively).

As could be expected, most higher density residential development has occurred within the cities and their surrounding UGAs. The chief reason for this is that higher density development generally requires city-provided public sewer and water service. Over three-fourths of the land in this type of use is found within cities (duplex to fourplex - ~~76~~ 89 percent; five units or more - ~~76.1~~84 percent) with a smaller percentage (duplex to ~~fourplex~~Fourplex - ~~19.6~~4 percent; five units or more - ~~9~~ 11 percent) located in the UGA's. The remaining higher density residential development is spread across the rural and resource lands.

Table 5.6.1.1-1 Yakima County Land Areas and Uses

LAND USE CATEGORIES	TOTAL ACRES	City	UGA	Rural	Ag.	Forest	Mineral*	Federal & Tribal
~~Residential Single-Family Residential~~	~~31,325~~	9,768~~6~~,521	7,192~~6~~,221	25,194~~10~~,533	19,989~~7,6~~04	401~~446~~	~~0~~	~~0~~
~~Residential Duplex-Fourplex Residential~~	601~~422~~	534~~32~~1	20~~76~~	13~~22~~	34~~2~~	~~0~~	~~0~~	~~0~~
~~Residential 5 or more Residential~~	556~~516~~	466~~39~~4	~~47~~	~~42~~	13~~33~~	~~0~~	~~0~~	~~0~~
~~Mobile Home Parks Mobile Home Parks~~	944~~805~~	518~~35~~6	102~~19~~4	263~~191~~	61~~64~~	~~0~~	~~0~~	~~0~~
~~Other Residential Commercial (Retail & Services)~~	4,364~~4,32~~8	283~~2,6~~35	502~~69~~2	1,640~~574~~	1,535~~384~~	380~~43~~	~~0~~	~~0~~
~~Commercial (Retail & Services) Wholesale Trade & Industry~~	8,050~~6,19~~1	4,851~~3~~,516	609~~54~~1	2,042~~1,5~~34	526~~559~~	0.33~~41~~	~~0~~	~~125~~
~~Industry Education & Government~~	3,162~~2,08~~3	1,816~~1~~,121	410~~24~~8	312~~274~~	624~~435~~	0~~5~~	~~0~~	~~0~~
~~Transportation Parks, Water & Other Open Spaces~~	1,510~~4,22~~6	1,189~~7~~62	134~~61~~8	70~~593~~	502~~,190~~	0~~63~~	~~0~~	~~0~~
~~Government Mining*~~	2,343~~2,75~~2	1,626~~6~~6	334~~98~~	194~~1,465~~	163~~970~~	0~~153~~	91~~0~~	~~0~~
~~Other Open Spaces Forestry~~	3,336~~96,5~~98	~~0~~	~~0~~	681~~6,886~~	329~~21~~	281~~89,691~~	~~0~~	~~0~~
~~Mining Agriculture~~	1,885~~572,~~886	100~~5,2~~14	151~~5,9~~43	1,257~~127~~,212	458~~417,5~~01	0~~7,016~~	1,509~~0~~	~~1~~

~~Forestry~~ ~~Vacant~~	29,697~~40,771~~	0~~3,469~~	0~~3,795~~	2,731~~20,289~~	0~~3,715~~	26,914~~9,503~~	0~~0~~	0~~75~~
~~Agriculture~~ ~~State~~	485,640~~204,840~~	~~4,755 1~~	~~7,111 22~~	100,414~~73,158~~	369,750~~13,836~~	1,938~~117,823~~	~~18,076~~ ~~0~~	~~827~~ ~~0~~
~~Vacant~~ ~~Federal/Yakama Trust~~	39,703~~1,759,721~~	5,489~~280~~	4,092~~20~~	18,344~~19,265~~	10,875~~10,496~~	713~~465,906~~	~~662~~ ~~0~~	~~54~~ ~~1,263,953~~
~~State~~ ~~TOTALS (excludes all dedicated right-of-way)~~	274,876~~2,727,464~~	291~~24,656~~	481~~28,515~~	88,890~~262,039~~	16,034~~457,812~~	168,851~~690,690~~	2,082~~2,752~~	59~~1,263,953~~
Federal/Yakama Trust	1,799,794	64	909	25,601	28,256	488,573	1,786	1,253,022
Totals (excludes all dedicated right-of-way)	2,719,149	33,429	22,259	267,654	448,697	688,051.33	18,556	1,253,969.71

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

The cities contain the biggest percentage of mobile home parks (~~44.2~~54 percent); the rest are in unincorporated UGAs (~~24.1~~11 percent), ~~and~~ rural lands (~~23.7~~28 percent) and agricultural resource lands (7 percent).

5.6.1.2 Commercial Development Patterns

Slightly more than sixty percent (~~2,635~~4,851 acres) of the commercially developed land is located within city limits. The unincorporated UGAs account for approximately ~~sixteen~~ eight percent (~~692~~ 609 acres) of this type of development. But it is interesting to note that more commercial development has occurred in rural and agricultural areas (~~574~~ 2,042 and ~~384~~526 acres respectively) than within UGAs.

More information on commercial development can be found in the Economic Development Element.

5.6.1.3 Wholesale Trade and Industry

Over half the acreage used for wholesale trade and industry is located within Yakima County's cities (~~3,516~~1,816 acres). The remaining amount of land in this use is spread across the rural lands (~~1,534~~312 acres), designated agricultural lands (~~559~~624 acres) and UGAs (~~541~~410 acres). The large quantity of this type of land use in the rural and agricultural areas is the result of railroad tracks running up the Lower Valley.

For additional information on wholesale trade and industry, ~~the reader should~~ refer to the Economic Development Element.

5.6.1.4 Transportation

The vast majority of the 1,510 acres of land used for transportation related uses is predominately located within Yakima County's cities (1,189 acres) and UGAs (134 acres). Only a very small portion are found in

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rural (70 acres) and resource lands (76 acres). For additional information on Transportation, refer to the Transportation Element.

5.6.1.5 Education and Government

Slightly more than 2,~~000~~ 343 acres of the land under County jurisdiction is dedicated to education and government proposes. Approximately half of these lands are located within cities (1,~~121~~626 acres) with the remainder situated within unincorporated urban growth areas (334 acres), designated agricultural lands (~~435~~163 acres)~~, unincorporated urban growth areas (248 acres),~~ and rural lands (~~274~~194 acres).

5.6.1.6 Parks and Open Space

With more than two thirds of its total acreage in public ownership, Yakima County has a wealth of outdoor recreational opportunities. However, most of this land lies outside of County jurisdiction and requires a car to access it. Accordingly, this category of land use quantifies only those parks and open spaces within Yakima County's jurisdiction. They are defined as lands utilized for recreational activities such as group camps and County parks and include lands covered by water.

Of the ~~4,226~~3,336 acres in this category, over one-half ~~(2,190 acres)~~ are located within cities and their UGAs (1,699 and 287 acres respectively). The rural areas (681 acres) and the resource lands (672) are almost identical in acreage. ~~designated agricultural lands. This agricultural park acreage however is composed largely of lands covered by water. Most of the remaining park lands are located within cities and their UGAs (762 and 618 acres respectively). Rural lands contain nearly 600 acres of park land.~~ For more specific information on Yakima County's parks and open spaces, refer to the Parks and Open Space Element.

5.6.1.7 Mining

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

5.6.1.8 Forestry

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

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5.6.1.9 Agriculture

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

5.6.1.10 Vacant Land

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

5.6.1.11 State Lands

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

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

Lands owned and managed by the Washington State Department of Fish and Wildlife (WDFW) also serve multiple uses. The department's mandate is to preserve, protect and enhance wildlife and wildlife habitat, and to maximize the recreational and aesthetic benefits of wildlife for all citizens.

The majority of the land owned and/or managed by WDFW is located within two Wildlife Recreation Areas (WRAs), the L.T. Murray WRA and the Oak Creek WRA.

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5.6.1.12 Federal and Tribal Lands

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

5.7 POPULATION GROWTH AND FUTURE LAND USE NEEDS

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

Table 5.7-1 OFM Population Estimates Yakima County and the Fourteen Cities and Towns From 2010 through 2015

Jurisdiction	2010 Population Census	2011 Population Estimate	2012 Population Estimate	2013 Population Estimate	2014 Population Estimate	2015 Population Estimate
Yakima County	243,231	244,700	246,000	247,250	248,800	249,970
Unincorporated Yakima County	83,755	84,300	84,800	84,910	85,410	85,985
Incorporated Yakima County	159,476	160,400	161,200	162,340	163,390	163,985
Grandview	10,862	10,920	11,000	11,010	11,170	11,200
Granger	3,246	3,270	3,285	3,315	3,495	3,640
Harrah	630	630	650	645	645	650
Mabton	2,286	2,290	2,290	2,305	2,310	2,310
Moxee	3,308	3,415	3,505	3,655	3,720	3,810
Naches	795	805	805	805	815	830
Selah	7,147	7,205	7,290	7,340	7,395	7,495
Sunnyside	15,858	16,010	16,130	16,200	16,230	16,280
Tieton	1,191	1,195	1,195	1,235	1,255	1,255
Toppenish	8,949	8,950	8,950	8,950	8,955	8,965
Union Gap	6,047	6,055	6,105	6,110	6,140	6,150

Wapato	4,997	5,025	5,030	5,035	5,040	5,040
Yakima	91,196	91,630	91,930	92,620	93,080	93,220
Zillah	2,964	3,000	3,035	3,115	3,140	3,140

Source: Office of Financial Management

At least once every five years or upon the availability of decennial census data, whichever is later, OFM shall prepare twenty-year growth management planning population projections required by GMA (RCW 36.70A.110) for each county that adopts a GMA compliant comprehensive plan. Each projection shall be expressed as a reasonable range developed within the standard state high and low projection. The middle range shall represent the OFM's estimate of the most likely population projection for the county.

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

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

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

Source: Office of Financial Management (five-year intervals)

The low OFM projection for Yakima County is too low to consider. The unique characteristic with this projection is that OFM projects the 2015 population to be 13,429 less than what the 2010 Census (243,231) actually enumerated for the County, and when compared to the 2015 OFM County-wide population estimates of 249,970 it makes it 20,166 fewer people in the County at the onset of 2015. This scenario is very unlikely. The medium OFM projection for Yakima County seems closer to reality. The OFM medium projection has Yakima County at 256,341 in 2015. The actual 2015 OFM County-wide population estimate of 249,970 is much closer to the 256,341 than both the OFM low and high projection. ~~For purposes of this element, several assumptions have been made. First~~Therefore, OFM's medium 20-year projection is considered the most likely scenario. The~~is~~ 2040 OFM projection ~~estimates that a total~~ of ~~255,253~~318,494 ~~people~~ in Yakima County will be used as the planning target throughout ***Horizon 2040***. ~~residing countywide in the year 2015.~~

Yakima County developed the twenty-year population allocations using OFM's middle range as the baseline and ~~were~~ provided the projections to each city as part of the GMA mandated comprehensive plan and Urban Growth Area update process, and are shown on Table ~~V-4~~5.7-3. Yakima County increased its planning horizon three years beyond the standard twenty years to coincide with OFM's population projections out to 2040.

Table 5.7-3 Yakima County Twenty-year Population Projections and Allocations

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

Source: Office of Financial Management (OFM)* and Yakima County Planning

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

- The population projections were completed mid-2014 prior to OFM issuing 2015 population estimates, therefore there may be slight differences between Yakima County's 2015 population projection and OFM's 2015 population estimates.
- The Yakima County economy is on a slow path of recovery from the depressed economic years of 2009 and 2010.
- In general, future growth rates for cities, unincorporated urban areas, and rural areas will be similar to historic and currently documentable OFM growth rates.
- The timing and rate of annexation will be governed by individual city annexation policies. Therefore, estimating the unincorporated UGA population over the twenty-year planning period is difficult.
- With less frequent annexations and relatively slow population growth, the current ~~If recent~~ trends of population distribution between incorporated, unincorporated UGA and rural/resource areas should continue for the foreseeable future.~~,~~
- The current population distribution is approximately ~~55~~ 74 percent of the County's population ~~will be~~ is living in cities or towns ~~by the year 2015.~~ ~~A~~and ~~nother 20 percent will be living within~~ the unincorporated urban growth areas and ~~. T~~the remaining ~~25~~ 26 percent of the total population ~~will~~ resides in rural and ~~r~~resource areas.

- Previous population projections and allocations used OFM's high projections and have shown to be too high and are more in-line with OFM's medium projections.
- On-going population allocations should be more consistent due to the County conducting the UGA update and population allocations every five years, as per Yakima County Code.

Table 5.7-2 below provides a breakdown of the overall population estimates for the County's fourteen urban growth areas. These estimates make up both the incorporated population of the fourteen cities and towns and the population of the unincorporated portions of the urban growth area. ~~Next, in keeping with citizen preferences found during the Visioning process,75 percent of the total population will be living in the cities or their surrounding Urban Growth Area (UGA). The remaining 25 percent of the total will locate in the rural and resource lands.~~

Table 5.7-2 Urban Growth Area Population Estimates 2010-2015

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

Source: Office of Financial Management (OFM)

~~For the cities and their urban areas, a forecast of future land use needs can be most easily derived by comparing projected population growth against current land consumption patterns. By calculating land in a particular use as a ratio of the existing population, the amount of additional land necessary to satisfy the future urban population can be quantified. More information on this analysis is found in the Urban Lands Sub-Element.~~

~~For rural lands, a different type of analysis was done. Rather than attempt to estimate future land needs, the future population capacity of the Shareholders' preferred alternative is calculated. The analysis of future capacity rather than future need was necessary due to limitations in using only County Assessor data, which does not adequately represent the amount of developable rural land. More detail on this analysis is presented in the Rural Lands Sub-Element.~~ An analysis on future land needs are reviewed in more detail the individual Urban, Rural and Economic Resource Lands Sub-Elements of this chapter. Based on the information contained in the Urban and Rural sections, Yakima County has designated enough land in each area to meet projected population growth over the next twenty years with reasonable market choice.

~~Based on the information contained in the Urban and Rural Sub-Elements, Yakima County has designated enough land in each area to meet projected population growth over the next twenty years with reasonable market choice.~~

5.8 URBAN LANDS SUB-ELEMENT

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

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

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

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

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Inset 2. Horizon 2040 Visioning Goals

Land Use

Urban Growth and Land Use:

1. Land Use and Urban Design

A. Foster the availability of:

I. A diversity of land uses in the regional area (i.e. commercial, residential, industrial, agricultural, recreational, and public facilities).

II. An adequate and affordable supply of housing for all income levels.

III. An adequate inventory of developed, and developable property to accommodate the siting of new, and expansion of existing businesses, in the Yakima regional area.

IV. Coordinated services to facilitate planned growth.

B. Promote orderly development while recognizing private property rights.

C. Protect the Lower Valley's farmlands and agricultural areas from urban encroachment and incompatible land uses.

2. Land Use and Urban Design

E. Promote "Transfer of Development Rights

5.8.1 Urban Lands Sub-Element Purpose

The Urban Lands Sub-element serves several purposes. It first outlines the Growth Management Act (GMA) requirements with respect to urban lands and the process used to establish an Urban Growth Area (UGA) around each of the County's fourteen cities. This is followed by a discussion of the major issues confronting urban area growth. The Sub-Element goes on to describe the land use character of the UGAs, their ~~1993~~ population and the future growth projections that must be used by each. Although more recent population estimates are available, the ~~1993~~ 2015 data is used because it is the baseline for establishing

the Urban Growth Areas. Projections are then compared to current consumption patterns to determine if an appropriate urban land base has been designated to meet various future needs.

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

5.8.2 Urban Lands - Growth Management Act Requirements

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

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

5.8.3 Urban Lands – Urban Growth Areas

General Description Urban ~~Growth Areas (UGAs)~~lands are the areas located within ~~Urban Growth Area~~UGA boundaries, which are established by the County in consultation with the cities and towns. In general, each of Yakima County's UGA's includes one of Yakima County's ~~14~~ fourteen cities and towns plus additional area extending beyond the city or town. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the ~~20~~twenty-year planning period. The Growth Management Act, RCW 58.17

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5.8.3.1 Urban Growth Area Designation Process

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

~~Following an extensive process involving coordination efforts between each city, Yakima County reviewed and adopted UGAs for each municipality.~~

~~To help with this process, the 1993 ***County-wide Planning Policy*** was given substantial consideration. These interim UGAs were intended to serve as temporary growth boundaries until permanent ones were evaluated through each community's comprehensive planning process and could be finalized by the Board of Yakima County Commissioners (BOCC). More on the IUGA designation process is described in Chapter II.~~

~~Following an extensive process involving coordination efforts between each city, Yakima County adopted interim UGAs for each municipality between December 1993 and February 1994.~~

~~To help with this process, the 1993 ***County-wide Planning Policy*** was given substantial consideration. These interim UGAs were intended to serve as temporary growth boundaries until permanent ones were evaluated through each community's comprehensive planning process and could be finalized by the Board of Yakima County Commissioners (BOCC). More on the IUGA designation process is described in Chapter II.~~

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

~~In some instances UGAs as proposed by the cities were modified through staff negotiation or by the BOCC through their adoption process. The setting of interim UGAs allowed the cities and the County to move forward with development of their comprehensive plans, with the understanding that the detail work on their plans would reveal whether the population growth and financial capacity of the jurisdiction could support and provide urban services within the twenty year planning period. Most of the cities and towns have submitted their comprehensive plans to the Department of Community, Trade and Economic Development (DCTED). Overall, Yakima County response to most city plans has been favorable. Others, however, have not been submitted for review, are in some stage of preparation, or still have issues that warrant further discussion before final UGA approval. In those instances where a city's comprehensive~~

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~~plan does not demonstrate that the full array of urban services can be provided, reduction of the urban area may be warranted at the first plan update.~~

In unincorporated areas within UGA boundaries, ~~***Plan 2015***~~***Horizon 2040*** establishes several urban land use designations to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services.

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

~~**Designation of Urban Growth Areas**~~

- **Population Allocation**

  Development of population projections for the Growth Management Act (GMA) is a shared responsibility. As directed by state statute, the Washington State Office of Financial Management (OFM) prepares a reasonable range of possible population growth for Washington counties participating in GMA. Yakima County, also by law, is responsible for selecting a 20-year GMA planning target from within the range of high and low prepared by OFM. The County must select the county planning target; then the population planning targets for each city or town, and unincorporated areas. Once the population is allocated the projections are used by each jurisdiction as part of the GMA comprehensive planning update and in conjunction with the Land Capacity Analysis.

- **Land Capacity Analysis**

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

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

     Subtract the City's current year population from the projected 20 year population figure to

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determine the additional number that represents 20 years of growth. Based on a city's average household size, calculate the number of additional dwelling units to allow for.

2. Determine the necessary residential acreage.

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

3. Determine the necessary commercial and retail acreage.

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

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

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

5. Identify areas needed for Industrial zoning.

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

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

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

7. Capital Facilities Plan.

   Approval of any UGA expansion by Yakima County will be subject to adoption of an adequate and appropriate Capital Facilities Plan by the respective elected legislative body to ensure necessary facilities and services will be provided to the entire expanded UGA within the 20 year period. All capital and public

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facilities needed for future growth must be included in the Capital Facilities Plan. These needed facilities may be identified in comprehensive plan elements, in the jurisdiction's functional plans, or in the plans of other entities that provide services or facilities.

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

1. Lands contiguous with other properties that are, or should be, included in an urban growth area.

2. Lands that take advantage of physical features to help provide a clear separation between urban and rural areas. No physical barriers (e.g., rivers, railroads, irritation ditches, freeways) are present that would make the area difficult to serve at an adopted level of service standard.

3. The County and the respective city or town have mutually determined that urban services will be present within the 20-year time frame of the plan, as illustrated within the city's capital facilities plan.

4. Lands with ready access to urban services (e.g., major roads, schools, public safety, water or sewer utilities), or lands needed to achieve local economic development goals / plan policies and where there is a plan and financial strategy for putting these services in place in accordance with the jurisdiction's comprehensive, subarea or neighborhood plan.

5. Lands needed for public capital facilities and utilities.

6. Lands that do not have long term commercial significance for commercial agricultural or mineral production and should be able to develop without having a detrimental effect on nearby resource lands outside the Urban Growth Area; or, lands needed for urban growth and it has been conclusively demonstrated that significantly better alternatives to the development of productive resource lands are not available.

5.8.3.~~1~~ 2 Urban 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 ***Horizon 2040.*** Lands meeting a predominance of criteria from one category are generally placed into a specific land use category. Future changes in land use categories will be measured against the Purpose Statements, General Map Descriptions and Mapping Criteria, in concert with Plan Element Policies.~~

The Urban land use ~~designations~~ categories for the unincorporated ~~urban growth areas~~UGAs are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth Management Act (GMA) mandated Urban Growth Area and/or Comprehensive Plan update. The County's Urban land use categories or designations are categorized into six general land use categories that are intended to be consistent with the plan designations found in the respective city's comprehensive, subarea or neighborhood plan. Criteria have been developed and used to map the various land use categories. Each land use category is prefaced by Purpose and General Description Statements to help interpret ***Horizon 2040.*** Lands meeting a predominance of criteria from one category

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are generally placed into a specific land use category. Future changes in land use categories will be measured against the Purpose Statements, General Map Descriptions and Mapping Criteria, in concert with Plan Element Policies.

- ***Urban Residential***

Purpose

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

- ***Urban Commercial***

Purpose

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

- ***Urban Industrial***

Purpose

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

- ***Urban Public***

Purpose

The intent of the Urban Public land use category, adopted as part of the future land use map, is to provide for adequate land for land uses that include, but not limited to, government buildings and

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service centers, public parks and recreational spaces, educational institutions, libraries, cemeteries, museums and churches. The Urban Public land use designation is a general designation intended to accommodate all the urban public land use designations listed in each of the fourteen cities' and towns' future land use maps.

- ***Urban Parks and Open Space***

Purpose

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

- ***Urban Tribal***

Purpose

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

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5.8.4 Urban Lands – Existing Conditions

5.8.4.1 – Character of the Urban Growth Areas

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

~~Figures~~ Maps ~~VII-6A~~5.8.4.1-1 through ~~VII-6C~~5.8.4.1-~~3~~15 show the location of Yakima County's fourteen cities and ~~their Urban Growth Areas (~~UGAs.~~)~~ These areas take in most of the County's population, as well

as the major commercial and employment centers. While each city and UGA share some common features, each one has a very separate and distinct ~~flavor~~character. They range in size from tiny Harrah (OFM 2015 population of ~~467~~650) to the county seat in Yakima (OFM 2015 population of ~~80,716~~93,220). Some unincorporated UGAs are more residential in nature, while some are more industrial and commercial based. One common characteristic that all cities and UGAs in Yakima County share is that each have large agricultural economies. ~~All offer a unique set of opportunities and challenges.~~

Table ~~VII-4~~5.8.4.1-1 lists the ~~present and projected~~estimated population for each city and its associated UGA according to the Washington State Office of Financial Management (OFM)~~Yakima County's May 1995 forecasts~~. The population listed represents population in both the unincorporated and incorporated areas of the UGA. The pattern illustrated in Table shows steady population growth within each of the fourteen urban growth areas. This is to be expected considering the vast majority of development occurs in UGAs and Yakima County is a GMA compliant county with adopted comprehensive plans and development regulations guiding growth inside UGAs.

Table 5.8.4.1-1 Urban Growth Area Population From 2010-2015

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

Source: Office of Financial Management (OFM)

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

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

annexations. The data is also be a great indicator of how cities and the county are meeting their own comprehensive plan density goals.

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

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

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

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

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

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

Source: Office of Financial Management (OFM)

5.8.4.2 – Urban Growth Areas - Annexations

Consistent with this goal of controlling the spread of urban growth, the GMA limits the territory that a city may annex to that which lies within its UGA. The annexation issue facing cities in GMA counties will not be so much whether to annex as when to annex. Ultimately, a city will annex to the limits of its UGA, assuming that the population projections prove accurate. The timing of that expansion will depend on a number of factors, including population growth within the urban growth area and the city's ability to provide urban-type services in that area.

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

Table 5.8.4.1-3 Annexations by Jurisdiction From 1990 - 2000

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

Source: Office of Financial Management (OFM)

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

Table 5.8.4.1-4 Annexations by Jurisdiction From 2000 - 2010

Jurisdiction	Annexation Parcels	Annexation Area (sq mi)	Annexation Housing Units	Annexation Occupied Housing Units	Annexation Population
Yakima County	106	11.39	5,115	4,785	12,112

Grandview	14	0.80	22	20	49
Granger	8	0.42	11	10	29
Harrah	1	-0.07	0	0	0
Mabton	1	0.31	20	18	72
Moxee	6	0.54	25	24	72
Naches	11	0.27	12	12	27
Selah	3	0.09	13	12	31
Sunnyside	18	0.67	58	57	183
Tieton	2	0.07	0	0	0
Toppenish	3	0.19	10	10	47
Union Gap	1	-0.01	0	0	0
Wapato	2	0.20	3	3	9
Yakima	28	7.41	4,927	4,605	11,556
Zillah	8	0.52	14	14	37

Source: WA. State Office of Financial Management (OFM)

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

Table 5.8.4.1-5 Annexations by Jurisdiction From 2010 - 2015

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

Source: Office of Financial Management (OFM)

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

5.8.5 Urban Land Lands – Future Land Use Needs

~~Table VII-5 shows the number of acres currently within each city and its UGA. In 1993, these cities had a combined population of 106,672 based on Yakima County estimates. Of the population living in incorporated areas, over half live in the city of Yakima. If the unincorporated urban population is added to the total city population, as noted in the Demographics Element, a substantial majority (140,128) of County residents are already living within the UGAs of the cities and towns. The figures shown in Table VII-4 were the base allocation provided in 1995 to the cities and towns for evaluation in their respective GMA land use, facility and financial planning. Most cities and towns have chosen to plan for a higher population growth and have planned facilities and services around those numbers. The higher assumptions are no less reasonable, but they are more expensive and land consumptive. All but one city's upper forecast was accommodated by the County's high range forecast to provide "choice in the market place."~~

~~As noted in Chapter V, Demographics, the County's low population forecast range is based on decades of historic trends using reasonable growth rates, and allocating most county-wide growth to the cities, not the rural areas. The low population baseline forecast is used in various places throughout ***Plan 2015***, most notably the Capital Facilities Element where the 2001 population is used to set levels of service.~~

~~The Office of Financial Management (OFM) revised its projections to include low, medium and high population estimates in response to state-mandated HB 5876. While it is somewhat ironic that OFM has consistently resisted local concerns over the agency's conservative annual population estimates for state budgeting, the assumptions about longer term future growth in the Valley have been reassessed. Its medium (recommended) projection of 255,253 people residing county-wide is considered by the state agency to be the most likely scenario.~~

To ensure Yakima County has not restricted the supply of urban land through its population allocations, the OFM 2040 medium projection of 318,494 is used throughout the entire Land Use Element to calculate the adequacy of the available land supply. If recent trends continue, approximately ~~55~~ 63 percent of this figure, or ~~140,389~~200,511 people, will be living in the cities or towns by the year ~~2015~~2040. Based on these same trends, approximately ~~20~~ 11 percent of the population in the year 20~~15~~40, or 38,359~~51,050~~ people, will be living within the unincorporated UGAs. If these figures hold, the total urban population in 2040 will equal 238,870. Once the population has been projected the Growth Management Act requires Yakima County to determine the necessary amount of land needed for future growth. The Land Capacity Analysis (LCA), is the tool for which Yakima County sizes UGA boundaries. ~~the 1990 census for the total County!~~

5.8.5.1 Countywide Urban Growth Area Land Capacity Analysis

The Land Capacity Analysis (LCA), as outlined in subsection 5.8.3.1 above, is a quantitative estimate of how much vacant land (i.e., land available for future urban development) a city (and unincorporated UGA) currently has and will require as it grows over the succeeding 20-year period. It begins with consultation between Yakima County and each of its cities and towns to select a population growth projection from a range of population growth projections provided by OFM. The population projection, together with a county employment growth forecast, is then allocated primarily to UGAs, to assist in sizing UGAs to

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accommodate future urban growth. The LCA quantifies the amount of vacant land needed for each city and town's growth then compares those results to the amount of vacant land currently within the UGA. This will determine if there is a surplus or a deficit of vacant land for future growth to year 2040. A more detailed description of the LCA is outlined in the example below:

- Quantity of Land Calculations for Non-Industrial Uses

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

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

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

   8,500 sq. ft. x 174 households = 1,479,000 sq. ft. / 43,560 sq. ft. (1 acre) = 40 acres

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

   500 people x 0.0169 acres per capita = 8 Acres

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

   500 people x 0.0494 acres per capita = 25 Acres

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

Residential acreage needed	40 Acres +	6 Acres for streets
+ Commercial/retail acreage needed	8 Acres +	1.2 acres for streets
+ Community facilities acreage needed	25 Acres +	3.75 acres for streets

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= Subtotal	73 Acres + 10.95 for streets
Total streets acreage needed (Subtotal x 0.15)	10.95 Acres

6. Land Capacity Analysis for Non-Industrial Uses

Next, the needs for land identified above are compared with the amount of existing vacant land to determine if there is currently a surplus or a deficit of vacant land within the City and the UGA to accommodate projected growth through 2040.

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

Acres needed for future residential uses	46 Acres
+Acres needed for future commercial & retail uses	9.2 Acres
+Acres needed for future community facilities	28.75 Acres
=Total vacant acres needed for future non-industrial uses	83.9 Acres

~~In addition to the 29,756 acres of incorporated city territory, the interim UGAs include another 33,217 acres of unincorporated land for a total of approximately 62,973 acres. This represents the entire land supply designated for urban growth and is intended to meet the needs of the cities through the year 2015.~~

~~**Table VII-4 Present and Projected Populations of Cities and Urban Growth Areas**~~

~~City~~	~~1993 City population~~	~~1993 Urban Unincorp. population~~	~~1993 Total UGA population~~	~~2015 City population~~	~~2015 Urb Unincorp. Population~~	~~2015 Total UGA population~~
~~Grandview~~	~~7,590~~	~~667~~	~~8,257~~	~~9,735~~	~~2,075~~	~~11,810~~
~~Granger~~	~~2,081~~	~~71~~	~~2,152~~	~~2,642~~	~~37~~	~~2,679~~
~~Harrah~~	~~442~~	~~25~~	~~467~~	~~459~~	~~122~~	~~581~~
~~Mabton~~	~~1,495~~	~~403~~	~~1,898~~	~~1,881~~	~~481~~	~~2,362~~
~~Moxee~~	~~870~~	~~585~~	~~1,455~~	~~1,001~~	~~810~~	~~1,811~~
~~Naches~~	~~689~~	~~21~~	~~710~~	~~699~~	~~185~~	~~884~~
~~Selah~~	~~5,110~~	~~2,730~~	~~7,840~~	~~6,865~~	~~2,894~~	~~9,759~~
~~Sunnyside~~	~~11,.420~~	~~2,054~~	~~13,474~~	~~15,208~~	~~1,563~~	~~16,771~~
~~Tieton~~	~~855~~	~~198~~	~~1,053~~	~~1,114~~	~~197~~	~~1,311~~
~~Toppenish~~	~~7,550~~	~~244~~	~~7,794~~	~~8,950~~	~~584~~	~~9,534~~

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City	1993 City population	1993 Urban Unincorp. population	1993 Total UGA population	2015 City population	2015 Urb Unincorp. Population	2015 Total UGA population
Union Gap	3,170	3,192	6,362	4,231	3,688	7,919
Wapato	3,760	1,974	5,734	4,545	1,939	6,484
Yakima	59,580	21,136	80,716	69,574	29,806	99,380
Zillah	2,060	156	2,216	2,457	678	3,135
TOTAL	**106,672**	**33,456**	**140,128**	**129,361**	**45,058**	**174,419**

Table VII-5: Size of Yakima County Cities and Their Respective Urban Growth Areas (in acres)

CITY	City	Unincorporated UGA	Total UGA	% Increase in Land Area
Tieton	487	580	1,068	119%
Naches	269	116	385	43%
Selah	2,424	2,429	4,853	100%
Yakima*	12,214	11,200	23,414	92%
T. Heights*	n/a	5,330	5,330	n/a
Union Gap*	3,236	663	3,899	20%
Moxee	644	1,132	1,776	176%
Wapato	619	1,116	1,735	180%
Harrah	155	20	175	13%
Zillah	704	472	1,176	67%

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Toppenish	1,216	1,785	3,001	147%
Granger	692	578	1,270	84%
Mabton	275	1,231	1,507	447%
Sunnyside	3,689	3,871	7,560	105%
Grandview	3,268	3,076	6,345	94%
TOTAL**	29,894	33,599	63,493	N/A

* The cities of Yakima, Union Gap and the unincorporated Terrace Heights area share the greater Yakima Urban Growth Area, but have separate urban service area responsibilities within the UGA.
** Totals differ slightly from those shown in Table VII-6 due to variations in the County GIS coverages used.

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Table VII-6: Urban Land Areas and Uses

Land Use	TOTAL	City	Unincorporated UGA
Single Family Residential	12,767	6,400	6,367
Duplex-Fourplex Residential	410	327	83
Five or More Residential	440	393	47
Mobile Home Parks	552	347	205
Commercial (Retail & Services)	3,211	2,536	675
Wholesale Trade & Industry	4,305	3,628	677
Education and Government	1,401	1,115	286
Parks & Other Open Spaces	1,583	784	799
Agriculture	21,347	5,058	16,289
Forestry	0	0	0
Mining	164	67	97
Vacant	7,442	3,418	4,024
State	23	1	22
Federal & Tribal Trust	787	120	667
TOTAL (Includes all dedicated right-of way)	62,973	29,756	33,217

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The following section entitled Analysis of Assets, Needs and Opportunities discusses the adequacy of this supply versus the projected urban population.

C. ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

~~**URBAN LANDS INVENTORY**~~

~~Table VII-6 shows the number of acres active in various land uses across the cities and the unincorporated UGAs.~~

~~**Future Land Use Needs**~~

~~As discussed in the introductory section of the Land Use Element, estimates of future urban land use needs have been made on current consumption rates. Table VII-7 displays the present consumption rates of each land use per 100 persons within the cities and their surrounding UGA. Using this information, The additional acreages needed for each type of land use can be calculated. For example, the current consumption rate for single-family residential land in the cities is 5.99 acres for every 100 people. Based on allocations provided by the Office of Financial Management (OFM), Yakima County estimates there will be another 33,717 people living throughout all the cities. This means the cities will need an additional 2,018 acres to meet future demand for single family residential homes alone. Assuming the same consumption ratios exist for these uses in the future, the additional acreages necessary to serve the future urban population have been calculated and are shown on Table VII-8.~~

~~**Table VII-7: Current Urban Land Use Consumption Rates (Acres per 100 persons)**~~

~~Land Use~~	~~City~~	~~Unincorporated UGA~~
~~Single-Family~~	~~5.99~~	~~19.03~~
~~Duplex-Family~~	~~0.31~~	~~0.25~~
~~Multi-Family (5+)~~	~~0.37~~	~~0.14~~
~~Mobile Home Parks~~	~~0.33~~	~~0.61~~
~~Commercial (Retail\Service)~~	~~2.38~~	~~2.08~~
~~Wholesale Trade & Industry~~	~~3.4~~	~~2.02~~
~~Education & Government~~	~~1.05~~	~~.85~~
~~Parks & Open Space~~	~~0.73~~	~~2.39~~

~~**Table VII-8: Future Urban Land Use Needs (in acres)**~~

~~Land Use~~	~~City~~	~~Unincorporated UGA~~	~~Totals~~
~~Single-Family~~	~~2,018~~	~~3,349~~	~~5,367~~
~~Duplex-Family~~	~~104~~	~~44~~	~~148~~
~~Multi-Family (5+)~~	~~125~~	~~25~~	~~150~~
~~Mobile Home Parks~~	~~111~~	~~107~~	~~218~~
~~Commercial (Retail\Service)~~	~~802~~	~~366~~	~~1,168~~
~~Wholesale Trade & Industry~~	~~1,146~~	~~356~~	~~1,502~~
~~Education & Government~~	~~354~~	~~150~~	~~504~~
~~Parks & Open Space~~	~~246~~	~~421~~	~~667~~
~~TOTALS~~	~~4,906~~	~~4,818~~	~~9,724~~

7. Current Vacant Land Analysis

Yakima County's Division of Geographic Information Services (GIS) determines the current acreage of developed residential, commercial & retail, and community facilities. GIS also determines the acreage of current vacant land and partially vacant land in each zoning district. In this example city, summeries of whether each zoning group has a surplus or a deficit of vacant land to accommodate the projected growth through 2040 are listed in Table below:

Table 5.8.5.1-1 Example Land Capacity Analyses (LCA) Summary – Excluding Industrially-zoned Land

Zoning Group	Total Acres Within City Limits	Outside City Limits & Within **Current** UGA	Total: Within City Limits and Within **Current** UGA	Total Acres needed from Step 6 above	*Determination of Surplus or Deficit*
Residential	Vacant: 13 acres	Vacant: 51 acres	Vacant: 64 Acres	46 acres	*Surplus: 18 acres*
Commercial	Vacant: 18 acres	Vacant: 34 acres	Vacant: 52 Acres	9.2 acres	*Surplus: 42.8 acres*
Community Facilities	Vacant: 0 acres	Vacant: 0 acres	Vacant: 0 Acres	28.75 acres	*Deficit: 28.75 acres*
Total of above Zoning Groups	Vacant: 31 acres	Vacant: 85 acres	Vacant: 116 Acres	83.9 acres	*Surplus: 32.05 acres*

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Based on the example shown in the Table above, there is roughly a total of 116 vacant acres inside the UGA and based on the LCA in steps 1 through 6 the example city needed roughly 83.9 acres for next twenty plus years of growth, which means there is a surplus of 32.05 acres available in the current UGA to accommodate growth through 2040.

8. Computed Market Choice Factor (MCF) and "Years of Growth" (excluding Industrial growth)
   One way of quantifying the surplus (or deficit) of vacant land in a city and within its UGA is to express the surplus (or deficit) as a percentage of the amount of vacant land that is needed for growth over the 25-year period from 2015 to 2040. In our example above, the city has 116 vacant acres and needs 83.9 vacant acres for future growth, it has 38% more vacant land than needed for growth. So the Computed MCF is 38%, as calculated below:

   [(acres currently vacant) ÷ (acres needed for future growth)] – 1.00 = Computed MCF %
   Example: [116 acres ÷ 83.9 acres] - 1.00 = 0.38 = 38%

   The example city has a 38% MCF, which means that there is 38% more vacant land than needed for growth over the twenty-five year period from 2015 to 2040. In Yakima County, the MCF is set by policy within ***Horizon 2040*** at 10%. An additional way of quantifying the surplus (or deficit) of vacant land available for future growth is to express the surplus (or deficit) as the number of years it would take to develop all the vacant land at the projected future growth rate.The calculation below outlines how to determine the years of growth for our example city.
   (Computed MCF + 1) x 25 years = years of growth available
   Example 1: (38% MCF + 1) x 25 years = 34.5 years of growth available

Table 5.8.5.1-2 Example MCF and Years of Growth

	Within the Current UGA
	Vacant: 116 acres
Market Choice Factor	38%
Years of Growth	34.5 years

   The figures for both the "MCF" and "years of growth" metrics for the example city show that the MCF of 38% exceeds the plan policy standard of 10% and the years of growth of 34.5 also exceed the GMA mandate of twenty years. Thus, the example city does not need to have its UGA boundary expanded and more importantly, the current UGA appears large enough to accommodate the next twenty plus years of growth.

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

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5.8.5.2 Countywide Urban Growth Area Land Capacity Analysis Results

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

~~As previously stated there are a total of 63,000 acres within the cities and their UGAs. As outlined in the introductory section of the Land Use Element, over 7,400 acres with the cities and UGAs is currently vacant (3,418 and 4,024 acres respectively) and nearly 23,000 acres of land is currently being used for agriculture (5,058 and 16,289 acres respectively). This supply of approximately 30,000 acres provides the urban areas within Yakima County an ample supply of land to meet their growth needs. It allows for free choice in the marketplace while providing a cushion that accounts for lands not currently available or suitable for development.~~

Table 5.8.5.2-1 Land Capacity Analysis (LCA) – Land Needed For Future Growth

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

Source: Yakima County GIS – UGA Analysis 2015-2016

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

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

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

Table 5.8.5.2-2 Land Capacity Analysis (LCA) – Land Available for Future Growth

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

Source: Yakima County GIS - UGA Analysis 2015-2016

The Table clearly shows that there is an excess amount (or surplus) of residential land in each of the fourteen cities and towns. Only one of the cities (Tieton) showed a deficit of zoned commercial and retail land. Less than half of the fourteen cities and towns have a surplus of land dedicated for community facilities. However, once all three main categories (residential, commercial and retail and community

facilties) are tabulated there is a surplus of the total supply of land available for each of the fourteen cities and towns. Therefore, the results of the LCA found that the densities permitted within the incorporated and unincorporated UGA (Countywide) will accommodate the urban growth projected to occur for the succeeding twenty-year period, consequently no UGA boundary changes are required by the GMA per 36.70A.130(3).

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

~~Focused Public Investment~~

~~The Capital Facility Plan provides for public facilities in various locations in the County. The concept of *focused public investment* targets capital improvements expenditures in areas to produce "fully-served land" for development. Focusing public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. The~~

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~~objective is to provide an incentive for development to occur where the public's capital investment is focused.~~

~~To produce fully-served land in this manner, the County and other service providers will need to resolve the following issues as part of the implementation of *Plan 2015*: (1) what criteria should be used to prioritize public investments, and (2) how should areas be selected for targeted investment?~~

~~Future Land Use Conversion~~
~~Future land use conversions must be consistent with the following basic assumptions:~~

~~Future land use within Urban Growth Area (UGAs) is designated by the cities and the County. Land use planning is a shared responsibility within the unincorporated portions of the UGA, even though the County has land use jurisdiction.~~

~~The County's objective within the UGA is to manage the *transition* from rural to urban land use to minimize public cost and uses that could prevent development consistent with the future land use plan.~~

~~Requests for changes in County zoning within the UGAs will need to be consistent with cities' land use plans and *Plan 2015*.~~

~~State statute directs cities to establish the process for land annexation. Land within an UGA can be annexed by a city or town. The timing and rate of annexation are subject to the decision of the landowners.~~

~~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.~~

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

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

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2025.

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

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

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

However, on January 1, 2010, the City of Yakima and Yakima County mutually ended their Regional Planning Agreement, thus ending the multi-jurisdictional planning of the Yakima urban area. The City of Yakima is planning solely within their respective city limits and Yakima County is planning for the unincorporated areas of the UGA. Therefore, the *Yakima Urban Area Comprehensive Plan, WVNP and the Terrace Heights Neighborhood Plan* are no longer the shared community vision between both jurisidictions. Yakima County's version of the Yakima Urban Area plans will be repealed with the adoption of ***Horizon 2040***. The Yakima Urban Area goals and policies from the three planning documents were

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established to provide more specific policy direction to address the particular issues identified by the planning process. In some cases, those goals and policies recommend new policy for development in all UGAs. However, those urban goals and polices from each of the three Yakima Urban Area plans that were determined relevant and necessary for the future development of the Yakima Urban Area are included in the Urban Lands Goals and Policies section of this Element.

~~Background on the West Valley Neighborhood Plan~~

~~**In 1997, the Board of Yakima County Commissioners adopted Plan 2015 (the** Yakima County Comprehensive Plan), which established Urban Growth Areas (UGAs) for each of the 14 cities and towns in Yakima County. Pursuant to the Growth Management Act (GMA), the 14 cities and towns have also adopted comprehensive plans for their respective urban growth areas. Pursuant to the 1977 Regional Planning Agreement1, the Yakima Urban Area Comprehensive Plan was adopted jointly for Yakima's UGA by the City of Yakima and Yakima County in 1997.~~

~~However, the 1997 Yakima Urban Area Comprehensive Plan did not include detailed planning for the west and southwest portion of the Yakima UGA, an area depicted by Map 1 and now known as the West Valley Neighborhood Planning Area2.~~ The West Valley Planning Area consisted of lands in the "Yakima Urban Area" designated in the mid-1970 in conjunction with the planning for the regional wastewater system. ~~The Planning Area consists of~~ 1997 and 2006 update of the Yakima Urban Area Comprehensive Plan did ~~not detail planning for the~~ West Valley Area.lands that were not included in the "Yakima Urban Area" ~~designated in the mid-1970s in conjunction with the planning for the regional wastewater system. As such, the Planning Area represents additional West Valley lands designated in and after 1997 for future urban growth3. The 1997 Yakima Urban Area Comprehensive Plan contemplated that a neighborhood plan would be developed for the Planning Area at a later date through a joint process involving Yakima County, the cities of Yakima and Union Gap, and West Valley residents. The West Valley Neighborhood Plan (WVNP) is the fulfillment of that intention~~ To eliminate redundancy, the WVNP and the Terrace Heights Neighborhood Plans (THNP) have been streamlined and integrated into 2040.

~~Goals and Policies~~

~~The goals and policies established in Yakima Urban Area Comprehensive Plan 2025 apply to the entire Yakima Urban Growth Area, including the West Valley Neighborhood Planning Area. In addition, Plan 2015 (the Yakima County Comprehensive Plan) is a regional plan that establishes the County's perspective on urban policy and the transitioning of land from rural and resource uses to urban uses. The West Valley Neighborhood Plan endeavors to apply the goals and policies of both plans to provide policy direction for the future development of the Planning Area. Where gaps and potential inconsistencies between Plan~~

~~in 1986.~~

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~~2015 and the YUACP 2025 might exist, the WVNP attempts to bridge the differences after considering both plans.~~

~~The~~ Urban land ~~goals and policies in the West Valley Neighborhood Plan are established to provide more specific policy direction to address the particular issues identified by the planning process. In some cases, these goals and policies recommend new policy for development in~~ all ~~the Planning Area that would appropriately be applied to the entire Yakima UGAs. Such goals and policies should be considered for incorporating into the YUACP 2025 during future comprehensive plan amendment cycles.~~

5.9 RURAL LANDS SUB-ELEMENT

With its large land base and a ~~1996~~ 2015 population of ~~around~~ roughly ~~207,000~~249,970 people, Yakima County by many standards is still considered a rural county. While the term "rural" is hard to define, rural lands under the Growth Management Act (GMA) are those areas not intended for urban level development nor set aside for their importance to the agriculture, forest and mining industries.

In ***Horizon 2040*** the fourteen incorporated cities and towns of Yakima County, together with their developed fringe lands, constitute the urban areas. Outside the urban growth areas is a significant amount of land comprising the natural resource base of the County's economy. Scattered beyond the cities and among the resource areas are pockets of land that for various reasons are not well suited for agricultural or forestry nor are they positioned for urban level development. These non-resource, non-urban areas comprise the rural land base of Yakima County.

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

5.9.1 Rural Lands Sub-Element Purpose

The purpose of this Sub-Element is to describe the existing character of Yakima County's rural lands. This is done primarily through a review of past and current zoning regulations and through an inventory of existing parcel sizes, uses and vacancies. The Sub-Element also presents several major issues confronting rural areas ~~and describes the preferred land use scenario of the citizens' committee for ***Plan 2105,*** the Shareholders~~.

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5.9.2 Rural Lands - Growth Management Act Requirements

All counties planning under ~~the Growth Management Act (~~GMA~~)~~ are required to include a element which identifies and addresses the development of rural lands. In describing what is meant by "rural," the Act simply says that rural lands are "those not designated for urban growth, agriculture, forest or mineral resources." GMA requires counties to show how the rural element harmonizes with the following planning goals set forth in RCW 36.70A.020. ~~The GMA also includes the following goals that relate directly to rural land use:~~

- ***GMA Goal (2) —Reduce Sprawl.*** *— Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

- ***GMA Goal (6) Property Rights*** *– Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

- ***GMA Goal (10) -Environment.*** *—Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

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

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

  iv) Determination of appropriate buffers between agricultural, forest and mineral resource lands of long-term commercial significance and rural lands;
  v) Provisions regulating development at the boundary of urban growth areas so as not to

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foreclose the possible eventual orderly inclusion of such areas within urban growth areas;

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

5.9.3 Rural Character, Density and Services

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

~~When County residents living in unincorporated areas were surveyed in 1990, the reasons they gave for choosing to live outside a city were that they liked the area (scenery, rural setting), and privacy. Similarly, when asked what they considered the biggest advantage to living outside a city or town, the largest percentage of those surveyed cited more privacy and space (45.8 percent), followed by more peace and quiet (17.2 percent) and less regulation (10.7 percent). *(Source: Yakima County Planning Department, Focus 2010 Survey Report)*~~

In response to growing citizen complaints and conflicts about the over-development of many rural areas, Yakima County has maintained an ongoing effort to adhere to the requirements of the GMA and to strengthen development regulations. The primary purpose of higher standards has been to protect the public health and safety and to improve the overall quality of rural subdivisions. ~~Still, t~~The GMA and ***Horizon 2040*** both restrict the development of ~~adoption of higher standards has not addressed the root problem of zoning that allows~~ rural land ~~to be divided~~ into ~~near~~ urban densities. The ability to create non-clustered lots in the rural lands ~~as~~ smaller than five acres in size ~~as one-half acre~~ would ~~continues to~~ threaten rural character and be contrary to GMA. In certain rural areas, clustering development has been a useful tool from the perspective of allowing overall rural densities, but with parcel sizes small enough to allow for shared infrastructure (i.e. shared driveways, wells and septics) and for future inclusion into Urban Growth Areas if needed.

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

Table 5.9.3-1 Rural Land Use Densities

Land Use Designation	Maximum Density Allowed
Rural Settlement LAMIRD	1 Dwelling Unit/7000 sq. ft.*
Rural Transitional	1 Dwelling Unit/5 Acres**
Rural Self-Sufficient	1 Dwelling Unit/5 Acres
Rural Remote/ELDP	1 Dwelling Unit/40 Acres

*Note: Density only available if sewer and water is provided. **Note: Smaller lots are available when clustering is used.

~~has given rise to outcries for a revamping of the County's rural zoning. Mixed opinions on this topic will require a delicate balancing act to achieve an acceptable formula.~~

~~Although density is one factor in defining the difference between urban and rural, there are other factors to be considered as well. Carrying capacity of the land needs to be taken into account. The increased housing densities that have occurred in many rural areas of the County, have resulted in associated impacts, such as groundwater contamination, aquifer depletion, surface runoff problems, and traffic congestion.~~

~~Another important consideration for rural development is the level of service necessary to protect the public health and safety. In the past, subdivision of rural lands has usually occurred by means of short platting, which permits no more than four parcels to be created at one time. This has resulted in hundreds of small scale, piecemeal developments that fail to have their accumulative impacts assessed. The need for more services becomes acute as short platted parcels are themselves short platted resulting in more lots, higher densities and still little or no provisions for services.~~

~~The absence of adequate services poses many public health and safety problems. For instance, it increases the danger for depletion of shallow aquifers, septic system failures, well contamination and congestion of roads.~~

~~Of notable interest as well is the question of existing Rural Settlement areas, such as Buena, Outlook, and Parker, and how they should be developed. Many of these were originally platted as townsites and contain a concentrated density within a very small area. Most Rural Settlements are generally characterized by older dwellings on city size lots served with individual wells and septic systems. In many instances wells have become contaminated due to septic system failure.~~

~~In certain rural areas, clustering development will be a useful tool from the perspective of providing services. The County has been successful in securing grant funds to construct public utility systems in unincorporated communities with the greatest need. For example, in 1983 the County constructed a~~

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~~water system in Buena. Grant funds were also obtained to build a public sewer system there. Similar utility projects are being investigated and pursued by the County.~~

5.9.4 Rural Lands - Existing Conditions

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

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

Rural residential development can be found scattered throughout Yakima County. These ~~settlement~~ development patterns have been reinforced through the County's Zoning Ordinance. In ~~1974~~2000, Yakima County adopted a~~n~~ zoning ordinance that established ~~a Residential Agricultural~~four rural zones for its ~~most highly~~ developed rural residential areas. By setting ~~a one acre~~ minimum rural lot sizes th~~is~~ese zones promoted ~~an already emerging~~GMA compliant rural development patterns. In 2015, Yakima County updated the zoning ordinance and combined two the rural zoning districts into one new zone that better reflected the existing development patterns.

~~In 1982, the County Zoning Ordinance was updated to accurately reflect the various land characteristics and farming opportunities found throughout the County. New agricultural zones were created to replace the 1974 Agricultural District. Exclusive Agricultural and General Agricultural zones were applied to the best farming areas. A General Rural zone was applied to less productive agricultural areas or areas where a mixture of commercial agriculture and incompatible nonfarm uses was already occurring. By limiting time frames and the number of lots that could be created, the General Rural zone was intended to slow down the pace of large lot rural land conversion.~~

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

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

Table 5.9.4-1 Rural Lands Inventory

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

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

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

5.9.5 Rural Lands – Future Needs

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

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

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Table 5.9.5-1 Rural Land Development Potential				
Land Use Designation	**Maximum Density Allowed**	**Vacant Land (Acres)**	**Potential Number of Lots (Households)**	**Development Potential^ (Number of New Residents)**
Rural Settlement LAMIRD	1 Dwelling Unit/7000 sq. ft.*	271	1,686	5,007
Rural Transitional	1 Dwelling Unit/5 Acres**	2,219	444	1,318
Rural Self-Sufficient	1 Dwelling Unit/5 Acres	17,821	3,564	10,586
Rural Remote/ELDP	1 Dwelling Unit/40 Acres	144,532	3,613	10,731
	Total	164,843	9,307	27,642

*Note: Density only available if sewer and water is provided. **Note: Smaller lots are available when clustering is used.
^Note: Number of new lots multiplied by Yakima County Persons Per Household from US Census.

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

5.9.5.1 Rural Lands – Water Availability

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

5.9.~~5~~ 6 Rural Land Use Categories ~~and Inventory~~

After examining the rural ~~settlement~~ development patterns described above, there~~ Shareholders considered~~ was several development-related criteria in the crafting of ~~new~~land use categories for our rural lands. Chief among the criteria were topography, existing lot patterns, access conditions and the cost effectiveness for providing additional services. Distance from rural fire stations was also a factor. After applying these criteria, four types of rural land categories emerged: *Rural Settlement, Rural Transitional,*

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Rural Self-Sufficient, and Rural Remote/Extremely Limited Development Potential. The rural land use categories are displayed in the Future Land Use Maps 5.9.6-1 and 5.9.6-2.

- ***Rural Settlement LAMIRDs***

Purpose

The Growth Management Act (GMA) was amended in 1997 (Engrossed Senate Bill [ESB] 6094) to expand and clarify what is permitted in rural areas, and among other things, authorized "Limited Areas of More Intensive Rural Development" (LAMIRDs). This amendment recognized that rural areas already contained and, in some cases are appropriate to provide for new, limited areas of more intensive rural development, for purposes of providing additional opportunities for rural residents to live and work.

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

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

General Description - LAMIRDs

Many of Yakima County's Rural Settlement LAMIRDs were originally platted as townsites that did not grow substantially over the years for a variety of reasons. Some were stops along the Yakima Valley Electric Railway, like Gromore and Harwood. Others (e.g., Tampico) are located on major County Roads or the old Yakima Valley Highway, like Parker. Most Rural Settlement LAMIRDs were originally located some distance away from incorporated cities and towns (e.g. White Swan), although the growth of urban areas now puts some of the settlements in proximity to them (e.g. Buena, Harwood),

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or swallowed up by them (i.e., Ahtanum and Wiley City). Some Rural Settlement LAMIRDs like Cowiche and Buena have either or both community water or sewer systems, while others, like Tampico and Outlook, rely on individual wells and septic systems. These settlements typically have a range of small and large lots, but the overall average is less than one acre. Development potential may be hampered by economic conditions within the community, or by lack of sewer or water service/capacity. ~~At the time of adoption of ***Plan 2015***, Rural Settlement LAMIRDs had over four hundred vacant buildable parcels containing just over three hundred acres.~~

Mapping Criteria – Type I LAMIRDs:

1. Designation Criteria
   Type I Rural Settlement LAMIRDs shall be located in areas that:
   a. Were characterized by existing more intensive development (residential and non-residential) as of July 1, 1990, and
   b. Are not currently designated as Urban Growth Areas (UGAs) or Resource Lands, and
   c. Are not adjacent to an urban growth area (UGA) or another LAMIRD area, regardless of type.

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

3. Outer Boundary Criteria
   For land meeting the criteria described in 1) and 2) above, Type I Rural Settlement LAMIRD boundaries must minimize and contain areas of intensive development and be delineated predominately by the built environment, and shall include:
   a. Parcels that were intensively developed on July 1, 1990.
   b. Parcels that on July 1, 1990 were not intensively developed may be included within LAMIRD boundaries if they meet any of the following conditions:
      - Including the parcel helps preserve the character of an existing (built) natural neighborhood;

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- Including the parcel allows the logical outer boundary to follow a physical boundary such as bodies of water, streets and highways, and land forms and contours;
- Including the parcel (or in limited cases, a portion of the parcel) prevents the logical outer boundary from being abnormally irregular;
- Including the parcel is consistent with efficient provision of public facilities and services; and
- Including the parcel does not create a new pattern of low-density sprawl.

General Description - Type II LAMIRDs

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

Mapping Criteria – Type II LAMIRDs:

1. Designation Criteria
   In addition to the Designation Criteria (1. a) above, consider the following:
   a. The small scale recreational or tourist uses must rely on the rural location and setting.
   b. The area may include existing residential development (1990) but not new.
   c. The area may serve more than the local existing & projected rural population.
   d. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl.

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

General Description - Type III LAMIRDs

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

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Mapping Criteria – Type III LAMIRDs:

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

2. Additional Designation Criteria
   a. Note that the County may designate a Type III LAMIRD for new isolated cottage industry and small-scale businesses (they do not have to been existing as of 1990) provided they conform to the rural character of the area, as defined by the County and RCW 36.70A.030(15), the measures governing rural development in RCW 36.70A.070(5)(c) and conform to the other guidelines above. New designations will be subject to an application process to be determined, and implemented by comprehensive plan policies and development regulations.

   b. Also note that these Type III LAMIRDs are not subject to the logical outer boundary criteria used for Type I LAMIRDs (RCW 36.70A.070(5)(d)(iv)).

- ***Rural Transitional Areas***

Purpose

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

General Description

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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***

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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:

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

Descriptive Characteristics

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

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elevations of the North Fork of Ahtanum Creek (beyond Tampico) and Cowiche Mountain, and floodways of the Yakima and Naches Rivers.

Mapping Criteria:

1. Lands outside Urban Growth Areas which do not otherwise qualify for Forest or Agricultural Resource category, although parcels may be in one of the farm, forest or open space tax assessment programs.

2. Lands generally located outside existing fire districts, or beyond a five road mile response from a fire station.

3. Lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.

4. Lands which have public values that must be protected under state law, including shorelines, wetlands, sensitive fish and wildlife habitat.

5. Lands generally beyond the existing all-weather County road or State Route access network, or where remote location makes public service delivery costs prohibitive.

6. Lands where dryland farming, pasture or grazing outside of irrigation districts is predominant.

7. Lands enrolled in one of the current use assessment programs.

5.10 ECONOMIC RESOURCE LANDS SUB ELEMENT

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

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where the river once flowed.

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

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

Inset 3. Horizon 2040 Visioning Goals

Land Use

Agriculture and Resource:

1. Agricultural Economic Base:

A. Promote the growth and development of business related to agriculture, together with other industries which are recognized as playing an important role in the regional economy which may assist and help maintain an economically viable agricultural base.

B. Maintain an economically viable agricultural base, while providing the opportunity for people to pursue a rural lifestyle in rural zone designations.

2. Public Policy:

A. Preserve the rich, diverse base of natural resources in the valley.

B. Evaluate how resources should be utilized and conserved, and communicate the Valley's interest to appropriate state, federal, and private entities.

C. Establish regulations which limit the maximum herd size or the per acre density for new and expanded livestock operations in designated areas to minimize adverse impacts on surrounding uses.

D. Protect agricultural lands through realistic, county-wide zoning and other standards which promote agricultural uses, and minimize impacts by non-agricultural uses, and preserve individual property rights.

3. Resource Conservation:

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

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

5.10.1 Economic Resource Lands Sub-Element Purpose

The Economic Resource Lands Sub-Element serves several purposes. The first is to describe the geographic context and economic importance of Yakima County's resource-based industries: agriculture, forestry, and mining. This is done primarily through an acreage inventory of each resource land use category. The acreage inventory is coupled with a discussion of several economic indicators like the number of persons employed, their payroll and the total market value of product, serves two functions. First, it documents and supports the importance of each resource area type. Second, it establishes a reference point for future evaluation. After describing the existing conditions, the Sub-Element describes the threat common to each resource category, encroaching incompatible development.

The element also addresses conflicts that may arise between resource land users and their adjoining neighbors. While invaluable to the economy, resource lands can be noisy, foul-smelling and sometimes even dangerous places. Serious conflicts are inevitable when other kinds of development, such as residential housing, are allowed within or next to an active resource enterprise like a gravel mine. New residential neighbors may resent the noise, dust, and perceived loss to their property values brought on by the mining operation. The Economic Resource Lands Sub-Element examines these potential conflicts and offers guidelines for their mitigation or avoidance. The Sub-Element concludes with a future vision for these areas.

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

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

5.10.2 Economic Resource Lands - Growth Management Act Requirements

While the GMA does not specifically require ~~***Plan 2015***~~ ***Horizon 2040*** to include a Economic Resource

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Lands Sub-Element, it does require attention be given to the following related goals:

- ***GMA Goal (2) Reduce Sprawl.*** *—Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

- ***GMA Goal (6) Property Rights*** *– Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

- ***GMA Goal (8) Natural Resource Industries.*** *–Maintain and enhance natural resourcebased industries, including productive timber, agricultural, and mining industries. Encourage the conservation of productive forest areas and productive agricultural lands, and discourage incompatible uses.*

- ***GMA Goal (9) Open Space and Recreation.*** *– Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and discourage incompatible uses.*

To meet these goals, ***Plan 2015Horizon 2040*** must designate and protect Yakima County's agricultural, forest and mineral areas of long-term commercial significance. This excludes commercially significant lands already characterized by, or needed for, urban growth. (RCW 36.70A.170(1)).

Plan 2015Horizon 2040's definition of resource lands is guided by the "Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas" (hereafter called *Minimum Guidelines*) established by the state Department of Community, Trade and Economic Development (WAC 365-190). Each resource area is defined, below, according to the *Minimum Guidelines.*

- **Agricultural Resource Areas** are those lands primarily devoted to or important for the long-term commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by state law, or livestock.

- **Forest Resource Areas** are those areas primarily useful for growing trees for commercial purposes, including Christmas trees subject to the excise tax imposed under state law.

- **Mineral Resource Areas** are those lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

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

5.10.3 Agricultural Resource Areas Land Use Category

- ***Agricultural Resource Areas***

Purpose

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

Yakima County's economic well-being depends upon a healthy agricultural environment. The County has been ranked first statewide in terms of the value of all agricultural products sold; other reports have listed the County in the top five and even number one nationally in production of certain commodities. The Yakima County Unified Development Code Title 19 ~~In 1982 the County created two zones to~~ protects these lands with the ~~: Exclusive AG and General~~ AG Zoning District. ~~. 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 nonfarm non-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~~ Agriculture can be considered resource lands of long-term commercial significance.

The location of agriculture has been strongly influenced by the construction of irrigation facilities. Cultivated agriculture in Yakima County is heavily concentrated in and around the valley floors, while grazing lands and most orchards are located along many of the hillsides. Many forested portions of the County, mostly state and federal lands, are leased out for summer pasture.

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

1. Generally meets criteria for agricultural resource lands of long-term commercial significance as defined by state laws and regulations.

   a~~A~~. May contain prime soils according to the Natural Resource Conservation Service.
   b~~B~~. May include "pockets" of non-agricultural land uses.
   c~~C~~. May contain high-value crops; specifically, areas where tree fruits vineyards, hopyards, specialty field crops, and dairies are located.
   d~~D~~. May include a variety of residential uses related to agricultural activities including farm worker housing and family farm dwellings.
   e~~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~~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~~*** ***Horizon 2040*** Economic Resource Land designation.

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Agricultural Resource De-designation Analytical Process:
Within the framework and guidelines established in WAC 190-365-050, the analytical process is a combination of both quantitative and qualitative analysis. Site-specific determination regarding the relevance to the Agricultural~~e~~ Resource designation should not be totally left to the results of this de-designation ~~a purely mathematical~~ process. WAC 190-365-050 clearly states that the Agricultural Resource mapping criteria is to used on a county-wide or area-wide basis. Of the ten areas of possible consideration listed in WAC 365-190-050, the following ~~two~~ three 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. Soils
b. Relationship or proximity to the Urban Growth Area
c~~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:

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

~~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

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crops and hay/alfalfa, are also rated by anticipated crop yield into five equal breaks and assigned the appropriate number of points.

Proximity to the Urban Growth Area

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

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

Predominant Parcel Size

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

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

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

Qualitative Analytical Process

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

Availability of Public Facilities

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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.

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History of Land Development Permits Issued Nearby

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

Land Values Under Alternative Uses

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

Final Determination

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

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

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

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may be relevant when evaluating smaller areas during a ~~Map~~ map ~~A~~amendment process.

~~During~~ When using the basic analytical process for a county-wide or area-wide review, ~~when~~and the answer to whether or not a variable has an effect on commercial agriculture is "yes," the number of "yes" answers must reach a total of eight before the determination can be made that the impacts are overwhelming and significant to the point where the property can no longer be considered agricultural land of long term commercial significance. ~~{Amended 3/18/03}~~For example, in worksheet shown in Table 5.10.3-1 below the number of "yes" answers fall below the required eight, therefore the recommendation would be not to de-designate in this example.

Table 5.10.3-1 Example Agricultural De-designation Determination Worksheet

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

5.10.4 Forest Resource Areas Land Use Category

- ***Forest Resource Areas***

Purpose

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

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

~~**Descriptive Characteristics**~~ **General Description**

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

Most of Yakima County's commercial timber lies above 3,000 feet in the western portion of the County. Commercial timber stands are found generally north and west of the junction of the Tieton and Naches Rivers, as well as in the Ahtanum watershed. Much of this resource is within the Wenatchee National Forest and is therefore outside County jurisdiction. However, several major private timber corporations, as well as the state Department of Natural Resources (DNR), have significant holdings of commercially important timber lands.

Mapping Criteria:

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

1. Lands assessed as open space or forest land.

2. Lands located in an area where there is a predominance of the higher private forest land grades, as defined by the state Department of Revenue based on growing capacity, productivity, and soil composition.

3. Lands historically designated Forest Watershed.

4. Lands not located in or near the urban and suburban areas and rural settlements.

5. Lands with predominantly large (40 acres or greater) parcel sizes in the area.

6. Adjacent and nearby land use and settlement patterns and intensities are generally compatible with forest lands of long-term commercial significance.

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7. Lands where public services and facilities conducive to the conversion of forest land are not available.

8. Lands that are not developing rapidly, as evidenced by few recent land development permits in the vicinity.

5.10.5 Mineral Resource Areas Land Use Category

- ***Mineral Resource Areas***

Purpose

The intent of Yakima County's Mineral Resource Overlay land use category is to implement the Growth Management Act planning goal related to maintaining and enhancing natural resource-based industries, which includes commercially viable mineral resource industries. This category is intended to identify, preserve and protect the mineral resource land base which is intended to be used for, or offers the greatest potential for, the continued production of aggregate products such as concrete or asphalt, while allowing the underlying land use to provide interim land use direction until such time that mineral extraction is permitted. The Mineral Resource Overlay land use category carries out this goal by establishing a Mining zone, which identifies review criteria, allowed uses, lot sizes, standards of operations and provisions for revisions.

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

~~Descriptive Characteristics~~**General Description**

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

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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, and the proximity to existing or planned market areas. The following designation/mapping criteria are based on Chapter 365-190-070 of the Washington Administrative Code – *Minimum Guidelines to Classify Agriculture, Forest and Mineral Resource Lands.*~~

Mapping Criteria:

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

1. Quality of the Mineral Resource
   The quality and type of mineral resource at the potential site shall meet any of the following requirements.
   a. The quality and type of the mineral resource must meet current and/or future project and/or project specifications.
   b. The quality and type of mineral resource must satisfy the market's current and/or future demands.
   c. The potential site must be within the DNR identified mineral resource lands.

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

2. Volume of the Resource
   The volume of available mineral resource at the potential site shall meet the following requirements.
   a. The volume of available mineral resource at the potential site, on single or contiguous parcels, should be feasibly marketable by a mining operation to supply the surrounding market demands.
   b. The volume of available mineral resource at the potential site should be of sufficient volume to meet the following minimum requirements;
      i. Thickness of sand, gravel or bedrock deposits that exceed 25 feet or 7.5 meters.

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ii. The "stripping ratio" (ratio of overburden to resource) is less then one to three 1:3.

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

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

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

4. Compatibility with Present or Planned Land Use Patterns in the Area
   General land use issues in the resource area to consider;
   a. Surrounding parcel sizes and surrounding uses;
   b. Subdivision or zoning for urban or small lots;
      i. Designated mineral lands should not be located adjacent to any zoning district boundary that has a minimum lot size greater than 1 dwelling units per 5 acres, where doing so would create a non-conforming setback distance.
      ii. Designated mineral resource lands should not be located in any zoning district that has a minimum lot size of 1 dwelling unit per 5 acres.
   c. Sites located in or adjacent to UGA boundaries;
      i. Mineral resource lands should not be designated in existing Urban Growth Areas.
   d. Proximity to essential public facilities (i.e. dams, bridges, etc.);
   e. Sites located within inconsistent zoning districts;
   f. Sites located within publicly owned lands;
   g. Sites located within other natural resource designated areas.

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

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

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

   Intent Statement *– It is very important that Yakima County maintain a sufficient amount of designated*

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mineral resource sites close to existing and planned market areas to ensure low cost and available supplies of construction aggregate.

Mineral Resource Areas De-designation Process

The de-designation of an area previously established as a mineral resource of long-term commercial significance should be considered when the resource has been exhausted and reclaimed in accordance with the reclamation plan approved by the State Department of Natural Resources; or in those limited situations where the County has obtained substantial evidence that the designated site is unsuitable for the mineral resource overlay designation.

The re-classification of a land use designation underlying the Mineral Resource Overlay should be approved after it has been determined that the proposed new land use designation is compatible with and will not preclude the availability of the mineral resource.

5.10.6 Economic Resource Lands - Existing Conditions

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

Table 5.9.4-1 Rural Lands Inventory

Land Use Designation	Total Acres*	Vacant Land (Acres)	Developed Land (Acres)	Total Taxed Acres
Agricultural Resource	448,940	224,177	198,334	422,511
Forest Resource	685,581	144,753	3,229	147,982

Source: Yakima County GIS – Assessor Data *Note: Total Acres includes areas not taxed such as Federal Land. Note: Mineral Resource lands are designated by an overlay.

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5.11 LAND USE GOALS AND POLICIES

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

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

- ~~URBAN LANDS~~

5.11.1 Urban Growth Areas

- ***County-wide Urban Growth Area Goals and Policies~~s~~***

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, partnering with other service providers as necessary. This goal and related policies define how UGA boundaries are determined and establish guidelines on how they should develop.

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

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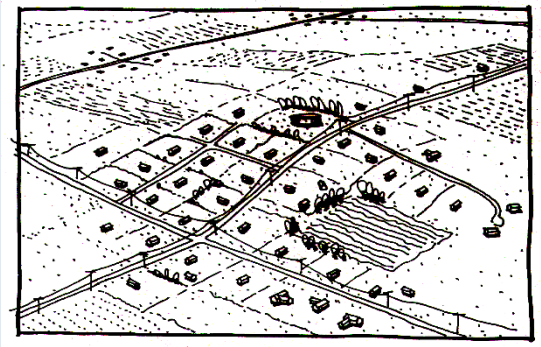
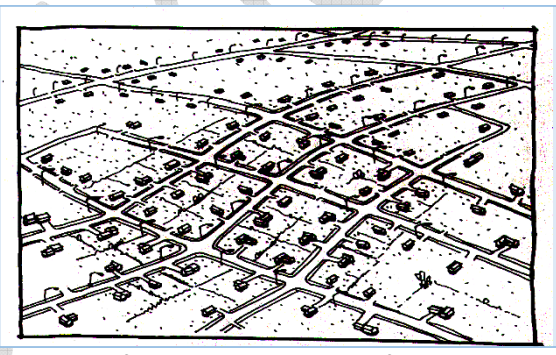
1.	First in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;
2.	Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources; and
3.	Third in the remaining portions of the urban growth areas.
LU-U 1.6	Urban government services should be primarily, but not solely provided by cities.
LU-U 1.7	Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists.
LU-U 1.8	The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, ~~in no case will~~ amendments will normally be processed ~~more than once a~~every other year. Only the County, cities, and towns may initiate amendments to UGA boundaries, which will normally be processed every five years.
LU-U 1.9	Expansions of Urban Growth Areas should occur within adjacent rural lands, and then after it has been demonstrated that insufficient land exists within the existing Urban Growth Area.
LU-U 1.10	The County and the cities should mutually establish areas of future urbanization to direct future urban growth toward those rural lands where services and facilities can be economically and logically extended, and away from farm lands of long-term commercial significance.
~~**LU-U 1.11**~~	~~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.~~
LU-U 1.11	To ensure compliance with the Growth Management Act, development standards need to be developed that expressly require all new urban development, requiring potable water, to connect to a municipal water source or provide documentation demonstrating proof of water availability prior to land use and building permit approval.

PURPOSE STATEMENT LU-U 2

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

GOAL LU-U 2:	**Provide for an orderly, phased transition from rural to urban uses within the Urban Growth Area.**
POLICIES:	
LU-U 2.1	~~Mutually enact an~~ Utilize and periodically review the *Master Interlocal Agreement for GMA Implementation in Yakima County* with each city and town to coordinate City/County policy for the transition of unincorporated UGA lands to urban use with cities, agencies and other entities vested with responsibility to provide or oversee delivery of urban services in the following areas:
1.	Land uses and subdivision planning;
2.	Common development standards;
3.	Urban services delivery/ infrastructure financing;
4.	Urban service boundary amendment criteria;
5.	Urban growth area amendment criteria;

6.	Focused Public Investment Areas;
7.	Common glossary of terms.
LU-U 2.2	Designate and prioritize Focused Public Investment Areas both inside and outside the urban service area to facilitate coordinated and collaborative public infrastructure investment.
LU-U 2.3	Through land use controls, prevent conversion of land in urban growth areas to uses/densities that cannot be urbanized by:
1.	Requiring cluster development where it is clear that urban services are not immediately available and when it is feasible to approve interim community water and/or sewer systems.
Urban Cluster Development: Phase One Interim Systems. (LU-U 2.3, #1)	
2.	Requiring connection to public water and sewer systems where available, including interim systems or facilities where feasible.
Urban Development: Phase Two Buildout, Public Water and Sewer. (LU-U 2.3, #2)	
3.	Providing a conversion plan identifying how the balance of the property could urbanize when all services are available. ~~{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 preferred. ~~Provide a procedure for deferral of some improvements 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.~~ 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 ulti¬mately 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.
~~**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 noticing procedures, special siting criteria, setbacks, or review procedures for new or expanded land uses which, by their nature, are especially sensitive to farm operations. Such uses may include urban residential development, schools, day care facilities, hospitals or medical clinics, outdoor recreational facilities and similar uses.

~~**LU-U 4.3**~~	~~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 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 4.34	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~~ Air Terminal - ~~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 locating within airport overlay zoning established under Policy LU-U 5.1 above.
LU-U 5.3	Enact special airport related zoning to encourage airport compatible and airport-dependent commercial and industrial land uses and to prohibit land uses that would compromise public safety or cause noise complaints. This zoning will apply to all land uses both on and off airport property within airport overlay zoning established under Policy LU-U 5.1 above, and will be developed in conjunction with the cities of Yakima, Union Gap and Sunnyside. ~~{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 identify, and numerous factors that make up those intangibles that people refer to as "quality of life" or "live ability."

GOAL LU-U 6:	**Encourage development of neighborhoods which support a high quality of life.**
POLICIES:	
LU-U 6.1	Promote~~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 6.34	Publicly recognize land development projects that exemplify creativity and excellence in neighborhood design.

- ***Yakima Urban Growth Area Land Use Goals and Policies***

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

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

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

PURPOSE STATEMENT YKLU-U 3

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

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

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

	Third Street north of East Race Street. Discourage commercial uses that are non--neighborhood related.
YKLU-U 4.4	Discourage commercial uses that are non--neighborhood related.
YKLU-U 4.5	Minimize the overcrowding/over-parking issues in old neighborhoods through:
~~**YKLU-U 4.6**~~	• Discouraging the conversion of single-family detached structures to multi¬family structures through zoning control. Limit, and in some cases restrict, rezoning of R-1 to R-2 for individual single-family detached structures.
~~**YKLU-U 4.7**~~	• Encouraging development of multi-family projects as infill or redevelopment projects in old neighborhoods as a means to provide affordable housing.
~~**YKLU-U 4.8**~~	• Encouraging the conversion of residential houses to offices in areas that serve as transitional uses between commercial and residential~~, particularly along North Second Street north of Lincoln Avenue in the Northeast Neighborhood area.~~
~~**YKLU-U 4.9**~~	• Encouraging cohesiveness among neighborhood residents and community, and encourage interaction between neighborhoods and the government.
YKLU-U 4.6~~10~~	Preserve and restore historic houses within the neighborhoods, using private and public partnership when possible.

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

GOAL YKLU-U 6:	**Provide opportunities for office development to promote economic growth and to meet the need for office space in the yakima urban area.**
POLICIES:	
YKLU-U 6.1	Use offices as transitional uses between commercial and residential areas.
YKLU-U 6.2	Promote small-scale office development that will not have significant adverse impacts on adjacent neighborhoods..
YKLU-U 6.3	Encourage placing parking lots behind buildings, or along the side of the buildings.
YKLU-U 6.4	Low to mid-rise office buildings should be located next to commercial or industrial areas, along expressway corridors, on or around hospital areas, and in the Central Business District. High-rise office buildings should be limited to the Central Business District or when associated with a master plan development utilizing the visibility of a freeway or State highway.
YKLU-U 6.5	Encourage the development of a high quality, campus style office park through Commercial Planned Development (Commercial PD) or when associated with a master plan development and/or Regional Commercial designation.

~~**PURPOSE STATEMENT YKLU-U 7**~~

~~*The Yakima Downtown area is the regional center for commercial, cultural and governmental land uses. This area provides for a wide variety of intense retail, office, institutional and high density residential land uses. Encouragement should be given to support land uses, which foster the unique, regional nature of the Yakima CBD.*~~

~~**GOAL YKLU-U 7:**~~	~~**Maintain the central business district (CBD) as a vital and primary business area.**~~
~~**POLICIES:**~~	
~~**YKLU-U 7.1**~~	~~Designate Yakima Avenue provide commercial areas with as the gateway corridor to downtown Yakima and the community with improved streetscape such as sidewalks, street furniture, lighting, landscaping, etc.~~
~~**YKLU-U 7.2**~~	~~Encourage a diversity of uses and activities and cluster complementary activities and businesses together in specific areas of the downtown. Among the identified activities are: government and institutional, historic and retail, cultural, arts and entertainment, and hotel and convention center, etc.~~
~~**YKLU-U 7.3**~~	~~Promote multi-level development that combines multiple uses, such as office, retail and housing in single buildings.~~
~~**YKLU-U 7.4**~~	~~Encourage uses that will provide both daytime and evening activities.~~
~~**YKLU-U 7.5**~~	~~Support civic, cultural, and entertainment activities.~~

GOAL YKLU-U 8:	**Make commercial areas a desirable place to shop and work.**
POLICIES:	
YKLU-U 8.1	Commercial uses and developments should be designed to be compatible with surrounding land uses, especially to avoid encroachment into residential areas.
YKLU-U 8.2	Allow and encourage transitional uses or development, such as office, multi-family or buffer areas, such as open spaces.
YKLU-U8.3	Avoid placing land uses that create excessive noise, unless the noise level can be mitigated, in locations that are close to residences or other noise- sensitive land uses.
YKLU-U 8.4	Improve standards for public and private development to reduce noise and keep light pollution out of residential neighborhoods.
YKLU-U 8.5	Ensure compatibility between commercial structures and adjoining residential uses. Require commercial structures to use building scale, roof style, and building materials similar to, or compatible with, the adjoining residential structures.
YKLU-U 8.6	Commercial uses adjacent to residential areas should use effective landscape buffers with living plant vegetation such as evergreen trees, bushes, open space or other design controls to minimize noise, glare, and other impacts associated with commercial land use to ensure that their location will not adversely affect the residential areas.
YKLU-U 8.7	Parking lots for commercial land uses that are adjacent to residential housing should be screened from the view of residents using vegetation, fences, berms or other screening devices.

PURPOSE STATEMENT YKLU-U 9

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

GOAL YKLU-U 9:	**Provide wide variety of commercial retail and services that are heavily dependent on convenient vehicle access and serve sections of the urban area along major travel routes.**
POLICIES:	
YKLU-U 9.1	General commercial uses and services that are heavily dependent on convenient vehicle access shall be located along major travel routes.
~~**YKLU-U 9.2**~~	~~Discourage new strip commercial development. Strip commercial land uses shall only be allowed as infill of existing strip commercial areas, and will not extend the existing strip commercial areas.~~
YKLU-U 9.~~3~~2	Encourage the "infill' of new development within existing commercial districts to share access and parking with adjacent commercial development to minimize multiple curb cuts.
YKLU-U 9.~~4~~3	Improve the appearance of existing commercial strips by encouraging better landscaping in pedestrian sidewalks and parking lots, and fewer signs and billboards.
YKLU-U 9.~~5~~4	Improve the appearance of commercial corridors by encouraging new development to place parking lots behind buildings, or along the side of the buildings.
~~**YKLU-U 9.6**~~	~~Require a development plan if the proposed development exceeds five acres in size.~~

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

GOAL YKLU-U 11:	**Provide community commercial, medium scale, commercial uses that serve multiple neighborhoods and residential areas.**
POLICIES:	

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

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

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

PURPOSE STATEMENT YKLU-U 14

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

GOAL YKLU-U 14:	Provide sufficient and suitable land for industrial uses to help create job opportunities and to promote economic growth.
POLICIES:	
YKLU-U 14.1	Locate industries in areas where public utilities are available and have adequate transportation access.
YKLU-U 14.2	New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, SR-97, ~~and existing~~ rail and airport facilities.
YKLU-U 14.3	Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.
YKLU-U 14.4	Encourage development of compact, small-scale high quality industrial parks through Industrial Master Planned Development Overlay (Industrial MPDO).
~~**YKLU-U 14.5**~~	~~Allow high quality industrial park or Industrial PD for light industrial uses to be located adjacent to residential neighborhoods, with adequate buffers.~~
YKLU-U 14.~~6~~5	New storage, warehousing, and light industrial development should~~shall~~ be located in clusters with existing development.
YKLU-U 14.~~7~~6	Industrial uses which locate adjacent to residential areas should use effective landscaping of living plant vegetation such as evergreen trees and bushes, open space or other design controls to mitigate noise, glare, and other impacts associated with the uses to ensure that their location will not adversely affect the residential areas.

GOAL YKLU-U 15:	Maximize the public service and economic benefits of institutions, while minimizing the adverse impacts associated with their development growth and expansion.
POLICIES:	
YKLU-U 15.1	New institutions should be placed where they are compatible with surrounding land uses, and existing institutions should be developed to be compatible with adjoining land uses.
YKLU-U 15.2	Institutions within established commercial and industrial areas will be regulated under the codes affecting those land use zones.
YKLU-U 15.3	Access to institutions shall be from the nearest arterial and should not increase traffic on local residential streets.
YKLU-U 15.4	Institutions that are identified as essential public facilities should meet the policy requirements under the section "Siting Essential Public Facilities" in this Comprehensive Plan.
YKLU-U 15.5	Citizen participation will be encouraged throughout the planning process.
YKLU-U 15.6	Require development and expansion of institutions to be reasonably compatible with the adjacent residential neighborhoods, and to reasonably minimize the parking and traffic impacts on the adjacent residential neighborhoods.
YKLU-U 15.7	Encourage institutions to develop master plans for their future development to ensure that future growth is planned and coordinated specific to the needs of the adjacent residential neighborhoods. Master plans may allow institutions to develop more intensively to reduce the amount of property necessary for their future growth.

GOAL YKLU-U 16:	Work with school districts and private school officials to properly locate school facilities as necessary ~~to maintain high quality education for Yakima residents.~~
POLICIES:	
YKLU-U 16.1	Encourage the location of new elementary and middle schools within the residential neighborhoods the schools will serve.
YKLU-U 16.2	Encourage the location of new high schools on the periphery of residential neighborhoods, where access to major roads is available.
YKLU-U 16.3	Public schools shall be accessible by sidewalks and bikeways.

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

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

- ***Terrace Heights Land Use Goals and Policies***

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

GOAL THLU-U 2:	Allow a mixture of commercial and residential land uses

POLICIES:	
THLU-U 2.1	Limit mixed use to areas within or adjacent to the civic and commercial cores of Terrace Heights.
THLU-U 2.2	Establish density and design guidelines or standards for mixed-use areas.
THLU-U 2.3	~~Explore incentives to developers to e~~Encourage mixed-use development as an alternative to traditional commercial development.

- ***West Valley Land Use Goals and Policies***

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

GOAL WVLU-U 2:	Provide protection for developments in flood prone areas.
POLICIES:	
WVLU-U 2.1	The building envelope for any existing lot which extends within the 100-year floodplain should be located outside the floodplain boundary whenever possible.
WVLU-U 2.2	Encourage the use of low-impact development such as permeable materials for parking and pedestrian surfaces.
WVLU-U 2.3	Consider incorporating the recommendations of the Ahtanum-Wide Hollow Comprehensive Flood Hazard Management Plan into the Yakima Urban Area Comprehensive Plan and Yakima County Comprehensive Plan.
WVLU-U 2.4	Provide future development patterns that ensure flood risk is minimized.

WVLU-U 2.5	Prevent new development from increasing flooding on adjacent lands through un-modeled fill in the floodplain and through the preservation of existing channels, both mapped and unmapped by FEMA.
WVLU-U 2.6	Provide incentives to developers to provide for community open space and to cluster away from critical areas.
WVLU-U 2.7	Consult the YCFCZD concerning land use and infrastructure issues within flood-prone areas.

RURAL LANDS

~~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~~

BOCC Adopted

	~~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~~4	To ensure compatibility and reduce conflicts between resource uses and rural uses, establish site plan requirements including noticing procedures, special siting criteria, setbacks, or review procedures for new or expanded land uses which, by their nature, are especially sensitive to farm, forest or mineral operations. Such uses may include residential development, schools, day care facilities, hospitals or medical clinics, outdoor recreational facilities and similar uses.
LU-R 1.~~6~~5	Publicly recognize land development projects that use effective site planning and design to help achieve the goals of ***Horizon 2040*** ~~***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.
5.	Buffers and setbacks required under this policy shall be borne by the adjoining rural use.

PURPOSE STATEMENT LU-R 3

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

GOAL LU-R 3:	Define the limits of services available to support a rural way of life.
LU-R 3.1	Environmental, health and safety concerns will be a part of the criteria used to determine the intensity to which a specific parcel can be used.
LU-R 3.2	Rural area residents should expect the level of public services, such as water systems, emergency services (fire, life and safety) and road improvements (paving, snow removal, dust abatement) will be limited as distance increases from the urban areas.
LU-R 3.3	Sewer lines should not be extended into Rural Settlement or Rural Transitional areas except: 1. To remedy documented groundwater contamination problems or to correct documented existing or impending hazards to public health, safety and the environment. 2. The extension or expansion is supported at the density allowed within the zone. The County will operate satellite wastewater collection and treatment systems for clustered projects with 5 or more connections. Projects with 5 to ~~8~~9 connections may use individual on-site systems if public water is available. ~~{Amended 10/13/09 - Ord. 3-2009}~~
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~~or more connections/lots. Yakima County or other established water service provider that is an approved and qualified Satellite System Management Agency will be the sole owner and manager for water systems with nine or more connections.
LU-R 3.5	To meet the requirements of state law, Yakima County must ensure water availability for all new ~~rural domestic~~ **ground**water users prior to land use or building permit approval. ~~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***~~*Horizon 2040 offers residents a variety of lifestyle choices in the rural areas. In order to define and establish physical boundaries for those choices, the plan analyzed current rural land use patterns in terms of how land has developed, what services are (or aren't) in place, and estimated potential service problems. Based on that analysis, four patterns emerge: Rural Settlements (unincorporated "communities" such as Buena, Outlook, Tampico, Gromore), Rural Transitional (e.g., North Selah, Suntides), Rural Self-Sufficient (e.g., West Valley, Cottonwood Canyon, Lower Wenas Valley), and Remote Rural/Extremely Limited Development Potential Areas (e.g., Cleman Mountain, Rattlesnake Hills). The following goal and policies define each pattern.*

GOAL LU-R 5:	**Provide a variety of residential lifestyles in the Rural area.**
POLICIES:	
LU-R 5.1	Designate a variety of rural residential zones based on carrying capacity of the land, protection of the area's rural qualities, and availability of basic services.
LU-R 5.2	All land within the rural area should be categorized into the following classifications:
	• 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, re-designate and rezone Rural Settlement and Rural Transitional areas to be within logical outer boundaries consistent with RCW 36.70A(5)(d) (LAMIRDs) not later than two years after adoption of the updated comprehensive plan.

RURAL SETTLEMENT TYPE I LAMIRDs

PURPOSE STATEMENT LU-R 6

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

logical outer boundary of a Type I Rural Settlement LAMIRD may occur to the extent that appropriate services and facilities are available.

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

PURPOSE STATEMENT LU-R 7

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

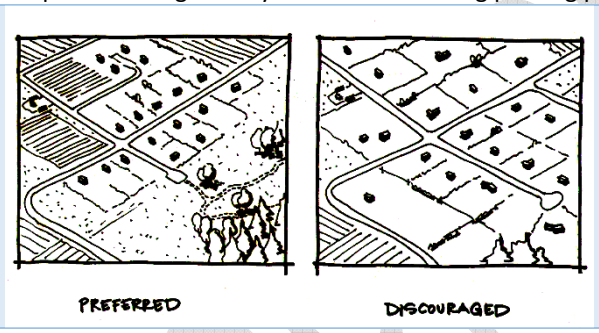
GOAL LU-R 7:	Minimize the need for public investment in Rural Settlement LAMIRD areas.
POLICIES:	
LU-R 7.1	The Rural Settlement Zoning classification should allow for continued infill development based on service availability (i.e., hard surfaced roads, public water, public sewer equals urban type lots).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

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.

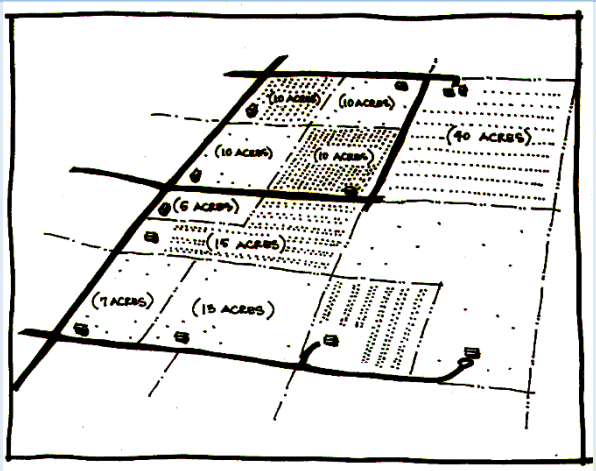
RURAL SELF SUFFICIENT AREAS

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, 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.

BOCC Adopted

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

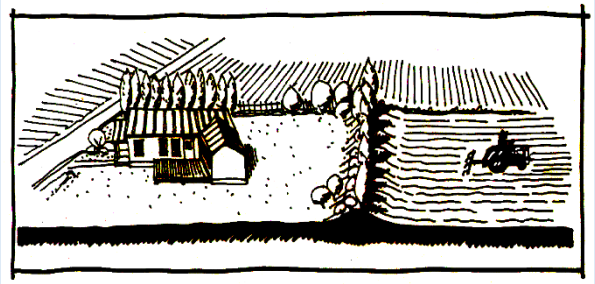
AGRICULTURAL RESOURCE AREAS

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 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. ~~Continue to allow agriculturally related industry on agricultural resource lands where such use requires an agricultural location.~~
LU-ER-AG 1.6	Establish a special exception process to review proposed non-agricultural uses which, by their nature, are especially sensitive to farm operations. Such uses may include schools, day care facilities, churches, medical clinics, outdoor recreational facilities and similar uses. Include siting criteria, setbacks and review procedures for new or expanded non-farm land uses to ensure that the non-farm use is located on the least productive portion of the property and does not adversely impact or significantly interfere with adjacent or nearby farming operations.
LU-ER-AG 1.7	Non-farm residences and uses within or adjacent to agricultural lands of long term commercial significance shall be located, designed and subject to special setbacks and other appropriate buffers to minimize conflicts with agricultural practices and other activities associated with agricultural lands. A 150-foot setback from the adjoining agricultural activity shall be required for all non-farm related uses, except where it can be demonstrated that a smaller setback will not interfere with accepted farm practices. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, crop type and structures on the adjoining resource parcel, location of structures on adjoining properties, proposed site design, and use of screening, berms, barriers and landscaping.~~Non-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.~~
Non-farm Residential Setbacks. (LU-ER-AG 1.6)	
LU-ER-AG 1.8	Require as part of development approval a declarative covenant or plat note ~~effective notification~~ to disclose the presence of agricultural activities in the area when property is within 500 feet of an existing agricultural zone. ~~is transferred, leased, or divided~~. The notification shall disclose that the property ~~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 6.220~~0~~, Right-to-Farm) and will be subject to a variety of activities that may not be compatible with 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 1.9	Establish a single agricultural zone with a minimum parcel size of one quarter-quarter section (i.e., forty (40) acres less rights-of-way), in order to allow reasonable and economic agricultural use and discourage the conversion of agricultural lands to residential use. Allow for the creation of parcels less than forty (40) acres in size where required to encompass agriculturally-related industrial uses. ~~{Amended 12/08}~~
LU-ER-AG 1.10	Maximum residential densities for new development on agricultural lands of long term commercial significance should be consistent with the quarter quarter section minimum parcel size, with a provision allowing for supportive accessory and farm labor dwellings.
LU-ER-AG 1.11	Farm and non-farm residential densities may be allocated to locations within a parcel or contiguous parcels under common ownership using a maximum lot size of 1-3 acres for all but the remaining large parcel, which shall not be further divided or residentially developed while it remains designated agricultural land.
LU-ER-AG 1.12	Where parcelization has already occurred, encourage reconfiguration that allows the same number of lots with a design that will have less impact on agricultural use.
LU-ER-AG 1.13	Explore the possibility of establishing a Transferable Developments Rights (TDR) program for designated agricultural resource areas with the urban areas designated as receiving areas for the additional development.
Dwellings	
LU-ER-AG 1.14	One small lot segregation for an existing residence shall be allowed once every 15 years. The residence shall have been located on the property at least 5 years prior to the land division. Other segregations of parcels shall only be allowed by special exception. Parcels 3 acres or smaller shall not be further subdivided to create additional building sites. ~~{Amended 12/98}~~
LU-ER-AG 1.15	Provide a special exception process to review farm and non-farm residential density allocations and small lot divisions to ensure that the proposed development or division does not adversely impact farming on the residual parcel or on nearby or adjoining agriculturally designated lands. Special exception criteria include:
1.	Use of physical features related to the farming of the property (irrigation canals, deep draws, wetlands, rocky outcrops or other factors that physically separate the non-farm use or small lot from the active farming areas);
2.	Proximity to other non-farm uses;
3.	Lack of irrigation shares or rights where irrigated agriculture is the norm;
4.	Non-agricultural soils.
	All special exceptions shall be subject to site review for their impact on adjacent or nearby farming operations. New small lot requests made prior to expiration of the fifteen-year time frame of Policy LU-ER-AG 1.14, or that would exceed the average density for the agricultural category, must conclusively demonstrate that:
	• 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, setback adjustment and farm use disclosure requirements.
	Maximum density resulting from use of the special exception process should be discretionary, considering factors such as location of other non-farm dwellings, location of active agriculture in the area, average density in adjoining rural and agricultural areas, the type of agriculture predominant in the area, topography, and access. ~~{Amended 12/98}~~
LU-ER-AG 1.16	Existing lots of record are vested with the right to construct a single-family dwelling, subject to all applicable requirements in effect at the time of building permit application.
LU-ER-AG 1.17	A second farm dwelling may be allowed on an agricultural parcel of at least twenty acres, subject to an administrative review. Siting approval should include location and capacity of the well(s) and septic system(s), road access, and impact on the agricultural productivity of the land. The property owner shall be required to sign a covenant stipulating that the second farm dwelling is intended for use by family or employees. ~~{Amended 12/98}~~
~~**LU-ER-AG 1.18**~~	~~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.~~19~~18	In addition to permanent dwellings, housing for temporary farm labor employed in farming operations of the property owner may be allowed, subject to an administrative review.
LU-ER-AG 1.~~20~~19	Farm labor complexes unrelated to the adjoining farming operations may be allowed as conditional uses in agricultural resource areas. These developments may provide either temporary or permanent housing, and may include farm labor camps, shelters, recreational vehicle parks, and facilities needed to serve the residents, including child care, recreation, etc. These facilities require a rezone to PUD, and must meet or exceed all County design and development standards. Concerns of neighboring property owners and proposed management structures shall be given substantial weight in determining whether such complexes are appropriate.
Other	
LU-ER-AG 1.~~22~~20	Commercial agricultural land considered desirable for acquisition for public recreational, scenic and park purposes should first be evaluated for its impact on a viable agricultural industry.
LU-ER-AG 1.2~~3~~12~~2~~	Yakima County will work directly with the irrigation districts, the legislature and other responsible entities (such as the Yakima River Basin Water~~shed~~Enhancement Project~~Council~~ (YRBWEP)) to ensure that adequate irrigation water is available for agricultural uses.

PURPOSE STATEMENT LU-ER-AG 2

Several general aviation airfields are located in rural areas of Yakima County, including Brownstown, Buena, Hitchcock, Labee, McMahon and Tieton State. Although only one of these facilities is on the state and federal system, many of these airfields are important to agriculture (i.e., aerial spraying services), commerce or for general safety i.e., (alternate landing areas, etc.). Other private or personal use airstrips in the County also serve certain public

safety and economic development functions, Airspace obstructions and incompatible land uses are among the mutual concerns of aviators, landing field owners and neighboring property owners.

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

FOREST RESOURCE AREAS

PURPOSE STATEMENT LU-ER-F 1

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

GOAL LU-ER-F 1:	Maintain and enhance the conservation of productive forest lands and discourage uses that are incompatible with forestry activities within the Forest Watershed District.
POLICIES:	
LU-ER-F 1.1	Encourage the conservation of forest lands of long-term commercial significance for productive economic use.
LU-ER-F 1.2	Primary land use activities in forest areas must be commercial forest management, agriculture, mineral extraction, and ancillary uses. All other uses shall be considered secondary.
LU-ER-F 1.3	Allow only forest land uses which are particularly suited for and compatible with the forest use classification.
LU-ER-F 1.4	Before forest resource land is reserved for public recreation, scenic and park purposes, consider the impact of the proposed action on a viable forest industry, including but not limited to the effects on forest management practices on adjacent lands, the need for buffering, and the transportation of forestry products.
LU-ER-F 1.5	Yakima County will encourage cooperative planning among timberland owners, environmental groups, state and federal resource agencies, and the Yakama Indian Nation for developing policies for managing the state's forest resource lands.
LU-ER-F 1.6	Land use activities within or adjacent to forest land should be located and designed to minimize conflicts with forest management and other activities on forest lands. Specifically:

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

MINERAL RESOURCE AREAS

PURPOSE STATEMENT LU-ER-MR 1

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

GOAL LU-ER-MR 1:	**Identify and protect long term supplies of commercial aggregate and other mineral resources for economic development.**

POLICIES:	
LU-ER-MR 1.1	Designate sufficient mineral resource lands of long-term significance to ensure a fifty-year supply of aggregates, sand, gravels and rock based on the mineral resource designation mapping criteria located in the Land Use Element of ***Horizon 2040*** ~~*Plan 2015*~~.
LU-ER-MR 1.2	A Mineral Resource Task Force comprised of citizens, mining industry, Yakama Nation, state agency and County representatives may be established to develop inventories of commercially viable sites at each update. Evaluate mineral resource inventories to determine adequacy for near-term (1-10 year), mid-term (10-20 year) and long-term (20-50 year) mineral resource needs and make appropriate recommendations regarding policies, designations and mapping criteria related to mineral resources.
LU-ER-MR 1.3	Maintain at least a ~~10~~ten ~~-~~year supply of zoned Mineral Resources.
LU-ER-MR 1.4	Develop, adopt and refine performance, operational and environmental standards for the extraction and processing of mineral resource sites, in consultation with state~~-~~/federal agencies with expertise, mining interests and the public.
LU-ER-MR 1.5	Consider map amendment designation and rezoning of appropriate high priority parcel(s) to the Mineral Resource Overlay and Mining Zoning District at each plan update or as otherwise permitted.
LU-ER-MR 1.6	Encourage rezoning of other designated sites listed within the inventories at landowner/operator request to maintain the minimum ~~10~~ ten-year supply of available, zoned resources. Allow landowners to apply for the Mineral Resource Overlay designation during the annual comprehensive plan update cycle.
LU-ER-MR 1.7	Promote compatible interim land uses for parcels designated for future commercial surface mining.
LU-ER-MR 1.8	Permit the extraction of mineral resources as an accessory use prior to construction or development of, when consistent with the conditions of the approved use.
LU-ER-MR 1.9	Promote mining uses within other natural resource "designated" areas provided they are compatible with uses of the underlying zoning district.
LU-ER-MR 1.10	Permit temporary (less than 18 months) mining and processing for purposes other than developing a commercial mineral resource site when operated according to adopted performance standards. "Temporary" surface mining projects anticipated to be in operation for more than 18 months must simultaneously apply for a rezone to Mining Zone.
LU-ER-MR 1.11	Permit stockpiling, maintenance yards, and borrow sites for nearby construction sites subject to performance standards based on the size and scale of the proposed project.

PURPOSE STATEMENT LU-ER-MR 2

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

GOAL LU-ER-MR 2:	**Recognize that minerals are nonrenewable and a necessary resource that must be protected from incompatible adjacent development.**
POLICIES:	
LU-ER-MR 2.1	Review adjacent or nearby land use actions for impacts they may have on mineral resources.

LU-ER-MR 2.2	Protect designated mineral resource sites from incompatible uses within the designated and zoned sites or on surrounding lands that would prevent or seriously hinder resource extraction through Mining Zoning district buffering requirements, setbacks and other performance standards; and, through property transfer notification procedures and special setbacks on adjacent lands for residential and other especially sensitive uses.
LU-ER-MR 2.3	Establish and implement notification procedures to ensure that property owners adjacent to or nearby designated parcels are given constructive notice of existing or potential future surface mining activities.

PURPOSE STATEMENT LU-ER-MR 3

*Under state law, all **Horizon 2040** ~~**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 *Horizon 2040* ~~*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 and Mining Zoning district consistent with Yakima County Comprehensive Plan - ***Horizon 2040***~~*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 affected uses within the notification area. Utilize and rely upon the authority and expertise of state and federal permitting agencies in developing, implementing and enforcing permit conditions.
LU-ER-MR 3.3	Encourage the use of mining to achieve other ~~*Plan 2015*~~***Horizon 2040*** goals, such as wetlands protection/enhancement, storm water retention, and water quality protection.
LU-ER-MR 3.4	Require applications for expansion of existing mineral resource extraction operations to identify reclamation consistent with Yakima County Comprehensive Plan - ***Horizon 2040***~~*Plan 2015*~~.
LU-ER-MR 3.5	Encourage that all mineral sites be reclaimed for future use in accordance with ***Horizon 2040*** ~~*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. ~~*{Amended 12/07}*~~

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

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BOCC ADOPTED

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.5.2-1
Land Ownership

- US Bureau of Land Mgmt
- US Bureau of Reclamation
- US Dept of Defense
- US Dept of Fish and Wildlife
- US Forest Service: National Forest
- US Forest Service: Wilderness Area
- Yakama Nation
- WA State Dept of Agriculture
- WA State Dept of Fish and Wildlife
- WA State Dept of Natural Resources
- WA State Dept of Transportation
- WA State Parks and Rec Commission
- Yakima County
- Local Government
- Port Districts
- Fire Districts
- Irrigation Districts
- School Districts/Educational
- Other Federal Agencies
- Other State Agencies
- Cowiche Canyon Conservancy
- Snow Mountain Ranch
- Other Conservation Agencies
- Grant County
- Private
- City Limits
- Yakima County Boundary

0 2.25 4.5 9 13.5 18 Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.5.3-1
Existing Land Use
North Yakima County

- Residential
- Commercial
- Industrial
- Agriculture
- Open Land
- Federal\Other
- Recreation
- Capital Facilities

0 2 4 8 12 16 Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.5.3-2
Existing Land Use
South Yakima County

- Residential
- Commercial
- Industrial
- Agriculture
- Open Land
- Federal\Other
- Recreation
- Capital Facilities

0 2 4 8 12 16 Miles

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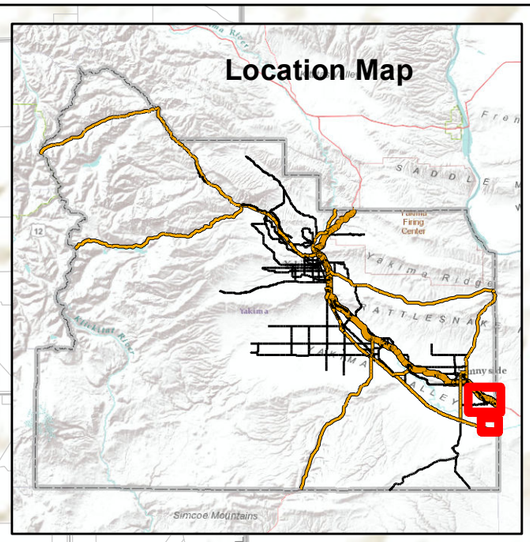
Land Use Element

HORIZON 2040

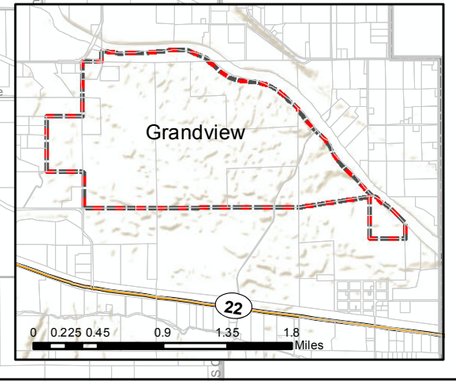
YAKIMA COUNTY

Map 5.8.4.1-1
Future Land Use
Grandview UGA



- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks & Open Space
- Urban Tribal

0 0.125 0.25 0.5 0.75 1 Miles



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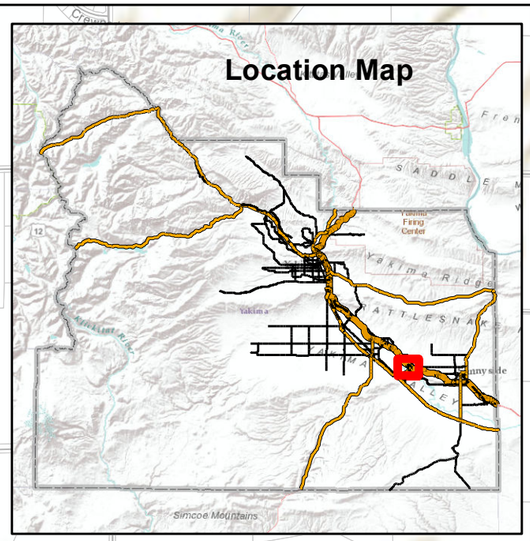
Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-2
Future Land Use
Granger UGA



- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.075 0.15 0.3 0.45 0.6 Miles

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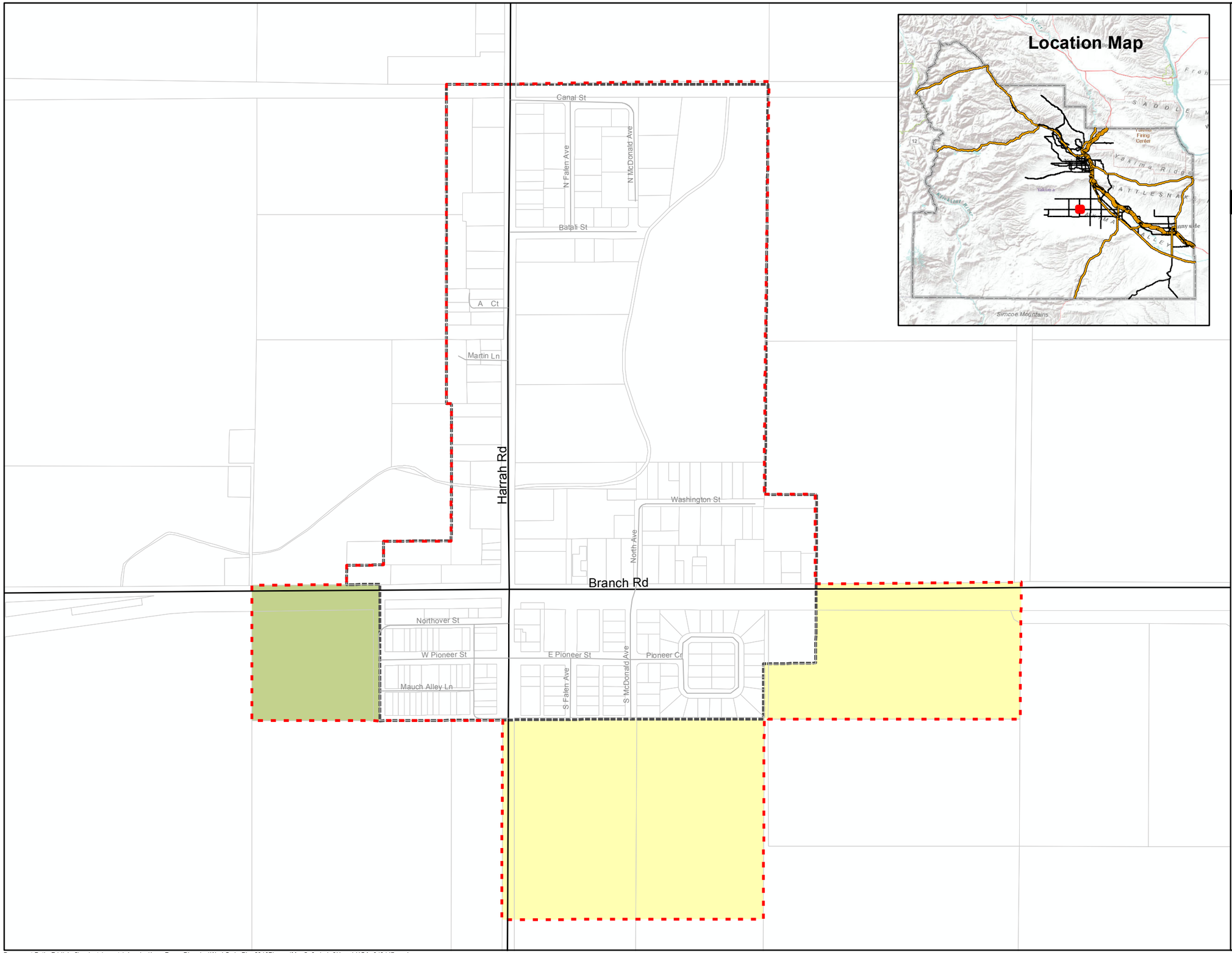

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-3
Future Land Use
Harrah UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.03 0.06 0.12 0.18 0.24 Miles

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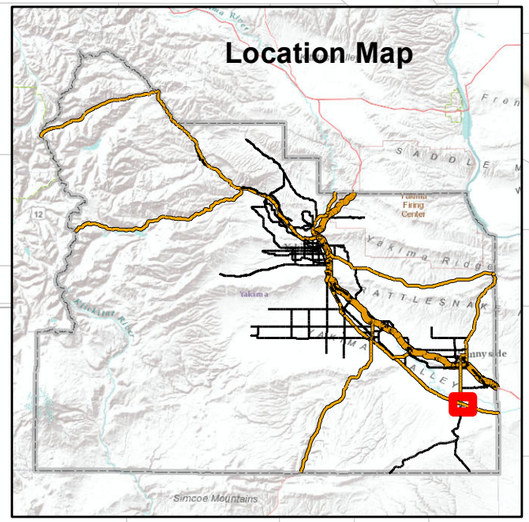
Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-4
Future Land Use
Mabton UGA



- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.075 0.15 0.3 0.45 0.6 Miles

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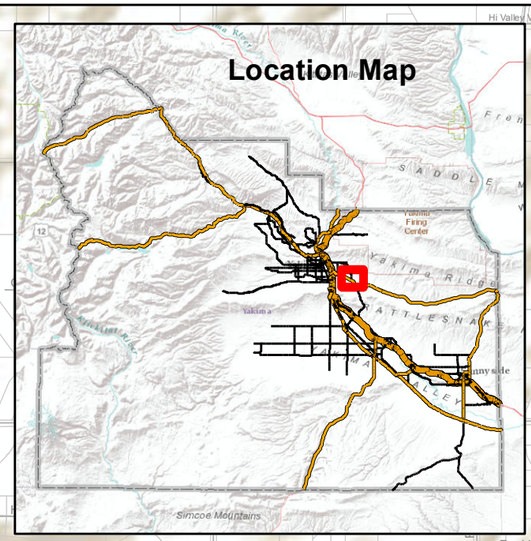
Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-5
Future Land Use
Moxee UGA



- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.075 0.15 0.3 0.45 0.6 Miles

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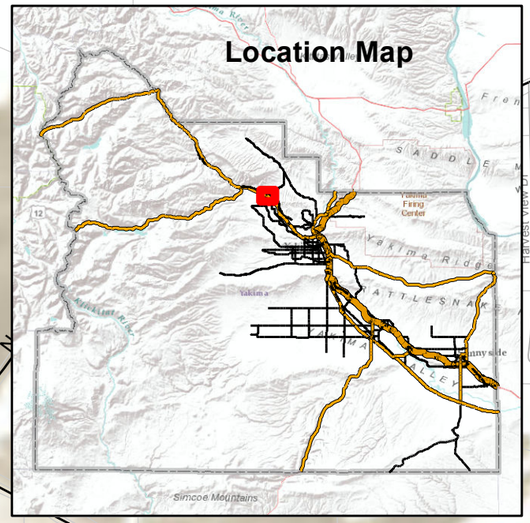
Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-6
Future Land Use
Naches UGA



- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.05 0.1 0.2 0.3 0.4 Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-7
Future Land Use
Selah UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.125 0.25 0.5 0.75 1 Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-8
Future Land Use
Sunnyside UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.15 0.3 0.6 0.9 1.2 Miles

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Location Map

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-9
Future Land Use
Tieton UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.05 0.1 0.2 0.3 0.4 Miles

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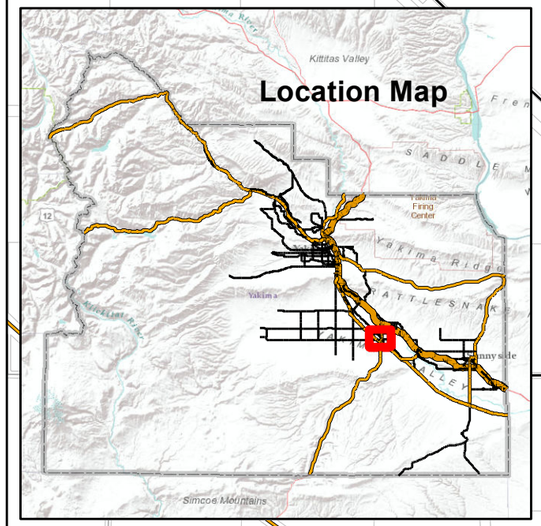

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-10
Future Land Use
Toppenish UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.1 0.2 0.4 0.6 0.8

Miles

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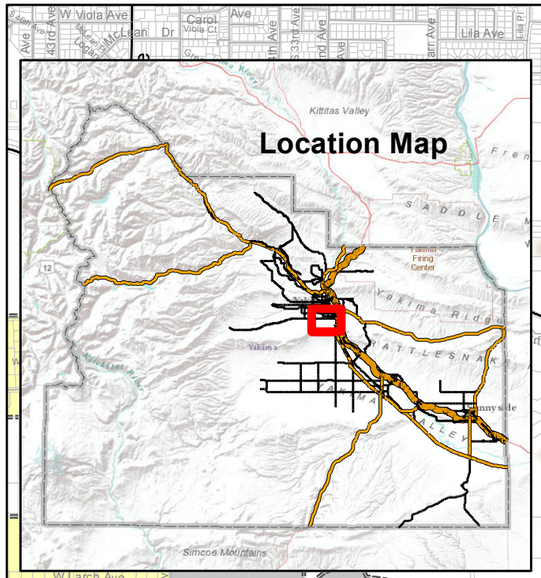

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-11
Future Land Use
Union Gap UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.125 0.25 0.5 0.75 1

Miles

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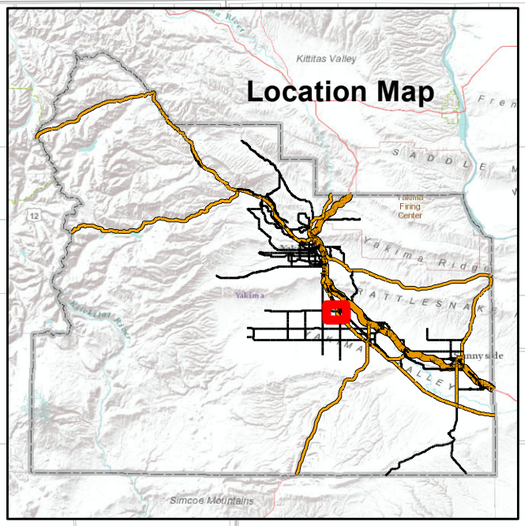

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-12
Future Land Use
Wapato UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.15 0.3 0.6
Miles

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Date: 4/7/2017

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-13
Future Land Use
Yakima UGA
Terrace Heights Area

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.25 0.5 1
Miles

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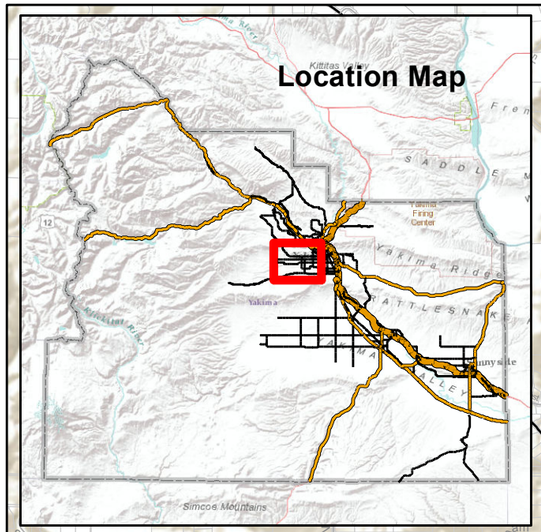

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-14
Future Land Use
Yakima UGA
West Valley Area

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.375 0.75 1.5
Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.8.4.1-15
Future Land Use
Zillah UGA

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

0 0.175 0.35 0.7
Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.9.6-1
Future Land Use
North Yakima County

Future Land Use

- Rural Settlement LAMIRD
- Rural Transitional
- Rural Self-Sufficient
- Rural Remote/ELDP
- Agricultural Resource
- Forest Resource
- Fed/Trust Lands/Closed Area
- UGA Boundaries
- Yakima County Boundary
- Yakama Nation Boundary

0 2 4 8 12 16 Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.9.6-2
Future Land Use
South Yakima County

Future Land Use

- Rural Settlement LAMIRD
- Rural Transitional
- Rural Self-Sufficient
- Rural Remote/ELDP
- Agricultural Resource
- Forest Resource
- Fed/Trust Lands/Closed Area
- UGA Boundaries
- Yakima County Boundary
- Yakama Nation Boundary

0 2 4 8 12 16 Miles

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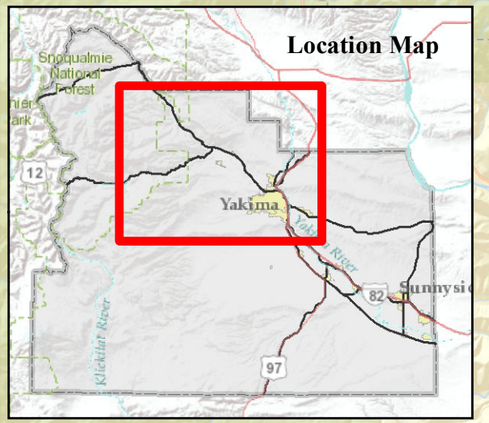

Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.10.5-1
Mineral Resource Overlay
North Yakima County

- Mineral Resource Sites
- City Limits
- UGA Boundary

0 0.75 1.5 3 4.5 6 Miles

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Land Use Element

HORIZON 2040

YAKIMA COUNTY

Map 5.10.5-2
Mineral Resource Overlay
South Yakima County

- Mineral Resource Sites
- City Limits
- UGA Boundary

0 1 2 4 6 8 Miles

March 2016

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Location Map

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4/3/2016







EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help your review, black text is the existing Volume 1 language, purple text is the existing Volume 2 language, blue underlined text is new language, red strikethrough text is deleted language, and green text is language moved to or from a different section.

~~**CAPITAL FACILITIES**~~

CHAPTER ~~XII~~ 6. CAPITAL FACILITIES PLAN ELEMENT

~~*"The Mission of Yakima County government is to provide accessible, responsive and responsible public service through leadership and team work committed to understanding and meting public needs."*~~

~~*-County Management Team*~~

6.1 INTRODUCTION~~/PURPOSE~~

A Capital Facilities Plan is one of eight elements required by the Growth Management Act (GMA) to be included in Yakima County's comprehensive plan. The reason for this requirement recognizes that enabling the growth and development of land and achieving desirable communities requires public agencies to simultaneously provide certain types of capital facilities, such as streets, water and sewer systems, fire hydrants, parks, etc.

The GMA, however, allows local governments wide discretion in determining which types of capital facilities to require within their jurisdictions and the levels of service to require as growth and land development occur.

6.1.1 What are Capital Facilities?

Yakima County defines Capital Facilities in its Capital Improvement Plan (CIP) as:

> "…any purchase or construction activity exceeding $25,000 and having a useful life exceeding five years. Technology acquisitions may have a useful life of less than five years."

For the purposes of ***Horizon 2040***, the types of capital facilities that are included in this Capital Facilities Plan element are those required by GMA to be included.

~~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~~ owned by Yakima County and by

BOCC Adopted

~~facilities that are provided by~~ other public entities. ~~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 the Capital Improvement Plan (CIP).~~

Note: The County's capital facilities plan for transportation facilities and for parks and recreation facilities are located in the Transportation Element and the Parks and Recreation Element, respectively, as allowed by Commerce Department regulations[1].

6.1.2 How Does this Capital Facilities Plan Achieve its Purpose?

Horizon 2040 ~~***Plan 2015***~~***'s*** Capital Facilities Plan ~~E~~element achieves its purpose and meets the requirements[2] of the GMA by:

- Inventorying the capital facilities types designated by the GMA,
- Determining the types of capital facilities that are necessary for development,
- Establishing the desired minimum levels of service for such facilities,
- Forecasting the future need for such facilities based on those levels of service,
- Proposing the locations and capacities of expanded or new facilities,
- Including a plan for at least six years that will finance such proposed facilities within projected funding capacities,
- Ensuring that probable funding is sufficient to meet existing needs, and
- Ensuring that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

This CFP also provides goals and policies t~~hat~~ guide: (1) the regulations that will ensure the provision of adequate capital facilities deemed necessary for development, (2) the development of the six-year Capital Improvement Plan (CIP), and (3) the capital budget decisions of the County. (The CIP~~, on the other hand,~~ is a stand-alone document that is revised ~~annually~~ every several years ~~as part of the annual budget process~~ and is consistent with and implements this CFP element~~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 minimum levels of service standards as the basis for providing capital facilities deemed necessary for development ~~and for achieving concurrency~~, the CFP element ~~determines the quality of life in the community~~enables the future growth and development of land. The requirement to fully finance the CFP element (or revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan.

[1] WAC 365-196-415(2)(a)(iii)
[2] RCW 36.70A.070(3), WAC 365-196-415(1)

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If the CFP cannot be fully funded to meet the established minimum levels of service, reassessments and revisions of the land use element, CFP element, and the financing plan within the CFP element must be made so that they are coordinated and consistent. ~~The 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 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 capital facility, and requires that new development be served by adequate facilities.~~

~~The CFP also contains broad goals and specific policies that guide and implement the provision of adequate 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.~~

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~~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-along 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 capital facility. LOS standards establish a quantity and quality standard that each capital facility must meet.~~

2. ~~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 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 capital facilities are established and maintained.~~

~~The CFP must also be consistent with ***Plan 2015's*** Land Use Element. Capital facilities plans are required in ***Plan 2015*** in order to:~~

1. ~~Provide capital facilities for development that is envisioned or authorized by the Land Use Element of ***Plan 2015.***~~

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2. Maintain the quality of life for existing and future residents by establishing and maintaining standards for the level of service of capital facilities.

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 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.

A. INTRODUCTION

Capital Facilities help define the quality of life for Yakima County residents. Law enforcement services protect lives and property. Water and sewer services meet basic life needs. Parks and dedicated open space provide for our leisure and recreational needs. The Capital Facilities Element helps the community and its officials make the financial decisions to ensure that these and other services will continue to adequately support County residents today and through the year 2015, with particular focus upon those facilities that the County is responsible for funding or those regional facilities that give shape and quality to the Yakima Valley's growth and development.

PURPOSE OF THE ELEMENT

The Capital Facilities Element will meet this obligation through the **Capital Facilities Plan** (CFP), a six-year plan for capital improvements that support Yakima County's current and future population and economy. The CFP is not a "wish list" the capital improvements described in the CFP need to be fully funded. The Plan also contains Level of Service (LOS) standards for each public facility, and for certain key facilities, it requires new project proposals to be served by adequate facilities at the time of development. Finally, the element contains broad goals and specific policies that guide and implement the provision of adequate public facilities.

The Capital Facilities Element 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

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~~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.~~

6.1.3 Why Plan for Capital Facilities?

There are three good reasons to plan for capital facilities: the G~~g~~rowth ~~m~~Management Act requires it, the citizens and sound management of public finances demand it, and eligibility for particular grants and loans depends on it.

- **Growth Management**
  ~~—~~The CFP is one of ~~six~~ eight elements of Yakima County's comprehensive plan ~~***Plan 2015***~~ required by the GMA.

~~A CFP is required in order to:~~

~~1. Provide for and accommodate capital facilities for land development envisioned by the Land Use Element (Chapter VII in ***Plan 2015***).~~

~~2. Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service (LOS) of capital facilities.~~

~~3. Coordinate and provide consistency among the many plans for capital improvements, including:~~
- ~~Other elements of ***Plan 2015*** (i.e., Transportation and Utilities Elements), and free-standing operations plans like the Parks and ,Open Space Plan;~~
- ~~Master plans and other special development studies of the local government;~~
- ~~Plans for capital facilities of state and/or regional significance;~~
- ~~Plans of other adjacent local governments; and~~
- ~~Plans of special districts.~~

~~4. Ensure the timely provision of adequate facilities as required in the GMA; and~~

~~5. Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).~~

- **Sound Fiscal Management**
  ~~—~~Planning for ~~major~~ capital facilities determined necessary for development and their costs enables Yakima County to:

  1. Demonstrate the need for facilities and the need for revenues to pay for them;

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2. Estimate future operation and/or maintenance costs of new facilities that will impact the annual budget;

3. Take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and

4. Get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

- **Eligibility for Grants and Loans**
  ~~DCTED's~~ Commerce Department's Public Works Trust Fund requires that local governments have a CFP in order to be eligible for grants and loans. Some other grants and loans have similar requirements (e.g., Recreation and Conservation Office~~Interagency Committee for Outdoor Recreation~~ grants, ~~and~~ the Department of Ecology's Centennial Clean Water Fund), or give preference to governments that have a CFP.

6.1.4 Visioning

The element builds upon principles and policies provided by the Countywide Planning Policies, ~~and~~ the ***Focus 2010*** and ***Vision 2010*** documents, and the Visioning "check in". During the ***Plan 2015*** process, housing ~~These~~ policies were developed through ~~an~~ extensive public participation ~~process and~~to provide long-term guidance for Yakima County in developing the Capital Facilities Element ~~for ***Plan 2015***~~. This work, including the Visioning "check in", has been carried forward in ***Horizon 2040***. These goals are shown in three insets throughout the Element.

Inset 1. Horizon 2040 Visioning Goals
Capital Facilities – Related Goals

Quality of Life and Government Services:

1. (Governmental Coordination and Services)

A. Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.

B. Promote coordination among federal, state, county, municipal, and tribal law enforcement and fire protection agencies.

C. Encourage land uses that are sensitive to the history and culture of the region.

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Inset 2. Horizon 2040 Visioning Goals
Capital Facilities – Related Goals

2. (Public Safety)

A. Significantly reduce crime by promoting youth education programs, and an assertive, effective criminal justice system.
B. Significantly improve fire protection through assertive program of education, inspections, and code enforcement.
C. Significantly reduce public health hazards through education programs.

6.2 GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

6.2.1 Statutory and Regulatory Requirements

Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. The following GMA goals (goals 1, 6, 10, 11, and 12) specifically relate to capital facilities planning:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(6) 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.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

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GMA[3] states the requirements for the Capital Facilities Plan element as follows:

(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
(b) A forecast of the future needs for such capital facilities;
(c) The proposed locations and capacities of expanded or new capital facilities;
(d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes;
(e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent; and
(f) Park and recreation facilities shall be included in the capital facilities plan element.

GMA does not define "capital facilities." However, the Commerce Department's implementing regulation[4] provides the definition by requiring capital facilities plans to at least contain "public facilities," which are defined by GMA[5] to include the following:

(1) Streets, roads, highways, sidewalks, street and road lighting systems, traffic signals [note: the plans for these transportation-related capital facilities are found in ***Horizon 2040's*** Transportation Element as allowed by guidance from the Commerce Department[6]];
(2) Domestic water systems;
(3) Storm sewer systems;
(4) Sanitary sewer systems;
(5) Parks and recreation facilities [note: the plans for parks and recreation capital facilities are found in ***Horizon 2040's*** Parks and Recreation Element as allowed by guidance from the Commerce Department[7]]; and
(6) Schools.

6.2.2 Revisions Required by GMA Amendments

There have been no GMA amendments since 2003[8] that require revisions to the capital facilities plan element during the 2017 periodic update.

6.2.3 State Agency Recommendations

In addition to the statutory and regulatory requirements described in Section 6.2.1, the Commerce Department provides the following recommendations for the Capital Facilities Plan element:

(1) Inventory of existing capital facilities.

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[3] RCW 36.70A.070(3)
[4] WAC 365-196-415(1)(a)
[5] RCW 36.70A.030(12)
[6] WAC 365-196-415(2)(a)(iii)
[7] WAC 365-196-415(2)(a)(iii)
[8] *Periodic Update Checklist for Counties – Updated June 2016*, Commerce Department, June 2016.

- Capital facilities that are needed to support the transportation, parks and recreation, and utilities elements may be addressed in those elements or in the capital facilities plan element[9];

(2) Forecast of future needs and proposed locations.

- Determine which types of capital facilities are **necessary for development**, and establish minimum level of service (LOS) standards for each. Counties are not required to set LOS standards for facilities that are not **necessary for development**[10]. Commerce recommends that counties should use three criteria[11] to determine which types of capital facilities they consider to be **necessary for development**:
  - (i) If the need for new facilities is reasonably related to the impacts of development;
  - (ii) If a county imposes an impact fee as a funding strategy for those facilities;
  - (iii) In urban areas, all facilities necessary to achieve urban densities must be identified as **necessary for development**.
- For those types of capital facilities that a county determines to be **necessary for development**, the county should determine which types will be:[12]
  - (i) Subject to concurrency (transportation facilities are the only facilities required by GMA to have a concurrency mechanism[13]); and
  - (ii) Required, as a condition of project approval, but not subject to concurrency. For such capital facilities, the county "should set a minimum level of service standard, or provide some other basis for assessing the need for new facilities or capacity. It should be the standard the jurisdiction strives to meet as growth occurs."[14]
- All facilities included in the Capital Facilities Plan element must […] include or reference the location and capacity of needed, expanded, or new facilities.[15]

(3) Financing plan.

- A critical component of capital facilities planning is to compile cost estimates of needed projects […] for the entire planning horizon, not just for the 6-year CIP. A 6-year CIP is project specific, while the remaining balance of the 20-year Capital Facilities Plan has cost estimates for services by area.[16]
- Where the capital facilities are provided by other entities [e.g., cities, sewer districts, school districts], these other providers should provide financial information […][17].

(4) Reassessment.

- Failure to fund facilities that are not **necessary for development** does not require a reassessment of the land use element.[18]

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[9] WAC 365-196-415(2)(a)(iii)
[10] WAC 365-196-415(2)(b)(ii)C)
[11] WAC 365-196-415(5)(a)
[12] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, p. 2.
[13] WAC 365-196-415(5)(b)(i)
[14] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, pages 19-20.
[15] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, p. 2.
[16] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, pages 39-40.
[17] WAC 365-196-415(2)(c)(i)
[18] WAC 365-196-415(2)(b)(ii)(C)

- If public facilities are inadequate, local governments must address this inadequacy and may do so using a variety of strategies, including:[19]
  - (A) Reducing demand through demand management strategies;
  - (B) Reducing levels of service standards;
  - (C) Increasing revenue;
  - (D) Reducing the cost of the needed facilities;
  - (E) Reallocating or redirecting planned population and employment growth within the jurisdiction or among jurisdictions within the urban growth area to make better use of existing facilities;
  - (F) Phasing growth or adopting other measures to adjust the timing of development, if public facilities or services are lacking in the short term for a portion of the planning period;
  - (G) Revising county-wide population forecasts within the allowable range, or revising the county-wide employment forecast.

6.2.4 County-wide Planning Policy

The Capital Facilities Plan element must be consistent with the Yakima County-wide Planning Policy (CWPP)[20], which was last updated and approved by the county and its cities in 2003 "*as the policy framework to guide revisions to comprehensive plans*.[21]" The following provisions of the CWPP are relevant to the Capital Facilities Plan Element:

1. Growth planning roles and responsibilities:[22]
   - Yakima County will be responsible for the development, adoption and implementation of comprehensive plans […] within the unincorporated portions of the County; and
   - Cities will be responsible for the development, adoption and implementation of comprehensive plans […] within the incorporated city *and within unincorporated portions of urban growth areas as may be agreed upon through interlocal agreements*.

2. Policies:

B.3.2. Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors, and the terms under which the services are to be provided. (These provisions in the Master Interlocal Agreement are described in section 6.2.5, below.)

B.3.4. The capital facilities […] elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvement and anticipated revenue sources. […] These plan element will be developed in consultation with special purpose districts and other utility providers.

B.3.5. New urban development should utilize available/planned urban services. […]

[19] WAC 365-196-415(2)(d)(iii)
[20] WAC 365-196-305(3)
[21] Resolution No. 553-2003, adopted by the Board of Yakima County Commissioners on October 7, 2003.
[22] *Yakima County-wide Planning Policy*, revised and adopted October 2003, page 4.

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C.3.1. The County and the cities will inventory existing capital facilities [of a countywide or statewide nature] and identify needed facility expansion and construction.

C.3.2. From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites; major utility generation and transmission facilities; regional education institutions; airports; correctional facilities; in-patient facilities including hospitals and those for substance abuse, mental health, group homes and secure community transition facilities; and regional park and recreation facilities.

F.3.3. Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area.

H.3.1. Each local government will prepare a capital facilities plan consisting of: [the GMA requirements, as stated above in section 6.2.1(a)-(e)].

H.3.2. As part of the planning process, the County and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements.

H.3.3. The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090, to [e]nsure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements.

6.2.5 Master Interlocal Agreement for Growth Management Act Implementation in Yakima County (ILA)

Under GMA, planning for future growth and development in the unincorporated portions of each city's Urban Growth Area is a shared responsibility of the county and each city. The *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County* (ILA)[23] establishes how the county and cities will accomplish this joint planning. The following provisions of the ILA are relevant to preparing this Capital Facilities Plan element:

6.2.5.1 Domestic Water Systems

- Cities are the preferred provider of water services within the UGAs.
- Responsibility for the provision of water service by a water purveyor will be depicted on a service area map maintained by the County in the regional GIS database.
- The designated water purveyor shall be responsible for planning and development of water service within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

[23] The ILA was revised and agreed to by the county and all 14 cities in December 2015.

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- Water service within the UGA will provided consistent with the Capital Facilities Plans.
- The costs of system extension will be as enumerated in the Capital Facilities Plan.
- Design of water systems shall meet the purveyor's standards.

6.2.5.2 Sanitary Sewer Systems

- Sewer service is expected to be provided by cities or sewer service providers approved by the Ecology Department (or Environmental Protection Agency within boundaries of the Yakama Nation).
- Responsibility for the provision of sewer service will be depicted on a service area map in the regional GIS database maintained by the County in cooperation with the Cities and sewer service providers.
- The designated sewer purveyor shall be responsible for planning and development of sewer service to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan within the 20-year planning horizon.
- Requiring sewer service to potential customers within the UGA consistent with the Capital Facilities Plans is intended.
- The costs of system extension will be enumerated in the Capital Facilities Plan.
- Rates are the responsibility of the provider.
- Minimum standards for design and construction shall be those contained in the applicable city, Ecology Department, Health Department, or Environmental Protection Agency statutes and regulations or guidance documents.

6.2.5.3 Storm Sewer Systems

- The County will have responsibility for assuring that stormwater generated from development outside City limits will be handled consistent with the standards below.
- Design and construction of stormwater collection, retention, conveyance, treatment, and disposal systems will be the responsibility of the developer.
- On-site retention, treatment and disposal of stormwater is required. Exceptions will only be allowed by the County if off-site collection, treatment, and disposal services are available from a municipality, or other entity property authorized to collect and dispose of such flows.
- All stormwater shall be retained and disposed on-site according to processes and designs approved by the County unless an agreement with a public entity is in place for conveyance, treatment, and disposal of such flows.

~~The Growth Management Act requires the CFP to identify public facilities that will be required during the six years following adoption of the new plan (1996 through 2001). The CFP must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities (RCW 36.70A.070 (3)(a)(b)(c)).~~

~~The CFP must be financially feasible; in other words, dependable revenue sources should equal or exceed anticipated costs (RCW 36.70A.070 (3)(d). Where the GMA requires, or the County opts to have capital facilities in place with development, the concept known as concurrency (also called "adequate public facilities") kicks in. If the costs exceed the revenue in circumstances where concurrency is required, the~~

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~~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 (RCW 36.70A.070 (3)(e)).~~
~~The GMA also requires the County to forecast its future capital facilities needs and to establish levels of service for capital facilities within the CFP for those facilities where concurrency is required (RCW 36.70A.020 (12)). In these cases, public facilities in the CFP must be based on objective, quantifiable measures of capacity, such as traffic volume capacity per mile of road and acres of park per capita.~~

~~In Yakima County, concurrency requires:~~
1. ~~Facilities to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time); and~~
2. ~~Such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.~~

~~The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be "adequate" (RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110). To assure sufficient public facility capacity, Yakima County will develop concurrency management procedures for each proposed development.~~

~~After the CFP is completed and adopted as part of ***Plan 2015***, the County must adopt development regulations to implement the plan. The development regulations are the working guidelines to ensure the CFP's success. They provide detailed regulations and procedures for implementing the requirements of the plan.~~

~~The CFP must be updated yearly. Yakima County will complete the annual update before the County budget is adopted so that the capital facilities improvements will be included in the budget.~~

~~Characteristics of Capital Facilities Plans~~

~~Traditional capital improvements programs (which are often "wish lists") will not meet these requirements. Table XII-1 illustrates the profound differences between a CIP and the new CFP. The CIP creates a wish list but doesn't require any follow through to attain its goals. The CFP, on the other hand, identifies needed facilities, establishes LOS priorities, then maps out a financing plan to meet its goals.~~

~~TABLE XII-1 Traditional CIP vs. New CFP~~

~~Feature of Program~~	~~Capital Improvements Program~~	~~Capital Facilities Plan~~
~~Which facilities?~~	~~None Required~~	~~All Facilities Required~~
~~Which facilities?~~	~~Any Criteria (or None)~~	~~Level of Service Standards~~
~~Financing Required?~~	~~Not Required~~	~~Financing Plan Required~~
~~Implementation Required?~~	~~Not Required~~	~~Concurrency Required For selected Facilities~~

~~Explanation of 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 level of service defines both 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.~~

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These level of service measures are often expressed as ratios of facility capacity to demand (i.e., actual or potential users). Table XII-2 shows the level of service measures for some capital facilities.

TABLE XII- 2 Sample Level of Service Measurements

Type of Capital Facility	Sample Level of Measure
Corrections	Beds per 1,000 population
Fire and Rescue	Average response time
Hospitals	Beds per 1,000 population
Law Enforcement	Officers per 1,000 population
Library	Collection size per capita Building square feet per capita
Parks	Acres per 1,000 population
Roads and Streets	Ratio of actual volume to design capacity
Schools	Square feet per student
Sewer	Unused capacity of each system component Gallons per customer per day Effluent quality
Solid Waste	Availability of different system components (e.g., number of facilities, number of pickup days per month, types of pickup)
Surface Water & River Levees	Design storm (i.e., 100-year storm) Runoff water quality
Transit	Ridership
Water	Unused capacity of each system Gallons per customer per day Water quality

Each of these level of service measures needs one additional piece of information: The specific quantity that measures the current or proposed level of service. For example, the *standard* for parks might be 5 acres per 1,000 population, but the *current* level of service may be 2.68 acres per 1,000, which is less than the standard.

In order to use the level of service method, the County has selected how it will measure each facility (e.g., acres, gallons, etc.), and it identifies the amount, or standard, it will adopt for each measure of the current and proposed level of service.

There are a number of other ways to measure the level of service of many of these capital facilities. The examples in Table XII-2 illustrate other level of service methods for determining the County's capital facilities needs.

Method for Using Levels of Service

The Level of Service method allows a financially feasible CFP to be developed. It does this by establishing LOS standards that are measurable and financially feasible for the six fiscal years following plan adoption. The County is required to adopt its plan to meet its capital needs for the fiscal years 1996 through 2001. The six year Transportation Improvement Plan (TIP) is on a different time schedule according to statute. The adopted TIP covers the years 1997-2002. Thus, the TIP is not inconsistent with the CFP; it applies to a different span of time.

To meet the GMA requirements and the needs of its residents, Yakima County answers two fundamental questions in its CFP. The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (i.e., roads are examined separately from parks). The

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~~costs of all the facilities are then added together in order to determine the overall financial feasibility of the CFP.~~

~~Question 1: What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2001)?~~

~~Formula 1.1: Demand X Standard = Requirement~~

~~*Where* Demand is the estimated 2000 population or other appropriate measure of need (e.g., dwelling units),~~

~~*and* Standard is the amount of facility per unit of demand (e.g., acres of park per capita)~~

~~The answer to this formula is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.~~

~~Formula 1.2: Requirement – Inventory = Surplus or Deficiency~~

~~*Where* Requirement is the result of Formula 1.1,~~

~~*and* Inventory is the quantity of facilities available as of December 31, 1994.~~

~~(Note: The OFM's 1994 estimate of population is the base year of the CFP inventory for calculating LOS. The 1995 transition from that base allows use of 1996-2001 as the six years covered by the CFP).~~

~~This formula uses the inventory of public facilities completed by December 31, 1995 to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, 2001. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development. Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development.~~

~~Question 2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2001)?~~

~~Each facility must undergo a two-step process to determine whether the proposed standard of service is financially feasible. The first, or preliminary, step tests the financial feasibility of tentative/proposed standards of service. It uses "average costs" of facilities, rather than specific project costs. This approach~~

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~~avoids developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible.~~

~~If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the County:~~

~~1. Reduce the standard of service, which will reduce the cost; or~~

~~2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue); or~~

~~3. Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality; or~~

~~4. Reduce the demand by restricting population (i.e., revise the Land Use Element), which may cause growth to occur in other jurisdictions; or~~

~~5. Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later; or~~

~~6. Any combination of options 1-5.~~

~~The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):~~

~~Formula 2.1P: Deficiency X Average Cost = Deficiency~~
~~per Unit Cost~~

~~*Where* Deficiency is the Result of Formula 1.2,~~

~~*and* Average Cost/Unit is the usual cost of one unit of facility (i.e., mile of road, acre of park)~~

~~The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an "average" cost for each unit of public facility that is needed.~~

~~Formula 2.2P: Deficiency - Revenue = Net Surplus~~
~~Cost or Deficiency~~

~~*Where* Deficiency Cost is the result of Formula 2.1P,~~

~~*and* Revenue is the money currently available for public facilities.~~

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~~The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. If revenues exceed the cost, that means the standard of service is affordable with money remaining (the surplus). Therefore the standard is financially feasible. If the costs exceed available revenues, that means there isn't enough money available to build the facilities. Therefore the standard is not financially feasible. Any standard that is not financially feasible and is also subject to concurrency will need to be adjusted using the six strategies listed above.~~

~~The "final" demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the "average" costs of facilities used in the preliminary answer, as follows (F = final).~~

~~Formula 2.1F: Capacity Projects + Non-capacity Projects = Project Cost~~

~~*Where* Capacity Projects is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities,~~

~~*and* Non-capacity Projects is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.~~

~~Formula 2.2F: Project Cost - Revenue = Net Surplus or Deficiency~~

~~*Where* Project Cost is the result of Formula 2.1F,~~

~~*and* Revenue is the money available for public facilities from current/proposed sources.~~

~~The "final" answer to Question 2 validates the financial feasibility of the Levels of Service standards that are used for each public facility in the CFP and in the other *Plan 2015* elements. The financially feasible standards for levels of service and the resulting capital improvement projects form the basis for policies and implementation programs in the final Capital Facilities Plan.~~

~~Setting Standards for Levels of Service (LOS)~~
~~The LOS standards the County adopts will determine what capital facilities are needed. The LOS standards are key to directing the CFP. They ultimately determine our standard of quality and how much it will cost~~

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~~to meet those standards. They are important because they measure the community's quality of life and should reflect the values and vision for the future.~~

~~Traditional approaches to capital facilities planning typically rely on technical experts (i.e., staff and consultants) to determine the need for capital improvements (i.e. plan for needs first, then worry about financing the improvements), or are revenue - driven (i.e. finance first, then plan).~~

~~The interactive or scenario-driven approach uses experts in an important advisory role, but they do not control the outcome. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations (i.e. devise scenarios first, then plan and finance together). The latter model has been used by the County in setting initial LOS through its Shareholders, Finance Task Force, Transportation Advisory Group, Parks and Open Space Advisory Committee, other groups and the Planning Commission.~~

~~The final, legal authority to establish the LOS rests with the Board of Yakima County Commissioners. Their job is to enact the level of service standards that reflect the community's vision. Their decision is influenced by the entire community. Specifically:~~

- ~~Formal advisory groups including the Finance Task Force, the Shareholders, the Transportation Advisory Group, and other groups that make recommendations to the County or providers of public facilities i.e., community planning groups; and,~~

- ~~Providers of public facilities (i.e., County departments, special districts, private utilities, State of Washington, tribal governments, etc.); and,~~

- ~~The general public through individual citizens and community civic, business, and issue-based organizations that make their views known, or are sought through sampling techniques; and,~~

- ~~The Yakima County Planning Commission has a mandate under state law to make recommendations to the Board on *Plan 2015,* and subsequent amendments and updates. County residents will continue to have many opportunities to influence and refine the LOS decisions and *Plan 2015*. They may attend and participate in meetings, write letters, respond to surveys or questionnaires, or join organizations that participate in the CFP process. Other opportunities include being appointed /elected to an advisory group, making comments/presentation and/or testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.~~

~~The scenario-driven approach to developing the level of service standards really opens the decision-making process to all County residents because it provides a clearer understanding of the cost of various~~

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~~levels of service for each type of public facility. As a result, decisions can be more effectively influenced by residents.~~

~~Selecting the initial LOS or for refining specific levels of service standards as future amendments to the *Plan 2015* involves a seven-step process:~~

~~1. The "current" (initially year-end 1994) actual level of service is calculated.~~

~~2. Departmental service providers are given national/regional standards or guidelines and examples of local LOS from other local governments.~~

~~3. Departmental service providers research local standards from County studies, master plans, ordinances and development regulations.~~

~~4. Departmental service providers recommend a standard for the County's CFP.~~

~~5. Departmental service providers prepare specific capital improvements projects to support the 1996-2001 LOS.~~

~~6. The draft CFP is reviewed/discussed with the Board of Commissioners and Planning Commission prior to formal hearing by the Board.~~

~~7. The Board annually adopts levels of services as part of the CFP.~~

~~The standards for levels of service are found in the Capital Facilities Goals and Policies (Section D of this Element). These standards, as adopted, will determine the need for capital improvements projects. And they are the benchmark for testing the adequacy of public facilities for each proposed development where the "concurrency" requirement has been established. The adopted LOS standards can be amended, if necessary, once each year as part of *Plan 2015's* annual amendment.~~

6.3 MAJOR ~~ISSUES~~ CONSIDERATIONS

6.3.1 Review and Revise Development Regulations

After the CFP element is ~~completed~~ updated and adopted as part of ~~***Plan 2015***~~***Horizon 2040***, the County must ~~adopt~~ review, and if necessary, update its development regulations (YCC Title 19) to implement the ~~plan~~CFP's goals and policies in Section 6.5. The development regulations are ~~the working guidelines~~ essential to ensure the CFP's success because ~~.~~ ~~T~~they provide detailed ~~regulations~~ requirements and procedures for implementing this element~~e requirements of the plan~~.

6.3.2 ~~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~~

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~~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 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 called on all local governments to determine mitigation requirements by using their plans and regulations (instead of case-by-case review under SEPA). The mitigation model approach offers one basis for meeting some of the regulatory reform policies in *Plan 2015*.~~

Consideration of Impact Fees

Impact fees are payments of money imposed by local governments upon development as a condition of approval to pay for public facilities needed to serve new growth and development. ~~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.~~ Yakima County committed itself to consider impact fees in 1993 with adoption of the County-wide Planning Policy, which states:

> *Policy H.3.3. "The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090[24], to insure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements."*

The concept behind impact fees is based on the recognition that new developments result in the need for new publicly-funded capital facilities that could unfairly burden the financial resources of local governments to pay for them. Impact fees provide for the new developments to pay for a portion of the public's costs of these new capital facilities, rather than the tax payers alone.

The Growth Management Act of 1990 ~~Impact fees are~~ authorized local governments that plan under GMA to establish impact fee programs. Such programs are not required by the GMA but may be established at the discretion of each county, city, and town. GMA authorizes impact fees to pay a portion of the costs of the following types of capital facilities that are owned or operated by government entities:

- Public streets and roads;
- Publicly owned parks, open space, and recreation facilities;
- School facilities; and
- Fire protection facilities.

GMA provides ~~by Statute for road, school, park and fire safety improvements according to~~ very specific criteria (RCW 82.02)~~.~~ for local governments to follow when they choose to establish impact fee programs, including that they:

[24] Due to statutory amendments subsequent to 1993, impacts fees are currently addressed in RCW 82.02.050-110.

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- Must provide that impact fees may be collected and spent only for capital facilities as addressed by the local government's capital facilities plan element of its comprehensive land use plan;
- Must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees;
- Must include for deferred collection of impact fees for single-family residences;
- Must only be imposed for "system improvements" that are reasonably related to the new development;
- Must not exceed a proportionate share of the cost of "system improvements" that are reasonably related to the new development;
- May provide exemptions for low-income housing;
- Must establish procedures and criteria so that developments don't pay arbitrary or duplicative fees;
- Must establish transparent accounting and reporting of the sources and uses of collected impact fees;
- Must allow payments of impact fees under protest and provide for an administrative appeals process; and
- Must provide for refunds of collected impact fees that are not expended within 10 years.

It is Yakima County's considered position that all tax payers should continue to pay for new capital facilities that are necessitated by growth and development. Therefore, an impact fee program is not warranted at this this time. If the County ever elects to add this optional revenue source, additional documentation and calculations will be needed to comply with ~~the impact fee law~~RCW 82.02, and an ordinance will need to be enacted amending this Capital Facilities Plan element and YCC Title 19, following public hearings.

6.3.3 Infrastructure Cost Recovery

Fiscal imbalances can occur ~~among~~ between ~~local governments~~ Yakima County and it cities as a result of infrastructure investments or lack thereof~~, and the archaic government finance structure in Washington State~~. Sometimes ~~counties are~~ the County is~~at a~~ disadvantaged, other times it is cities. For example, ~~counties~~ the County sometimes installs new roads, ~~parks, etc.,~~ only to have them annexed by cities. Conversely, cities sometimes annex areas that the County allowed to be developed without adequate urban-level infrastructure, and the cities~~y~~ must make the improvements to bring the facilities up to municipal standards (i.e., curb, gutter and sidewalk, public water and sewerage systems).

To encourage solutions for these potential problems, the County and its cities adopted the *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County* (ILA). Originally adopted in 1999 and 2000 as two separate agreements, the County and its cities adopted a single revised ILA in 2015 that provides several ~~Many local governments throughout Washington have established~~ mechanisms to address such infrastructure and annexation issues:~~.~~

1. The cities and County provide updated maps of their utilities and transportation infrastructure to the Yakima County GIS Division, which maintains the regional GIS database that is accessible to all parties. [ILA Section II.F.]

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2. The County ensures that all streets within the unincorporated UGA are constructed concurrently with development, using design standards intended to be generally consistent with standards adopted by the affected cities. [ILA Section II.F.1.]
3. Adequate domestic water and sanitary sewers are required to potential customers within the UGA consistent with the capital facilities plan. The designated purveyors of these systems, preferably and usually the cities, are responsible for planning these facilities in their capital facilities plans, establishing minimum design standards, and for developing such facilities. [ILA Sections II.F.2. & 3.)
4. The County may seek specific agreements with the affected cities when the County intends to upgrade of replace infrastructure in a UGA. The agreement may address the financial impacts of future annexation and provide for coordinated infrastructure development, appropriate allocation of costs and/or revenue sharing arrangements, and optimal leveraging of local funds to obtain available grants and loans. [ILA Section II.G.2.b.(7)]
5. Sub-agreements are encouraged to establish areas with focused and targeted public investment, which directs capital facilities expenditures into specific geographic areas to provide fully-serviced land for development. This is explained further in the next section. [ILA Section II.F.]

6.3.4 ~~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~~

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~~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.~~

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 (including cities within their UGAs) 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?

6.3.5 ~~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 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 nderstand,~~

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~~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 capital facilities and the County has done so with its LOS standards for transportation 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 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 predetermined 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.~~

Levels of Service (LOS) ~~in Urban and Rural Areas~~

The Growth Management Act requires Yakima County's comprehensive plan to determine which types of capital facilities are *necessary for development* and to establish minimum Level of Service (LOS) standards for each type. The County is not required to set minimum LOS standards for capital facilities that are not *necessary for development*.[25] The Commerce Department recommends[26] that counties use these three criteria to determine which types of capital facilities are *necessary for development*:

(i) If the need for new facilities is reasonably related to the impacts of development;
(ii) If a county imposes an impact fee as a funding strategy for those facilities;
(iii) In urban areas, all facilities necessary to achieve urban densities.

Based on the criteria above, the discussion below, and maintaining consistency with the ILA, the following types of facilities are hereby determined to be *necessary for development*:

- Streets/roads/etc. (county-wide);
- Domestic water systems (in UGAs); and

[25] WAC 365-196-415(2)(b)(ii)(C)
[26] WAC 365-196-415(5)(a)

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- Sanitary sewer systems (in UGAs);

Because new developments require transportation access, which results in the need for new and improved transportation infrastructure, streets/roads/etc. are *necessary for development.* Minimum LOS standards, considerations, and issues concerning streets/roads/etc. are provided in the Transportation Element.

Domestic water systems and sanitary sewer systems are *necessary for development* in UGAs based on the following considerations:

- Achieving urban densities within UGAs requires area-wide public water supply domestic water systems and regional sanitary sewer systems. Allowing development within UGAs on wells and septic systems results in densities that are lower than urban densities due to the amount of land necessarily devoted to well control zones and septic tank drainfields. Development on wells and septic tanks also fails to provide the funds necessary to incrementally build the logical network of water and sewer line extensions and fire hydrants, which are necessary to achieve urban densities and growth that is safe and desirable.

- Outside of UGAs, new development typically uses privately-owned wells and on-site sewage disposal systems, which are not capital facilities under the GMA definition.

Storm sewer systems, which GMA allows normally only in UGAs, are not necessary to achieve urban densities or related to the impacts of development because Yakima County's strategy for controlling storm water is based on development standards that require privately-owned on-site retention structures rather than publicly-owned conveyance and treatment systems. Privately-owned infrastructure is not a capital facility under GMA's definition.

Minimum LOS standards for streets/roads/etc. are provided in Chapter 10 (Transportation Element) and for domestic water systems and sanitary sewer systems are provided in Section 6.5 (Capital Facilities Plan: Goals and Policies). ~~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 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, some facilities may serve the entire County, thus a single uniform level of service might be more appropriate to use in both urban and rural areas.~~

~~The County needs to categorize 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.~~If such capital facilities cannot be fully funded to meet the established minimum levels of service, reassessments and revisions must be made in

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the Land Use, CFP, and Transportation elements (including their financing plans) so that all are funded, coordinated, and consistent.

Inset 3. Horizon 2040 Visioning Goals
Capital Facilities - Related Goals

Urban Growth and Land Use:

1. (Infrastructure):

A. Ensure adequate transportation infrastructure and delivery system to meet the needs of, and promote, a diversified economy.
B. Provide adequate services to properties to promote diversified economic growth.
C. Develop a regional airport in the Yakima Valley.
~~A.~~D. Ensure that adequate educational and vocational opportunities and resources will be provided to facilitate planned growth and emergence of a more diverse economy in the Yakima regional area.

2. (New Goal)

A. Future development and planning should consider future data demands.

~~**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 (e.g., domestic water, sanitary sewer, and storm water), 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~~

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~~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.~~

6.3.6 ~~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 or Required as a Condition of Project Approval

GMA provides that a CFP must explicitly state which public facilities are determined to be *necessary for development* and each of the facilities so designated must be either subject to concurrency or required as a condition of project approval. Transportation facilities are the only facilities required to have a concurrency mechanism, although a local government may choose to adopt a concurrency mechanism for other facilities.[27]

Concurrency means that adequate ~~public~~ capital facilities meeting the minimum LOS standards will be in place ~~to support new~~ for 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~~ available for the new development to the required minimum LOS standards~~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~~.~~" and development regulations would require that the development be approved subject to conditions requiring the development to provide the capital facilities meeting the minimum LOS standard.
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 certifications for some facilities, and case-by-case review of other facilities (i.e., streets and roads).

The concurrency provisions for transportation facilities are found in Chapter 10 (Transportation Element).

As provided in Section 6.5 (Capital Facilities Plan: Goals and Policies), domestic water systems and sanitary sewer systems will be subject to conditions of project approval rather than to concurrency.

[27] *Capital Facilities Planning Guidebook*, Commerce Department, 2014, pages 2-3.

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6.3.7 Siting ~~of~~ Essential Public Facilities and Those of a Countywide or Statewide Nature

~~Yakima County has taken the first step required by t~~The Growth Management Act requires the Yakima County-wide Planning Policy (CWPP) to address policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140[28].

Relatedly, GMA also requires the County's comprehensive plan to include a process for identifying and siting essential public facilities ~~regarding public facilities~~ that are essential to the community, but which are difficult to site at an acceptable location (such as airports, sewage treatment plants, state education facilities, state or regional transportation facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling facilities, and inpatient facilities)[29]. Consistent with county-wide planning policies, counties and cities should create their own lists of essential public facilities. WAC 365-196-550 lists recommendations for establishing a list of essential public facilities and planning for them.

The ~~County has adopted~~ Yakima ~~County-wide Planning Polic~~CWPP~~ies~~ includes policies (Section C.3.1 and C.3.2) for identifying needed facilities of a countywide or statewide nature and includes additional policies (Section C.3.3 through C.3.6) that establish a process and review criteria for siting such facilities. These policies ~~C.1-C.3, which~~ are in turn reflected in the goals and policies in this Capital Facilities Plan element in Section 6.5.

The goals and ~~***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 to establish a process and review criteria for the siting of Countywide or Statewide facilities. The~~ policies in the CWPP and the CPF 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).~~

[28] RCW 36.70A.210(3)(c).
[29] RCW 36.70A.200.

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~~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.~~

~~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 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) calls 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 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:~~

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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 and ***Plan 2015*** policies CF 9.1-9.2. The policies provide the framework for action, and the County needs to take the actions specified by the framework. Specifically, the following actions are needed:

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.

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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, special purpose districts and the Nob Hill Water Association) have initiated a program to identify opportunities for increasing the efficiency and effectiveness of their services by contracting with one another for the provision of services (similar to existing contracts between cities and fire districts). In response to RCW 36.115, Yakima County, municipal and special purpose district officials have formed on-going partnership called the Government Services Forum to evaluate service delivery opportunities. The process needs to be continued, explored, and extended to cover issues raised above, such as infrastructure cost recovery and siting of essential public facilities.

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 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 facilities and the County has done so with its transportation system LOS measures.

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 facilities.

There are various 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;

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~~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 (e.g., 51% of items, 75%, or other %); or~~

~~3. Multiple measures could be used as the basis for 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.~~

~~4. Some measures could be used as the basis for an index, while others would have to meet a standard to allow development.~~

~~**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 facilities (see the Policy Plan). 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 facilities serve the entire County, thus a single uniform level of service is appropriate in urban and rural areas.~~

~~The County needs to categorize public 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., water, sewer, storm water, solid waste), transit, and parks and recreation. The regional service agreement process (described above) will only address the relationship among existing providers of facilities and services, but it will not look at the formation of regional entities to provide and operate facilities of regional significance.~~

~~Yakima County and 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.~~

6.4 ~~B.~~ INVENTORIES, FORECASTS, AND PROPOSALS~~EXISTING CONDITIONS~~

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This section provides the following information required by GMA:

(a) An inventory of the existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
(b) A forecast of the future needs for such capital facilities;
(c) The proposed locations and capacities of expanded or new capital facilities
(d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

As discussed above under the "GMA Requirements" heading, this information for transportation-related and parks- and recreation-related capital facilities is provided in the Transportation and Parks and Open Space Elements, respectively. Therefore, this section provides the information for the other types of capital facilities located in the county's unincorporated areas, namely:

6.4.1 Domestic water systems,
6.4.2 Sanitary sewer systems,
6.4.3 Storm sewer systems, and
6.4.4 Schools.

6.4.1 Domestic Water Systems

As agreed[30] by Yakima County and its cities, the areas to which each water purveyor is responsible for providing domestic water service is depicted on a service area map maintained by the County in the regional GIS database. For all UGAs in Yakima County, except Yakima's and Union Gap's UGAs, the designated service providers are each UGA's corresponding city, as shown in each city's UGA Future Land Use map in Chapter 4 (Land Use).

Within Yakima's UGA the designated provider for the western portion[31] is the Nob Hill Water Association, as shown in Map 9.5.5-1; the designated provider for the UGA portion lying east of the Yakima River is Yakima County's Terrace Heights Water System, as shown in Map 9.5.3-1; and the designated provider elsewhere is City of Yakima.

Within Union Gap's UGA the designated provider for the portion west of S. 32nd Ave. extended is Nob Hill Water Association[32]; and the designated provider elsewhere is Union Gap.

As also agreed by Yakima County and its cities, the water purveyors so designated are responsible for the planning and development of water services within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

[30] ILA, Section F.2.a.
[31] A Memorandum of Understanding between Yakima and Nob Hill Water Association, dated September 6, 2000, establishes the boundary between their service areas and provides for changes in areas that were not yet completely developed.
[32] An Agreement between Union Gap and Nob Hill Water Association, dated August 26, 1996, establishes the boundary between their service areas.

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Accordingly, Yakima County is responsible for meeting GMA's capital facilities planning requirements for the service areas of the following 30 domestic water systems; and the GMA's requirements for such planning is provided below:

- Four Group A systems owned by Yakima County (Terrace Heights, Buena, Crewport, and Gala Estates);
- Nob Hill Water Association (a Group A system); and
- 25 Group B systems owned by Yakima County.

6.4.1.1 Terrace Heights Water System

The Terrace Heights Water System is classified as a Group A system by the state Health Department. Its service area consists of the portion of Yakima's UGA east of the Yakima River plus a few additional areas to the northeast that are below elevation 1550 feet. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-1 and includes fire hydrants. Terrace Heights' most recent (2008) Water System Plan (WSP) indicates that the system serves an estimated 1,654 ERUs[33] and that the system's components have sufficient capacity to serve 710 additional residential service connections, with storage capacity being the limiting factor, as indicated in Table 6.4.1.1-1. The WSP also states that these capacities should easily be sufficient through 2028, based on past growth rates. The forecast for future needs for capital facilities consists of the projects listed in Table 6.4.1.1-2 "Finance Plan." The proposed locations and capacities of expanded or new distribution extensions to serve new customers will not be known until they request the service.

Table 6.4.1.1-1 Remaining Capacity Available – Terrace Heights Water System

System Component	Additional Residential Service Connections that could be served with Remaining Capacity
Storage facilities	710
Supply facilities (wells & pumps)	930
Water rights	3,800

Source: Yakima County Utilities Division

Table 6.4.1.1-2 Finance Plan – Terrace Heights Water System

Description	Estimated Cost	Estimated Year	Sources of public money
Well 6 Supply Improvements	$ 600,000	2017	Water system rates
Tower Reservoir Rehabilitation	$ 230,000	2017	Water system rates
New Storage Building @ Well #5	$ 150,000	2017	Water system rates
Reservoir #1 Painting	$ 140,000	2018	Water system rates
Distribution System Improvements	$ 300,000	2019-2021	Water system rates
New Well #7 (location TBD)	$ 800,000	2021	Water system rates
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

[33] Equivalent Residential Units

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Within the Terrace Heights Water System's future service area there are currently 30 small private systems, as shown in Map 6.4.1.1-1. In 2015 the Department of Health funded two feasibility studies for the possible consolidation of 18 of these small systems. YVCOG was contracted to conduct the studies and published drafts of each study in 2016. Policies are included in Section 6.5 (Capital Facilities Plan: Goals and Policies) to support this consolidation and to prohibit the formation of new private systems within the Terrace Heights Water System future service area unless they meet urban standards, including providing fire hydrants.

6.4.1.2 Buena Water System

The Buena Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-3. The system includes fire hydrants, currently serves 145 connections, and has capacity to serve a total of 160 connections, based on existing water rights. The forecast for future capital facilities needs consists of an intertie (location and timing TBD) with the City of Zillah's water system and extending the distribution system to serve up to 15 new customers within the existing service area. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.2-1.

Table 6.4.1.2-1 Finance Plan – Buena Water System

Description	Estimated Cost	Estimated Year	Sources of public money
Intertie with City of Zillah	$ 50,000	2018	Water system rates
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.1.3 Crewport Water System

The Crewport Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-4. The system includes fire hydrants, currently serves 48 connections, and has capacity to serve a total of 60 connections, based on existing water rights. Except for possible extensions of the distribution system to serve new customers within the service area, no future capital facilities are forecast. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.3-1.

Table 6.4.1.3-1 Finance Plan – Crewport Water System

Description	Estimated Cost	Estimated Year	Sources of public money
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.1.4 Gala Estates Water System

The Gala Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-2. The system does not include fire hydrants, currently serves 37 connections, and has capacity to serve a total of 44 connections, based on existing water rights. Except for possible extensions of the distribution system to

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serve new customers within the service area, no future capital facilities are forecast. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.4-1.

Table 6.4.1.4-1 Finance Plan – Gala Estates Water System

Description	Estimated Cost	Estimated Year	Sources of public money
Distribution extensions	Determined when requested		Developer pays cost
Source: Yakima County Utilities Division			

6.4.1.5 Nob Hill Water Association Water System

The Nob Hill Water Association System is a private entity, so is not required by GMA to be included in this CFP. However, it is included because it provides service to a significant number of customers and to an area of significant extent, including portions of the Yakima UGA. It is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.5-1. The system includes fire hydrants, currently serves 11,326 connections (approximately 27,837 people), and has capacity to serve a total of 11,951 (ERUs), with the limiting factor being storage. The forecast for future capital facilities needs consists of improvements to serve 51,536 people (22,226 ERUs) during Nob Hill's 2015-2035 planning period. The proposed locations and capacities of expanded or new capital facilities are also shown in Map 9.5.5-1. The finance plan for proposed facilities is provided in Table 6.4.1.5-1.

Table 6.4.1.5-1 Finance Plan – Nob Hill Water Association Water System

Description	Estimated Cost (Feb. 2015)	Estimated Year	Sources of public money
Drill/Equip well No. 8	$1,636,000	2016	None (private water system rates)
Drill/Equip well No. 9	$1,636,000	2022-35	None (private water system rates)
Manual transfer switch at Well No. 3	$ 244,000	2020	None (private water system rates)
Evaluate Minnesota Reservoir	$ 20,000	2015	None (private water system rates)
Replace Minnesota Reservoir	$ 2,108,000	2017	None (private water system rates)
Automate Zier booster pump station	$ 59,000	2022-35	None (private water system rates)
Manual transfer switch at Summitview booster pump station	$ 53,000	2022-35	None (private water system rates)
Distribution system pipeline replacement	$ 150,000/yr.	2015-2035	None (private water system rates)
Pressure reducing valve at Ahtanum booster pump station	$ 40,000	2022-35	None (private water system rates)

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Valve exercising and replacement programs	No cost		
Source: Nob Hill Water Association's *Water System Plan 2015-2035*			

6.4.1.6 Group B Water Systems Owned by Yakima County

Yakima County owns and operates 25 water systems as listed in Table 9.5.3-1 and classified by the state Health Department as Group B systems. The existing and proposed locations of these systems are shown in Map 9.5.3-5 and Map 9.5.3-6; and their existing and proposed capacities are shown in Table 9.5.3-1. These systems do not include fire hydrants. In addition to possible extensions of the distribution system to serve new customers within their service areas, which will be paid by the developers, the only new capital facilities under consideration is an Advanced Metering Infrastructure system for all Group B systems. No finance plan is currently proposed, but if proposed in the future the cost will likely be paid with water utility rates and a grant from Department of Ecology.

6.4.1.7 Yakima County Water Resource System

Yakima County has procured a $500,000 Ecology grant to buy pre-1905 water rights to capitalize its planned Water Resource system. The grant expires 6-30-17.

6.4.2 Sanitary Sewer Systems

As agreed[34] by Yakima County and its cities, the areas to which each sewer purveyor is responsible for providing sewer service is depicted on a service area map maintained by the County in the regional GIS database. For all UGAs in Yakima County the designated service providers are each UGA's corresponding city, as shown in the UGA boundary maps in Chapter 4 (Land Use), except that the designated provider for the portion of Yakima's UGA lying east of the Yakima River is the Terrace Heights Sewer District as shown in Map 9.6.4-1.

As also agreed by Yakima County and its cities, the sewer purveyors so designated are responsible for the planning and development of water services within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

Accordingly, Yakima County is responsible for meeting GMA's capital facilities planning requirements for the service areas of the following five sewer systems; and the GMA's requirements for such planning follows:

- Terrace Heights Sewer District;
- Cowiche Sewer District;
- Buena sewer system;
- Fairway Estates sewer system; and
- Mountain Shadows sewer system.

[34] ILA, Section F.3.a.

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6.4.2.1 Terrace Height Sewer District

The Terrace Heights Sewer District serves approximately 2,500 ERUs, constituting a population of approximately 5,000. The locations and pipe capacities of the Terrace Heights Sewer District's existing system and its designated service area are shown in Map 9.6.4-1. The overall capacity of the district is 4% of the capacity of Yakima Regional Wastewater Treatment Facility, which is currently 850,000 gallons per day. The district currently averages 600,000 gallons per day, including effluent from Moxee. Under agreement with the district, Moxee's sewage is treated by the Regional Facility as part of the district's allocated capacity.

The district currently has no plans for constructing any sewer capital facilities and therefore has no finance plan. It is currently just paying back the bonds (loan) issued for the previous sewer facilities construction. The district's most recent General Sewer Plan was conducted in 1998 and is required every 20 years. Therefore the district indicates that it will soon start the next plan, which will provide the district's forecast of future facilities needed, and their proposed locations and capacities.

6.4.2.2 Cowiche Sewer District

The Cowiche Sewer District serves 142 connections in Cowiche and treats the effluent for 425 connections in the City of Tieton that is provided through an interceptor line that runs along Summitview Road between Tieton and Cowiche. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.3-1. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the district's service area is limited to the Cowiche Rural Settlement LAMIRD while the City of Tieton provides retail sewer service within its UGA. The treatment plant is at 35 percent capacity and estimated to reach capacity by 2040. Therefore, except for service extensions that will be paid for by developers, the district currently has no forecast of future facilities needs or a finance plan.

6.4.2.3 Buena Sewer System

Yakima County owns and operates the Buena sewer system. The system currently serves 282 customers and has a capacity to serve 390 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-1. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the district's service area is limited to the Buena Rural Settlement LAMIRD. The system's forecast of future facilities needs and finance plan are provided in Table 6.4.2.3-1.

Table 6.4.2.3-1 Finance Plan – Buena Sewer System

Description	Estimated Cost	Estimated Year	Sources of public money
Paint Recirculation Tanks	$ 100,000	2017	Waste water system rates
Filter Bed Rehabilitation	TBD	TBD	Waste water system rates
Collection extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

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6.4.2.4 Fairway Estates Sewer System

Yakima County owns and operates the Fairway Estates sewer system. The system currently serves 10 customers and has a capacity to serve 12 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-2. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the system's service area is limited to its current service area. The County forecasts no future needs for facilities and therefore has no finance plan.

6.4.2.5 Mountain Shadows Estates Waste Water System

Yakima County owns and operates the Mountain Shadows Estates waste water system located within the Yakima UGA. The system currently serves eight customers and has a capacity to serve 11 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-3. The County forecasts no future needs for facilities and therefore has no finance plan. The system will be connected to the City of Yakima's sewer system after the City's sewer lines are extended to the area.

6.4.3. Storm Sewer Systems

Under GMA[35] storm sewers are not rural facilities; and in general, it is not appropriate for them to be extended or expanded outside of UGAs except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development. Therefore this section presents storm sewer systems under two subsections: Within UGAs, and Countywide.

6.4.3.1 Within Urban Growth Areas

Under the Yakima County-wide Planning Policy and the Interlocal Agreement, Yakima County is responsible for planning any storm sewer systems in unincorporated areas, including within UGAs.

The locations and capacities of such existing facilities are inventoried in *Yakima County Stormwater Curb and Gutter Atlas*, which is hereby incorporated by reference. This atlas was published on paper and in PDF format in February 2012 and is maintained and updated on an on-going basis by the Yakima County GIS Division. Map 6.4.3-1 shows the inventory at a small scale. Larger scale maps may be seen in the published versions or in the GIS version.

It is current County policy, as established in the Interlocal Agreement and development regulations, to require on-site retention, treatment, and disposal of stormwater.[36] Design and construction of such facilities will be the responsibility of the developer. Because they will be privately-owned, they are not capital facilities under GMA's definition. Therefore, the County forecasts no needs for future storm sewer systems, proposes no expanded or new facilities, and includes no public funds for them in the six-year finance plan required by GMA. The County's policy means that storm sewer systems (meeting the GMA definition) are not *necessary for development*. Therefore the County establishes no minimum LOS standard.

[35] 36.70A.030(17) and 36.70A.110(4).
[36] Exceptions to this policy will only be allowed if off-site collection, treatment, and disposal services are available from a municipality, or other entity property authorized to collect and dispose of such flows.

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6.4.3.2 Countywide

Outside of GMA requirements, however, the County has a significant program addressing stormwater issues. Map 6.4.3-1 also shows the boundary of the Yakima County Stormwater Management Utility, which was established in 2008 to facilitate the county's compliance with the Stormwater Phase II Final Rule. Established by the Environmental Protection Agency in 1999 to implement the Clean Water Act, this rule extended coverage of the National Pollution Discharge Elimination Permit System (NPDES) to certain "small" Municipal Separate Stormwater Sewer Systems (MS4s). As further implemented by the Department of Ecology, the rule requires compliance with the conditions of Ecology's general stormwater permit in Urban Growth Areas and in "Urbanized Areas" as defined by the federal Census Bureau. The Stormwater Management Utility facilitates Yakima County's compliance with the permit by assessing a fee on the owners of property lying within the utility in order to pay for the costs of compliance. Revenue from such fees, however, are not used to pay the costs of expanded or new stormwater capital facilities within the utility boundary or for maintaining such facilities. The capital costs of such new or expanded facilities are budgeted through the six-year Transportation Improvement Plan, with revenue provided by the County's road fund. The County's maintenance and operation of these facilities are also funded by the County's road fund.

The Board of Yakima County Commissioners, in their capacity as decision-making body for the Yakima County Flood Control Zone District, has adopted three comprehensive flood hazard management plans since 1998:

- Upper Yakima River CFHMP (adopted 1998, updated 2007);
- Naches River CFHMP (adopted 2006); and
- Ahtanum-Wide Hollow CFHMP (adopted 2012).

Each of these CFHMPs, which were also adopted by the cities affected, include recommendations that are adopted by reference in Section 6.5 (Capital Facilities Plan: Goals and Policies).

6.4.4 Schools

~~**Public Schools**~~

~~Fifteen public school districts of varying size operate within Yakima County (see Figure XII-2). With the onset of faster enrollment growth in the late 1980s and into the 1990s, several school districts within Yakima County have contended that the adequacy of public school facilities should be part of the concurrency requirement for new development. After considerable discussion but without reaching consensus, the Financing the Future Task Force recommended that ***Plan 2015's*** CFP include a concurrency requirement for schools, along with roads, water and sewer facilities.~~

~~In order for the County to require a concurrency or adequacy test for school facilities, the individual school districts of Yakima County must each prepare Capital Facilities Plans that conform to the requirements of RCW 36.70A.070(3) and RCW 82.02.050(4). State law requires school district board of directors to establish a level of service for their respective district, in order for municipal governments to consider adopting ordinances that test for concurrency.~~

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~~This section of Yakima County's CFP lists the school districts in the County, summarizes the inventory of current facilities of each district, and provides a general methodology for school districts to follow in order to develop their CFPs.~~

~~Current Facilities: The current inventory of school district classrooms is shown in Table XI-21. The inventory includes permanent and temporary classrooms for elementary, middle and high schools.~~

~~School CFP Requirements: The Growth Management Act requires the school district's CFP to identify public facilities that will be required during the six years following adoption of the new plan. The CFP must include the location and cost of the facilities and the sources of revenue that will be used to fund the facilities (see RCW 36.70A.070(3)(a)(b)(c).~~

~~The CFP must be financially feasible. In other words, dependable revenue sources must equal or exceed anticipated costs (see RCW 36.70A.070(3)(d). If the costs exceed the revenue, the school district must reduce its level of service, reduce costs, or ask the County to modify the land use element to bring development into balance with available or affordable facilities (see RCW 36.70A.070(3)(e).~~

~~Other requirements of the GMA mandate forecasts of future needs for capital facilities and the use of standards for level of service of facility capacity as the basis for public facilities contained in the CFP (see RCW 36.70A.020(12). As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as students per classroom or square feet of facilities per student.~~

~~School CFP Development Process The following methodology can be used by school districts in Yakima County to prepare their CFPs:~~

~~**Enrollment Forecasts**:~~
~~1.1 Review SPI cohort survival enrollment forecasts;~~

~~1.2 Evaluate population forecasts from government planning departments;~~

~~1.3 Prepare enrollment forecasts.~~

~~**Inventory of Existing Facilities**:~~
~~2.1 Summarize data from most recent study and survey and conditions assessment (or other source of inventory);~~

~~2.2 Update inventory.~~

~~**Levels of Service:**~~
~~3.1 Calculate current levels of service;~~

~~3.2 Review other level of service information:~~
~~- SPI capital funding standards~~
~~- School district standards~~
~~- Bargaining agreement standards~~
~~- Standards from neighboring districts~~

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3.3 Develop recommended level of service standards.

Analysis of Needs:
4.1 Apply LOS standard to enrollment forecast to forecast facility capacity requirements;

4.2 Compare capacity requirements to existing inventory to identify need for additional capacity. Analysis needs to comply with RCW 82.02.070(4)(a-c) regarding deficiencies, reserve capacity and new facilities for growth.

Capital Improvements Projects:
5.1 Develop capital improvements projects that meet district needs for additional capacity (Task 4.2);

5.2 Develop capital improvements projects for modernization, remodeling, renovation and other noncapacity purposes.

Revenues for Capital Improvements:
6.1 Evaluate historical revenue data;

6.2 Forecast state revenue, debt capacity and mitigation payment revenue.

Capital Facilities Plan:
7.1 Test consistency of capital projects with recommended level of service and financial capacity;

7.2 Prepare capital facilities plan with LOS standards and financing plan (sources and uses of funds format);

7.3 Adopt capital facilities plan, including level of service standards, at a public meeting of the school board;

7.4 Present school district CFP to Yakima County for review and adoption by the County.

Mitigation Impact Fee Rate Calculations (Optional):
8.1 Calculate mitigation (impact fee) rates

Table XII-21 Yakima Valley School

ELEMENTARY SCHOOL	School District	Permanent Classrooms	Temporary Classrooms	Sub-total
	Mabton	23.0	0.0	23.0
	Toppenish	99.0	15.0	114.0
	Highland	19.5	3.0	22.5
	East Valley	38.0	13.0	51.0
	Yakima	301.0	28.0	329.0
	Granger	23.0	19.0	42.0
	Wapato	69.0	12.0	81.0
	Mount Adams	26.0	2.0	28.0
	[illegible]	32.0	3.0	35.0
	Zillah	46.0	0.0	46.0
	Sunnyside	115.0	20.0	135.0
	Selah	82.0	1.0	83.0
	Grandview	63.0	6.0	69.0
	West Valley	109.0	9.0	118.0
	Union Gap	13.0	4.0	17.0
8.1		1058.5	135.0	1193.5

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	MIDDLE SCHOOL				HIGH SCHOOL											
	Permanent Classrooms	Temporary Classrooms	Sub-total	Permanent Classrooms	Temporary Classrooms	Sub-totals	Other Combined	TOTAL Permanent Classrooms	TOTAL Temporary Classrooms	Grand Total						
	0.0	0.0	0.0	22.0	2.0	24.0	0.0	45.0	2.0	47.0						
	38.0	4.0	42.0	34.0	7.0	41.0	0.0	171.	26.0	197.0						
	17.5	0.0	17.5	14.5	0.0	14.5	0.0	51.5	3.0	54.5						
	24.0	2.0	26.0	30.0	0.0	30.0	0.0	92.0	15.0	107.0						
	125.0	18.0	143.0	204.0	25.0	229.0	0.0	630.0	71.0	701.0						
	3.0	1.0	4.0	16.0	0.0	16.0	0.0	42.0	20.0	62.0						
	42.0	0.0	42.0	40.0	0.0	40.0	0.0	151.0	12.0	163.0						
	8.0	2.0	10.0	20.0	2.0	22.0	0.0	54.0	6.0	60.0						
	28.0	0.0	28.0	24.0	0.0	24.0	0.0	84.0	3.0	87.0						
	17.0	0.0	17.0	22.0	0.0	22.0	0.0	85.0	0.0	85.0						
	40.0	0.0	40.0	40.0	4.0	44.0	0.0	165.0	24.0	219.0						
	39.0	4.0	43.0	44.0	0.0	44.0	0.0	165.0	5.0	170.0						
	28.0	6.0	34.0	40.0	5.0	45.0	0.0	133.0	17.0	150.0						
	70.0	12.0	82.0	41.0	0.0	41.0	7.0	220.0	21.0	241.0						
	11.0	0.0	11.0	0.0	0.0	0.0	0.0	24.0	4.0	28.0						
	490.5	49.0	539.5	591.5	45.0	636.5	7.0	2140.5	229.0	2369.5						

Seven schools districts own facilities/land in the county's unincorporated areas. Their GMA-required information is summarized below for each district.

6.4.4.1 East Valley School District

As shown in Map 6.4.4-1, the district has four schools outside of cities: (1) Terrace Heights Elementary on 10.0 acres on Terrace Heights Drive, and (2) East Valley Elementary on 33.8 acres on Beaudry Road and (3) East Valley Middle and (4) East Valley High on 31.9 acres on Beaudry Road. The existing capacities of these schools and a forecast of future needs are shown in Table 6.4.4.1-1.

Table 6.4.4.1-1 Capacities of Existing School Facilities – East Valley School District

School	Estimated Capacity (students)	Projected Enrollment (students)	Projected is (Over)/Under Capacity (students)

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Terrace Heights Elementary	530	Described below	Under in 2024
East Valley Elementary	543	Described below	Under in 2024
East Valley Central Middle	702	800-840 (2019-2020)	(98-138) in 2019-2020
East Valley High	860	1,000 (2022-2023)	(140) in 2022-2023
Source: East Valley School District			

In November 2015 the district's voters approved a $52.9 million bond issue that will combine with approximately $14 million in state matching funds to finance the following modernization and expansions: (1) modernization and expansion of East Valley High to serve up to 1,100 students, with core spaces that allow expansion up to 1,500 students; and (2) nine additional classrooms and an auxiliary gym at East Valley Middle.

The current 2017-2024 forecast for the district's elementary schools is for enrollment to decrease by 34 students. When elementary enrollment eventually reaches capacity, the current plan is to house additional students in portables until the district can either receive state matching funds for unhoused students or be able to pass another bond, likely during 2022-2024.

6.4.4.2 Highland School District

As shown in Map 6.4.4-2, the district has three schools outside of cities: (1) Marcus Whitman Elementary on 13.6 acres on Thompson Road and (2) Highland Middle and (3) Highland High on 43.8 acres in Cowiche. The existing capacities of these schools and a forecast of future needs are shown in Table 6.4.4.2-1.

Table 6.4.4.2-1 Capacities of Existing School Facilities – Highland School District

School	Regular Classrooms	Special Program Classrooms	Portables	Estimated Capacity including portables (students)	2018 Projected Enrollment (students)	Projected is (Over)/Under Capacity (students)
Marcus Whitman Elementary	20	2	1	459	508	(49)
Highland Jr High	14	3	4	414	221	193
Highland High	14	0	0	402	408	(6)
Source: Highland School District						

The district's forecast for future school facilities needs are to upgrade the CTE (Career and Technical Education) building at the Highland High campus, a district-wide technology upgrade, and an electrical upgrade at Marcus Whitman Elementary. In 2015 the district's voters approved a $6 million bond issue for these purposes. The district will next evaluate future facilities needs in 2023 after its current debt is paid down and in 2029 when the district could next be eligible for state funding. Therefore, the district currently has no further finance plans for its capital facilities. The district reports having fewer students in 2016 than in 1999.

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6.4.4.3 Mount Adams School District

As shown in Map 6.4.4-3, the district owns one 27.3-acre site outside of cities along Signal Peak Road in White Swan, WA on which are located two schools: (1) Mount Adams Middle, and (2) White Swan High. The capacity of Mount Adams Middle is approximately 160 students and the capacity of White Swan High is approximately 250 students. The district currently forecasts no future needs at either school, but will begin investigating modernization or replacement of all buildings in the district. The district expects to maintain modernized facilities in the same locations as currently located. When the investigation is complete, the primary source of public funds for the finance plan will be through the OSPI School Construction Assistance Program and other usual district resources.

6.4.4.4 Naches Valley School District

As shown in Map 6.4.4-4, the district owns two sites outside of cities: (1) 3.6 undeveloped acres adjacent to SR 12 and the new elementary school, and (2) the unused former primary school on 7.6 acres along Old Naches Highway. The district has no plans to use these sites for schools; therefore there are no existing or planned capacities or finance plans associated with either site.

6.4.4.5 Sunnyside School District

As shown in Map 6.4.4-5, the district owns two sites outside of cities: (1) 15.1 undeveloped acres adjacent to and north of Sun Valley Elementary along Washout Road, and (2) Outlook Elementary on 8.9 acres along Van Belle Road. Outlook Elementary has 57,388 square feet, 27 classrooms, and a capacity of 638 students. Including the portables currently onsite, the school has 62,640 square feet, making the capacity 694 students.

Enrollment is not growing in the Outlook area; therefore the district forecasts no need to expand Outlook Elementary in the near future. The school will not be available for state matching funds for remodeling or a new school until 2026 at the earliest. The district also has no plans for the vacant land north of Sun Valley Elementary. Accordingly, the district's finance plan for the next six years currently includes no funds for school facilities outside of cities.

6.4.4.6 West Valley School District

As shown in Map 6.4.4-6, the district owns five sites outside of cities: (1) Mountainview Elementary, (2) Cottonwood Elementary, (3) Ahtanum Valley Elementary, (4) West Valley High Freshman Campus, and (5) West Valley High.

(Note: Information on existing capacity, forecast of future needs, and proposed locations and capacity for expanded or new facilities was not received from the school district. Media reports indicate that the district's current planning for facilities improvements involve schools located within Yakima.)

6.4.4.7 Zillah School District

As shown in Map 6.4.4-7, the district owns two undeveloped sites outside of cities: (1) a 4.5-acre parcel adjacent to Zillah Middle School, and (2) a 23.8-acre parcel between Vintage Valley Parkway and Cutler Way. The district forecasts no needs for future facilities on these sites; therefore, there is no plan to finance facilities at these sites. In The district will put a bond issue on the February 2017 ballot to finance

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expansions at the district's high school, which is located within city limits. If approved, the district would not consider another bond issue until 2024 or later, when it is eligible for state construction funding and debt capacity is available.

~~County Parks Facilities~~

~~The County-owned parks and special use areas inventory includes 557.25 acres in two categories as follows:~~

~~Regional Parks~~

~~Table XII-10 shows that the County has one regional park in its inventory: Eschbach Park, located near Naches on 168 acres, of which 50 acres are developed. The Sun Valley Shooting Park is a 412 acre facility. The County leases the facility to a private, non-profit Central Washington Range Conservancy for a multi-purpose shooting facility, is not defined in the 1996 Yakima County Parks and Open Space Plan as a regional park and is not included as one in this CFP, although its potential draw and service area is County-wide.~~

~~Typically, regional parks owned and managed by most local governments in Washington state range in size from 50 to 350 acres, and provide diversified active and some passive uses: boat ramps, marinas, walking trails, tent camping, vehicle camping, picnicking sites, football/soccer fields, baseball/softball fields, playgrounds, outdoor courts (tennis, basketball, volleyball), restrooms, and parking spaces. Areas are provided with children's play equipment, and include natural wooded areas for outdoor enjoyment.~~

~~Table XII-10 represents the current LOS (Column 3) for regional parks at .846 acres per 1,000 population (0.000846 acres per capita), which is based on the existing inventory of 168 park acres divided by the OFM "1994 Actual" County population of 198,629. The average LOS (1992-1994) for regional park land within several other Washington state local government jurisdictions is approximately 6.5 acres per 1,000 population. A 1991 Interagency Committee for Outdoor Recreation (IAC) survey shows a range of 5-10 acres (average 6.7 acres) per 1,000 population for Washington state counties with populations of 100,000-200,000, while the National Recreation and Park Association (NRPA) recommends a standard of 5-10 acres per 1,000 population.~~

~~As Column 5 shows, the County would need an additional 10 acres through 2001 in order to maintain the current LOS.~~

~~**TABLE XII-10 Parks - Regional***~~

~~Current LOS = 0.846 Acres Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~1994 Actual Time Period~~	~~Countywide Population~~	~~Acres @ 0.000846 Per Capita~~	~~Current Acres Available~~	~~Net Reserve/ Deficiency~~
~~1994 Actual~~	~~198,629~~	~~168.1~~	~~168.1~~	~~0.0~~
~~1995 Transition~~	~~1,643~~	~~1.4~~	~~0.0~~	~~-1.4~~
~~1996-2001~~	~~10,141~~	~~8.6~~	~~0.0~~	~~-8.6~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**178.1**~~	~~**168.1**~~	~~**-10.0**~~

~~***Note: The 244 acre leased shooting range is not included, due to its limited special purpose.**~~

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~~Community Parks~~

~~Table XII-11 shows 139.56 acres of community parks in the inventory of County owned parks. The community parks include: Youth Activities Park, located in Union Gap (74 acres, of which 54 acres are developed); West Valley Community Park, located in West Valley (26 acres, of which 16 acres are developed); Lower Naches Community Park, located in Gleed (7.6 acres, all of which are developed); and Sunnyview Park, located in Sunnyside (31.6 acres, all of which are developed). The Parks Plan also lists 4.6 acres of "Special Use Areas" in its inventory: Sunnyside Dam Rest Area, located in Parker (2.0 acres, all of which are developed; and Euclid Bridge Boat Launch (2.6 acres). This acreage is included in the overall county inventory but is not part of the LOS calculations in Table XII-11 below.~~

~~Generally, community parks owned by local governments in Washington state range in size from less than 1 acre to just over 13 acres, and generally serve two or more neighborhoods. Community parks include beach facilities, play structures and equipment suitable for mixed age groups from pre-schoolers to older youth.~~

~~Table XII-11 shows the current LOS (Column 3) for community parks at 0.70 acres per 1,000 population (0.00070 acres per capita), which is based on the inventory of 139.56 park acres divided by the OFM "1994 Actual" County population of 198,629. The average LOS (1992-1994) for community parks within several other Washington state local government jurisdictions is approximately 4.9 acres per 1,000 population. A 1991 IAC survey shows a range of 2.5-5.0 acres (average 3.5 acres) per 1,000 population for Washington state counties with populations of 100,000-200,000, while the National Recreation and Park Association recommends a standard of 5-8 acres per 1,000 population. As Column 5 shows, an additional 8.28 acres would be needed through the year 2001 just to maintain the current LOS.~~

~~TABLE XII-11 Parks - Community~~
~~Current LOS = 0.70 Acres Per 1,000 Population~~

~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~Time Period~~	~~Countywide Population~~	~~Acres @ 0.00070 Per Capita~~	~~Current Acres Available~~	~~Net Reserve/ Deficiency~~
~~1994 Actual~~	~~198,629~~	~~139.56~~	~~139.56~~	~~0.00~~
~~1995 Transition~~	~~1,643~~	~~1.15~~	~~0.00~~	~~-1.15~~
~~1996-2001~~	~~10,141~~	~~7.10~~	~~0.00~~	~~-7.13~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**147.81**~~	~~**139.56**~~	~~**-8.28**~~

~~Pathways~~

~~Pathways provide a system of separated cross-country trails which connect major environmental assets, park and recreational facilities, community centers, and historical features. Generally, pathways accommodate one or more modes of recreational travel (including commuter travel where appropriate), such as hiking and biking. Typically, pathway systems parallel established vehicular or other transportation corridors, but generally are located within separate corridors, such as class 1-3 walking and class 1 bicycle improvements. Pathways also include trail head facilities, sometimes with active play areas or improvements.~~

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While Table XII-12 does not show pathways in the County inventory, the County has actively supported the establishment and improvement of recreational trails and pathways. According to the recreational trails section in the *Parks and Open Space Plan*, there are 13.4 miles of paved trails operated by private nonprofit foundations: Yakima Greenway (7 paved; 3 additional miles planned); Lower Valley Trails (6.4 miles); and Cowiche Canyon (3.2 unpaved miles). The U.S.D.A., Forest Service has 536 miles of non-motorized trails and 320 miles of off-highway vehicle trails in its system. The plan includes a proposed Capital Improvement Plan that shows the development of an equestrian trail at Eschbach Park (1996), development of the Ahtanum Trail (1998) and land acquisition for the Greenway (2001).

Table XII-12 shows the current LOS (Column 3) for trails at 0 miles per 1,000 population (0 miles per capita), which is based on the inventory of 0.0 trail mile divided by the "1994 Actual" County population of 198,629. The average LOS (1992-1994) for pathway or trail systems within several other Washington state local government jurisdictions is approximately 0.17 miles per 1,000 population. A 1991 Interagency Committee for Outdoor Recreation survey shows a range of 1.20-1.26 miles (average 1.22 miles) per 1,000 population for Washington state counties with populations of 100,000-200,000.

TABLE XII-12 Parks - County Owned/Operated Pathway

Current LOS = 0.00 MILES Per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Miles @ 0.00000 Per Capita**	**Current Miles Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629	0.0	0.0	0.0
1995 Transition	1,643	0.0	0.0	0.0
1996-2001	10,141	0.0	0.0	0.0
Total As Of 2001	**210,413**	**0.0**	**0.0**	**0.0**

Courts

The current inventory of Superior Court, District Court, and Juvenile Court facilities within the County include 7 Superior Court courtrooms, 7 District Court courtrooms, and 2 Juvenile Court courtrooms, as Table XII-13 below illustrates:

Table XII-13 Court Facilities

Name	Location	Capacity (Courtrooms)
Superior Court	Courthouse	7
District Court	Toppenish	1
District Court	Sunnyside	1
District Court	County Jail	2
District Court	Courthouse	3
Juvenile Court	Juvenile Center	2
	TOTAL	**16**

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Superior Court

Table XII-14 represents the current LOS for the Superior Court (Column 3), which is based on the existing inventory of 7 courtrooms divided by the "1994 Actual" County-wide population of 198,629.

The current LOS equates to 0.04 courtrooms per 1,000 population (0.00004 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.4 courtrooms through 2001 (Column 5).

TABLE XII-14 Superior Court

Current LOS = 0.04 Courtrooms Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00004 Per Capita	Current Courtrooms Available	Net Reserve/ Deficiency
1994 Actual	198,629	7.0	7.0	0.0
1995 Transition	1,643	0.1	0.0	-0.1
1996-2001	10,141	0.4	0.0	-0.4
Total As Of 2001	**210,413**	**7.4**	**7.0**	**-0.4**

District Court

Table XII-15 represents the current LOS for the District Court (Column 3), which is also based on the existing inventory of 7 courtrooms divided by the "1994 Actual" County-wide population of 198,629. This equates to 0.04 courtrooms per 1,000 population (0.00004 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.4 courtrooms through 2001 (Column 5).

TABLE XII-15 District Court

Current LOS = 0.04 Courtrooms Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00004 Per Capita	Current Courtrooms Available	Net Reserve/ Deficiency
1994 Actual	198,629	7.0	7.0	0.0
1995 Transition	1,643	0.1	0.0	-0.1
1996-2001	10,142	0.4	0.0	-0.4
Total As Of 2001	**210,413**	**7.4**	**7.0**	**-0.4**

Juvenile Court

Table XII-16 represents the current LOS for the Juvenile Court (Column 3), which is also based on the existing inventory of 2 courtrooms divided by the "1994 Actual" County-wide population of 198,629. This equates to 0.01 courtrooms per 1,000 population (0.00 001 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.1 courtrooms through 2001 (Column 5).

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TABLE XII-16 Juvenile Court

Current LOS =0.01 Courtrooms Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00001 Per Capita	Current Courtrooms Available	Net Reserve/ Deficiency
1994 Actual	198,629	2.0	2.0	0.0
1995 Transition	1,643	0.0	0.0	0.0
1996-2001: Growth	10,141	0.1	0.0	-0.1
Total As Of 2001	210,413	2.1	2.0	-0.1

Fairgrounds (Sun Dome and Stadium)

The current County-owned Fairgrounds inventory includes two major public facilities: the Sun Dome, which can seat 7,500, and the Baseball Stadium, which can seat 3,200 people. *It should be noted that the facilities are not satisfactorily measured by a "seats per 1,000" LOS, because the scheduled events dictate demand for seating; therefore, average attendance varies, the size of the structures is fixed, and additional seating is not contemplated*.

Each facility is as follows:

Sun Dome

Table XII-17 shows that the Sun Dome has a seating capacity of 7,500 people. The current LOS (Column 3) for the Sun Dome 38 seats per 1,000 population (0.03776 seats per capita), which is based on the existing inventory of 7,500 seats divided by the "1994 Actual" County population of 198,629. As Column 5 shows, the County would need an additional 445 seats through 2001 in order to maintain the current LOS, if seats per 1,000 residents is used as a Level of Service measure.

TABLE XII-17 Fairgrounds: Sun Dome

Current LOS =37.8 Seats Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Seats @ 0.03776 Per Capita	Current Seats Available	Net Reserve/ Deficiency (see note)
1994 Actual	198,629	7,500	7,500	0
1995 Transition	1,643	62	0	-62
1996-2001: Growth	10,141	383	0	-383
Total As Of 2001	210,413	7,945	7,500	-445

Baseball Stadium

Table XII-18 shows that the Baseball Stadium has a seating capacity of 3,200 people. The current LOS (Column 3) for the Baseball Stadium is 16.1 seats per 1,000 population (0.0161 seats per capita), which is based on the ADA compliant inventory of 3,200 seats divided by the "1994 Actual" County population of 198,629. As Column 5 shows, the County would need an additional 190 seats through 2001 in order to maintain the current LOS, if this were an accurate measure of need.

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~~TABLE XII-18 Fairgrounds: Baseball Stadium~~

~~Current LOS 0.0161 Seats Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~Time Period~~	~~Countywide Population~~	~~Seats @ 0.0161 Per Capita~~	~~Current Seats Available~~	~~Net Reserve/ Deficiency (see note)~~
~~1994 Actual~~	~~198,629~~	~~3,200~~	~~3,200~~	~~0~~
~~1995 Transition~~	~~1,643~~	~~26~~	~~0~~	~~-26~~
~~1996-2001: Growth~~	~~10,141~~	~~163~~	~~0~~	~~-163~~
~~Total As Of 2001~~	~~210,413~~	~~3,390~~	~~3,200~~	~~-190~~

~~**Courthouse Parking Facilities**~~

~~Table XII-19 (Column 4) shows that County-owned parking, located at the Courthouse, has a current capacity of 263 spaces. Parking facilities serve both the unincorporated and incorporated populations (Column 2), including County employees.~~

~~The current level of service shown represents 1.32 parking spaces per 1,000 population (0.00132 spaces per capita). In order for the current LOS to be maintained, the County would need an additional 16 parking spaces through 2001 (Column 5).~~

~~TABLE XII-19 Courthouse Parking Spaces~~

~~Current LOS =1.32 Spaces Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~Time Period~~	~~Countywide Population~~	~~Spaces @ 0.00132 Per Capita~~	~~Current Spaces Available~~	~~Net Reserve/ Deficiency~~
~~1994 Actual~~	~~198,629~~	~~263.0~~	~~263.0~~	~~0.0~~
~~1995 Transition~~	~~1,643~~	~~2.2~~	~~0.0~~	~~-2.2~~
~~1996-2001: Growth~~	~~10,141~~	~~13.1~~	~~0.0~~	~~-13.4~~
~~Total As Of 2001~~	~~210,413~~	~~278.6~~	~~263.0~~	~~-15.6~~

~~Section 2. Other Regional Capital Facilities~~

~~**Emergency Services**~~

~~Emergency services in Yakima County are delivered by a variety of agencies. Eleven fire protection districts and ten cities provide emergency medical services (EMS), fire protection, and rescue services for the urban areas and much of the rural parts of Yakima County. (See Figure XII-1) Several of the fire districts and cities employ full-time staff. The majority (approximately 80%) of service is provided by volunteer personnel. Not all areas are within fire protection districts or five road miles of a responding fire station. Emergency unit response times in excess of six minutes can result in major structure loss in the case of a fire, and death or disability in a medical emergency.~~

~~Ambulance service in the Upper and Central Valley is provided by Medic One, a privately owned and operated corporation. The Yakama Indian Nation is serviced by White Swan Ambulance. The City of~~

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~~Sunnyside and surrounding areas receives ambulance service by the Sunnyside Fire Department. American Ambulance, a commercial ambulance company, serves the Grandview and Mabton areas.~~

~~Access to emergency services is through a centralized 911 call receiving center, established in 1990. The 911 system is scheduled to convert to enhanced status (E-911) in 1997 to further reduce response time. Emergency calls are received via the 911 center and transferred to the appropriate police, fire or ambulance dispatch center. E-911 is funded primarily through a 50-cent/month telephone excise tax. All operational costs through the year 2001 should be covered through this tax revenue source.~~

~~Fire protection and emergency medical services are funded through regular property taxes and through a special EMS levy at a rate of 20 cents/$1,000 assessed value. Ambulance service is funded through service fees billed to the individual patients.~~

~~In addition to the fire departments and ambulance services, the Yakima County Sheriff's Office maintains special units for Search and Rescue, Mountain Rescue, and a dive team for water rescue and body recovery. The U.S. Army provides a M.A.S.T. helicopter for special rescue operation and for transporting patients from remote areas.~~

~~Four hospitals are located in Yakima County. Providence Toppenish Hospital and Sunnyside Community Hospital and Prosser Memorial in Benton County serve the Lower Valley. Yakima has become the major medical services destination for central Washington with Providence Yakima Medical Center and Yakima Valley Memorial Hospital. Providence Yakima Medical Center and Yakima Valley Memorial Hospital serve the Upper Valley. Each maintains a fully equipped emergency department, and all are in the process of designation as Level III Trauma Centers.~~

~~Yakima Valley Regional Library (YVRL)~~

~~The regional library system in Yakima County was formed through the merger of the County and city of Yakima library systems in the early 1950s. Grandview provides both building and services for its public library. It is the only city in Yakima County which does not contract with YVRL.~~

~~The YVRL Board operates or supports twenty-one libraries according to the following excerpted policies:~~

~~"Library service shall be extended to all rural residents of Yakima County and the contracting cities and towns by means of community libraries and mail service."~~

~~"A headquarters shall be maintained where administrative personnel supervise services throughout the area."~~

~~"The Regional Library may contract to provide library service to any City or Town within Yakima County, limited to that which can reasonably be supplied by the Regional Library with its facilities; and therefore, the amount and extent of such services shall remain within the jurisdiction and judgment of the Trustees of the Regional Library Board."~~

~~"The Town shall provide suitable quarters with bookshelves, furniture and equipment for its own Library and shall provide satisfactory heat, electricity, water and janitorial service without cost to the Yakima~~

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~~Valley Regional Library."~~

~~"The Yakima Valley Regional Library shall provide the salaries of the Community Library staff, supply books and library materials upon the same basis as for the people living in the unincorporated areas of the county and shall supervise the operation, care and management of such library service."~~

~~Since the policy statement was last amended, YVRL has started paying a small maintenance rebate to the entity which provides the library facility, based on the number of hours the library is open per week and the size of the library. Incorporated towns pay the remaining expenses of maintaining the library out of their own budget. Libraries in the unincorporated area have no taxing ability and must rely on volunteer labor, donations and fund-raising activities to provide and maintain their facilities.~~

~~A synopsis of the YVRL system is as follows:~~

~~A. Libraries located in the unincorporated area of Yakima County (community group provides building; YVRL receives property tax from residents, with a limitation of $.50 per $1,000 assessed valuation). Status of these libraries is as follows:~~

~~Apple Valley Library is located in one room of the Apple Valley Grange Hall at the end of Tieton Drive and Stone Road in the West Valley. It is supported by the Apple Valley Library Board through an agreement with the Washington State Grange.~~

~~Buena Library supporters are looking for a new building while located temporarily in a rental house, supported by the Buena Library Association.~~

~~Gleed Library is located in a room provided by the Gleed Fire District, in the Gleed Fire Station; also supported by the Gleed Women's Club and Gleed Garden Club. It needs a new home when the Fire Station moves.~~

~~Nile Library, located in a room in the Nile Clubhouse, is supported by the Nile Women's Club.~~

~~Terrace Heights Library, located in a room in the Terrace Heights Community Center, is supported by the Terrace Heights Improvement Association.~~

~~White Swan Library is located in a building owned by the White Swan Friends of the Library. Its support comes from the Friends group and the United Way.~~

~~B. Libraries in incorporated cities and towns which are *annexed* to YVRL (city or town provides building; YVRL receives property tax directly from residents at the same rate as from the unincorporated area).~~

~~Harrah Library is located in a room next to Town Hall.~~

~~Moxee Library is located in a complex with City Hall and the Police Department.~~

~~C. Libraries in incorporated cities and towns which *contract* with YVRL (city or town provides building and pays contract fee to YVRL at the same rate as from the unincorporated area).~~

BOCC Adopted

~~Granger Library, located in a separate building, is partially funded by an LSCA grant and donations.~~

~~Mabton Library is in a separate building.~~

~~Naches Library is in the same building as Town Hall (remodeled fire station).~~

~~Selah Library is in the same building as City Hall.~~

~~Sunnyside Library is located in a separate building (built in 1960s with an LSCA grant).~~

~~Tieton Library is in the same building as Town Hall.~~

~~Toppenish Library is in a separate building shared with the museum.~~

~~Union Gap Library is in the same building as City Hall.~~

~~Wapato Library is in a separate building.~~

~~Zillah Library is located in one room of a building owned by the City.~~

~~YVRL provides the main library building in downtown Yakima, and leases space for the Southeast Branch and the Summitview Branch within Yakima City limits. All YVRL libraries are open to all residents of the service area, and the main building functions as both the public service and the administrative center for the system.~~

~~Table XII-20 provides an overview of the YVRL system collection and circulation.~~

~~TABLE XII-20 Library Facilities~~

~~Library Finance~~	~~Community Libraries~~	~~Sq. Feet~~	~~Hours Per/Week~~	~~Cataloged Volumes~~	~~Circulation~~
~~Unincorp.~~	~~Apple Valley~~	~~312~~	~~8~~	~~2,387~~	~~3,425~~
~~Unincorp.~~	~~Buena~~	~~221~~	~~8~~	~~2,796~~	~~5,810~~
~~Unincorp.~~	~~Gleed~~	~~715~~	~~10~~	~~2,944~~	~~6,217~~
~~Contract~~	~~Granger~~	~~1,337~~	~~22~~	~~8,084~~	~~9,741~~
~~Annexed~~	~~Harrah~~	~~396~~	~~10~~	~~2,774~~	~~2,401~~
~~Contract~~	~~Mabton~~	~~1,260~~	~~28~~	~~4,831~~	~~10,815~~
~~Annexed~~	~~Moxee~~	~~1,521~~	~~45~~	~~6,081~~	~~18,567~~
~~Contract~~	~~Naches~~	~~356~~	~~15~~	~~2,447~~	~~6,683~~
~~Unincorp.~~	~~Nile~~	~~276~~	~~12~~	~~1,784~~	~~3,552~~
~~Contract~~	~~Selah~~	~~2,791~~	~~51.5~~	~~19,156~~	~~46,069~~
~~Contract~~	~~Downtown - Yakima (inc. outreach, mail, storage)~~	~~48,000~~	~~64~~	~~152,109~~	~~334,318~~
~~Contract~~	~~SE Branch - Yakima~~	~~400~~	~~15~~	~~2,076~~	~~2,772~~
~~Contract~~	~~Summitview Branch – Yakima~~	~~3,700~~	~~64~~	~~32,264~~	~~200,072~~
~~Contract~~	~~Sunnyside~~	~~7,451~~	~~63~~	~~35,925~~	~~83,646~~
~~Unincorp.~~	~~Terrace Heights~~	~~876~~	~~16~~	~~4,717~~	~~12,631~~
~~Contract~~	~~Tieton~~	~~431~~	~~10~~	~~2,076~~	~~2,362~~
~~Contract~~	~~Toppenish~~	~~2,438~~	~~42~~	~~14,725~~	~~28,788~~

BOCC Adopted

Contract	Union Gap	2,021	52	8,924	22,728
Contract	Wapato	989	50	5,100	21,681
Unincorp.	White Swan	991	11	3,943	3,897
Contract	Zillah	672	23	3,925	9,383
Totals:		**77,154**	n/a	**316,068**	**835,558**

C. ANALYSIS OF ASSETS, NEEDS, AND OPPORTUNITIES [Vol. 2]

This section focuses on Yakima County's strengths, needs and opportunities to provide adequate capital facilities for the next six years. These opportunities are based on proposed levels of service requirements to accommodate new growth in the County, as well as the need to maintain the County's current public facilities assets. The alternative opportunities for addressing these needs are reflected in proposed capital improvements projects, and the financing plan to pay for those projects.

This section of the CFP also contains the proposed level of service standard for each category of public facility, concurrency requirements, and maps of existing and proposed capital facilities owned and operated by County government. Each type of public facility is presented in a separate subsection which follows a standard format.

Narrative Summary

Overview of the data, with sections devoted to Current Facilities, Level of Service, Capital Facilities Projects and Financing.

Level of Service Capacity Analysis

A table analyzing facility capacity requirements is presented for each type of public facility. The statistical table at the top calculates the amount of facility capacity that is required to achieve and maintain the standard for level of service. The capital improvements projects that provide the needed capacity are listed below the requirements table, and their capacities are reconciled to the total requirement in the table.

Capital Projects and Financing Plan

A list of capital improvements that will eliminate existing deficiencies, make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, 2001. Each list of capital improvements begins with a financing plan, then itemizes the individual projects.

Financing Plan

Specific sources and amounts of revenue are shown, which will be used to pay for the proposed capital projects. The forecasts of existing Yakima County revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Yakima County revenue that can be used for future capital facility projects. A document produced by the consulting firm of Henderson, Young and Co. entitled "Revenue Sources for Capital Facilities" forecasts new sources of revenue that the County could generate for capital facilities projects. That document is found in Appendix XII-A.

BOCC Adopted

~~Capital Projects~~

~~Each capital improvement project is named, and briefly described. Project locations are specified in the name or description of the project. The cost for each of the next six fiscal years is shown in thousands of dollars ($1,000). All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Facilities Plan.~~

~~All capital improvements projects were prepared by the department that provides the public facility. The location of each project is also shown on the map (see number 4, below) using the same number that identifies the project in the table.~~

~~Location of Current and Planned Capital Facilities~~~~.~~

~~The locations of existing capital facilities are shown in this element, Figures XII-3 through XII-8, as well as in the Transportation, Utilities, and Parks and Open Space elements. Locations of proposed facilities are described and/or mapped in these same four elements.~~

~~Selecting Revenue Sources for the Financing Plan~~

~~One of the most important requirements of the Capital Facilities Plan is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.~~

~~GMA requires "a six-year plan that will finance…capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes."~~

~~For roads, GMA allows development when "a financial commitment is in place to complete the improvements…within six years" (emphasis added).~~

~~The County must be able to afford the standards of service that it adopts, or "if probable funding falls short of meeting existing needs" the County must "reassess the land use element" (which most likely will cause further limits on development).~~

~~In keeping with these requirements, the County's Policy CF-7.1 (see Chapter I, Volume 1, Goals and Policies) requires the County to 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."~~

~~The forecasts of existing revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Yakima County revenue that can be used for future capital facility projects. "Revenue Sources for Capital Facilities" forecasts new sources of revenue that Yakima County could generate for capital facilities projects.~~

~~The process of identifying specific revenues for the financing plan is as follows:~~

~~1. Calculate total costs for each type of public facility.~~

BOCC Adopted

~~2. Match existing restricted revenue sources to the type of facility to which they are restricted.~~

~~3. Subtract existing restricted revenues from costs to identify unfunded "deficit." (1-2=3).~~

~~4. Apply new restricted revenues to the type of facility to which they are restricted.~~

~~5. Subtract new restricted revenues from costs to identify remaining unfunded "deficits" (3-4=5).~~

~~6. Allocate new unrestricted revenue to unfunded deficits. The CFP uses two new unrestricted revenues as a total "package": the second 1/4¢ real estate excise tax (REET), and new bond issues (either councilmanic, or voted, or a combination). Decision makers can choose which of the two (REET or bonds) to assign to specific capital projects for the final CFP. As noted in Appendix XII-A, some specific limitations do apply to the use of the REET funds, and if the second quarter percent is opted, it affects the use of the first quarter REET already in place.~~

~~Two ***additional restricted*** revenue sources were also identified for use in the CFP:~~

~~1. The Local Option Vehicle License Fee authorizes a $15 maximum per vehicle registered in the county to be spent for "general transportation purposes," with a broad listing of such uses. This source could generate over ten million dollars before it sunsets in the year 2000. The source may be particularly useful in that it could take pressure off general revenue sources used for transportation projects.~~

~~2. The Conservation Futures Levy authorizes up to $0.065 per $1,000 assessed valuation in property taxes for acquisition of shoreline and open spaces. The Parks and Open Space Plan for Yakima County recommended assessment of $0.05 per $1,000 expressly to purchase land. This would raise $1.1 million over the six-year span of this CFP. This fund could also offset general revenues needed to meet levels of service for parks and open space.~~

~~Summary of Proposed Capital Facilities Plan~~

~~The Capital Facilities Plan is a ***Plan 2015*** element required by Washington's Growth Management Act. Capital facilities generally have very long useful lives, significant costs, and are generally not mobile. Although the County has systematically and responsibly planned for and funded capital facilities, the GMA's CFP requirement will set in motion a major shift in the budgeting process. The full effect of this collaborative, coordinated CFP process will be experienced in the 1997 and 1998 budget cycles because these are the first budgets prepared in conjunction with the GMA CFP.~~

~~Population Growth Assumption~~

~~This CFP is based on the following current and projected populations in Table XII-22, based on data provided by the Washington State Office of Financial Management (OFM). Refer to the Demographics Element for a more thorough understanding of the size and characteristics of Yakima County's population.~~

~~Table XII-22 Population Growth Assumption~~

~~Year~~	~~County-wide~~	~~Unincorporated County~~
~~1994 OFM Estimate~~	~~198,629~~	~~91,090~~

BOCC Adopted

1995 OFM Estimate	200,271	91,858
2001 County Forecast	210,413	96,606

Capital Costs

The cost of capital improvements for 1996-2001 is :

Table XII-23 Capital Costs

Type of Facility	1996-2001 Cost (x $1,000)
Administrative Offices	1,912.0*
Housing	750.0
Corrections	225.0
Law Enforcement	2,800.0*
Maintenance and Storage Facilities	175.0
Parking Facilities	80.0
Parks and Recreation/Open Space	1,716.0
County Fairgrounds (Stadium)	200.0
Wastewater Collection and Treatment	800.0
Solid Waste	1,800.0
Transportation: Funded	48,221.0
Surface Water Management	300.0
Water Supply and Delivery	1,600.0
Total	**$60,579.0**

*Yakima County funded a Facilities Space study in 1996; the results of this study will be reflected in 1998 amendments to the CFP.

Financing

The Financing plan for these capital improvements includes:

Table XII-24 Financing

Revenue Source	1996-2001 Revenue (x $1,000)
Existing Revenues	22,605.0
New Revenues	37,974.0
Total	**$60,579.0**

Level of Service Consequences of the CFP

This CFP will enable Yakima County to accommodate 12.5 percent growth during the next six years, resulting in a 2001 population of at least 34,080 additional people, while maintaining the year-end 1994 level of service for the following County-owned public facilities:

Table XII-25 Level of Service

Facility	LOS Units	1994 LOS	CFP LOS

BOCC Adopted

~~Surface Water Mgt.~~	~~N/A~~	~~Refer to Storm water Master Plan & Comprehensive Flood Hazard Management Plan (CFHMP)~~	~~Refer to Storm water Master Plan & Comprehensive Flood Management Plan (CFHMP)~~
~~Transportation~~	~~N/A~~	~~Refer to Transportation Plan~~	~~Refer to Transportation Plan~~
~~Housing~~	~~N/A~~		
~~Solid Waste~~	~~Number of facilities types of pickups per month~~	~~Refer to Utilities Element & Solid Waste Master Plan (SWMP)~~	~~Refer to Utilities Element & SWMP~~
~~Wastewater Collection and Treatment~~	~~Percent of Unused Capacity~~	~~Refer to Utilities Element~~	~~Refer to Utilities Element~~
~~Water Supply and Delivery~~	~~Percent of Unused Capacity~~	~~Refer to Utilities Element~~	~~Refer to Utilities Element~~
~~Corrections~~	~~Beds/1,000 Pop.~~	~~3.776~~	~~3.77~~
~~Juvenile Detention~~	~~Beds/1,000 Pop.~~	~~0.35~~	~~0.35~~

~~The level of service for the following facilities will be increased as a result of the CFP:~~

~~Facility~~	~~LOS Units~~	~~1994 LOS~~	~~CFP LOS~~
~~Community Parks~~	~~Acres/1,000 Pop.~~	~~0.70~~	~~1.00~~
~~Pathways~~	~~Miles/1,000 Pop.~~	~~0.00~~	~~0.05~~
~~Regional Parks~~	~~Acres/1,000 Pop.~~	~~0.85~~	~~1.10~~
~~County Government Administrative Offices~~	~~Sq. Ft/1,000 Pop.~~	~~707.34~~	~~810.75~~
~~Law Enforcement~~	~~Sq. FT/1,000 Pop.~~	~~44.55~~	~~50.00~~

~~The level of service for the following facilities will be reduced as a result of CFP:~~

~~Facility~~	~~LOS Units~~	~~1994 LOS~~	~~CFP LOS~~
~~Maintenance and Storage Facilities~~	~~Sq. Ft/1,000 Pop.~~	~~108.5~~	~~102.0~~
~~Superior Court~~	~~Courtrooms/1,000 Pop.~~	~~0.04~~	~~0.03~~
~~District Court~~	~~Courtrooms/1,000 Pop.~~	~~0.04~~	~~0.03~~
~~Juvenile Court~~	~~Courtrooms/1,000 Pop.~~	~~0.010069~~	~~0.00950~~
~~Courthouse Parking~~	~~Spaces/1,000 Pop.~~	~~1.32~~	~~1.25~~
~~Fairgrounds (Sun Dome)~~	~~Seats/1,000 Pop.~~	~~37.8~~	~~35.5~~
~~Fairgrounds (Baseball Stadium)~~	~~Seats/1,000 Pop.~~	~~16.1~~	~~15.2~~

~~**Specific Assets, Needs and Opportunities (By Facility Type)**~~

~~**COUNTY GOVERNMENT ADMINISTRATIVE OFFICES**~~

~~**Current Facilities**~~

~~The County's current 1994 inventory of government administrative office space totals 160,591 square~~

BOCC Adopted

~~feet. Table XII-1 in the "Existing Conditions" section of the CFP lists the facilities along with their current capacity and location.~~

~~Level of Service~~

~~The current LOS of 808.5 square feet per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). The proposed LOS of 810.75 square feet per 1,000 population is 2.25 square feet per 1,000 population higher (0.28 percent) than the County's current LOS, and requires an additional 10,000 square feet of space through the year 2001 (Table XII-26).~~

~~This LOS will enable the County to respond to the need for additional square feet of the administrative offices work space as the County-wide population continues to increase over time, based simply on per capita increment, and known projects from an earlier Capital Improvements Plan.~~

~~This CFP was completed with a caveat regarding space needs. The County initiated a study of its space requirements in 1995.This study reveals substantial space needs that were not fully evaluated at the time this CFP was prepared. New assumptions regarding space needs and exiting facilities utilization will be reflected in the 1997 CFP annual update. To reflect need and financing.~~

~~Capital Facilities Projects and Financing~~

~~The County's government administrative offices includes 16 capital projects at a cost of $2,991,000. The proposed financing plan is shown on Table XII-27.~~

~~Table XII-26 County Government Administrative Offices~~
~~Capital Projects LOS Capacity Analysis~~

~~County Proposed LOS = 811 Square Feet Per 1,000 Population~~				
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**
~~Time Period~~	**~~Countywide Population~~**	**~~Sq. Ft @ 0.81075 Per Capita~~**	**~~Current Sq. Ft Available~~**	**~~Net Reserve/ Deficiency~~**
~~1994 Actual~~	~~198,629~~	~~161,038.0~~	~~140,498.0~~	~~-20,540.5~~
~~1995 Transition~~	~~1,643~~	~~1,331.0~~	~~11,303.0~~	~~9,970.9~~
~~1996-2001: Growth~~	~~10,141~~	~~8,221.8~~	~~10,000.0~~	~~1,778.2~~
~~Total as of 2001~~	**~~210,413~~**	**~~170,592.3~~**	**~~161,801.0~~**	**~~-8,791.3~~**
~~1. Construct New Lower Valley Service Center~~			~~10,000.0~~	

~~Table XII-27 CFP Projects and Financing Plan~~
~~Source and Uses of Funds (All Amounts are Times $1,000)~~

~~County Government Administrative Offices~~							
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**	**~~6~~**	**~~7~~**	**~~8~~**
~~COSTS/REVENUES~~	~~1996~~	~~1997~~	~~1998~~	~~1999~~	~~2000~~	~~2001~~	~~TOTAL~~
~~CAPACITY PROJECTS~~							
~~1. LOWER VALLEY SERVICE CENTER CONSTRUCTION~~							

BOCC Adopted

(+10,000 sq. ft)							
Cost				300.00	700.00		1,000.00
Rev-G.O. Bond Issue				300.00	700.00		1,000.00
NON-CAPACITY PROJECTS							
2. FACILITIES STUDY							
Cost	70.0						70.0
Rev-G.O. Bond Issue	70.0						70.0
3. COURTHSE REHAB							
Cost		271.0					271.0
Rev-Facil. Maint. Fund							
Rev-G.O. Bond Issue		271.0					271.0
4. COURTHOUSE ELEVATOR REHAB.							
Cost	140.0						140.0
Rev-G.O. Bond Issue	140.0						140.0
5. OPTICAL IMAGING PROJECT (PILOT)							
Cost	29.0						29.0
Rev-G.O. Bond Issue	29.0						29.0
6. COURTHSE/PARKS ADA COMPLIANCE							
Cost	171.0						171.0
Rev-G.O. Bond Issue	171.0						171.0
7. COURTHOUSE SECURITY PH. 1 & 2							
Cost	131.0	100.0					231.0
Rev-G.O. Bond Issue	131.0	100.0					231.0
SUMMARY: COSTS/REVENUES							
Costs	541.0	371.0	0.0	300.0	700.0	0.0	1,912.0
Revenues:							
G.O. Bond Issue	541.0	371.0	0.0	300.0	700.0	0.0	1,912.0
Indirect Svc Charge	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL REVENUES	541.0	371.0	0.0	300.0	700.0		1,912.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

*The recommendations of the Facilities Space Study will be incorporated in the 1997 amendments to this CFP.

HOUSING

Current Facilities

Yakima County does not have a housing agency or housing facilities, but it has obtained grant funds related to capital facilities, including other work benefiting low and moderate income residents on a pass through basis. Refer to the Housing Element, Chapter XII, for current inventory information.

Capital Projects and Financing

The County's Housing program includes capital projects at a total cost of $750,000. The proposed financing plan is shown on Table XII-28.

BOCC Adopted

Table XII-28 CFP Projects and Financing Plan
Sources and Uses of Funds (All Amounts are Times $ 1,000)

HOUSING							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COSTS/REVENUE	1996	1997	1998	1999	2000	2001	TOTAL
NON CAPACITY PROJECTS							
1. HOUSING							
Cost			250.0	250.0	250.0		750.0
Rev Federal/State HUD Grants			250.0	250.0	250.0		750.0
SUMMARY: COSTS/REVENUES							
Costs	0.0	0.0	250.0	250.0	250.0	0.0	750.0
Revenues:							
Federal/State HUD Grants	0.0	0.0	250.0	250.0	250.0	0.0	750.0
TOTAL REVENUES	**0.0**	**0.0**	**250.0**	**250.0**	**250.0**	**0.0**	**750.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

CORRECTIONS

Current Facilities

The 1994 total bed inventory of the County Jail, which is located at 111 North Front Street in Yakima, totals 862 inmate beds, and serves both the unincorporated and incorporated populations of the County. (See Table XII-3). As noted in the Existing Conditions Analysis, the facility uses a ninety percent of authorized capacity of 836 beds "ceiling," but inmate census has historically been considerably lower, even when city and out-of-county prisoners were housed. Obviously, these trends are subject to change.

Level of Service (LOS)

The current LOS of 3.77 beds per 1,000 population is based on the existing inventory divided by the 1994 "actual" County population (198,629). Maintaining this LOS (3.77 beds per 1,000 population) still provides a net reserve of 42.8 beds in the year 2001. Correction Department trends analyses indicate that the Average Daily Housed (ADH) can be accommodated with the existing facility (Table XII-29). This LOS could be decreased and still enable the County to respond to the need for additional County jail beds as the County-wide population continues to increase over time.

Capital Facilities Projects and Financing

The County's Corrections facilities include two non-capacity capital projects at a cost of $225,000. The proposed financing plan is shown on Table XII-30.

Table XII-29 Corrections
Capital Projects LOS Capacity Analysis

County Proposed LOS = 3.77 Beds Per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Beds @ 0.00377 Per Capita**	**Current Beds Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629	748.8	836	87.2

BOCC Adopted

1995 Transition	1,643	6.2	0	-6.2
1996-2001: Growth	10,141	38.2	0	-38.2
Total As Of 2001	**210,413**	**793.2**	**836**	**42.7**

Table XII-30 CFP Projects and Financing Plan
Sources and Uses of Funds (All Amounts Are Times $1,000)

CORRECTIONS							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COSTS/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECTS							
1. Security Upgrades For Corrections Facility And Secured Courtroom							
Cost	125.0	100.0					225.0
Rev- 1/10 of 1%* Sales Tax	125.0	100.0					225.0
SUMMARY: COST/REVENUES							
Cost	125.0	100.0	0.0	0.0	0.0	0.0	225.0
Rev- 1/10 of 1% Sales Tax	125.0	100.0	0.0	0.0	0.0	0.0	225.0
Rev- G.O. Bond Issue	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL REVENUES	**125.0**	**100.0**	**0.0**	**0.0**	**0.0**	**0.0**	**225.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

*Alternative revenue in lieu of all or part of 1/10th of 1% Sales Tax

JUVENILE DETENTION

Current Facilities

The Juvenile Detention Facility, located within the Yakima County Juvenile Justice Center at 1728 Jerome Avenue, has a current capacity of 94 inmate beds, but is only funded to house 70 detainees. The Juvenile Justice Center also includes administrative offices (18,153 sq. ft), juvenile court (2 courtrooms), and multi-purpose area with a kitchen (7,940 sq. ft). The facility serves both the unincorporated and incorporated populations (Column 2).

Level of Service (LOS)

The current LOS of 0.35 beds per 1,000 population is based on the existing funded inventory divided by the 1994 "actual" County population (198,629). LOS could be lowered to reflect budgeted bed space, and historic trends. Maintaining the County's current LOS, requires no additional beds through the year 2001 (Table XII-31), and the net reserve of 19.9 beds could be augmented by reducing or eliminating the number of out-of-county juveniles housed at the facility. As such, the proposed LOS will enable the County to respond to the need for additional County beds as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

There are no Juvenile Detention capital projects proposed for 1996-2001.

BOCC Adopted

Table XII-31 Juvenile Detention
Capital Projects LOS Capacity Analysis

Current LOS= 0.35 Beds Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Beds @ 0.00035 Per Capita	Current Beds Available	Net Reserve/ Deficiency
1994 Actual	198,629	69.5	94	24.5
1995 Transition	1,643	0.6	0	-0.6
1996-2001: Growth	10,141	3.5	0	-3.5
Total As Of 2001	210,413	74.1	94	20.4

LAW INFORCEMENT: SHERIFF'S OFFICE

Current Facilities

The current inventory of Sheriff Department administrative and operations facilities (Courthouse offices, Sunnyside Substation and Cherry Street Storage Facility) totaled 8,848 square feet. At the end of 1994, current facilities accommodated 67 sworn officers, as well as civilian County employees.

The Sheriff's office has been in the midst of a program to establish precinct offices throughout Yakima County: the Central Precinct at the Courthouse; Precinct 1 in Gleed serving the mountain passes and areas of the upper valley East of I-82 and north of SR 12; Precinct 2 serving the upper valley west of I-82 and south of SR 12 to Ahtanum Ridge; and Precinct 3 serving the lower valley. Each of the Precinct substations is to be housed in an 1,800 square foot modular facility.

Precinct 2 opened in West Valley at Nob Hill Blvd. and 48th Ave. in temporary leased space (1,300 square feet) in 1995. A modular Precinct 2 office will move to its permanent site adjacent to and west of Wide Hollow School in 1997. Due to the loss of a leased Sunnyside substation, the new Buena substation opened in 1996 (1,800 square feet). The Precinct 1 facility is anticipated to be relocated from the old Fire station in Gleed to a 1,800 square foot modular substation in 1998, but a site has not yet been acquired. Several small city police departments have provided drop-in office space for the Sheriff's deputies; that arrangement is likely to continue, but is not included within the LOS calculations.

Level of Service

The current LOS of 44.6 square feet per 1,000 population is based on the existing inventory of Precinct administrative and operations office space divided by the 1994 actual County population (198,629). LOS could be increased to 50 square feet per 1,000 population and still through the year 2001 (Table XII-32) enable the County to respond to the need for additional square feet of Sheriff's Office administrative and operations work space as the Countywide population continues to increase over time, and the number of budgeted deputies and support staff increase.

Capital Facilities Projects and Financing

The County Sheriff's Office includes three capital projects at a cost of $468,000 for the Precinct offices. The proposed financing plan is shown on Table XII-33.

Table XII-32 Law Enforcement: Sheriff's Office

BOCC Adopted

Capital Project LOS Capacity Analysis

County proposed LOS= 50 Square Feet per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Sq. Ft @ 0.050 Per Capita**	**Current Sq. Ft Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629	9,931.5	8,848	-1083.5
1995 Transition	1,643	82.2	-200	-282.2
1996-2001: Growth	10,141	507.1	4,100+	3,593.0
Total as of 2001	**210,413**	**10,520.7**	**12,748**	**2,277.3**
1996: Buena Substation added			**1,800**	
1997: West Valley Substation: New project			**1,800**	
1997: West Valley Substation: Rental closure			**-1,300**	
1998: Gleed Substation—New project			**1,800**	
1998: Gleed Substation—Rental closure			**-800**	

+4,100 net square ft. additional (e.g., Buena, Gleed and West Valley Precinct Substations minus closures of leased or temporary spaces.

Table XII-33 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times $ 1,000)

LAW ENFORCEMENT							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COST/REVENUES	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**TOTAL**
CAPACITY PROJECTS							
1. Precinct 3 Substation at Buena (1800 sq. ft.)							
Cost	148.0						148.0
Rev-Gen. Fund	148.0						148.0
2. Precinct 2 Substation at West Valley (1800 sq. ft.)							
Cost		160.0					160.0
Rev-Gen. Fund		160.0					160.0
3. Precinct 1 Substation at Gleed (1800 sq. ft.)							
Cost			160.0				160.0
Rev-Gen. Fund			160.0				160.0
SUMMARY: COSTS/REVENUES							
Cost	148.0	160.0	160.0				
Revenues:							
Gen. Fund	148.0	160.0	160.0				468.0
Total Revenues	**148.0**	**160.0**	**160.0**				**468.0**
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	

MAINTENANCE AND STORAGE FACILITIES

Current Facilities

BOCC Adopted

The current inventory of Maintenance and Storage Facilities used for purposes other than administrative offices totals 21,544 square feet, and includes nine County owned and rented facilities at various locations throughout the County, as shown in the "Existing Conditions" section of the CFP.

Level of Service

The current LOS of 108 square feet per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). the proposed LOS of 102 square feet per 1,000 population is about six square feet per 1,000 population lower than the County's current LOS, and requires no additional square feet of maintenance and storage space as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

The County's maintenance and storage facilities include two non-capacity capital projects at a cost of $175,000. the proposed financing plan is shown on Table XII-35.

Table XII-34 Maintenance and Storage Facilities
Capital Projects LOS Capacity Analysis

County Proposed LOS= 102 Square Feet Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Sq. Ft @ 0.102 Per Capita	Current Sq. Ft Available	Net Reserve/ Deficiency
1994 Actual	198,629	20,260.2	21,544.0	1,283.8
1995 Transition	1,643	167.6	0.0	-167.9
1996-2001: Growth	10,141	1,034.4	0.0	-1,034.4
Total as of 2001	**210,413**	**21,462.1**	**21,544.0**	**81.9**

Table XII-35 CFP Projects And Financing Plan
Sources And Uses of Funds (All Amounts Are Times $ 1,000)

MAINTENANCE AND STORAGE FACILITIES							
1	2	3	4	5	6	7	8
COSTS/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECT							
1. Equipment Shop Rehabilitation							
Cost		125.0					125.0
Rev-Internal Svc Fund		125.0					125.0
2. Gravel Pits Property Acquisition							
Cost	50.0						50.0
Rev-Internal Svc Fund	50.0						50.0
SUMMARY: COSTS/REVENUES							
Cost	50.0	125.0	0.0	0.0	0.0	0.0	175.0
Revenues:							
Rev-Internal Svc Fund	50.0	125.0	0.0	0.0	0.0	0.0	175.0

BOCC Adopted

Total Revenues	50.0	125.0	0.0	0.0	0.0	0.0	175.0
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

PARKS

Level of Service (LOS)

Acreage that is currently owned, regardless of its state of development, is counted as "capacity" for the purpose of calculating LOS for County-owned parks. The current LOS provided by the County's park system is based on the current inventory of County-owned park acres divided by the "actual" 1994 County population. This equates to 0.846 acres per 1,000 population for regional parks, and 0.70 acres per 1,000 population for community parks. The County proposed LOS is 1.1 acres per 1,000 population for regional parks, 1.0 acres per 1,000 population for community parks, based on the Parks and Open Space Plan recommendations.

A LOS of 0.05 miles per 1,000 population for County pathways is proposed. As noted earlier in the existing conditions analysis, the LOS given here is for County owned and operated trails and under-represents the commitment of the County to trail and pathway development. The proposed LOS for regional parks will require 63.36 additional acres through the year 2001, while the proposed LOS for community parks will require an additional 70.85 acres through 2001 and the proposed LOS for pathways will require an additional 10.42 miles through 2001. (Tables XII-36, 37,38 and 39). The proposed LOS will enable the County to respond to the need for additional park acres and facilities, and for trail miles as the County population continues to increase over time, consistent with Park and Open Space Plan. Table XII-39 includes proposed 2.25 miles of pathway development projects, and 8.9 miles of land acquisition for future pathway construction.

Current Facilities

Plan recommended project schedule through the year 2010. It should be noted that within the scope of this CFP, the County anticipates acquiring 150 acres of additional Regional park land which as a total exceeds the total community and regional park deficiencies by nearly sixteen acres. Community park development in North Selah and Terrace Heights is slated to occur in 2002-2003.

Recreational trail development by the County needs to be viewed in the context of the other public and private non-profit trail miles within the County, because the level of cooperation in ensuring expansion of the trail system within Yakima County has been and will continue to be shared responsibility.

Capital Facilities Projects and Financing

Parks and Recreation facilities include four capacity-related capital projects and two non-capacity related project at a cost of $1,716,000. The proposed financing plan is shown on Table XII-40. Figure IX-1 shows the location of Regional and Community Parks described in this CFP. The current County-owned parks inventory includes 307.65 acres of parks. Table XII-36 below shows the current parks acreage.

Table XII-36 Acres of County Owned Park Land*

Regional Parks	168.09
Community Parks	139.56
Total*	**307.65**

BOCC Adopted

*Note: Excludes County-owned "Sun Targets" shooting range (244 ac.) and Special Use Areas (5.6 ac.)

Table XII-37 Parks: Regional
Capital Projects LOS Capacity Analysis

County Proposed LOS= 1.1 Acres per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Acres @ 0.0011 Per Capita	Current Acres Available	Net Reserve/ Deficiency
1994 Actual	198,629	218.5	168.1	-50.4
1995 Transition	1,643	1.8	0.0	-1.8
1996-2001: Growth	10,141	11.2	150.0	138.8
Total As Of 2001	**210,413**	**231.5**	**318.1**	**86.6**
3. Mid-Valley Regional Park Acquisition			**150.0**	

Table XII-38 Parks: Community
Capital Projects LOS Capacity Analysis

County Proposed LOS= 1.0 Acres per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Acres @ 0.001 Per Capita	Current Acres Available	Net Reserve/ Deficiency
1994 Actual	198,629	198.6	139.6	-59.1
1995 Transition	1,643	1.6	0.0	-1.6
1996-2001: Growth	10,141	10.1	9.2	-0.9
Total As Of 2001	**210,413**	**210.4**	**148.8**	**-61.7**
2. West Valley Park Expansion			**9.2**	

Table XII-39 Parks: Pathways
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.050 Miles per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Miles @ 0.000050 Per Capita	Current Miles Available	Net Reserve/ Deficiency
1994 Actual	198,629	9.93	0.00	-9.93
1995 Transition	1,643	0.08	0.00	-0.08
1996-2001: Growth	10,141	0.51	11.15	10.64
Total As Of 2001	**210,413**	**10.42**	**11.15**	**-0.63**
1. Construct New Pathways			2.25	
6. Acquire additional path right-of-way			8.90	

Table XII-40 CFP Projects and Financing Plan

Sources and Uses of Funds (All Amounts Are Times $1,000)

PARKS AND RECREATION							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
4. Regional Mid-Valley Park Property Master plan/ Acquisition/ Development (est. 150 Acres)							
Cost				750.0			750.0

BOCC Adopted

Rev-Interagency for Outdoor Recreation				300.0			300.0
Rev-Conservation Futures				450.0			450.0
1. Pathways Development/ Construction (2.25 Miles)							
Cost	66.0		180.0				246.0
Rev-ISTEA	52.0		90.0				142.0
Rev-Trust Fund *	14.0						14.0
Rev-I.A.C.			90.0				90.0
6. Pathways R.O.W. Acquisition (8.9 Miles)							
Cost						100.0	100.0
Rev-Conservation Futures						50.0	50.0
Rev-I.A.C.						50.0	50.0
2. West Valley Park Development (9.2 Acres)							
Cost		400.0					400.0
Rev-local Internal Service Fund **		200.0					200.0
Rev-Interagency for		200.0					200.0
NON-CAPACITY PROJECTS							
4. Ahtanum Youth Activities Park (pave 3500' of road)							
Cost		100.0					100.0
Rev-Gen. Fund		100.0					100.0
5. Sunnyview Park Restroom Concession							
Cost					120.0		120.0
Rev-Gen. Fund					120.0		120.0
SUMMARY: COSTS/REVENUES							
Costs	66.0	500.0	180.0	750.0	120.0	100.0	1,716.0
Revenues:							
Interagency For Outdoor Recreation	0.0	200.0	90.0	300.0	0.0	50.0	640.0
Trust Fund	14.0*	0.0	0.0	0.0	0.0	0.0	14.0
Local Internal Svc Fund	0.0	200.0**	0.0	0.0	0.0	0.0	200.0
Conservation Futures	0.0	0.0	0.0	450.0	0.0	50.0	500.0
General Fund	0.0	100.0	90.0	0.0	120.0	0.0	310.0
ISTEA	52.0	0.0	0.0	0.0	0.0	0.0	52.0
Total Revenues	**66.0**	**500.0**	**180.0**	**750.0**	**120.0**	**100.0**	**1,716.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

*Alternative revenue in lieu of all or part of ISTEA revenue
** Alternative revenue in lieu of all or part of IAC revenue

COURTS

Current Facilities

The current inventory of Superior Court, District Court, and Juvenile Court facilities within the County include 7 Superior Court courtrooms, 7 District Court courtrooms, and 2 Juvenile Court courtrooms, as shown below (See also Table XII-42):

Table XII-41 COURTS

Name	Location	Capacity (Courtrooms)
Superior Court	Courthouse	7
District Court	Toppenish	1
District Court	Sunnyside	1
District Court	County Jail	2
District Court	Courthouse	3

BOCC Adopted

Juvenile Court	Juvenile Center	2
TOTAL		**16**

Level of Service

The County proposed LOS is 0.03 courtrooms per 1,000 population for Superior Court, 0.03 courtrooms per 1,000 population for District Court, and 0.01 courtrooms per 1,000 population for Juvenile Court. The proposed LOS for Superior Court, District Court, and Juvenile Court will require no additional courtrooms through the year 2001 (See tables XII-42, XII-43, XII-44).

Capital Facilities Projects and Financing

There are no proposed capital projects for Court facilities during 1996-2001.

Table XII-42 Superior Court
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.03 Courtrooms per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Courtrooms @ 0.00003 Per Capita**	**Current Courtrooms**	**Net Reserve/ Deficiency**
1994 Actual	198,629.0	6.0	7.0	1.0
1995 Transition	1,643.0	0.0	0.0	0.0
1996-2001: Growth	10,141.0	0.3	0.0	-0.3
Total As Of 2001	**210,413.0**	**6.3**	**7.0**	**0.7**

Table XII-43 District Court
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.03 Courtrooms per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Courtrooms @ 0.00003 Per Capita**	**Current Courtrooms Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629.0	6.0	7.0	1.0
1995 Transition	1,643.0	0.0	0.0	0.0
1996-2001: Growth	10,141.0	0.3	0.0	-0.3
Total As Of 2001	**210,413.0**	**6.3**	**7.0**	**0.7**

Table XII-44 Juvenile Court
Capital Projects LOS Capacity Analysis

County Proposed LOS=0.0095 Courtrooms per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Courtrooms @ 0.0095 Per Capita**	**Current Courtrooms Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629.0	1.9	2.0	0.1
1995 Transition	1,643.0	0.0	0.0	0.0
1996-2001: Growth	10,141.0	0.1	0.0	-0.1
Total As Of 2001	**210,413.0**	**2.0**	**2.0**	**0.0**

BOCC Adopted

~~COUNTY FAIRGROUNDS~~
~~(Sun Dome and Baseball Stadium)~~

~~Current Facilities~~

~~The current County-owned Fairgrounds inventory includes two major public facilities: Sun Dome and Baseball Stadium (See Table XII-45 and Figure XII-5). The year-end 1994 seating capacity of each facility is shown below. The Sun Dome and Baseball Stadium serve both the unincorporated and incorporated populations of the County and surrounding areas within Central Washington, depending on the events scheduled into the facilities.~~

~~**Table XII-45 Fairgrounds Major Facility Seating Capacity**~~

~~SUN DOME~~	~~7,500~~
~~BASEBALL STADIUM~~	~~3,200~~
~~**TOTAL**~~	~~**10,700**~~

~~Level of Service~~

~~The proposed LOS of 0.0355 seats per capita for the Sun Dome is about 0.002 seats per capita lower (6 percent) than the County's current LOS, and requires no additional seating capacity through the year 2001(Table XII-46).~~

~~The proposed LOS of 0.0152 seats per capita for the Baseball Stadium is lower than the current LOS, and in effect requires no additional seating capacity through the year 2001(Table XII-47).~~

~~As noted in the Existing Conditions Analyses for these facilities, a seat per 1000 based LOS measure, because the nature of the events scheduled will continue to establish demand for seating, and the size of both facilities is fixed.~~

~~Capital Facilities Projects and Financing~~

~~The County Fairgrounds includes one capital project for the Baseball Stadium at a cost of $250,000. The proposed financing plan is shown on Table XII-48.~~

~~**Table XII-46 Fairgrounds: Sun Dome**~~
~~**Capital Projects LOS Capacity Analysis**~~

~~**County Proposed LOS= 0.0355 Seats Per 1,000 Population**~~				
~~**1**~~	~~**2**~~	~~**3**~~	~~**4**~~	~~**5**~~
~~**Time Period**~~	~~**Countywide Population**~~	~~**Seats @ 0.0355 Per Capita**~~	~~**Current Seats Available**~~	~~**Net Reserve/ Deficiency**~~
~~1994 Actual~~	~~198,629~~	~~7,051~~	~~7,500~~	~~449~~
~~1995 Transition~~	~~1,643~~	~~58~~	~~0~~	~~-58~~
~~1996-2001: Growth~~	~~10,141~~	~~360~~	~~0~~	~~-360~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**7,470**~~	~~**7,500**~~	~~**30**~~

~~Table XII-47 Fairgrounds Base Ball Stadium~~
~~Capital Projects LOS Capacity Analysis~~

BOCC Adopted

County Proposed LOS= 0.0152 Seats Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Seats @ 0.0152 Per Capita	Current Seats Available	Net Reserve/ Deficiency
1994 Actual	198,629	3,019	3,200	181
1995 Transition	1,643	25	0	-25
1996-2001: Growth	10,141	154	0	-154
Total At Of 2001	**210,413**	**3,198**	**3,200**	**2**

Table XII-48 Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times $ 1,000)

COUNTY FAIRGROUNDS: BASEBALL STADIUM							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON CAPACITY PROJECTS							
1. Stadium ADA Compliance							
Cost	200.0						200.0
Rev G.O. Bond Issue	200.0						200.0
SUMMARY: COSTS/REVENUES							
Cost	200.0	0.0	0.0	0.0	0.0	0.0	200.0
Revenues:							
G.O. Bond Issue	200.0	0.0	0.0	0.0	0.0	0.0	200.0
Total Revenues	**200.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**200.0**
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

PARKING FACILITIES

Current Facilities

The current 1994 inventory of County-owned public parking spaces totals 263 spaces, primarily located in the Courthouse area. (See Figure XII-3)

Level of Service

The current LOS of 1.32 parking spaces per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). The proposed LOS of 1.25 parking spaces per 1,000 population is 0.07 parking spaces per 1,000 population lower (5 percent) than the County's current LOS, and requires no additional parking spaces through the year 2001 (Table XII-49). This LOS will enable the County to respond to meet the need for parking space as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

The County's parking facilities includes one capital project at a cost of $80,000. The proposed financing plan is shown on Table XII-50.

Table XII-49 Parking Facilities
Capital Projects LOS Capacity Analysis

BOCC Adopted

County Proposed LOS= 1.25 Spaces Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Spaces @ 0.00125 Per Capita	Current Spaces Available	Net Reserve/ Deficiency
1994 Actual	198,629	248	263	15
1995 Transition	1,643	2	0	-2
1996-2001: Growth	10,141	13	0	-13
Total As Of 2001	**210,413**	**263**	**263**	**0**

Table XII-50 CFP Projects and Financing Plan

Source and Uses of Funds (All Amounts Are Times $ 1,000)

PARKING FACILITIES							
1	2	3	4	5	6	7	8
COST/REVENUES	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**TOTAL**
NON-CAPACITY PROJECTS							
1-Paving of Parking Lots							
Cost	80.0						80.0
Rev-G.O. Bond Issue	80.0						80.0
SUMMARY: COSTS/REVENUES							
Cost	80.0	0.0	0.0	0.0	0.0	0.0	80.0
Revenues:							
G.O. Bond Issue	80.0	0.0	0.0	0.0	0.0	0.0	80.0
Total Revenues	**80.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**80.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

SOLID WASTE

Current Facilities

Yakima County is responsible for the management of solid waste generated within the County. The County recently completed its Solid Waste Management Plan (November, 1993), and the County has entered into a Solid Waste Interlocal Agreement with all of the incorporated cities within the County.

Currently, there are two active landfills within the County that accept municipal solid waste: Terrace Heights and Cheyne Road landfills (See Figures XII-6 and 7). The Terrace Heights landfill is expected to reach capacity between 2003-2006, and the Cheyne Road Landfill has the capacity to handle waste from the existing service area until 2005-2008.

Level of Service (LOS)

The current LOS is established in the Utilities Element and is based on the availability of different services (e.g., number of landfills, dropboxes, number and types of pickup days per month [garbage yard waste, curbside recycling, etc.]). The LOS varies with the types of service, but is expected to be maintained.

Capital Facilities Projects and Financing

BOCC Adopted

~~The County's solid waste management program includes two capital projects at a cost of $1,800,000. The proposed financing plan is shown on Table XII-51.~~

~~Table XII-51 CFP Projects and Financing Plan~~

~~Source and Uses of Funds (All Amounts Are Times $ 1,000)~~

~~SOLID WASTE~~							
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~	~~6~~	~~7~~	~~8~~
~~COST/ REVENUES~~	~~1996~~	~~1997~~	~~1998~~	~~1999~~	~~2000~~	~~2001~~	~~TOTAL~~
~~CAPACITY PROJECTS~~							
~~1. SOLID WASTE MANAGEMENT PLAN IMPLEMENTATION~~							
~~Cost~~	~~600.0~~						~~600.0~~
~~Rev-Tipping Fees~~	~~480.0~~						~~480.0~~
~~Rev-State Grant~~	~~120.0~~						~~120.0~~
~~1. SOLID WASTE MANAGEMENT PLAN IMPLEMENTATION-2~~							
~~Cost~~	~~750.0~~	~~250.0~~	~~100.0~~	~~100.0~~			~~1,200.0~~
~~Rev-Tipping Fees~~	~~600.0~~	~~200.0~~	~~80.0~~	~~80.0~~			~~960.0~~
~~Rev-State Grant~~	~~150.0~~	~~50.0~~	~~20.0~~	~~20.0~~			~~240.0~~
~~SUMMARY: COSTS/REVENUES~~							
~~Cost~~	~~1,350.0~~	~~250.0~~	~~100.0~~	~~100.0~~	~~0.0~~	~~0.0~~	~~1,800.0~~
~~Revenues:~~							
~~Tipping Fees~~	~~1,800.0~~	~~200.0~~	~~80.0~~	~~80.0~~	~~0.0~~	~~0.0~~	~~1,440.0~~
~~State Grant~~	~~270.0~~	~~50.0~~	~~20.0~~	~~20.0~~	~~0.0~~	~~0.0~~	~~360.0~~
~~**Total Revenues**~~	~~**1,350.0**~~	~~**250.0**~~	~~**100.0**~~	~~**100.0**~~	~~**0.0**~~	~~**0.0**~~	~~**1,800.0**~~
~~**BALANCE**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~

~~SURFACE WATER MANAGEMENT~~

~~Flood Control and Stormwater Management~~

~~Current Facilities~~

~~**YAKIMA COUNTY IS RESPONSIBLE FOR FLOOD HAZARD MANAGEMENT AND SEVERAL RIVER LEVEE SYSTEMS WITHIN THE COUNTY. COUNTY RESIDENTS ARE PROTECTED BY THE COUNTY'S FLOOD HAZARD MANAGEMENT SERVICES BY OWNING OR LIVING ON LAND PROTECTED BY LEVEES, AND THROUGH FLOOD FIGHTING ACTIVITIES TO PROTECT TRANSPORTATION FACILITIES FROM FLOOD WATERS IN AREAS NOT SPECIFICALLY PROTECTED BY THE LEVEES. THE FLOODS OF 1995 AND 1996 EMPHASIZED THE NEED FOR FLOOD HAZARD MANAGEMENT.**~~

~~In 1994 (through 1996), Yakima County initiated a Comprehensive Flood Hazard Management Plan (CFHMP) for the Yakima River from the Yakima River Canyon to the Union Gap and the lower portion of the Naches River from Cowiche Creek to its confluence with the Yakima. The structural and nonstructural flood management policy recommendations will be incorporated into ***Plan 2015*** at its first annual update (See Figure XII-8).~~

BOCC Adopted

The County is a partner with the cities of Yakima and Union Gap in the development of a Stormwater Management Plan for the Yakima Urban area. The implementation of this Plan and its recommendations will be incorporated into ***Plan 2015*** as future annual updates upon the concurrence of the entities and the formation of a drainage utility district.

Level of Service

The current and proposed LOS reflects the Corps of Engineers Maintenance and Operations Manual for levees.

Capital Facilities Projects and Financing

The County's surface water management program includes capital projects at a cost of $300,000. The proposed financing plan is shown on Table XII-52.

Table XII-52 CFP Projects and Financing Plan

Sources and Uses of Funds (All Amounts Are Times $ 1,000)

SURFACE WATER MANAGEMENT (Flood Control)							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
1 Surface Water Projects							
Cost	50.0	50.0	50.0	50.0	50.0	50.0	300.0
Rev-Developer Contributions	50.0	50.0	50.0	50.0	50.0	50.0	300.0
Rev-RID's							0.0
SUMMARY: COSTS/REVENUES							
Cost	50.0	50.0	50.0	50.0	50.0	50.0	300.0
Revenues:							
Developer Contributions	50.0	50.0	50.0	50.0	50.0	50. 0	300.0
RID's	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Revenues	**50.0**	**50.0**	**50.0**	**50.0**	**50.0**	**50.0**	**300.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

TRANSPORTATION

Current Facilities

The existing roadway system in the County totals about 1737 miles. Rural roads account for 92 percent of this total (1,601 miles), and urban roads account for eight percent (135 miles). The County is also responsible for 361 bridges and 843 culverts associated with the roadways. Other current inventory information and maps can be found in Chapter XI, the Transportation Element.

Level of Service

Level of service information is located in the transportation element.

Capital Projects and Financing

BOCC Adopted

~~The county's 1997-2002 transportation improvement program includes funded capital projects at a cost of $48,221,000. The summarized proposed financing plan is shown on Table XII-53. More project by-project descriptions, cost, financing, and timing are included in the County 1997-2002 TIP, which is included by reference as a part of this Capital Facility Plan.~~

~~Table XII-53 CFP Projects and Financing Plan~~
~~Source and Uses of Funds (All Amounts Are Times $ 1,000)~~

~~TRANSPORTATION~~					
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~	~~6~~
~~COST/REVENUES~~	~~1997~~	~~1998~~	~~1999~~	~~2000 to 2002~~	~~TOTAL~~
~~FUNDED PROJECTS~~					
~~Costs~~	~~16,561.0~~	~~8,880.0~~	~~6,740.0~~	~~16,040.0~~	~~48,221.0~~
~~Rev-Federal~~	~~3,031.0~~	~~887.0~~	~~0.0~~	~~1,821.0~~	~~5,739.0~~
~~Rev-State~~	~~5,077.0~~	~~4,173.0~~	~~2,616.0~~	~~4,548.0~~	~~16,424.0~~
~~Rev-Local~~	~~5,138.0~~	~~3,420.0~~	~~4,114.0~~	~~9,671.0~~	~~22,343.0~~
~~Rev-Other~~	~~3,315.0~~	~~400.0~~	~~0.0~~	~~0.0~~	~~3,715.0~~
~~**Total Revenue**~~	~~**16,561.0**~~	~~**8,880.0**~~	~~**6,740.0**~~	~~**16,040.0**~~	~~**48,221.0**~~
~~**BALANCE**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~	~~**0.0**~~

~~WASTEWATER COLLECTION AND TREATMENT~~

~~Current Facilities~~

~~The majority of waste water collection and treatment systems in the unincorporated areas of the County are on-site systems (i.e., septic tanks and drain fields), permitted by the Yakima Health District. Generally, any residential unit in the County not served by a collection system may be considered to be using an on-site system. All on-site systems in the County are permitted and regulated by the County Health District. The only County-owned collection system is the Buena waste water collection and treatment system, 10 miles east-southeast of Yakima and north of Toppenish~~

~~Level of Service~~

~~The current and proposed level of service for the County-owned Buena waste water collection and treatment system is based on Washington State Department of Ecology (DOE) sewer design standard for residential development. The permitted discharge capacity of the treatment plant, under the current NPDES permit, is 52,000 gallons per day (gpd) averaged over a one-month period. The peak hour flow to the waste water treatment plant has been measured at 70 gallons per minute. LOS information can be found in Chapter X, the Utilities Element (See Figure X-4 and Table X-11).~~

~~Capital Facilities Projects and Financing~~

~~The County's waste water collection and treatment facilities include two capital projects at a cost of $800,000. The Buena waste water collection and treatment system project will upgrade the filtering system resulting in an additional 26,000 gallons per day for an addition 80 Equivalent Residential Units (ERUs). The proposed financing plan is shown on Table XII-54.~~

~~Table XII-54 CFP Projects and Financing Plan~~
~~Source and Uses of Funds (All Amounts Are Times $ 1,000)~~

~~WASTEWATER COLLECTION AND TREATMENT~~							
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~	~~6~~	~~7~~	~~8~~

BOCC Adopted

COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
1. Buena Sewer Upgrade Project							
Cost			300.0				300.0
Rev-State Grant			300.0				300.0
2. Other Satellite Sewer Systems Development							
Cost	0.0	100.0	100.0	100.0	100.0	100.0	500.0
Rev- Developer Contributions		100.0	100.0	100.0	100.0	100.0	500.0
SUMMARY: COSTS/REVENUES							
Cost	0.0	100.0	400.0	100.0	100.0	100.0	800.0
Revenues:							
State Grants	0.0	0.0	300.0	0.0	0.0	0.0	300.0
Rev-Developer Contributions	0.0	100.0	100.0	100.0	100.0	100.0	500.0
Total Revenues	**0.0**	**100.0**	**400.0**	**100.0**	**100.0**	**100.0**	**800.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

WATER SUPPLY AND DELIVERY

Current Facilities

Yakima County operates four water supply and delivery systems: three in the unincorporated communities of Terrace Heights and Buena, and one serving the Gala Estates development north of Selah. The County recently assumed the management and planning role for these systems. In 1994, the first phase of improvements for the Terrace Heights water system was constructed, which included a new supply well, booster station, storage reservoir, and transmission main. The second phase of improvements is scheduled for construction during 1995-1996. Starcrest is a small two-connection system immediately outside the current Terrace Heights service area. The Buena water system was constructed during 1985-1986, and included a supply well, pump station, storage reservoir, transmission main, and distribution network. The Buena water system has remained virtually unchanged since it was constructed.

Treatment of the water supply for these systems is accomplished by chlorination process equipment at each well. Additional information about each water system's distribution system, well source, and other facilities can be found in the Utilities Element.

Level of Service

The current and proposed level of service for the County-managed Terrace Heights and Buena water systems is based on Washington State Department of Health guidelines. Other LOS information can be found in the Utilities Element, Chapter X (See Figures X-1 and X-2).

Capital Facilities Projects and Financing

The County's water supply and delivery facilities include three capital projects at a cost of $1,600,000. The Buena water system proposed project will add a back-up well. Inter ties and pump station improvements

BOCC Adopted

~~in the Terrace Heights water system will increase capacity by 800 gpm or roughly 800 ERU's. the proposed financing plan is shown on Table XII-55.~~

~~Table XII-55 CFP Projects and Financing Plan~~
~~Source and Uses of Funds (All Amounts Are Times $ 1,000)~~

~~WATER SUPPLY AND DELIVERY~~							
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**	**~~6~~**	**~~7~~**	**~~8~~**
~~COST/REVENUES~~	**~~1996~~**	**~~1997~~**	**~~1998~~**	**~~1999~~**	**~~2000~~**	**~~2001~~**	**~~TOTAL~~**
~~CAPACITY PROJECTS~~							
~~1-Buena Water Syst. Dev. (2nd Well)~~							
~~Cost~~		~~450.0~~					~~450.0~~
~~Rev-State Grant~~		~~450.0~~					~~450.0~~
~~2. Terrace Height Water Syst. Dev.~~							
~~Cost~~	~~700.0~~						~~700.0~~
~~Rev-Public Works Trust Fund~~	~~700.0~~						~~700.0~~
~~3. Other Satellite Water Syst. Dev.~~							
~~Cost~~	~~150.0~~	~~150.0~~	~~150.0~~				~~450.0~~
~~Rev-Developer Contributions~~	~~150.0~~	~~150.0~~	~~150.0~~				~~450.0~~
~~SUMMARY: COSTS/REVENUES~~							
~~Cost~~	~~850.0~~	~~600.0~~	~~150.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~1,600.0~~
~~Revenues:~~							
~~State Grant~~	~~0.0~~	~~450.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~450.0~~
~~Public Works Trust Fund~~	~~700.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~700.0~~
~~Developer Contributions~~	~~150.0~~	~~150.0~~	~~150.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~450.0~~
~~Total Revenues~~	**~~850.0~~**	**~~600.0~~**	**~~150.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~1,600.0~~**
~~BALANCE~~	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**

BOCC Adopted

6.5 CAPITAL FACILITIES PLAN: GOALS AND POLICIES

Some policies in this section were incorporated from the West Valley Neighborhood Plan. These policies have a subscript to the right of the policy, identifying them as follows:

- West Valley Neighborhood Plan – ^{WVNP}.

PURPOSE STATEMENT CF 1

*The Capital Facilities Plan (CFP) is the element that makes the rest of **Horizon 2040**~~**Plan 2015**~~ real.~~ B~~by establishing minimum level~~s~~ of service standards 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~~ improve the quality of life in Yakima County through the planned provision of capital facilities.*

GOAL CF 1:	**Maintain the quality of life in Yakima County through the planned provision of capital facilities, either directly by the County or through coordination with other public entities and the development industry.**
POLICIES:	
CF 1.1	Determine needed capital facilities based on adopted minimum level~~s~~ of service standards and forecasts of growth in accordance with the land use element of ~~Plan 2015~~***Horizon 2040***.
CF 1.2	Utilize sub-agreements with cities to establish and implement appropriate locations for focused public investment corridors as contemplated by the Interlocal Agreement.[WVNP] ~~Prepare an annual update of the Capital 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~~ "at least six-year finance plan" portion of the Capital Facilities Plan and shall be incorporated by reference into the Yakima County Comprehensive Plan, ***Horizon 2040***~~*Plan 2015*~~. ~~{Amended 12/07}~~

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 growth areas. The following goal and the related policies are designed to provide a variety of options for balancing growth and the availability of 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 capital facilities.
CF 2.2	Make the most efficient use of existing 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 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 minimum level of service standards for~~of~~ capital facilities if responses CF 2.1 - 2.3 are insufficient to meet the demands of growth.
CF 2.5	~~Restrict~~ Revise development regulations to require not approving new development if the adopted minimum level of service standard for~~of~~ capital facilities cannot be maintained by requiring efficient land use patterns (CF 2.1), by applying techniques that optimize use of capital facilities (CF 2.2), ~~and~~or 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~~ adopted level of service standards for the existing and future population.

GOAL CF 3:	**Provide adequate capital facilities that achieve and maintain the County's adopted 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 t~~The following capital facility types, as noted below, are hereby determined to be necessary for development; and the minimum level of service standards are hereby adopted for each: ~~TABLE I – 2 CAPITAL FACILITIES – OWNED BY YAKIMA COUNTY:~~

Capital Facility Type	**Adopted Minimum LOS Standards**
Streets/Roads/etc. ~~(County)~~: ~~(1) Arterials and Collectors~~ ~~(2) Access Roads~~	~~(1)~~ See Transportation Element Policies ~~(2) To be determined in Yakima County Comprehensive Transportation Plan~~
Storm sewer systems~~Water~~:	None. Yakima County hereby determines that these facilities are not necessary for development because the County's strategy and development regulations will require on-site retention facilities that are owned and maintained by the property owners. (Privately-owned facilities are not considered capital facilities by GMA.)~~See Stormwater Management Plan~~
	See YCC 19, Table 19.25-2 (Sewer) as it existed on 6-30-17.

Sanitary sewer systems~~Wastewater collection and treatment~~: ~~Buena Wastewater System~~	~~100 Gallons per Day per Capita*; refer to Utilities Element, Tables X-9 & X-11~~
Domestic ~~W~~water systems~~supply and delivery~~: ~~Buena Water System~~ ~~Terrace Heights Water System~~ ~~Crewport Water System~~ ~~Gala Estates Water System~~	See YCC 19, Table 19.25-1 (Water) as it existed on 6-30-17.~~To be determined by comprehensive water plan meeting state requirements and level of service thresholds in Utilities Element, Tables X-8 and X-11.~~
Schools:	None. Yakima County hereby determines that these facilities are not necessary for development.
Parks and recreation facilities:~~**~~ ~~(1) Regional and Community parks~~ ~~(2) Pathways and trails~~	See Parks and Recreation Element Policies. ~~(1) 2.1 acres per 1,000 population~~ ~~(2) 0.05 miles per 1,000 population~~

~~*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. CAPITAL FACILITIES – NOT OWNED BY YAKIMA COUNTY:~~

~~Capital Facility~~	~~LOS Standard~~
~~Roads (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.~~
~~Fire protection~~	~~Rural: Within 5 road miles of a year-round responding fire station.~~ ~~Urban: Under six minutes response time.~~
~~Parks and recreation~~	

	~~To be determined in an open public forum~~
~~Schools~~	~~To be determined by each district in an open public forum~~

~~TABLE I – 4. OTHER CAPITAL FACILITIES IMPORTANT TO YAKIMA COUNTY~~

~~Flood Control~~
~~Corrections~~
~~Courtrooms (Superior, District, Juvenile~~
~~Juvenile Detention~~
~~Law Enforcement~~
~~Solid Waste Disposal~~
~~County Government Administrative Offices~~
~~Maintenance and Storage Facilities~~
~~Cemetery~~
~~County Fairgrounds~~
~~Parking Facilities~~
~~Animal Shelters~~
~~Airport~~
~~Library~~
~~Museum~~
~~Natural and Cultural Facilities~~
~~Performing Arts Facilities~~

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 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 capital facilities necessary ~~to support new~~for development are available, ~~and~~ adequate, and concurrent with the development.

GOAL CF 4:	**Ensure that capital facilities necessary ~~to support new~~for development are available and adequate to serve the development, based on the County's adopted minimum 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 the minimum level of service standards adopted in this Capital Facilities Plan. 1. Update the six-year~~schedule of c~~Capital ~~i~~Improvement~~s~~ Program ~~annually~~ during the GMA-required periodic update or, when deemed necessary, more often in conjunction with the County's annual budget process. 2. Pursuant to the Growth Management Act, the CFP~~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 adopted minimum level service standards for~~of Category A.1 and Category B.1~~ capital facilities to decline below the standards adopted in Policy 3.2.
CF 4.3	Revise development regulations to ~~E~~ensure that levels of service are adequate for all capital facilities with minimum level of service standards adopted in Policy 3.2.~~in Categories A.1 and B.1 except transportation facilities no later than occupancy and use of the development. Transportation 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 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 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 capital facilities needed to address the impacts of vested development permits.~~

BOCC Adopted

~~CF 4.7~~	~~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 Public 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

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 capital facilities.

GOAL CF 5:	Protect public health and environmental quality through the appropriate design and installation of capital facilities.
POLICIES:	
CF 5.1	Promote conservation of energy, water and other natural resources in the location and design of capital facilities.
CF 5.2	Practice efficient and environmentally responsible maintenance and operating procedures.
CF 5.3	Revise development regulations to establish minimum distances between sanitary sewers and surface channels to minimize the transmission of pollution to creeks.[WVNP]

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 capital facilities.

GOAL CF 6:	Preserve and enhance the visual quality of Yakima County through the placement and design of capital facilities.
POLICIES:	
CF 6.1	Encourage 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 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 Horizon 2040~~Plan 2015~~. The following goal and the related policies are designed to ensure that the required capital facilities are financially feasible.

BOCC Adopted

GOAL CF 7:	Provide needed 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 or the providers of the facilities.
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 benefited 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 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 minimum level of service standards for ~~each~~ all capital facility types that are determined necessary for development (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 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 ***Horizon 2040****~~Plan 2015~~* ~~annually~~ during each GMA-required periodic update 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 capital facilities on a joint program for maintaining adopted levels of service standards, ~~concurrency requirements,~~ funding, and construction of shared public facilities.
CF 8.3	The recommendations of Comprehensive Flood Hazard Management Plans that are adopted by Yakima County are hereby incorporated by reference.[WVNP]

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, 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 public facilities and those of a countywide or statewide nature~~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~~Consistent with the Yakima~~'s~~ County-wide Planning Policy~~ies~~ (CWPP), the County and its cities should create a common list of essential public facilities after considering WAC 365-196-550's recommendations for establishing such lists.
CF 9.2	Follow the procedures and review criteria in Section C.3. of the Yakima CWPP for siting essential public facilities and those of a countywide or statewide nature. Provide early public notice and opportunity for public review of the proposed location of ~~essential regional~~ such 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 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 planning and providing capital facilities in Urban Growth Areas will be determined in accordance with the Yakima County-wide Planning Policy~~ies~~ (CWPP) and the Interlocal Agreement.
CF 10.2	The County may~~will~~ enter into urban growth management agreements with municipalities and other providers of capital facilities to coordinate planning for and development of the Urban Growth Areas.
CF 10.3	The County may~~will~~ enter into agreements with cities and other providers of capital facilities for sharing of resources (fees, assessments, land, etc.) based on the location of the development and the location of its impacts on capital facilities.

~~D. GOALS AND POLICIES~~

~~The goals and policies contained in the Capital Facilities element are consistent with, and further existing County planning framework tools. The shaded boxes below are from *the* **Vision 2010, Focus 2010, and County-wide Planning Policy** documents.~~

~~The Upper and Lower Valley visioning efforts resulted in numerous goals, objectives and strategies dealing with capital facilities.~~

~~VISION OF THE FUTURE~~

~~The Upper Valley's **Vision 2010** includes the following goals, objectives, and strategies related to capital facilities:~~

~~Support for Growth and Development~~

~~"Provide adequate services to properties to promote diversified economic growth."~~

~~"Improve and/or establish standardized "municipal type" services in the more densely populated rural areas."~~

~~"Identify appropriate areas to which services should be extended to facilitate development."~~

~~"Improve and/or establish standardized "municipal type" services in the more densely populated rural areas."~~

~~"Maintain adequate supply of serviced lots at competitive prices."~~

BOCC Adopted

~~"Provide water and sewer services to enough areas to make land available at competitive prices. Investigate ways to make subdivisions and other developments less expensive (e.g., LID city financing up front; lesser development standards on carefully selected sites; phasing of subdivisions, etc.)"~~

~~"Upgrade and build service infrastructure in a manner as aesthetically pleasing, timely, affordable and efficient as practical, as well as make services available to regional areas."~~

~~Coordination and Cooperation~~

~~"Combine private, business and city/county financing for capital improvements in the parks (repairing bleachers, installing equipment, etc., plus underwriting arts/entertainment activities)."~~

~~"Combine services to facilitate planned growth."~~

~~"Combine and assist in service areas such as criminal justice, fire protection, public transit, water/sewer, and administration , where such combinations implement efficient, cost-effective delivery of such services."~~

~~"Identify areas for siting of public facilities such as wastewater treatment plants, jails, prisons, schools, etc."~~

~~Parks and Recreation, Culture, Quality of Life~~

~~"Develop youth centers/programs"~~

~~"Provide creative funding [for the arts]."~~

~~"Broader financial support [for youth activities]."~~

~~"Develop a compensation plan for public purchase of development rights to secure land uses."~~

~~"Develop a Comprehensive Parks Plan."~~

~~"Establish a Metropolitan Park District."~~

~~"Form a private/public business partnership to aid in creating the arts park.~~

~~"Lobby the state for more public funding for the arts."~~

~~"Plan schools with trees and outside picnic tables so families can use the facilities nights, weekends and summer."~~

BOCC Adopted

~~"Use existing public elementary schools as neighborhood parks & recreation/community center locations. Run summer and evening programs from these locations for the young and old so local areas can be drawn together for social, recreational and educational activities."~~

~~"We must make better use of educational facilities. Year around schools and other solutions being used by other school districts must be studied and adopted."~~

~~Health and Safety~~

~~"Maximize existing resources with shared use of high cost pieces of technology [for health care]."~~

~~"Establish satellite health clinics in outlying areas, including seasonable mobile clinics for migrant workers."~~

~~"Improve safety services in outlying areas."~~

~~"Expand and help maintain fire protection units."~~

~~"Support comprehensive fire and emergency medical services."~~

~~"Plan and maintain a street lighting program that will enhance a street's safety while retaining the neighborhood aesthetics."~~

~~Environment and Resources~~

~~"Continue evaluation of potential storage reservoir sites in the Yakima River watershed followed by establishment of prioritized construction schedules."~~

~~"Create resources or incentives that will promote actions which enhance the natural environment."~~

~~"Review incremental water pricing policies to encourage conservation.~~

~~"Encourage coordination between governmental agencies for better water resource management."~~

~~"Expand sewer facilities to new and existing users, and reduce number of private onsite systems."~~

~~"Expand water services to new and existing users, and reduce number of private wells."~~

~~"Extend the dike to Union Gap, providing protection and safety from gap to gap."~~

~~"Encourage the Federal government to frequently update cost/benefit analyses for water projects."~~

~~"Manage ground water use so as not to exceed recharge."~~

BOCC Adopted

~~***Education***~~

~~"Develop a secure, dependable financial base to support education and employment training needs."~~

~~"To establish a branch of the state university in Yakima."~~

~~"To broaden the source of school and employment training funding."~~

~~***Finance***~~

~~"Encourage privatization of services where applicable."~~

~~"Identify and explain all sources of financing that could be used [to] acquire and develop industrial campus sites."~~

~~"Individuals and the private sector sometimes lack the resources or incentives to take action that will enhance the natural environment. A regional fund to finance technology improvements at the plant and home needs to be established."~~

~~***Solid Waste***~~

~~"Provide garbage collection in outlying communities."~~

~~"Reduce the community's reliance on land filling as a finite solution to the area's solid waste disposal needs."~~

~~In the Lower Valley, ***Focus 2010*** includes the following statements:~~

~~***Support for Growth and Development***~~

~~"Provide infrastructure to accommodate residential growth."~~

~~"Develop infrastructure and facilities to support diversified industry and value added agricultural products."~~

~~"Develop complementary commercial districts through economic restructuring, infrastructure improvements, and new business recruitment."~~

~~"Development must make provisions for adequate sources of potable water, sewer, etc. (roads, sidewalks, gutters, etc.)."~~

~~"Development outside UGAs should not be of a density that necessitates urban level services (i.e. water and sewer)."~~

BOCC Adopted

~~"Within UGAs urban services shall be required when it is economically feasible. When services are not economically feasible, covenants should be used to require connection to those services when they become available."~~

~~"…Parcels of one acre or less in size should be required to have urban level services."~~

~~"Commercial and industrial development should be permitted outside UGAs only when it is within a designated industrial park which has been strategically sited to allow clustering of agriculturally supportive industry which can use common water and wastewater facilities and other necessary utilities."~~

~~"Within UGAs urban services shall be required when it is economically feasible. When services are not economically feasible, covenants should be used to require connection to those services when they become available."~~

~~"Establish a moratorium on well permits for areas with declining supplies."~~

~~"Establish a moratorium on all new water usage until proven beyond a reasonable doubt that sufficient water supply exists."~~

~~***Coordination and Cooperation***~~

~~"Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas."~~

~~"Coordinate city and county utility plans."~~

~~***Finance***~~

~~"Determine funding options for future city and county utility needs."~~

~~"Ensure that costs to increase levels of service are allocated equitably through time among all potential benefactors." [transportation]~~

~~***Health and Safety***~~

~~"Promote coordination among federal, state, county, municipal, and tribal law enforcement and fire protection agencies."~~

~~"Formalize periodic meetings between all law enforcement and fire protection agencies to coordinate activities, set common goals and resolve problems."~~

~~"Promote an assertive, effective criminal justice system."~~

~~***Environment and Resources***~~

BOCC Adopted

~~"Utilize current world wide, state of the art technology to achieve year to year improvements in the quality of the ground water."~~

~~"Provide sufficient treatment to ensure the discharge of wastewater does not lower the quality of surface and groundwater."~~

~~"Develop a system of windbreaks to minimize wind erosion and reduce dust problems."~~

~~***Other***~~

~~"Encourage and promote improved handicapped access for existing and future public use facilities."~~

~~**CONSISTENCY WITH COUNTY-WIDE PLANNING POLICIES AND WITH OTHER LAWS, PLANS AND ELEMENTS**~~

~~The Capital Facilities Plan is to be consistent with County-wide Planning Policies and with other County, local, regional, and state adopted plans. To this end, the County will: (1) reassess ***Plan 2015*** annually to ensure that capital facilities needs, financing and level of service are consistent, and that the plan is internally consistent; and (2) coordinate with non-County providers of public facilities on a joint program for maintaining adopted levels of service standards, concurrency requirements, funding and construction of shared public facilities. It is expected that consistency will be systematically achieved through annual budgeting cycles, interlocal agreements and other measures identified in ***Plan 2015*** to implement this CFP.~~

~~**County-wide Planning Policies**~~

~~The Yakima County-wide Planning Policies recognize the need to promote orderly development, with the appropriate urban services provided. The following County-wide policies apply to capital facilities issues:~~

~~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. (A.3.1.)~~

~~Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. [RCW 36.70A. 110 (3)] (B.3.1.)~~

~~Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)~~

BOCC Adopted

~~The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [RCW 36.70A.070 (3) (c) (d)]. These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)~~

~~New urban development should utilize available/planned urban services. [RCW 36.70A.110(3)] (B.3.5.)~~

~~Formation of new utility special purpose districts should be discouraged within designated urban growth areas. (B.3.6.)~~

~~From the local inventory, analysis and collaborations with state agencies and utility providers, a list of county-wide and state-wide public capital facilities needed to serve the Yakima County region will be developed. These include but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)~~

~~Some public facilities may be more appropriately located outside of urban growth areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond urban growth areas should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)~~

~~The multiple use of corridors for major utilities, trails and transportation right of way is encouraged. (C.3.6.)~~

~~The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. [RCW 56.08.020, RCW 57.16.010] (F.3.1.)~~

~~The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)~~

~~Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area. (F.3.3.)~~

~~Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components. (F.3.5.)~~

~~The County and the cities will work with special purpose districts, adjacent counties, state tribal and federal governments to formalize coordination and involvements in activities of mutual interest. (I.2.)~~

BOCC Adopted

Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)

E. ENVIRONMENTAL ANALYSIS

The CONCERNS identified in the Major Issues section of the Capital Facilities Element have been placed into the following matrix, Table XII-56. Tis table evaluates these issues against the four land use alternatives detailed in Chapter III, Environmental Analysis. The adverse environmental impacts are briefly discussed. The Capital Facilities Goals and Policies will provide the chief means of mitigating growth.

Table XII-56 Environmental Matrix: Capital Facilities

Major Issues	Significant Impacts			
	Alternative A	Alternative B	Alternative C	Alternative D
Mitigation of Development Impacts	Mitigation of development impacts will continue on a case-by-case basis, primarily under SEPA.	The analysis of development impacts of anticipated growth consistent with the County's comprehensive plan will determine mitigation requirements for future development.		
Infrastructure Cost Recovery	Cities and the County will continue to approach this problem on a case-by-case basis as annexations occur.	The coordination of infrastructure improvements between cities and the County will make it easier to determine methods of infrastructure cost recovery.		
Siting of Essential Public Facilities	No significant adverse impact.			
Service Agreements	The random pattern of development under existing zoning will make service agreements difficult.	Growth in anticipated areas will be managed by service agreements between districts, cities, and the County.		
Focused Public Investment	Infrastructure will be constructed on an as-needed basis as development occurs.	Focused public investment corridors will concentrate infrastructure improvements within these areas so that the land is "fully served" upon development.		Focused public investment more likely with this alternative's emphasis on regional services and community systems. Policies creating public investment corridors will improve service efficiency of public utilities.
Level of Service Measures	No significant adverse impact.			

BOCC Adopted

~~Level of Service in Urban and Rural Areas~~	~~Urban levels of service may be found within rural lands as the market demands.~~	~~The level of service in rural lands will be consistent with the level of development in the different types of designated rural lands.~~	~~Urban levels of service will be found within urban areas while rural levels of service will be found within all rural lands.~~	~~Same as B, except that Policies governing the type and level of service for each type of land designation are more clearly distinguished in this alternative.~~
~~Regional Infrastructure and Service Delivery~~	~~The random pattern of development under existing zoning will regional coordination difficult.~~	~~The ability to anticipate growth in designated areas throughout the county will make it easier to coordinate and provide public facilities and services on a regional basis.~~		~~Alternative D provides a clear commitment to support equitable delivery of urban services within the UGAs. Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services.~~

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BOCC Adopted

Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.1.1-1
Private Small Water Systems within the Future Service Area of Terrace Heights Water System

Other Water Systems
1. Skyline Mobile Homes
2. Lynn Place
3. Keveshan
4. Butterfield
5. Toop
6. North Terra Vista
7. Central Terra Vista
8. Schemper
9. Cascade Park
10. Cemetary
11. Ziegler
12. Morton & Son
13. Land Leasing
14. East Ridgefield Park
15. Gurtler
16. Commonwealth
17. Terrace Park
18. Sun Country Estates
19. Unknown
20. Wolfe
21. Neal Valley View
22. Charlene
23. Upper 43rd St.
24. Lower 43rd St.
25. Country Estates
26. McAuley
27. Trencer
28. Frayne Ct.
29. Cynthia Ct.
30. Bridlemoor

Future Service Area

UGA Boundary

0 1,000 2,000 4,000

Feet

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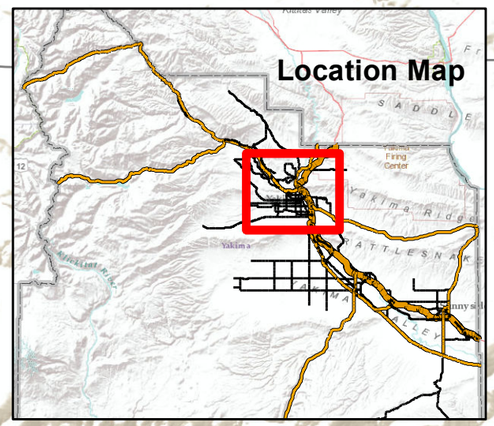
Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.3-1
Storm Sewer System
North Yakima County



- Culvert Inlet (Stream)
- Culvert Outlet (Stream)
- Culvert Inlet
- Culvert Outlet
- Catch Basin
- Manhole
- Dry Well
- Dry Well (Non-Stormwater)
- Dry Well & Infiltration Trench
- Infiltration Trench
- Infiltration Trench (Non-UIC)
- Bio-Infiltration Swale
- Infiltration Swale
- Infiltration Pond
- Wet Pond
- Biofiltration Swale
- Stormfilter
- Ditch to Pipe
- Pipe to Ditch
- Pip to BMP
- BMP to Pipe
- Ditch to BMP
- BMP to Ditch
- Curb Cut
- Non-Regulatory Outfall
- Non-Regulatory Outfall (Ditch Culvert)
- Non-Regulatory Outfall (Ditch)
- Outfall
- Outfall (Ditch Culvert)
- Outfall (Ditch)
- Outfall (Abandoned)
- Catch Basin (Other Gov)
- Manhole (Other Gov)
- Private Catch Basin
- Private Ditch Connection
- Private Manhole
- Private Non-Regulatory Outfall
- Irrigation Tailwater Connection
- Roof Drain
- Floor Drain
- Illicit Connection
- Unknown Connection
- Authorized Connection

- Culvert
- Culvert (S)
- Ditch
- Ditch (NO)
- Ditch (ITW)
- Drain (OG)
- IT Pipe
- Irrig Canal
- Nat Disp
- Nat Drain
- Pipe
- Pipe (OG)
- Priv Ditch
- Priv Pipe
- UDD
- UDP
- Unk Pipe
- Stormwater Utility Area 2017
- UGA Boundary
- City Limits

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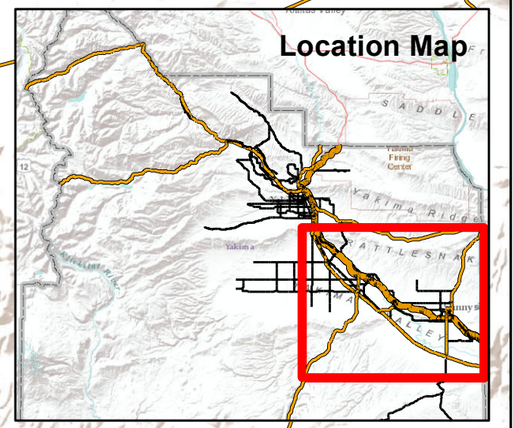
Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.3-2
Storm Sewer System
South Yakima County



- Culvert Inlet (Stream)
- Culvert Outlet (Stream)
- Culvert Inlet
- Culvert Outlet
- Catch Basin
- Manhole
- Dry Well
- Dry Well (Non-Stormwater)
- Dry Well & Infiltration Trench
- Infiltration Trench
- Infiltration Trench (Non-UIC)
- Bio-Infiltration Swale
- Infrltration Swale
- Infiltration Pond
- Wet Pond
- Biofiltration Swale
- Stormfilter
- Ditch to Pipe
- Pipe to Ditch
- Pip to BMP
- BMP to Pipe
- Ditch to BMP
- BMP to Ditch
- Curb Cut
- Non-Regulatory Outfall
- Non-Regulatory Outfall (Ditch Culvert)
- Non-Regulatory Outfall (Ditch)
- Outfall
- Outfall (Ditch Culvert)
- Outfall (Ditch)
- Outfall (Abandoned)
- Catch Basin (Other Gov)
- Manhole (Other Gov)
- Private Catch Basin
- Private Ditch Connection
- Private Manhole
- Private Non-Regulatory Outfall
- Irrigation Tailwater Connection
- Roof Drain
- Floor Drain
- Illicit Connection
- Unknown Connection
- Authorized Connection

- Culvert
- Culvert (S)
- Ditch
- Ditch (NO)
- Ditch (ITW)
- Drain (OG)
- IT Pipe
- Irrig Canal
- Nat Disp
- Nat Drain
- Pipe
- Pipe (OG)
- Priv Ditch
- Priv Pipe
- UDD
- UDP
- Unk Pipe
- Stormwater Utility Area 2017
- UGA Boundary
- City Limits

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Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.4-1
East Valley School District

Terrace Heights Elementary

East Valley Elementary

East Valley High

East Valley Central Middle

Moxee

Location Map

- East Valley Schools
- East Valley School District
- UGA
- City Limits

0 0.15 0.3 0.6 0.9 1.2 Miles

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Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

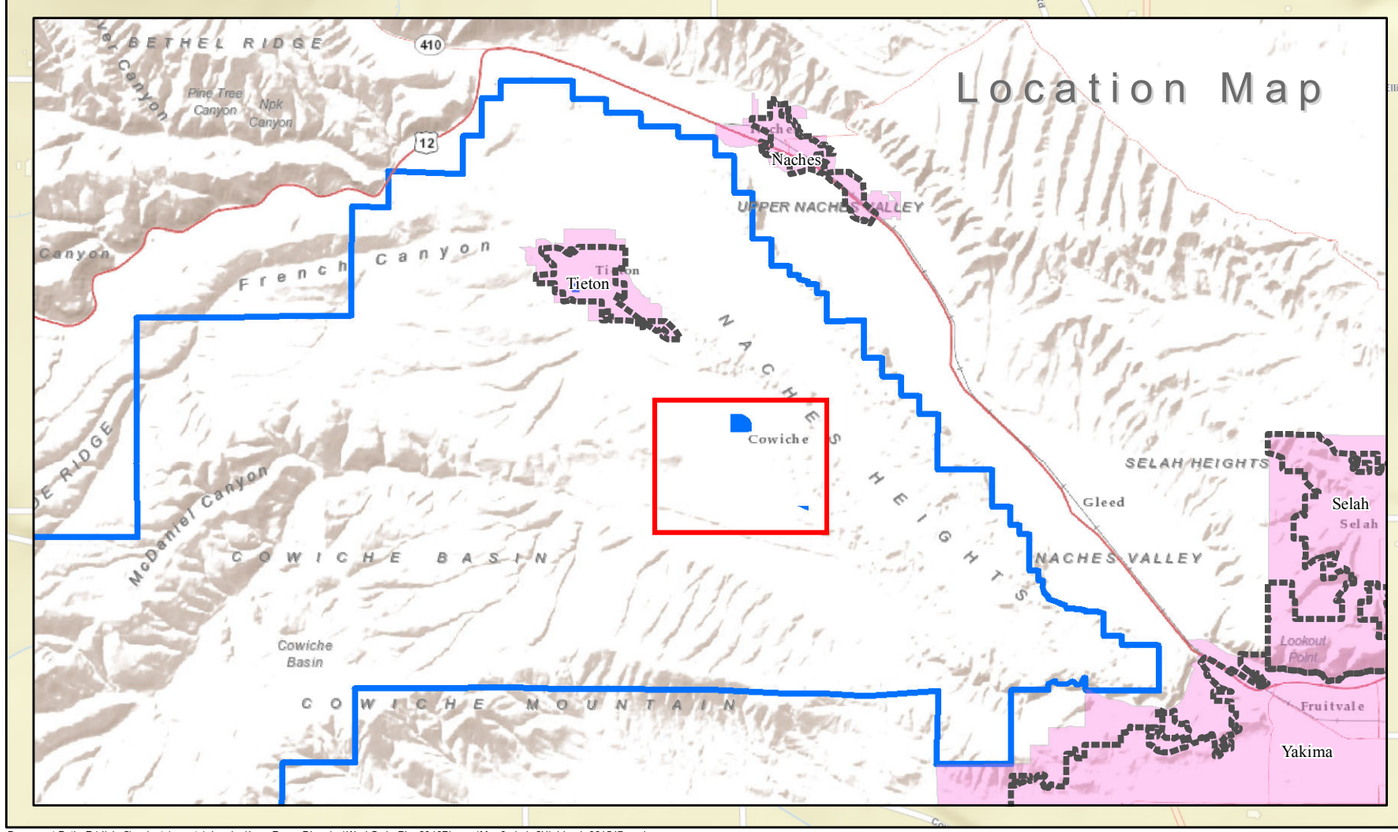
Map 6.4.4-2
Highland School District

Highland High

Highland Jr. High

Marcus Whitman Elementary

Summitview Rd
N Cowiche Rd
Old Cowiche Rd
Baese Rd
Upland Way
Opal Ln
Trepanier Mobile Home Estates
Charlotte Rd
Cowiche City Rd
Hard Rock Rd
Processor Ln
Fernstrom Rd
Whitten Rd
Livengood Rd
Naches Heights Rd
Elliott Rd
Thompson Rd
Apple Way Rd
Track Rd
Hancock Rd



Highland Schools

Highland School District

UGA

City Limits

0 0.05 0.1 0.2 0.3 0.4 Miles

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Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.4-3
Mt Adams School District

White Swan High
Mount Adams Middle

Location Map

Yakima
Moxee
Union Gap
Wapato
Zillah
Harrah
Toppenish
Klickitat River

Mount Adams Schools
Mount Adams School District
UGA
City Limits

0 0.25 0.5 1 1.5 2 Miles

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Sources: Esri, DeLorme, USGS, NPS

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Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.4-4
Naches Valley School District

3.6 Undeveloped Acres

Former Primary School

Location Map

Naches Valley School District

Naches

Tieton

Selah

Yakima

Moxee

Union Gap

- Naches Valley Schools
- Naches Valley School District
- UGA
- City Limits

0 0.2 0.4 0.8 1.2 1.6 Miles

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Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.4-5 Sunnyside School District

Outlook Elementary

15.1 Undeveloped Acres adjacent to Sun Valley Elementary

Location Map

Sunnyside School District

Zillah

Outlook

Sunnyside

Grandview

- City Limits
- Sunnyside Schools
- Yakima County Boundary
- UGA
- Sunnyside School District

0 0.15 0.3 0.6 0.9 1.2 Miles

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Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.4-6
West Valley School District

Mountain View Elementary

Cottonwood Elementary

West Valley High Freshman Campus

West Valley High

Ahtanum Valley Elemenary

Location Map

West Valley School District

West Valley Schools

West Valley School District

UGA

City Limits

Yakima County Boundary

0 0.1 0.2 0.4 0.6 0.8 Miles

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4.5 Undeveloped Acres adjacent to Zillah Middle

23.8 Undeveloped Acres

Location Map

Zillah School District

Capital Facilities Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 6.4.4-7
Zillah School District

- Zillah Schools
- Zillah School District
- UGA
- City Limits

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CHAPTER 7. HOUSING ELEMENT

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing language is in black text, blue underlined is new, red strikethrough is deleted, and green text is language moved to or from a different section.

7.1 INTRODUCTION~~/PURPOSE~~

~~**Purpose of the Element**~~

Housing is one of the most important components of our lives and our communities and it is the single largest purchase made by most households. As an industry, it is a major partner in the economic life of the community both as a consumer of goods and services and as a producer of houses, jobs, and income. The demand for housing is dependent on a number of factors, such as population increases or decreases, or median household incomes changes. As population growth occurs within Yakima County, there will be an increasing need for more housing that is affordable and desirable.

This housing element is intended to guide the location and type of housing that will be built over the next twenty years. The Housing Element serves two purposes. The first is to identify the housing needs of all people living in Yakima County. The second is to promote housing policies that will lead to affordable, safe housing options for all County residents over the next 20 years. Residential growth within the County is intended to occur within Urban Growth Areas (UGAs) first, followed by development in rural areas. Yakima County should develop policies that will encourage the development of new housing within the UGAs, Rural Settlements, and Rural Areas. Such development should be compatible with the unique character of the County, and should provide for the revitalization of existing service areas as well as for adequate open space.

Since many factors influence affordability, it is inevitable that housing affordability policies will be affected by policies adopted in other ***Horizon 2040*** elements such as transportation, economic development, capital facilities, utilities, natural settings, and land use. In turn, housing policies could directly impact some policies of other elements. The ~~Demographics~~Introduction Element also contains some of the basic statistical foundations for housing issues faced by Yakima County.

~~Earlier comprehensive plans discussed housing primarily in light of its land use implications. ***Horizon 2040*** 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~~

BOCC Adopted

~~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, and the Visioning "check in". During the ***Plan 2015*** process, housing ~~These~~ policies were developed through ~~an~~ extensive public participation ~~process and~~to provide long-term guidance for Yakima County in developing the Housing Element ~~for ***Plan 2015***~~. This work, including the Visioning "check in", has been carried forward in ***Horizon 2040***. These goals are included within insets throughout the Element.

7.1.1 Growth Management Act Requirements

The Growth Management Act ~~of 1990 as amended,~~ (RCW 36.70A.070) ~~, and GMA Procedural Criteria for Adopting Comprehensive Plans (WAC 365-195-310)~~ requires a housing element that ensures the "vitality and character of established residential neighborhoods" ~~that 20-year County comprehensive plans include a housing element~~ that:

~~Integrates relevant county-wide policies;~~

~~Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;~~

- Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- Includes a statement of goals, policies, ~~and~~ objectives, and mandatory provisions ~~–~~for the preservation, improvement, and development of housing, including single-family residences;
- Identifies sufficient land for housing ~~(refer to Land Use Element)~~, including, but not limited to, government assisted housing, housing for low income families, manufactured housing, multi-family housing, and group homes~~,~~ and foster care facilities; and
- Makes adequate provisions for existing and projected needs of all economic segments of the community.

RCW 36.70A.020 adopts goals to guide the development and adoption of comprehensive plans and development regulations. The following are those goals that apply to the Housing element:

Goal 4 – 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.

Goal 6 – 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.

7.1.2 County Wide Planning Policy

BOCC Adopted

The County-wide Planning Policy (CWPP) represents a composite framework of policies intended to balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act (GMA). The following CW~~ounty-wide~~ P~~lanning~~ P~~olicie~~s address the need for affordable and diverse housing for all economic segments of the population:

E.3. Affordable Housing Policy statements

E.3.1. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty-year population and employment forecasts to determine short and long range affordable housing needs. [RCW 36.70A.070(2)]

E.3.2. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs.

E.3.3. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

- Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
- Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;
- Promote housing design and siting compatible with surrounding neighborhoods;
- Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and,
- Consider public and private transportation requirements for new and redeveloped housing.

E.3.4. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs.

E.3.5. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment.

E.3.6. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior.

E.3.7. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and “self-help” housing.

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E.3.8. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)]

E.3.9. Innovative strategies that provide incentives for the development of affordable housing should be explored.

E.3.10. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons.

The policies within the County-wide Planning Policy regarding affordable housing will, like the planning documents they are intended to guide, evolve over time.

7.1.3 Organization of the Element

The Housing Element consists of three sections: Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives and Policies. Existing Conditions includes housing data and summarizes existing conditions and information in Yakima County. It focuses on inventory data which support the policy orientation of growth management. The Analysis of Assets, Needs and Opportunities highlights demographic trends, compares existing housing supply with projected future demand, and examines the ability of the market to provide housing for various income levels. It includes a discussion of special needs housing and the entities most likely to develop housing for special need populations, including farmworker housing. The third section presents a comprehensive set of goals, objectives and policies to guide the implementation of ~~***Plan***~~ ***Horizon 20~~15~~40***. ~~A fourth section comments on the four land use alternatives and identifies how each of the alternatives impact housing development and affordability in an environmental matrix found in Volume 1, Chapter III, Environmental Analysis.~~

7.2 MAJOR CONSIDERATIONS

7.2.1 Affordable Housing

Lack of adequate and affordable housing can lead to significant problems throughout Yakima County, especially for low income families and individuals. ~~Housing is becoming less affordable to more Yakima County residents.~~ The housing affordability problem ~~is particularly severe among~~can also impact the farmworker population, which can have a large seasonal population in need of temporary housing, and the special needs population~~, and the Hispanic population which includes many farmworkers and their families.~~ Federal housing authorities have suggested that 30% of a household's income is the threshold under which housing is considered affordable. This 30% of income standard says that non-housing needs, i.e. costs for basic necessities such as clothing, food, and other non-housing monthly bills that do not include rent, mortgage, property taxes, and the like, can be met with 70% of a household's annual income. It also suggests that when housing costs are at or less than 30% of a household's income, the household's ability to save for future needs or emergencies becomes easier. When costs become larger than 30% however, saving is significantly reduced or eliminated, and meeting basic needs with the left-over income becomes more difficult. The risk of foreclosure also becomes higher. ~~The federal government and most lenders consider affordable owner-occupied housing as housing that can be obtained for 30 percent of monthly gross income.~~ Most often, the 30 percent of household income is also considered the

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affordability threshold for rental housing.~~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 must 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.~~
By working to encourage the availability of affordable housing for all segments of the population, the community can address the fundamental human and community need of providing shelter. Addressing housing needs countywide requires a regional approach that involves all levels of government, including federal, state and local, and private sector partnerships. Each community has a responsibility to provide affordable housing throughout Yakima County.

~~**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.~~

7.2.2~~.~~ Farmworker Housing

Yakima County has a shortage of ~~30,000~~ housing units for its farmworker population~~ (Larson and Colleagues, 1995)~~. This housing shortage is not a new condition, and it can grow ~~but it has grown~~ to crisis proportions~~ in recent years~~. The shortage can ~~has~~ lead to overcrowding, which leads to premature deterioration of existing housing and neighborhoods. This deterioration effectively reduces the number of housing units available for low income families, including large numbers of farmworkers. Overcrowding and blighting also erodes neighborhood vitality. In rural areas with inadequate water and sewer systems, overcrowding can result~~s~~ in health problems and environmental pollution. In the past, squatter developments and poorly regulated camps have resulted in outbreaks of disease. ~~Other known~~ C~~c~~onsequences of overcrowding can become evident in social problems such as poor school performance, alcoholism, ~~deviant behavior patterns and~~ family break ups, and a decline in~~.~~ ~~Neighborhood integrity, the~~ tax base and community social systems~~ decline with overcrowding~~.
The lack of affordable housing may also hurt the local agricultural industry by pushing farmworkers to neighboring agricultural counties that offer better affordable housing options. Ensuring an adequate supply of farmworker housing is essential to the County's agricultural economy. ~~Nearby Okanogan County, for instance, has 2,797 designated farmworker housing units compared to Yakima County's 944. The estimated number of workers in Okanogan County is 9,549 compared to 58,000 in Yakima.~~

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County housing policies must actively address the farmworker housing shortage. ~~RCW 70.114A and 70.54, passed by the 1995 state legislature, should also help. This bill focuses on temporary worker housing, thus making it easier to provide seasonal housing. Although this law will release some pressure on seasonal housing needs, the affordable housing problem still looms large for permanent, settled out farmworkers.~~ An appropriate role for the County would be to facilitate opportunities for affordable housing, both seasonal and permanent. Building partnerships with non-profit groups, private financial lenders, and securing funds and technical assistance from the local, state, and federal government ~~DCTED's Housing Resource Team~~ are positive steps toward providing affordable housing.

Inset 1. Horizon 2040 Visioning Goals

Housing

1. ~~1.~~ **Affordable Housing**
   - A. Provide for flexibility in zoning, while preventing incompatible uses and development.
   - B. Support and encourage financing opportunities.
   - C. Promote infill housing that is compatible with nearby housing, different housing densities and economically diverse housing options.
   - D. Promote temporary farmworker housing.
   - E. Promote housing counseling.
   - F. Support and encourage an increase in the number of affordable housing units.
   - G. Promote innovative building practices.
   - H. Provide safe, sanitary and affordable housing for everyone.
   - I. Create a mix of types of housing and land uses that supports a diverse socioeconomic community.
   - J. Provide infrastructure to accommodate residential growth.
   - K. Preserve neighborhood integrity through appropriate land use guidelines.
   - L. Encourage resourceful and fair housing financing by lenders.
   - M. Housing development should be encouraged in urban areas where services are readily available.
   - N. Limit new housing in agricultural lands.

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7.2.3 Housing ~~(~~Type & Mix~~)~~

Yakima County's ~~9.5 percent net~~continued population increase ~~between 1980-90~~ poses a challenge in regards to providing adequate and affordable housing.~~, and~~ The population forecasts by the cities, the County and the State's Office of Financial Management (OFM) anticipate additional growth over the coming decades (see ~~Demographics~~ Introduction Element). ~~Much of the new growth is among the Hispanic segment of the population which grew almost 78 percent during these same ten years. 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.~~ The Comprehensive Plan should adequately address the variety of housing needs (single-family, multi-family, manufactured homes, etc.) that will be necessary for the population increase, at all income levels.

The 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 the changing needs of the housing continuum. 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 must support codes, ordinances, and site plans that encourage development of special needs housing, and public/private investment in these projects.

~~**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.~~

7.2.4 ~~High Income~~ Housing Compatibility with Resource Lands ~~(Location & Density)~~

Conflicts invariably arise as more residential uses, related to and/or unrelated to ~~large lot, costly homes unrelated to~~the resource use are sited within and adjacent to agricultural, forest and mineral resource lands. Noise, dust, spraying and other incompatible use issues emerge as new, existing, and expanded residents ~~not involved in the economic use of the land~~ move closer to farms, commercial forests and mining operations~~es~~. Yakima County can address this problem by encouraging ~~site plan requirements,~~ use of landscaping as a buffer, special setbacks, and other means to separate resource from non-resource, or residential, uses. The County recognizes that on designated "resource lands of long term significance", it is the economic resource, not the ~~houses~~residential use~~,~~ that ha~~s~~ve primary importance.

~~Residential development through density requirements (dwelling units/acre) in natural resource areas as a way to protect the use of resource lands from incompatible residential uses.~~

7.2.5 Housing Density (Rural & Urban Growth Area)

Most of the cities within Yakima County are planning for phased growth. Phased growth means that development will occur in stages, with the first phase occurring within designated Urban Growth Areas (UGAs) that are already served by public water and/or sewer. The second phase of growth will occur in the outlying areas of the designated UGAs where services do not presently exist but are eventually planned. As part of phased growth development, housing density in the UGAs would be higher than those in the rural areas, and would be reflected through policies that support infill development, higher density zoning, and smaller lot sizes. Higher densities in the UGA are used to encourage development that is more suited to these areas due to the infrastructure that would be available.

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Rural area housing densities are lower than UGA densities. There are four subcategories of rural lands: Rural ~~s~~Self-~~s~~Sufficient, ~~r~~Rural ~~s~~Settlement, ~~r~~Remote ~~r~~Rural, and Rural ~~t~~Transitional. Although densities vary by category, the transitional areas will have the most support for higher density. Density in the transitional areas will increase over time by cluster development and infill policies until such point where these areas can be served by local public services and facilities.

~~Housing Financing~~

~~Nonprofit and private finance sectors, as well as the County, play an important role in housing finance. A healthy and complete housing finance system joins all three sectors in a manner that most appropriately reflects public purpose, capital requirements, costs, interest rates and other influences on the financial markets. Yakima County housing policies should encourage partnerships among all three of these sectors, and should offer itself as a candidate for leveraging state and federal housing funds when it is beneficial to do so.~~

~~At the local level, Yakima County could strengthen its alliance with Habitat for Humanity and the Office of Rural and Farmworker Housing (a government agency located in Yakima). At the state level, the County could strengthen ties with the Housing Finance Unit (HFU) of the Department of Community, Trade and Economic Development. The HFU administers funds for several state and federal housing programs. Also, on the state level, is the Washington Housing Finance Commission which administers funds for a number of housing programs aimed at low-income households, special need populations, and first-time home buyers.~~

7.2.6 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.

At the local level, Yakima County could strengthen its alliance with Habitat for Humanity and the Office of Rural and Farmworker Housing, which is ~~(a government agency located in Yakima~~a private, statewide

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nonprofit corporation that develops and helps preserve housing for farmworkers and other rural residents of Washington State~~)~~. At the state level, the County could strengthen ties with the Housing Trust Fund ~~Finance Unit (HFU) of~~with the ~~Department of Community, Trade and Economic Development~~Washington State Department of Commerce. The Housing~~FU~~ Trust Fund makes funds available for affordable housing projects through a competitive application process.~~administers funds for several state and federal housing programs.~~ Also, on the state level, is the Washington Housing Finance Commission which administers funds for a number of housing programs aimed at low-income households, special need populations, and first-time home buyers.

Inset 2. Horizon 2040 Visioning Goals

Housing

2. Housing Diversity and Integration of Neighborhoods:

A. Promote financing partnerships.

B. Create a mix of types of housing and land uses that supports a diverse socioeconomic community.

7.2.7 ~~Mobile Homes (Safety)~~ Manufactured/Mobile Housing

Mobile homes are defined as a factory-built dwelling built prior to June 15, 1976, to standards other than the Department of Housing and Urban Development (HUD) Manufactured housing Code, and acceptable under applicable state codes in effect at the time of construction or the introduction of the home into the state.~~as 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.~~ Manufactured housing means a factory assembled single-family dwelling as also defined by WAC 296-150M and built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act.~~units, by contrast, are more durable and less mobile in nature, and are constructed after June 15, 1976 in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing.~~ Manufactured or mobile homes should be considered in the Housing Element because manufactured homes are a viable, affordable housing option that should be available as part of the diversity in housing type.

~~Deteriorating conditions plague aging mobile homes, which are often occupied by low-income owners and renters. Health and safety hazards include neglected gas and electricity hook-ups, faulty plumbing, and inadequate weatherization. State housing funds cannot be used to rehabilitate mobile homes built before June 15, 1976. Furthermore, relocation of mobile home occupants is difficult when the County has very little affordable housing to offer as a substitute.~~

7.2.8 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~~

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character of the neighborhood and services available to the neighborhood. The rehabilitation of existing housing stock is essential to maintaining valuable housing stock, especially in existing neighborhoods. Encouraging infill development, which is the development of vacant or under-used parcels within an existing urban area that is already developed, is another way to support the preservation and rehabilitation of existing neighborhoods. Infill development should reflect a visual and service character compatible with existing development. ~~***Plan 2015***~~*Horizon 2040* housing policies encourage new development in previously undeveloped areas that fulfill visual and service character. Maintaining existing housing stock and infill in existing neighborhoods is important not only to maintain existing neighborhoods and housing stock, but also because it helps maintain affordable housing stock.

~~***Minority Populations***~~

~~*Yakima County's population increased from 188,823 persons to 222,581 persons between 1990 and 2000, a net increase of 33,758 persons or 17.9 percent. During the same period the Hispanic segment of the population increased from 45,114 to 79,905, a net increase of 34,791 persons or almost 78 percent. The increase in Hispanic population changed the percent of Hispanics to the total population from 24 percent in 1990 to 36 percent in 2000.*~~

~~*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.~~

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Horizon 2040 Visioning Goals

Inset 3.

Housing

3. Neighborhood Conservation:

A. Stabilize viable neighborhoods.
B. Encourage the preservation and conservation of existing housing stock.
C. Protect the positive elements in existing neighborhoods through zoning ordinances.
~~A.~~D. Prioritize code enforcement in all neighborhoods.

4. Neighborhood Safety, Security, and Activities:

A. Support community based police forces.
B. Support comprehensive fire and emergency medical services.
C. Plan public and private streets with sensitivity to future growth and ensure inclusion of bike lanes and sidewalks where appropriate.
D. Support recreation activities and community centers where appropriate.
E. Ensure new housing developments include parks, trails, sidewalks, and trees where appropriate.

7.2.9 Special Needs Populations

There are groups of the population requiring special housing accommodations. Special accommodations include group housing with a shared living space, or accessible housing for people with disabilities. Special needs populations include homeless, single parents, physically or mentally disabled, and other individuals or groups as designated by HUD. A special needs housing project is housing that is specifically targeted to provide shelter and appropriate supportive services for those with special needs.

~~EXISTING CONDITIONS~~

7.3 EXISTING CONDITIONS

The County's future need for housing is closely related to the projected population growth over the next twenty years. Other considerations, such as amount of existing available housing, will also factor in to the housing needs of the County. The housing needs of Yakima County can be discussed in terms of available housing stock (occupied, vacant), housing ~~and~~ tenure (renter or owners); income groups (very low, low and moderate); household types (single-family, multi-family, or manufactured homes)~~(elderly, nonfamily, first-home buyers)~~ and special needs populations (homeless, single parents, elderly, physically disabled, migrant workers, etc.). This section of the element will discuss each of these needs and their impact on housing.

7.3.1 Population

The projected population increase for Yakima County has a direct impact on the housing needs. Over the next twenty years, the entire County is expected to grow to at least 318,494~~236,484~~ persons, which is an increase of 75,263 people from the 2010 census. Table 7.3.1-1 shows the projected population growth out to the year 2040 for the County, both unincorporated and incorporated areas, and each of the cities.

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Table 7.3.1-1 Yakima County Twenty-year Population Projections and Allocations						
	2015	2020	2025	2030	2035	2040
Yakima County*	256,341	269,347	282,057	294,445	306,636	318,494
Unincorporated Total	91,460	97,047	102,478	107,784	112,997	117,983
Incorporated Total	164,881	172,300	179,579	186,661	193,659	200,511
Grandview	11,269	11,762	12,239	12,695	13,137	13,558
Granger	3,561	3,905	4,269	4,652	5,057	5,484
Harrah	650	677	703	727	751	773
Mabton	2,325	2,401	2,471	2,535	2,595	2,649
Moxee	3,831	4,430	5,108	5,871	6,733	7,701
Naches	830	881	931	982	1,033	1,084
Selah	7,489	7,965	8,445	8,926	9,412	9,899
Sunnyside	16,365	17,030	17,668	18,271	18,850	19,397
Tieton	1,272	1,357	1,443	1,529	1,617	1,706
Toppenish	9,004	9,241	9,454	9,642	9,810	9,955
Union Gap	6,185	6,404	6,611	6,803	6,984	7,151
Wapato	5,073	5,232	5,380	5,514	5,638	5,750
Yakima	93,825	97,493	100,993	104,288	107,433	110,387
Zillah	3,202	3,523	3,864	4,226	4,610	5,016

Source: Office of Financial Management (OFM)* and Yakima County Planning.

7.3.2 Housing Inventory

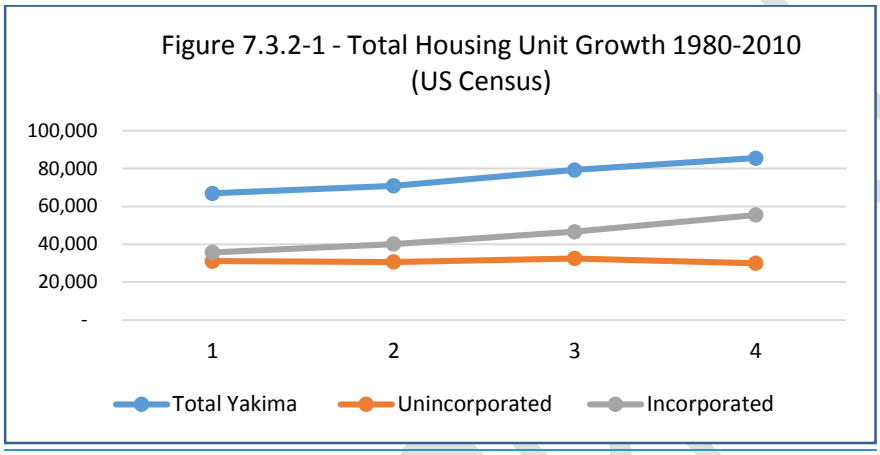
In Table 7.3.2-2 the total number of housing units for Yakima County from 1980 to 2010 are listed. These U.S. Census numbers represent housing unit totals for each city individually, the total incorporated and unincorporated areas, and the County as a whole. ~~In~~ As of 2010, roughly 65% of the total housing units in the County ~~-~~were located in the incorporated areas ~~of Yakima County~~, with 35% in the unincorporated areas. Since 1980 ~~Over the past 20 years~~, household growth in incorporated areas has increased 55% ~~most 71.7 percent)~~.

TABLE 7.3.2-1 Housing Units in Yakima County, 1980-2010				
Jurisdiction/Area	1980	1990	2000	2010
Total Yakima	66,851	70,852	79,174	85,474
Unincorporated	31,112	30,703	32,518	29,982
Incorporated	35,739	40,149	46,656	55,492
Grandview	2,107	2,420	2,581	3,136
Granger	621	595	609	813
Harrah	119	130	179	183
Mabton	384	396	463	548
Moxee	250	305	307	1,032
Naches	270	282	279	346
Selah	1,667	1,930	2,408	2,759
Sunnyside	3,302	3,576	4,070	4,556
Tieton	234	282	363	385
Toppenish	2,235	2,254	2,440	2,334

Union Gap	1,335	1,347	2,210	2,173
Wapato	1,193	1,204	1,267	1,293
Yakima	21,372	24,699	28,643	34,829
Zillah	650	729	837	1,105

Source: U.S. Bureau of Census

In Figure 7.3.2-1 below, the graph shows a reduction in total unincorporated housing units. This reduction is not due to a loss in housing units, but more a result of annexations by cities in early to mid-2000s.



~~**Figure 7. 1 The total number of housing units in the unincorporated and incorporated areas. Source: U.S. Census.**~~

7.3.3 Persons Per Household

A "household" includes all of the people who occupy a housing unit. All of the various relationship types contribute to the formation of households, both family and nonfamily households. Who lives in a household has important consequences for economic resources available to housing units and for access to everyday social support systems such as care for young children or older parents. In Table 7.3.3-1 below, the number of persons per household for Yakima County from 1980 through 2010 is listed. The table shows a gradual increase in the number of persons per household in the County over the decades. The 2010 U.S. Census has Yakima County at 2.97 persons per household, which has outpaced the State of Washington's 2.55.

Table 7.3.3-1 Persons per Household, 1980-2010

Year	Persons Per Households	
	Yakima County	Washington State
1980	2.77	2.61
1990	2.80	2.53
2000	2.96	2.53
2010	2.97	2.55

Source: U.S. Bureau of the Census 1980-2010.

7.3.4 Projected Housing Needs

The 2040 projected population for Yakima County is 318,494 people, which is a projected increase of 75,263 people from the 2010 census. By dividing the projected increase in population of 75,263 from the 2010 person per household number of 2.97, Yakima County would need roughly 25,341 additional housing units by the year 2040 to accommodate the population increase (see Table 7.3.4-1).

~~Using the 2.97 persons per household (Table 7.2, 2010 U.S. Census Data)projected number of persons per household in 2015 of 2.8, and the projected population (318,494), this means the County will require need at leastapproximately 107,23784,459 additional householdsing units by 2040 (Ta (Table 7.1)Table VII-3 for other population and housing units projections. The 19902010 Census counted 70,85285,474 housing units (Table 7.6XXX) in Yakima County, indicating a need for an additional 13,60721,763 housing units between 1990 and 2015to meet the projected population growth.~~ The issue facing local governments is where to direct this growth given environmental constraints and the costs of providing public services, and how to ensure that a range of housing types and prices are available.

Table 7.3.4-1 Number of Additional Housing Units Needed In Yakima County

Projected 2040 Population	Projected Population Increase From 2010 to 2040	Persons Per Household	Number of Additional Housing Units Needed
318,494	75,263	2.97	25,341

Source: U.S. Bureau of the Census.

7.3.5 ~~Households and~~ Household Tenure

The number and types of households in a community can partially indicate the housing needs of that community. A household includes all people living in one housing unit, whether or not they are related. A single person renting an apartment is a household, as is a family living in a single-family house.

~~Table 7.3VIII-1 p~~ provides ~~historic information on the numbers of householdshousing units in Yakima County and each of its cities.~~ Table 7.3.5-1 identifies the occupancy status and tenure of housing units. Occupancy status is the percentage of owner-occupied housing units to all occupied units and housing tenure identifies a basic feature of the housing inventory: whether a unit is owner occupied or renter occupied. Out of the 85,474 housing units in the County in 2010, 94% (80,592) were owner- or renter-occupied, while 6 % of the housing units were vacant (4,882). The vacancy rate for housing units located within incorporated limits of the cities was 5% in 2010. In the unincorporated areas, a total of 7% of all housing units were vacant in 2010. ~~Over the past 20 years, most of the household growth (71.7 percent) occurred in incorporated cities.~~

~~For the past 20 years, it is safe to say that~~ In 2010, approximately ~~roughly~~ 6~~3~~0% percent of Yakima~~'~~'s County's occupied housing ~~has been~~ was owner-~~-~~occupied, while ~~about one-third has been occupied~~37% was rental housing. The percentage of owner-occupied housing units has decreased since 1980 by 3%, increasing the renter-occupied housing by 3%. ~~Growth in total housing units did not keep pace with the growth in the number of households and reduced the vacancy rate. There were 4,833 households created between 1980 and 1990 but only a net gain of 4,001 housing units. Most housing units in Yakima County are single-family (see Table VIII-5). In 1990, almost 70 percent of all units were single-family. Multiple~~

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dwellings represented 15.8 percent of all housing units. Manufactured units had the most dramatic increase (66.9 percent) of all housing types, capturing almost 8 percent of the housing market. Recent data from the Washington Association of Manufactured Housing reveals that in 1994, 56.6 percent of the building permits granted in the County were for manufactured homes. Table VIII-6 illustrates the amount of housing units necessary for the 20-year planning horizon. These figures are based on the County's preferred population forecast. It does not amend the existing percentages of housing types between 1995 and 2015.

Table VIII-4 above provides a summary of housing units available in Yakima County. The greatest change has been in the number of housing units, with a 34.8 percent increase between 1970 and 1980. Between 1980 and 1990 the greatest growth was in renter households, a 17.9 percent increase compared to owner households, a 2.47 percent increase. Of the total number of housing units in 1990, 93.1 percent were occupied, predominately by homeowners (58.8 percent), and 34.3 percent were occupied rentals.

Table VIII-1 Household Units in Yakima County, 1970-1990

	1970	1980	% Change 1970-80	1990	% Change 1980-1990
Total Yakima County	49,589	66,851	34%	70,852	6.0%
Unincorporated	27,213	31,112	14%	32,436	4.3%
Incorporated	22,376	35,739	5.9%	38,416	7.5%
Naches	N/A	270	N|A	282	4.4%
Tieton	N/A	234	N/A	282	20.5%
Selah	1,064	1,667	56%	,930	5.8%
Yakima	6,475	21,372	29%	24,699	15.6%
Union Gap	966	1,335	38%	1,347	.9%
Moxee	177	250	41%	305	22.0%
Wapato	N/A	1,193	N/A	1,204	.9%
Harrah	N/A	119	N/A	130	17.6%
Zillah	N/A	650	N/A	729	12.2%
Toppenish	1,835	2,235	21%	2,254	.9%
Granger	453	621	37%	595	-4.2%
Sunnyside	2,181	3,302	51%	3,576	8.3%
Grandview	1,199	2,107	75%	2,420	14.9%
Mabton	N/A	384	N/A	396	3.1%

Source: University of Washington, Housing Data Book #1, December 1991
U.S. Bureau of the Census

Table VIII-2 Persons per Household in Yakima County, 1970-1990

Year	Persons Per Households
1970	3.07
1980	2.77
1990	2.80
2015 (projected)	2.80

Source: U.S. Bureau of the Census 1970,1980,1990.

Table VIII-3 identifies the 20-year population forecasts provided by the Office of Financial Management and the County's preferred base range. The preferred forecast has been separated into the various land

base categories. Using these population projections, the County has estimated the number of total household units necessary to meet expected demand.

Past and present trends in the housing stock are the starting point for considering housing supply issues. The housing stock in the County is the total of all occupied and vacant units.

Housing units by tenure, that is, the form of occupancy (renter-occupied, owner-occupied, or vacant) is depicted in Table VIII-4.

Table VIII-3 Yakima County Population Forecasts

Population Forecast Ranges	2000	2001	2005	2010	2015
Yakima Base	208,680	210,413	217,510	226,770	236,484
Household Units	74,528	75,147	77,682	80,989	84,459
Urban					
— Cities	112,696	113,806	118,251	123,806	129,361
— Unincorporated Urban	37,509	37,898	39,610	42,119	45,058
— Total UGA	150,205	151,704	157,861	165,925	174,419
— UGA +25%	187,756	189,631	197,327	207,407	218,024
Rural					
— Y.C. Low	58,475	58,708	59,648	60,845	62,065
— Y.C. High	70,171	70,450	71,578	73,014	74,479
OFM Low	212,328	n/a	220,687	228,579	239,937
Household Units	75,831	n/a	78,816	81,635	85,691
OFM Middle	215,637	n/a	227,623	239,435	255,253
Household Units	77,013	n/a	81,293	85,512	91,161
Yakima High	250,416	252,495	261,012	272,124	283,781
Household Units	89,434	90,176	93,218	97,187	101,350

Source: Population Forecasts & Assumptions, Bucher, Willis & Ratliff, May 1995.

Table VIII-4 Yakima County Housing Units by Tenure, 1970-1990

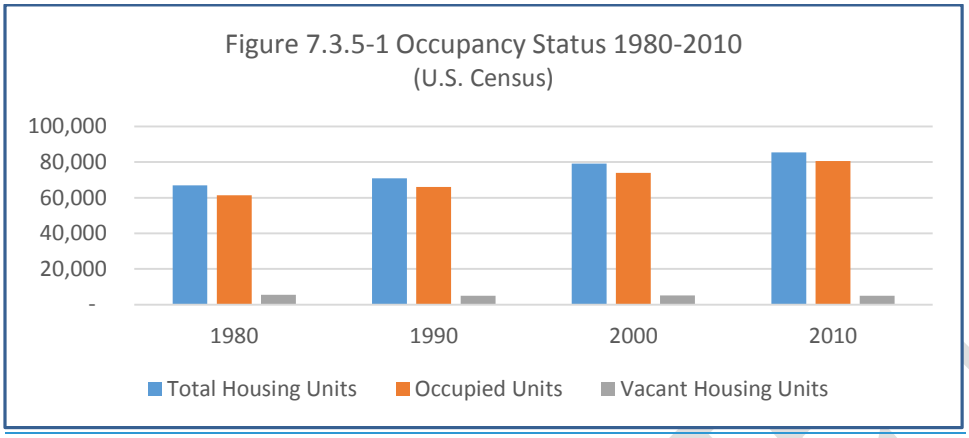
Tenure	1970	% of Total	% Change 1970-1980	1980	% of Total	% Change 1980-1990	1990	% of Total
TOTAL UNITS	49,589	100.0	34.81%	66,851	100.0	5.98%	70,852	100.0
Occupied	46,482	93.7	31.96%	61,341	91.8	7.57%	65,985	93.1
Owner	31,130	62.8	30.65%	40,674	60.8	2.47%	41,682	58.8
Renter	15,352	31.0	34.62%	20,667	30.9	17.59%	24,303	34.3
Vacant Units	N/A	N/A	N/A	5,510	8.2	-11.66%	4,867	6.8

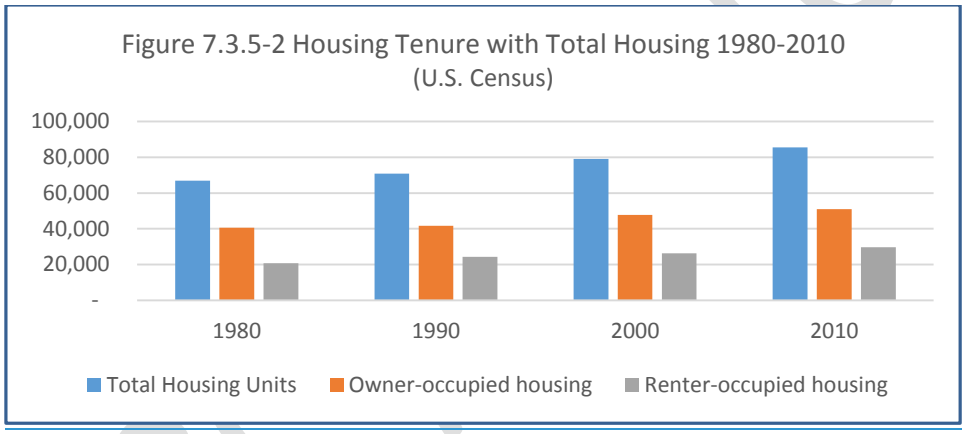
Table 7.3.5-1 Yakima County Housing Units by Occupancy Status and Tenure, 1980-2010

OCCUPANCY STATUS	1980	1990	2000	2010
Total Housing Units	66,851	70,852	79,174	85,474
Occupied Units	61,341	65,985	73,993	80,592
Vacant Housing Units	5,510	4,867	5,181	4,882
TENURE				
Owner-occupied housing	40,674	41,682	47,670	50,944
Renter-occupied housing	20,667	24,303	26,323	29,648
Source: U.S. Bureau of Census				

BOCC Adopted

Between 1980 and 2010 both the occupancy status and tenure for housing in Yakima County have remained relatively consistent from decade to decade (see Figures 7.3.5-1 and 7.3.5-2 below).





~~Source: U.S. Bureau of the Census 1970, 1980, 1990.~~
~~University of Washington Data Book Volume 1.~~

~~Table 7.4 Yakima County Housing Units by Occupancy Status and Tenure, 1980-2010~~				
	~~1980~~	~~1990~~	~~2000~~	~~2010~~
~~**OCCUPANCY STATUS**~~				
~~**Total Housing Units**~~	~~66,851~~	~~70,852~~	~~79,174~~	~~85,474~~
~~**Occupied Units**~~	~~61,341~~	~~65,985~~	~~73,993~~	~~80,592~~
~~**Vacant Housing Units**~~	~~5,510~~	~~4,867~~	~~5,181~~	~~4,882~~
~~**TENURE**~~				
~~**Owner-occupied housing**~~	~~40,674~~	~~41,682~~	~~47,670~~	~~50,944~~
~~**Renter-occupied housing**~~	~~20,667~~	~~24,303~~	~~26,323~~	~~29,648~~

~~**Source: U.S. Bureau of Census**~~

7.3.6 Housing Type

Most of the housing in the County is comprised of three basic types: single-family (stick-built), multi-family (apartments, duplexes), and mobile/manufactured homes. Table 7.3.6-1 shows the composition of

housing types in the County between 2010 and 2014. Historically, the housing stock within Yakima County consists predominately of single-family homes.

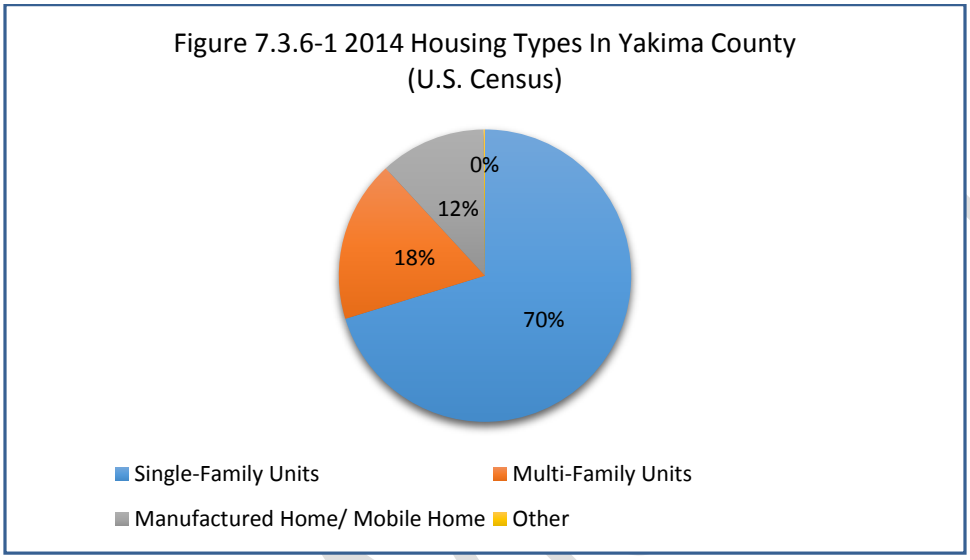
Table 7.3.6-1 Housing Types in Yakima County, 2010-2014					
Housing Types	2010	2011	2012	2013	2014
Single-Family Units	57,719	58,507	59,830	59,767	60,401
Multi-Family Units	15,307	15,509	15,312	15,229	15,392
Manufactured Home/ Mobile Home	11,219	10,806	10,155	10,541	10,082
Other	142	138	123	120	131
Total	**84,387**	**84,960**	**85,420**	**85,657**	**86,006**

Source: U.S. Bureau of Census, American Community Survey

~~In 2014, 70% of the County's housing units (or 60,401) were single-family units, while 18% were multi-family units. Another 12% percent of housing units were mobile/manufactured homes.~~
~~Most housing units in Yakima County are single-family (see Table VIII-5). In 1990, almost 70 percent of all units were single-family. Multiple dwellings represented 15.8 percent of all housing units. Manufactured units had the most dramatic increase (66.9 percent) of all housing types, capturing almost 8 percent of the housing market. Recent data from the Washington Association of Manufactured Housing reveals that in 1994, 56.6 percent of the building permits granted in the County were for manufactured homes. Table VIII-6 illustrates the amount of housing units necessary for the 20-year planning horizon. These figures are based on the County's preferred population forecast. It does not amend the existing percentages of housing types between 1995 and 2015.~~

BOCC Adopted

In Figure 7.3.6-1 below, the graph illustrates the breakdown of housing types from 2014 in Yakima County. The breakdown shows ~~In 2014,~~ 70% of the County's housing units (or 60,401) were single-family units, while 18% were multi-family units, ~~. Another~~ 12% percent ~~of housing units~~ were mobile/manufactured homes and less than 1% counted as "other".



~~**Figure 7. 4 The 2014 breakdown of housing types in Yakima County. Source: U.S. Census Data.**~~

7.3.7 Value and Cost of Housing

The price of housing compared to household income determines the ability of Yakima County's residents to secure adequate housing. Table 7.3.7-1~~6VIII-7~~ compares median household incomes for Yakima County and each of its cities over a ten year span. Median income is defined as the mid-point of all of the reported incomes; that is, half the households had higher incomes and half the households had lower incomes than the mid-point. In ~~1990~~2010, the median household income was $~~23,612~~42,877.

Not surprisingly, household income often determines the type and size of housing ~~defined~~ obtained by a household. ~~When household income increases, housing consumption (size, amenities, location) increases and vice versa. Table VIII-8 shows the numbers of households in each income category for 1980 and 1990. Over the ten-year period, there was a significant increase in the number of households (13,861 in 1980 to 31,391 in 1990) in the middle and upper income group. The number of households in the very low, low, and moderate-income groups all declined during this period.~~

~~**Table VIII-7 Median Household Incomes in Yakima County, 1980-1990**~~

~~Jurisdiction/Area~~	~~1980~~	~~1990~~	~~Change 1980-1990~~
~~Total Yakima County~~	~~$18,664~~	~~$23,612~~	~~26.5%~~
~~Naches~~	~~N/A~~	~~$18,500~~	~~N/A~~
~~Tieton~~	~~N/A~~	~~$18,421~~	~~N/A~~
~~Selah~~	~~$15,334~~	~~$27,374~~	~~78.5%~~
~~Yakima~~	~~$13,677~~	~~$22,189~~	~~62.2%~~

~~Union Gap~~	~~$11,883~~	~~$20,639~~	~~73.6%~~
~~Moxee~~	~~N/A~~	~~$18,750~~	~~N/A~~
~~Wapato~~	~~$10,000~~	~~$17,596~~	~~75.9%~~
~~Harrah~~	~~N/A~~	~~$20,124~~	~~N/A~~
~~Zillah~~	~~N/A~~	~~$22,903~~	~~N/A~~
~~Toppenish~~	~~$12,494~~	~~$19,976~~	~~59.8%~~
~~Granger~~	~~N/A~~	~~$17,048~~	~~N/A~~
~~Sunnyside~~	~~$13,402~~	~~$20,393~~	~~52.1%~~
~~Grandview~~	~~$12,838~~	~~$20,328~~	~~58.3%~~
~~Mabton~~	~~N/A~~	~~$15,950~~	~~N/A~~

~~Source: U.S. Bureau of the Census 1980, 1990~~

Table 7.3.7-1 Median Household Incomes in Yakima County, 1980-2010

	1980	1990	2000	2010
Total Yakima County	$ 18,664	$ 23,612	$ 34,828	$ 42,877
Grandview	$ 12,838	$ 20,328	$ 32,588	$ 35,321
Granger	N/A	$ 17,048	$ 26,250	$ 34,386
Harrah	N/A	$ 20,124	$ 36,875	$ 48,542
Mabton	N/A	$ 15,950	$ 26,650	$ 33,654
Moxee	N/A	$ 18,750	$ 32,500	$ 53,125
Naches	N/A	$ 18,500	$ 42,083	$ 44,271
Selah	$ 15,334	$ 27,374	$ 42,386	$ 52,706
Sunnyside	$ 13,402	$ 20,393	$ 27,583	$ 34,761
Tieton	N/A	$ 18,421	$ 30,052	$ 33,026
Toppenish	$ 12,494	$ 19,976	$ 26,950	$ 28,896
Union Gap	$ 11,883	$ 20,639	$ 30,676	$ 35,067
Wapato	$ 10,000	$ 17,596	$ 25,804	$ 29,130
Yakima	$ 13,667	$ 22,189	$ 29,475	$ 39,706
Zillah	N/A	$ 22,903	$ 38,214	$ 51,199

Source: U.S. Bureau of Census, 1980, 1990, and 2000. The 2010 data is American Community Survey 5-year data (2006-2010). Tieton's 2010 data is from the 2012 American Community Survey 5-year data (2008-2012)

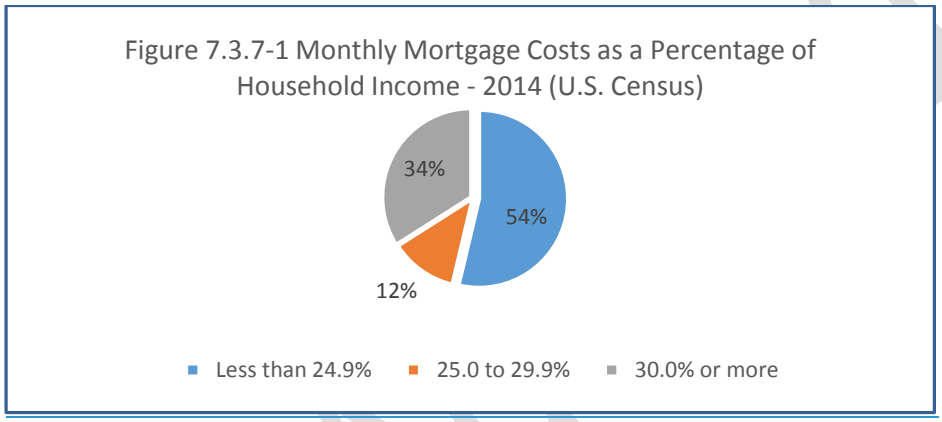
HUD defines housing cost burden as the extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau. This is the threshold at which the cost of housing typically becomes a burden. At this point, the money available for other necessary expenses such as food and medical care is reduced.

Table 7.3.7-2~~VIII-9~~ shows that between ~~1980~~ 2010 and 2014~~1990~~, the amount of ~~more~~ homeowners ~~were dedicating~~ paying more than 30% of their income towards ~~a~~ mortgage payments has decreased~~larger portions of their monthly income to mortgage payments~~. ~~While t~~The majority (~~86.2 percent~~66%) of homeowners in ~~1990~~2014 paid less than 30 percent of their monthly income toward their mortgage; however, that means that there is still a large portion of Yakima County ~~, other homeowners~~ (~~13.8~~34% ~~percent~~) ~~pai~~spending~~d~~ 30% ~~percent~~ or more of their monthly income toward their mortgage (see Figure

7.3.7-1). It should be noted that the number of housing units with a mortgage has declined from 2010 to 2014 by 7%. ~~while~~

Table 7.3.7-2 Monthly Homeowner Costs as a Percent of Household Income, 2010-2014.										
% Monthly Income Toward Mortgage	**2010**		**2011**		**2012**		**2013**		**2014**	
Total Housing Units with Mortgage	33,831		33,286		32,402		31,835		31,321	
0 - 24.9%	17,122	51%	17,360	52%	17,184	53%	17,072	54%	16,829	54%
25.0 to 29.9 percent	4,385	13%	4,114	12%	4,038	13%	3,842	12%	3,852	12%
30%+	12,324	36%	11,812	36%	11,180	35%	10,921	34%	10,640	34%

Source: U.S. Census 2006-2010 through 2010-2014 American Community Survey.



As the percentage of home mortgages decline the number of units occupied by renters has increased by 6% (see Table 7.3.7-3)~~Table8~~. Figure 7.3.7-2 ~~VIII-10~~shows that renters paid more of their monthly income for rent ~~in 1990 than in 1980~~than homeowners with a mortgage. Fifty-four~~Thirty-seven~~ percent of the renter households (~~8~~15,~~534~~242 households) in Yakima County ha~~ve~~d a cost burden greater than 30 percent of household income in 2014. According to the U.S. Census data for Yakima County, ~~Over the last ten years t~~the median rent increased by ~~58~~20 ~~percent~~% between the years 2010-2014, from $644 to $771. The median rent has increased at a greater rate than the median mortgage during the same time period, with the median mortgage up 4% (from $1,215 to $1,271).

~~**Table VIII-8 Households by Income Group in Yakima County, 1980-1990**~~

	~~1980~~		~~1990~~	
~~Income Group~~	~~Number of Households~~	~~% of Total Households~~	~~Number of Households~~	~~% of Total Households~~
~~Very Low Income (50% or less of Median)~~	~~21,202~~	~~35%~~	~~13,103~~	~~19.8%~~
~~Low Income (51%-80% of Median)~~	~~10,230~~	~~17%~~	~~7,298~~	~~11.1%~~
~~Moderate Income (81%-95% of Median~~	~~16,048~~	~~26%~~	~~14,382~~	~~21.7%~~

Middle and Upper Income (96%+ of Median	13,861	22%	31,391	47.4%
	Total Households 61,341	Median Income Household $18,664	Total Households 66,174	Median Income Household $23,612

Source: U.S. Bureau of the Census

Table VIII-9 Monthly Homeowner Costs as a Percent of Household Income, 1980-1990

% Monthly Income Toward Mortgage	1980 Homeowners	1990 Homeowners	Absolute Change		% change
0-24%	22,652	23,119	467		2.1%
25-29%	2,071	2,203	132		6.4%
30%+	3,657	4,068	411		11.2%

Figure 7. 5 Percentage of monthly household income dedicated towards mortgage costs for 2014. Source: U.S. Census Data.

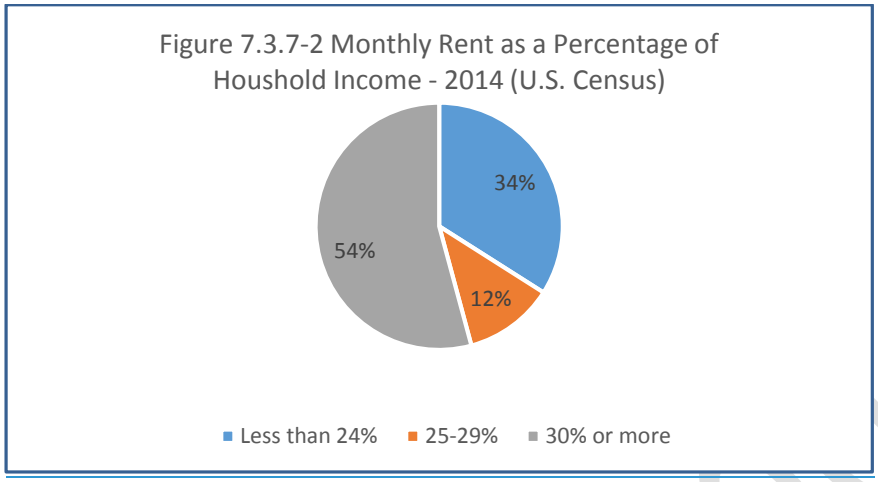
Source: U.S. Census 1980, 1990

Table 7.3 7-3 Gross Rent as a Percent of Household Income (GRAPI).

Gross Rent as a Percentage of Household Income	2010		2011		2012		2013		2014	
Total Occupied Rental Units	26,390		27,194		27,543		28,093		28,133	
0-24%	10,703	41%	10,090	37%	9,815	36%	9,604	34%	9,573	34%
25-29%	2,886	11%	3,332	12%	3,194	12%	3,237	12%	3,318	12%
30%+	12,801	48%	13,772	51%	14,534	52%	15,252	54%	15,242	54%

Source: U.S. Census 2006-2010 through 2010-2014 American Community Survey.

BOCC Adopted



~~Figure 7. 6 Percentage of monthly income dedicated to rent in 2014. Source: U.S. Census Data.~~

7.3.8 Overcrowded Units

HUD defines occupied housing units with more than one person per room crowded and severely crowded homes those with more than 1.5 persons per room. ~~an overcrowded household as one having 1.01 or more persons per room.~~ Overcrowding is undesirable for the residents and is also hard on the housing stock because it wears out faster. Overcrowding occurs when there is insufficient supply of housing of the right size and the right price to accommodate the larger households in the County.

Residents live in overcrowded conditions when they cannot afford a unit which would adequately accommodate them or there aren't sufficient safe, sanitary and affordable units available. That is, the County lacks low cost housing for larger households. Table 7.3.8-1 ~~9VIII-11~~shows that in 2014, ~~11.1~~6.1% ~~percent o~~of Yakima's housing stock was~~is over~~ crowded and 1.6% was severely crowded. The table also shows that the number of crowded and severely crowded housing units has be rising since 2011. In comparison, in 2014, 2.2% of occupied housing units in Washington State were crowded and 0.8% of housing units were severely crowded.

~~Renter-occupied units are more apt to be overcrowded. While 16.6 percent of renter-occupied units are overcrowded, only 5.6 percent of owner occupied units are overcrowded.~~

~~Table VIII-10 Gross Rent as a Percent of Household Income, 1980 - 1990~~

~~% Monthly Income Toward Rent~~	~~1980~~	~~1990~~	~~Absolute Change~~	~~% Change~~
~~<20%~~	~~5,579~~	~~7,135~~	~~1,556~~	~~27.9~~
~~20-24%~~	~~2,363~~	~~3,192~~	~~829~~	~~35.1~~
~~25-29%~~	~~1,927~~	~~2,278~~	~~351~~	~~18.2~~
~~30-34%~~	~~1,315~~	~~1,606~~	~~291~~	~~22.1~~

~~>35%~~	~~5,854~~	~~6,928~~	~~1,074~~	~~18.4~~
~~Not computed~~	~~1,579~~	~~1,853~~	~~N/A~~	~~N/A~~

~~Source: U.S. Bureau of Census~~

~~**Table VIII-11 Percentage of Overcrowded Units, 1990**~~

~~Type of unit~~	~~Percent of Total Units~~
~~Overcrowded units~~	~~11.1%~~
~~Rental Units~~	~~16.6%~~
~~Owner-Occupied Units~~	~~5.6%~~

~~Source: U.S. Bureau of Census~~

Table 7.3.8-1 Percentage of Overcrowded Units

Occupants per Room	2010	2011	2012	2013	2014
1.00 or less	93.5%	93.7%	93.0%	92.5%	92.4%
1.01 to 1.50	5.0%	4.9%	5.6%	6.1%	6.1%
1.51 or more	1.4%	1.4%	1.4%	1.5%	1.6%

Source: American Community Survey, 2006-2010 through 2010-2014

7.3.9 Investment and Rehabilitation in Unincorporated Areas

In some unincorporated areas of the County, residences have been built without the appropriate infrastructure to support them. Consequently, the County has pockets of substandard housing characterized by overcrowding, unsanitary conditions caused by stressed community septic systems and shallow wells that are contaminated or may soon go dry.

These areas offer the County the ideal opportunity to rehabilitate and preserve existing housing stock. With the help of nonprofits and state agencies, the County could provide relief to these areas and by doing so, maintain affordability among the existing housing stock. The County should seek Community Development Block Grants and other federal and state funding sources that fund rehabilitation and infrastructure improvements. In addition, adopting land use policies that consider population densities and development patterns could help prevent an increase in future substandard housing. For example, increasing population densities in specified unincorporated areas would encourage urban-level services that could prevent septic system failures.

~~**Public Housing Assistance**~~

~~The Yakima Housing Authority (YHA) administers a Low-Rent Public Housing Program, a Section 8 New Construction Program; Section 8 Certificate and Voucher Programs; a Section 8 Moderate Rehabilitation Program; and two non-federally subsidized projects. In addition, the YHA contracts with several non-profit housing corporations to manage three Section 202 projects and a Section 236 project.~~

BOCC Adopted

~~The YHA provides rental assistance primarily for very low and low/moderate income families. YHA administered 822 assisted housing units during the 1993 program year. The YHA currently distributes housing assistance payments on behalf of 500 Section 8 families. However, the need for subsidy assistance continues to expand. Nearly 900 families are still waiting for subsidy assistance.~~

~~The Sunnyside Housing Administration (SHA) owns and manages 5 units of FmHA Rural Rental Housing. The SHA also owns and manages HUD units and administers a Section 8 program. These units are in Sunnyside, Grandview, and Mabton.~~

~~Additionally, there are 217 public housing units in the County that were developed under Farmers Home Administration for agricultural workers. Of these units, 147 are managed by the YHA and 70 are managed by the SHA.~~

~~Subsidized housing also exists on the Yakama Indian Reservation. Although the reservation is not within the jurisdiction of Yakima County, these housing units still provide affordable homes to low-income residents.~~

7.3.10 Special Housing Needs

~~**Special Needs Residents**~~

Special needs residents such as the mentally and physically challenged, the homeless, single parents, the elderly, and other individuals or groups as designated by HUD, ~~the elderly, and persons with HIV and AIDS~~ require special consideration to meet their housing needs. Special housing accommodations include group housing with a shared living space, or accessible housing for people with disabilities. A special needs housing project is housing that is specifically targeted to provide shelter and appropriate supportive services for those with special needs. Because these populations have needs that the fair market housing industry cannot adequately address, their housing is often provided through a partnership of public-private/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.

While this housing sector is not a large one, it is one that has been historically difficult to provide for. Meeting this housing need often relies on federal grant funding and benevolence of charitable or social organizations. Following is a discussion of several of the special housing needs of Yakima County.

BOCC Adopted

7.3.10.1 Elderly ~~and Frail Elderly~~

According to the U.S. Census, the U.S. population is expected to become older; by 2030, more than 20 percent of the U.S. residents are projected to be aged 65 and over, compared with 13 percent in 2010 and 9.8 percent in 1970. Between the years ~~1980 and 1990~~2009-2014, the number of persons 65 and older increased from ~~20,131~~26,824 to ~~24,505~~29,842 persons, or 11% (Table 7.3.10-1). A rise in the proportion of senior households will have ~~the greatest~~an impact on future housing needs in Yakima County.

As a proportion of the entire population, the percentage of the elderly population increased from 11.~~7~~5 percent to ~~13~~12.1 percent.

~~Table VIII-12 shows that 63 percent (15,724) of senior citizens are heads of households. Another 28 percent (7,041) live alone. At least 5 percent (1,229) of the senior citizens live in group quarters (e.g. nursing or retirement homes) while 2.8 percent (511) live with family or friends.~~

~~**Table VIII-12 Senior Citizens Housing Arrangements in Yakima County, 1990**~~

~~Household Type~~	~~Total Number of Persons~~	~~Percent of Total~~
~~Family Households (Head of Household over 65)~~	~~15,724~~	~~64.2%~~
~~Living Alone~~	~~7,041~~	~~28.0%~~
~~Group Quarters~~	~~1,229~~	~~5.0%~~
~~Other Situations~~	~~511~~	~~2.8%~~
~~Totals~~	~~24,505~~	~~100.0%~~

~~Source: U.S. Bureau of the Census 1990~~

Table 7.3.10.1-1 Total Population and Total Population Over 65 Years.

	2009	2010	2011	2012	2013	2014
Total Population	232,911	236,542	239,836	242,454	244,654	246,402
Total Population over 65 years	26,824	27,012	27,712	28,301	29,016	29,842

Source: American Community Survey, 2006-2010 through 2010-2014

The elderly are considered a special needs group because of the high correlation between age and disability. Also, many seniors live on a fixed income that makes high rents prohibitive. If they own their own home they may not be able to afford the cost of increasing property tax, insurance or maintenance. Also, a fixed income may not permit them to rent a new apartment in a new facility that would provide them with a full range of care services.

Figure 7.3.10.1-1 below shows that as a *percentage*, more renters are paying greater than 30 percent of their household monthly income than homeowners (owner-occupied). However, the *total* number of

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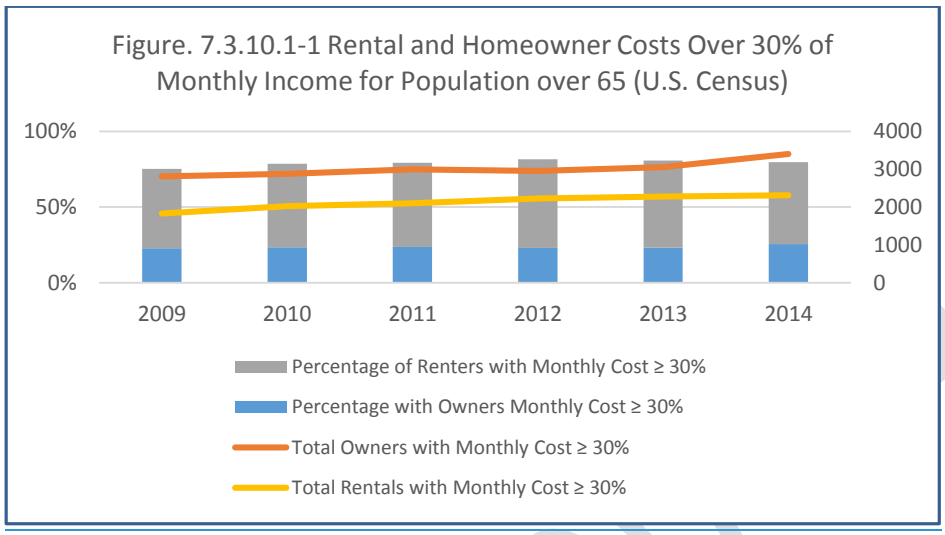
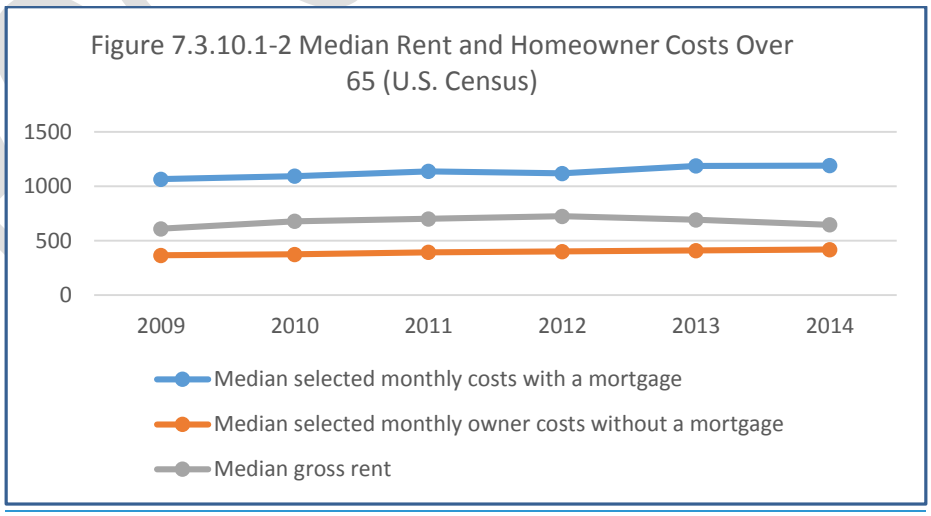
homeowners paying 30% or more of their monthly income on housing cost is higher. ~~Although more renters pay more than 30% of their monthly income on rent.~~

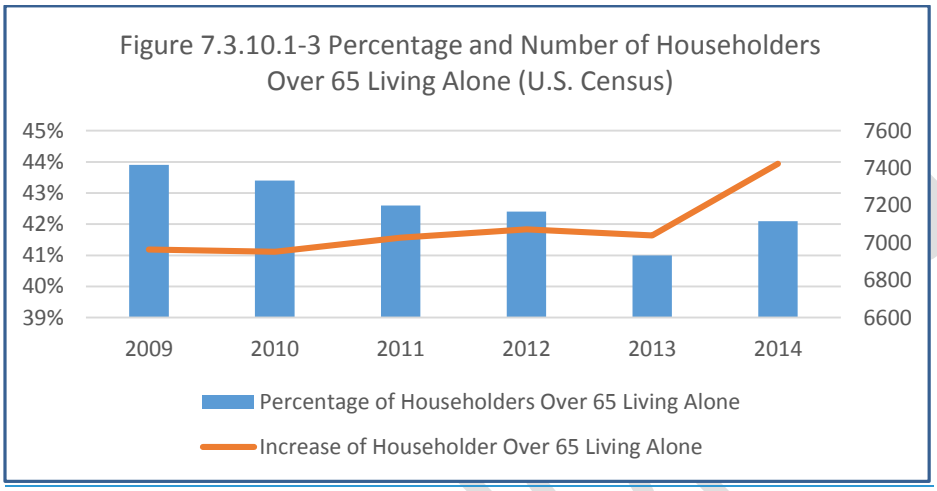


~~Figure 7.7 below shows that as a percentage, more renters are paying greater than 30 percent of their household monthly income than homeowners (owner-occupied). Although more renters pay more than 30% of their monthly income on rent.~~ Figure 7.3.10.1-2 shows that homeowners 65 and over with mortgages pay more each month on their mortgages than renters 65 and over pay in rent. The monthly costs for homeowners has increased over the 5 year period between 2009-2014, up 12% for homeowners with a mortgage and 15% for homeowners without a mortgage. Overall, renters have experienced an increase of 6% since 2009; however, there has been a slight decrease in median monthly rent since 2012 as depicted in the figure below.



~~Figure 7. 8 Monthly median rent and homeowner costs for the population over 65 years in age. Source: U.S. Census Data.~~

The low-income elderly who own their homes do not always have resources to maintain them. As a result, their residences have a high incidence of deferred maintenance. Many elderly persons are disabled and in need of special housing assistance, including the removal or modification of barriers that will allow them to live safely and independently at home. Figure 7.3.10.1-3 shows that there is an increase in homeowners 65 and over living alone.



There are cases where it is no longer possible for individuals to live in their own residence by themselves even with in-home care. Alternatives include adult family homes, nursing homes, or convalescent centers. ~~The County has a total of 1,414 licensed nursing home beds, 285 beds of congregate care, and 182 beds in adult home family care. Use of these facilities is high. Within the region, there are 58 nursing home beds per 1,000 persons over age 65.~~

~~**Figure 7. 9 The percentage and total number of householders over 65 living alone. Source: U.S. Census Data.**~~

~~"Frail elderly" are elderly that have one or more Limitations to Activities of Daily Living (LADL's) or Instrumental Activities to Daily Living (LADL's). That is, they may need assistance to perform routine activities of daily living.~~

~~An ADL (difficulty eating, bathing, toileting, etc. by oneself) is more limiting than an IADL (difficulty using the telephone, getting outside, shopping, doing light housework, etc. by oneself). We assume that elderly persons need supportive housing assistance if they are both frail and low income since supportive housing assistance offers both services to compensate for frailty and financial assistance to offset low income. Local estimates of the number of frail elderly and their supportive housing needs are not available. Therefore, national prevalence is used to estimate need in Yakima County. Nationally, 14.4 percent of all elderly are frail, 19.1 percent are very low income, and 2.8 percent are frail and very low income. Applied to the Yakima County elderly population, this translates into an estimated 3,529 frail elderly, of which 686 have a supportive housing need.~~

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7.3.10.2 Physically Disabled

Future housing policy decisions must meet the needs of physically challenged persons. The greatest need is among the elderly, the age group expected to grow the fastest over the next twenty years. These people may need special housing with ramps instead of stairs, elevators for units with two or more stories and modified facilities.

The ~~f~~Federal Americans with Disabilities Act (ADA) prohibits discrimination on the basis of disability in employment, State and local government, public accommodations, commercial facilities, transportation, and telecommunications. This covers businesses and nonprofit service providers that are public accommodations, privately operated entities, and public facilities; which include homeless shelters. Homeless shelters are finding themselves out of compliance with the ADA and are faced with the need to accommodate this population. In order to meet ADA standards they are attempting to retrofit old buildings which is expensive and difficult.

The Fair Housing Act requires owners of housing facilities to make reasonable exceptions in their policies and operations to afford people with disabilities equal housing opportunities. For example, a landlord with a "no pets" policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modification to their private living space, as well as to common use spaces. The Act further requires that new multifamily housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.

ADA requirements and the Fair Housing Act pose~~s~~ a challenge to providing affordable housing options. This 1990 law requires changes to building and zoning codes to improve access for disabled persons. The codes apply to both new construction and to major rehabilitation. While data from other states shows that it costs less than $1,000 to provide accommodation in new multi-family housing, it is expensive and not always possible to modify an existing unit. Older units, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available to modify elevator shafts, add ramps, and widen doorways. Much of the existing multi-family housing (traditionally the more affordable housing) cannot economically be modified to meet the needs of disabled residents.

7.3.10.3. Farmworker Housing

Yakima County is dependent on seasonal laborers for its agricultural industry in order to meet harvest and agricultural labor requirements. ~~The 1995 Housing Foundation report, *Farmworker Housing in Yakima County*, reveals that 58,500 laborers are needed to meet the County's harvest and agricultural labor requirements. Increasingly, farmworker families are no longer migrants traveling from California, the Southwest, or Mexico to harvest crops and then returning home. Now the majority of farm laborers are permanent residents of Yakima County. Furthermore, of those that still migrate from place to place to find work, many are using Yakima County as their home base. Many of these people who have settled out call Yakima County their home and need permanent, year-round, affordable housing. Yakima County presently has few housing options to meet their needs.~~

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~~The study reveals that the peak farmworker labor population is about 58,500 persons, which translates into a need for 30,000 housing units. Of these 30,000 units, 25,949 are needed for family housing and 4,051 are needed to serve single person households. Because so many farmworkers are "settling out", or remaining permanently in the Yakima Valley, at least 26,000 to 28,000 of these units should be designated as year-round residences.~~

~~Finally, the study found that of the 30,000 plus families residing in the County during peak periods, over 20,000 are inadequately housed. This means that these households are either living in severely substandard conditions, are overcrowded, or are paying in excess of 30 percent of their income for housing.~~

~~While the typical farmworker family has an annual income of $7,000 to $12,000, some farmworker incomes are significantly higher. With the help of public and nonprofit partnerships, some of these families have successfully become homeowners. Yakima County should explore this partnership potential to provide decent, affordable home ownership opportunities for farmworker families.~~

~~During the ***Plan 2015*** development, the Shareholder committee questioned whether the County should address farmworker housing needs separately from the low-income population in general. Some members did not want to identify and separate a single group for lower housing standards, or create a farm labor situation where groups of workers could be brought in for work rather than relying on local residents. Further, members felt that tents or other housing solutions that fall short of meeting permanent needs should be considered inadequate, although trailers or R.V. parks with bathing and laundry facilities would be appropriate for temporary needs.~~

~~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.

A recent study, Yakima County Farmworker Housing Action Plan: 2011-2016, conducted by the Washington Farmworker Housing Trust and the Yakima County Farmworker Housing Trust Advisory Council (June 2011), states that in Yakima and Klickitat Counties approximately 95% of the farmworkers surveyed have their primary residence within the County and had an average annual income of about $20,213. The study also states that 53% of farmworkers interviewed (in Yakima and Klickitat Counties) spent more than 30% of their income on housing and 35% lived in overcrowded conditions. Ensuring affordable homes are available for farmworkers will support the local agricultural economy.

7.3.10.4 Homeless Persons

~~HUD defines "homeless" as those persons or families which (1) lack a fixed, regular, and adequate nighttime residence, or (2) whose nighttime residence is a public or private emergency shelter; an institution that provides temporary residence for individuals intended to be institutionalized; or a public~~

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~~or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.~~

The U.S. Department of Housing and Urban Development (HUD) identifies four categories of homelessness. These categories are:

- Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or,
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

~~This definition does not include persons forced to live with friends or relatives in unsafe or inappropriate housing. This definition also excludes recently homeless persons who are in transitional housing programs but have not yet attained housing self-sufficiency.~~

People become homeless for many reasons and the type of housing and related support services needed depends on the individual's needs. Homelessness can be temporary, short-term, or long-term, with emergency shelters needed for all three levels of homelessness to provide individuals and families with a safe, warm place to sleep. Temporary and short-term homeless people also need reliable temporary housing to get back on their feet financially. Yakima County needs to ensure there are housing options for those in needs, such as crisis residential facilities and shelters.

~~The City of Yakima's Consolidated Plan notes that there are no precise estimates available for the number of homeless persons and families. The 1990 Census count of homeless persons is considered very inaccurate due to undercounting.~~

~~The Yakima Housing Authority estimates that approximately 5 percent (9,850 people) of the County's population was homeless in 1993. Additionally, the Yakima County Coalition for the Homeless estimates that there are 200 homeless persons on any given night. This estimate includes documented and undocumented persons without housing. The Housing Authority notes that the fastest growing groups of homeless persons in Yakima County are families with children, followed by youth, single persons, battered women, and older adults. These numbers are based on the number of requests for shelter, so the actual number of homeless persons in the County is probably higher.~~

~~Families with children are Yakima County's largest unhoused population. With one exception, families are sheltered in facilities on a space-available basis. Most shelters have a seven day limit; however, one~~

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~~shelter allows families a 30 to 90 day stay. This family shelter can accommodate up to eight families. Transitional housing is available in Yakima, Wapato and Toppenish.~~

~~There are no official estimates of the number of homeless youths in Yakima County. But Yakima County service providers agree that a significant population of homeless youths exists. Washington state law does not allow emergency shelters to admit unaccompanied youths. Minor children are the responsibility of their parents or guardians, or they may be served by the Department of Social and Health Service's foster home services. The Consolidated Plan notes that many youths do not seek foster care assistance, but may be living with friends or are homeless on the streets without shelter. Table VIII-13 provides information on the existing facilities in Yakima County and their operating status. In addition to these resources, the Yakima Valley Farm Workers Clinic provides vouchers for housing at the Salvation Army facility in Grandview.~~

~~Table VIII-13 Emergency Shelter Network in Yakima County~~

~~Shelters~~	~~Spaces Available~~	~~Persons Served~~	~~Funding Sources~~
~~YWCA~~	~~11 Beds~~	~~Women/Children~~	~~Private/State & Local~~
~~Coalition For Homeless~~	~~13 Beds~~	~~Single Parents~~	~~ESAP (Emerg. Shelter Ass. Program.)~~
~~Salvation Army~~	~~Varies On Demand~~	~~Men/Women & Children~~	~~ESAP~~
~~Union Gospel Mission~~	~~200 Beds~~	~~Men/Women & Children~~	~~Private Only~~
~~St. Vincent DePaul~~	~~Hotel Voucher~~	~~Men/Women & Children~~	~~ESAP~~
~~OIC(Opportunity Industry Center)~~	~~21 Beds~~	~~Youth~~	~~Private~~

7.3.10.5 Single Parent Households

Single parent households are more likely to need housing located near schools, day care and recreation facilities and with access to public transportation. Since single parent household typically have only one source of income, they may be more inclined to need low-income, affordable housing. In ~~1990~~2014, there ~~were~~ was a total of 10,972, or 14%, female~~5,089 female~~-headed households with children and 5,525 (7%) male-headed households. This is compared to the 52% (or 40,231) of married-couple households with children according to the U.S. Census. ~~This was 7.8 percent of the total number of households in Yakima County. In comparison, there were 2,831 (or 4.3 percent) male headed households with children.~~

One reason this is an important group to consider is the percentage of single family householders who are homeowners compared to married-couple homeowners. In 2014, only 15% of all owner-occupied households were single parent householders, while 62% owner-occupied households were married-couple householders. When considering renter-occupied householders, 32% were occupied by married-couple householders, with 34% of all renter-occupied household rented by single-parent households. In Figure 7.3.10.5, you can see that the trend for single-parent households there has historically been more

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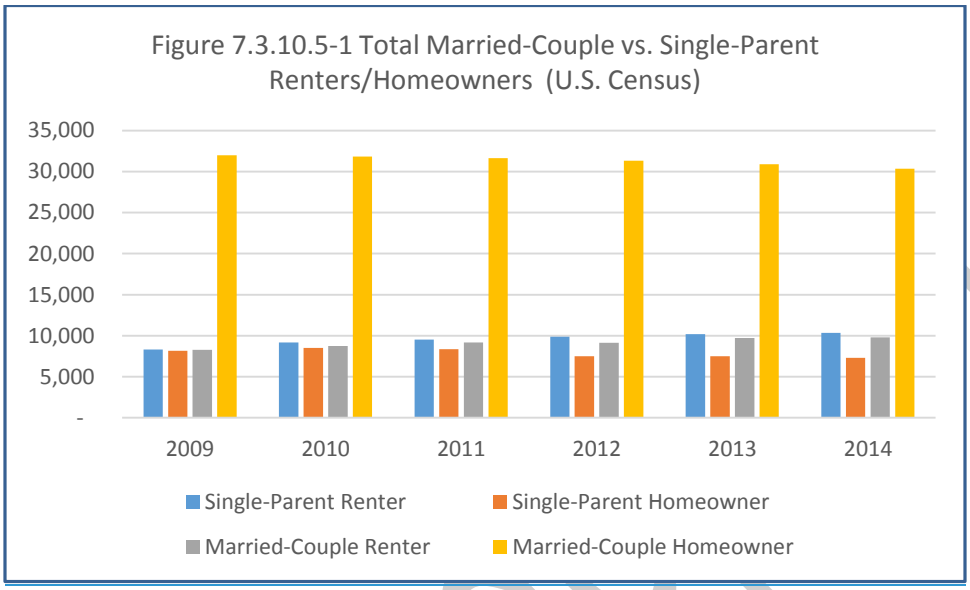
renter-occupied households with the gap between renter- and owner-occupied growing for single parent households. Of note, Figures 7.3.7-1 and 7.3.7-2 (in Section 7.3.7 above) show that a larger percentage of renters are more likely to spend 30% or more of their monthly income on rent as compared to homeowners in Yakima County.



~~**Figure 7. 10 Total Married-Couple vs. Single-Parent Renters/Homeowners within Yakima County. Source: U.S. Census Data.**~~

~~***Persons with HIV and AIDS***~~

~~According to the Yakima Health District, the number of people infected with HIV (the virus that causes AIDS) in the U.S. is several times the number of known cases of AIDS. Between 1981 and 1995, there were 184 known cases of HIV infected people in Yakima County. During those fourteen years, sixty (33 percent) of these people died. During this same period, Washington State had 6,559 known HIV cases resulting in 3,898 deaths.~~

~~Based on these known cases, Yakima County lacks adequate housing to address the needs of its HIV and AIDS populations. Carebearers, a nonprofit housing agency in the city of Yakima, is the sole provider of housing services for HIV infected individuals. The agency operates Tamarack House, a duplex that can accommodate up to six individuals in an independent living situation.~~

~~The New Hope Clinic is a primary health care clinic in Yakima providing health care services to people infected with HIV or AIDS. The Clinic is affiliated with the Yakima Valley Farmworkers Clinic and is located on the same site. The New Hope Clinic also provides dental care, mental health, case management, counseling, anonymous testing and nutrition services. The Clinic confirmed that housing for the HIV and AIDS populations is severely inadequate and emphasized the need for housing for families with HIV, an increasing subpopulation of HIV infected people in Yakima County.~~

~~There is no suitable housing for AIDS patients. Home caretaker services, if available, would be an effective way to help patients live at home in semi-independent situations before the advanced stages of illness forces them to seek long term care. Hospice service, although limited, is available to patients who have~~

~~six months or less to live. Currently, the only options for long term care are found in nursing homes which are too expensive for many HIV and AIDS individuals. Private homes that are set up for adult care are often inadequate to provide the type of care required for critically ill patients.~~

~~With heterosexual transmission of AIDS on the increase, families with one or more members infected with HIV or AIDS also need housing. An increase in scattered site housing based on the Tamarack House model would be a positive step in meeting this housing demand. In addition, the County needs residential treatment centers to help individuals inflicted with HIV and AIDS to address substance abuse.~~

7.3.10.6 Mentally Disabled

~~According to Central Washington Comprehensive Mental Health, a private non-profit operating in Yakima, there are several types of housing available for the County's mentally disabled population. The housing is primarily available to the chronically and severely mentally disabled, and the seriously disturbed.~~

~~Yakima County is a member of the 11-county Regional Support Network that shares block grant funds for the mentally disabled. 54 residential units for supportive living are available in Yakima. Sixteen of those units are earmarked for Yakima County and are funded by a McKinney grant targeting homeless people with mental illnesses. The residents have access to staff on a 24-hour basis but the staff does not reside on site. When the grant period ends, the units will be owned by Central Washington Comprehensive Mental Health.~~

~~In addition to the supportive living units, there is one group home consisting of twelve beds and 24-hour on-site staff. There is also an adult residential treatment facility (ARTF) in Sunnyside with twenty-four beds and 24-hour staff on-site.~~

~~Support services vary. Residents at the supportive living units and the group home are provided with intensive case management. Adult basic education is provided at the group home and at the supportive housing units. Psychiatric medicine and individual psychiatric therapy are available to all residents.~~

~~A HUD-funded twelve-unit apartment building is being built in Sunnyside to accommodate the mentally disabled. The mentally disabled have been competing unsuccessfully with the numerous migrant farmworkers in Sunnyside for low rent apartments. The new apartment building is scheduled for completion in July 1996 and will provide intensive case management on-call.~~

~~Generally, waiting lists are not kept for the 3 existing facilities. However, the County lacks crisis respite units for mentally disabled people who need temporary, 24 hour support services. According to Central Washington Comprehensive Mental Health, this gap could be filled by the creation of a group home with 6 to 8 beds.~~

Individuals with severe mental illness may require the services of institutionalized care either in a group home, nursing facility, congregate care, or other form of housing. Due in part to the high cost of the operation of mental health institutions and the changes in federal and state laws, more persons with mental illness are being placed in supervised supportive housing that is based in the community. Permanent supportive housing is needed for disabled or mentally ill persons who have certain capacities to live in a semi-independent environment. It is important for Yakima County to ensure that housing is available to support the needs of this population.

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7.3.10.7 Other Special Needs Housing

Many other County residents need housing assistance but do not fall under the larger categories. They include people who have been recently released from correctional institutions or~~,~~ people recovering from chemical dependency~~, and very low-income, middle-aged women who are alone and without resources~~. Some of these groups have been identified and services are available to them. The Triumph Treatment House, for example, provides transitional housing for women with children who are in recovery from chemical dependency. Additionally, ~~The prison system makes referrals for men to~~ the Union Gospel Mission ~~or New Hope,~~provides housing options for men, women, and children and offer alcohol and drug treatment programs (New Life)~~if the individual is recovering from a chemical dependency~~.

~~C.~~ 7.4 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

This section explores Yakima County's strengths, needs, and the opportunities we possess to provide safe, affordable housing for all Yakima County residents. While the existing conditions section focused on the variety of problems and needs we face, this section takes an in-depth look at how we can address those needs in creative, practical ways that will enhance the quality of life in Yakima County.

7.4.1 Additional Housing Units Needed~~Population Projection~~

As discussed in detail in Section 7.3.4 of this Element, Yakima County will need roughly 25,341 additional housing units by the year 2040. ~~This~~ This section works on the assumption ~~that~~ of that 25,341 total housing units, 11,525 ~~5,998 more~~ housing units will be needed ~~in~~just for the unincorporated areas and 13,816 for the incorporated areas (see Table 7.4.1-1)~~Yakima County by the year 201540, based on Office of Financial Management (OFM) population forecasts~~. ~~Then comparing the amount of vacant acres~~

Table 7.4.1-1 Assessment of Vacant Residential Land Availability to Meet the Needs of Additional Housing Units Required to Meet the Demand Due to the Projected Population Increase.

	2010 Census Population Data	2040 Projected Population	Projected Increased Population	Additional Housing Required Based on Pop. Increase	Vacant Acres of Residential Land		Potential Housing Units Based on Avail. Land
Yakima County	243,231	318,494	75,263	25,341	15,755		85,786
Unincorporated Total	83,755	117,983	34,228	11,525	10,827		58,953
Incorporated Total	159,476	200,511	41,035	13,816	4,928		26,833
					Incorporated	Unincorporated UGA	
Grandview	10,862	13,558	2,696	908	411	858	6,910
Granger	3,246	5,484	2,238	754	215	75	1,579
Harrah	630	773	143	48	8	38	250
Mabton	2,286	2,649	363	122	57	167	1,220
Moxee	3,308	7,701	4,393	1,479	207	510	3,904
Naches	795	1,084	289	97	36	83	648
Selah	7,147	9,899	2,752	927	898	817	9,338
Sunnyside	15,858	19,397	3,539	1,192	471	1182	9,001
Tieton	1,191	1,706	515	173	252	288	2,940
Toppenish	8,949	9,955	1,006	339	98	767	4,710

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Union Gap	6,047	7,151	1,104	372	157	344	2,728
Wapato	4,997	5,750	753	254	21	374	2,151
Yakima	91,196	110,387	19,191	6,462	1,883	4984	37,391
Zillah	2,964	5,016	2,052	691	214	340	3,017

Source: Office of Financial Management (OFM), U. S. Census Bureau, and Yakima County Planning.

The table above also shows the amount of vacant residential acres in the unincorporated areas of the County, each individual city and their respective unincorporated urban growth areas. To calculate whether Yakima County and each of its cities and towns can accommodate the necessary number of housing units needed for the next twenty year period requires a number of general assumptions. First assumption is that the typical single-family residential lot size will be roughly 8,000 square feet. ~~This represents a 1419 percent increase in dwelling units over the next twenty years (based on the 2010 U.S. Census data). Table 7.11 shows the 2010 population, the 2040 projected population, and the projected increased population. There is also a calculation for the additional housing required based on the projected population increase. Using the existing, vacant residentially zoned land Yakima County calculated the potential housing units that could be built (based on an assumed 8,000 square feet per housing unit).~~ Second assumption is that for this calculation the 8,000 square feet lot will be used for all residential densities. Obviously, higher density residential uses may actually be developed, but by using an average residential density (8,000 square feet) for the calculation provides the minimum amount of land needed to accommodate the future housing needs.

For example, in Table 7.4-1 above the city of Grandview is projected to have roughly 2,696 additional residents by 2040. This population increase will require roughly 908 additional housing units. The table shows that Grandview has an estimated 411 vacant residential acres in its city limits, with an additional 858 acres in the unincorporated UGA for a total of 1,269 acres. When you convert those vacant residential acres to square feet and then divide that number by the assumed minimum lot size of 8,000 square feet, the results show that the vacant residential acreage for Grandview could accommodate 6,910 additional housing units, 6,002 more than they will need in twenty-years. Using this same calculation for each city and the unincorporated areas of the County indicates that there is more than enough available vacant residential land to accommodate the additional housing units needed over the GMA required planning horizon.

~~When comparing the potential housing units based on available residentially zoned land and the additional housing required based on the projected population increase in Table 7.11, Yakima County has sufficient land for housing to meet the future needs to 2040. ***Plan 2015*** indicates that this number can be sufficiently accommodated and distributed among the plan's land use categories at densities established in the land use element.~~

7.4.2 Maintaining the Housing Stock

Rehabilitating older housing offers an excellent opportunity to provide safe, affordable housing for County residents. Existing structures provide character of place, and their preservation defines the community's character. Rehabilitation of existing structures also reflects an environmentally conscious approach to neighborhoods by re-using existing resources.

~~The city of Yakima's Consolidated plan notes that affordable housing is generally associated with an adequate supply of older housing. Existing~~ Often, older housing stock ~~will continue to~~ provides many of the more affordable units within Yakima County.~~the future.~~ The 2014~~1990~~ American Community Survey

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(U.S. Census) indicated that 10,804~~10,769~~ of the County's housing units were built in or before 1939. This is ~~15.2~~12.6% ~~percent~~ of the current housing stock. This is a 14% decrease of houses built prior to 1939 from 2010.

In addition to maintaining ~~&~~and rehabilitating the County's older housing stock, other likely targets for maintenance and rehabilitation efforts are homes owned by low-moderate income individuals or by those on fixed incomes such as the elderly, and~~&~~ rental units occupied by low income tenants. The County also has vacant units and dilapidated housing that could provide affordable, quality housing for low ~~&~~and very low income populations if rehabilitated. However, in some cases, it can cost as much to acquire and rehabilitate dilapidated housing as it would cost for new construction.

Rehabilitation is a wise conservation of natural, human and physical/cultural resources. Strategies can be specifically tailored to each neighborhood by integrating physical, demographic and economic needs to re-use existing housing stock. The result will be affordable housing options for low and moderate income persons.

7.4.3 Rental ~~-~~Housing

Yakima County needs affordable, quality rental units at all income levels, but especially for very low, and low income. In 2014 54.2% ~~Thirty-five percent~~ of the County's renters ~~are~~were paying more than 30 percent of their income on rent (U.S. Census, ACS). The~~is~~ increase greatly affects those in Yakima County ~~populations~~ that tend to be cost burdened; such as, ~~are female~~ single parent headed households, the senior citizen population, and farmworker families. Additionally, the rate of renter-occupied housing units has increased in the County, up 3% between 1980 and 2010. Based on the increase in population and the increase in rate of renter-occupied housing, Yakima County will likely continue to have a need for rental housing in the future. Yakima County needs to ensure a wide variety of housing options are available within the residentially zoned land throughout Yakima County to guarantee an adequate supply of rental housing is available.

7.4.4 ~~According to the Office of Rural and Farmworker Housing, 64 to 68 percent of farmworker families who paid their own housing costs were cost burdened. The sole exception was families in the Tieton/Cowiche area, where an unusual percentage of these families lived in grower-provided housing. These populations could benefit by the availability of low market rents. Specifically, there is a need for very low income rental units that are suitable for the average low income family. Affordable rents for a low income house hold (between 51 and 80 percent of median income) would be between $301 to $472 per month.~~

Income

Just as supply and demand interact to influence cost, housing prices and local wages interact to influence affordability. Housing affordability and availability issues impact all households, in all income groups. Every household has an income and must find housing that meets, but does not exceed, the limitations of its income.

~~A dual effort to increase local wages while also retaining moderately priced housing will keep housing affordable to more of the population.~~

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Across the County, household income has increased; however, so has the cost of housing. According to Census data, between 2010 to 2014 the median income increased 3%. However, during the same time frame, the median homeowner costs (with a mortgage) increased 5% and the median rent increased 20%. ~~is not keeping pace with the cost of housing. The majority of new jobs are in the low-paying service sector.~~ As stated previously, paying up to 30% of monthly income on housing costs is considered affordable. Additional expenses, such as ~~Rising~~ payroll taxes, health care costs, food, clothing, and insurance costs ~~also reduce an employee's take-home pay, and thereby limit their access~~can limit the amount of income available for ~~to~~ housing. ~~As stated earlier, h~~Households with low incomes ~~are~~ can be hard-pressed to find suitable housing within their budget, especially with the cost of rentals increasing at a greater rate than the median income. Yakima County also has a large amount of seasonal, agricultural related jobs, which can limit the amount of income earned by a large portion of the community to a seasonal income. ~~The agricultural and service-oriented jobs which dominate the County's economy do not provide sufficient income for low income wage earners to obtain housing on the open market. In particular, certain agricultural tasks cannot be mechanized &, therefore, will remain labor intensive for the foreseeable future.~~ Workers looking to improve their living standards provide an excellent labor force for expansion and attraction of non-agricultural businesses and industries.

~~**Rental Assistance**~~

~~Rental assistance is targeted to very low income renters. Market rate rental units can be made more affordable through the use of Section 8 certificates and vouchers. With a certificate or voucher, the tenant pays not more than 30 percent of their income for rent. The remaining portion of the rent is paid by the government, up to the Fair Market Rent (FMR) limits. These limits are determined by HUD for individual communities. Although the County is using its current allotment of vouchers and certificates, small turnover and long waiting lists show there is a large unmet need for families and individuals eligible for this type of housing assistance.~~

~~Additionally, FmHA (now Rural Economic and Community Development, or RECD) financed housing often has project based Rental Assistance. These are units of assisted family housing which have RECD Section 521 Rental Assistance. This program allows eligible families to pay only 30 percent of their adjusted income for rent and utilities. These projects are located throughout the County.~~

7.4.5 ~~Constructing~~ Affordable Housing

Yakima County has an adequate supply of residentially zoned land to meet the housing needs through 2040. However, having enough residentially zoned land does not address the need to provide adequate housing for the low- and moderate-income households. Affordable housing means that a household can afford a place to live, and pay for all other expenses associated with supporting the household. Affordable housing is typically considered to be 30% or less of the monthly income of the household.

Ensuring that there is an adequate supply of affordable housing in Yakima County is essential to meet the needs of the low- and moderate-income population. There are a number of factors that could affect both the affordability of housing and the supply of affordable housing within Yakima County.

One of the ways Yakima County can help maintain affordable housing is to allow home occupations and businesses within existing residential structures. This will create an opportunity for household to increase/supplement their household incomes. Home businesses may be regulated to ensure the goals and policies of the governing jurisdiction and land use requirements are met. Another option for

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affordable housing within Yakima County is ~~M~~manufactured housing. ~~is a major source of affordable housing in Yakima County.~~Yakima County should ensure that there are provision in zoning ordinance that allow for the siting of manufactured homes.

~~Land and construction costs for new housing have escalated over the past five years. If the trend continues, there will be even less affordable new housing built in the County. It will become more difficult for new housing to meet the affordability needs of the middle class as well as lower income households. A number of housing designs that are sensitive to cost should be considered when building Yakima's future housing stock.~~

7.4.6 ~~Manufactured Housing~~

~~Manufactured housing is a major source of affordable housing in Yakima County. Manufactured housing units are distinguished from "mobile homes" because they are more durable and less mobile in nature. Once manufactured housing units are sited, they are rarely moved. Additionally, manufactured housing meets HUD standards, which make it possible to get a loan to purchase a new manufactured home with little or no down payment. The buyer can also purchase the land to site the manufactured home on contract, with little down payment. This is a very attractive option for those with little savings.~~

Accessory Housing

Accessory units provide one of the most economical options in the real estate market. Accessory housing units are complete living quarters constructed within an existing single family unit. They are typically created in a converted attic, basement, garage or other space. They are always secondary in size to the existing dwelling, ~~usually less than 900 square feet~~. Common names for these units include granny flats, mother in law apartments, and bachelor units. Some communities allow accessory units to be detached. Accessory units combine the advantages of small size, maximized use of existing dwellings, and income for home owners. They also provide an opportunity to increase residential density with minimal community disruption. They must be carefully planned however, to avoid negative impacts (primarily traffic and parking) on neighborhood character.

Since most elderly residents prefer to live independently in family units or alone, they would be well served by smaller, affordable and accessible rental and housing units. Elderly persons who live with family or friends might benefit from zoning provisions that allow for another, smaller unit to be built on single family lots.

7.4.7 Infill

In order to achieve the 20-year Plan, Yakima County and its cities should encourage the use of infill parcels for new homes which are compatible with the surrounding neighborhood. Infill is a term used to describe development of parcels that were "passed over" in a first phase of development. Some lots in the urban area were not built on because they continued in rural use (horse lots, orchards, etc.). In some cases, there was insufficient demand for the land. The physical development constraints of parcels, such as drainage ways, steep slopes, etc. may also lead to its being "passed over." These infill parcels are now surrounded by development, which may be residential, commercial or industrial in nature.

In some areas, infill will mean mixing housing with commercial development and may require special consideration of physical constraints, existing infrastructure and adjacent land use. Infill development is key to achieving target densities.

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~~Housing Financing~~

~~The public, not for profit and private finance sectors all play an important role in housing finance. A healthy and complete housing finance system involves the participation of all three sectors in a manner that most appropriately reflects public purpose, capital requirements, costs, interest rates and other influences on financial markets. Public sector financing of housing is traditionally identified with housing for the lowest income groups and involves the deepest direct subsidies. The public sector is also involved in middle and high income subsidies to housing through tax policies. The public sector's role, however, is changing with the trend toward partnership building among nonprofit and private entities.~~

~~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 sector. The private sector also has responsibilities to invest in communities through the Community Reinvestment Act. CRA goals often give impetus both to partnerships with the other sectors and to innovative financing techniques.~~

~~Nonprofit organization such as Habit for Humanity, the Housing Foundation, and the Office of Rural and Farmworker Housing have also contributed to housing development in the County. Alliances between these groups and the public and private sectors help stretch housing resources. Some of the financing tools to be considered in packaging new housing and rehabilitating existing housing include: sweat equity and donated labor, silent second mortgages/interest subsidies; tax credits; limited partnership arrangements; nontraditional design concepts and use of building materials, land trusts and/or 50 year land leases; rent certificates; donated structures and materials; cooperative ownership patterns; Community Development Block Grants for infrastructure, rehabilitation, construction and planning; RECD and Washington State Housing Trust Fund financing; and Washington State Housing Finance Commission bonds and public authority bonds.~~

7.4.8 Special Needs Housing

~~Plan~~ Horizon 2040~~15's~~ goal is to encourage ~~self-determination~~self-determination and independence among individuals with special needs. County policies, ordinances, and codes should treat people with special needs equivalent to the general population and should not discriminate against these households. Land use regulations should be limited to the impact of the use upon the landscape, without consideration of the circumstance of the persons in the household.

People with special needs, just like other segments of the population, want to locate across the County based on personal preferences and upon the locations of family and friends, health care, support services and transit. Housing provided by both the public and private sectors will allow the greatest range of locational choices. Special needs populations live throughout the County at this time, even though they may be under served or be limited in their access to housing. In the next 20 years, neighborhoods across the County should become accessible to special needs individuals. ~~There is a dual responsibility: neighborhoods must become more accepting of people with special needs, and people with special needs must become good neighbors in their community.~~

The specific housing needs of people with special needs vary. Not all disabled persons require housing adapted with rehabilitated kitchens or bathrooms. Nor do they always require assistance from a care giver. It is important that the community understands the needs of different client groups and avoids generalizations.

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Providing for people with special needs does not necessarily mean increased levels of social services or infrastructure. It may mean cultivation of a greater awareness of the impact of regulations upon these groups and offering incentives to provide affordable, accessible housing.

7.4.9 Farmworker Housing

Yakima County is dependent on seasonal laborers for its agricultural industry in order to meet harvest and agricultural labor requirements. In order to address ~~the~~ shortages of farmworker housing units, Yakima County must ensure that there are provisions in the zoning ordinance to allow for seasonal farmworker housing and streamline this permitting process. Additionally, many community members may work seasonally in the agricultural industry but remain in Yakima County as permanent residents. Due to this, Yakima County needs to make sure there is adequate affordable housing available by ensuring there is enough residential land available and that the zoning ordinance allows for a variety of housing options.

~~the Housing Foundation developed a comprehensive planning program described in the *1995 Farmworker Housing in Yakima County Report*. The strategy calls for County-wide outreach for recruitment of housing applicants; a long range conceptual plan for the fair share distribution of new housing units; the coordination of resources needed to develop various types of housing appropriate for the farmworker population; a new "bag of tools" to finance, build, regulate, and manage the housing units; and a comprehensive system of support services. The dual goals are to provide housing and facilitate the economic and social development of people living in them.~~

~~A recent law, ESSB 5503, will make it easier to provide temporary worker housing. Among other directives, the 1995 law requires that the State Building Code Council develop a temporary worker housing building code. Additionally, the new law directs the Department of Health to develop recommendations for incentives for the development of additional temporary worker housing, a streamlined permitting process, appropriate building standards and a compliance strategy. This long-awaited legislation will provide some relief for the 4,500 seasonal housing units in demand during Yakima County's peak growing season.~~

7.4.10 Homeless

Housing policies should also address the significant need of the homeless. Experience indicates that the longer people spend on the streets, the harder it is to rejoin society. The successful reentry of the homeless into society will depend in part on the availability of affordable housing for them to occupy. Since there is no one type of homeless person, a variety of housing types are necessary. These may include special transitional shelters, group housing, shared/congregate facilities, seasonal housing and standard housing units of both on-site and off-site manufacture. ***Horizon 2040*** can ensure policies are in place to address the needs of the County's homeless population.

7.4.11 Neighborhood Character and Vitality

Yakima County's residential neighborhoods vary in size, density, housing type, and amenities. The character of a neighborhood, both its livability and identity, is closely associated with its design, the characteristics of the residents and the services provided. Regardless of the character of the neighborhood, residents generally want a feeling of comfort and security, privacy and a sense of belonging. Neighborhood character is an important element of the Housing Element and is a central component of an approach that encourages a hierarchy of well-defined places. Over the next 20 years,

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preservation of existing neighborhoods will require a conscious acknowledgment of the existing nature of the people, visual character, and services found in each neighborhood.

A population diverse in its age, ethnicity, income, household structure and size, and physical abilities has the potential to create strong and vital neighborhoods. The contribution of individuals, through their participation in public processes or through their daily lives in a neighborhood, influence the character of a neighborhood. Acceptance and appreciation of our diverse individuals was highlighted as a desirable value in the Visioning efforts conducted Countywide in 1991-92.

~~This plan intends to promote service delivery systems that are highly visible to users, accessible and centrally located on a neighborhood district basis.~~ A major objective of the 20-year Plan is to ensure that housing remains affordable for all income groups. One of the advantages of ~~***Plan***~~ ***Horizon 2040***~~***15***~~ is the variety of housing options which will be ~~available~~ encouraged for a variety of housing needs~~residents~~.

7.4.12 Neighborhood Variety

Horizon 2040 is intended to be~~In order to~~ implemented ~~the Plan~~ in a manner that preserves and enhances neighborhoods while also maintaining identity and livability. ~~, Yakima County and local jurisdictions will identify the features that make an attractive residential development and ensure that future development include these features.~~ Over time, greater breadth and variety in neighborhood design should be allowed. The flexibility should also be accompanied by consistency and predictability in the development process. A major objective of the Plan is to ensure that housing remains affordable for all income groups. One of the advantages of the Plan is the variety of housing options which will be available for residents. These will include single-family homes on a variety of lot sizes, multi-family homes (apartments, condominiums, and town houses) and~~&~~ mobile and manufactured homes. This variety is expected to make it easier for the home-building community to develop housing in a range of prices affordable and attractive to all County residents.

~~Fair Share~~

~~Under GMA, all communities must create policies to accommodate their "fair share" of housing types and income groups. The fair share process should provide low and moderate income housing targets for cities, urban growth areas and rural areas. The targets should be achieved over the 20 year planning period. Yakima County's process will identify programs and finance mechanisms that will result in the construction and rehabilitation of housing to meet its targets. Plan 2015 supports the fair share approach and encourages its timely implementation.~~

~~The fair share principle has a close relationship to the question of neighborhood character and property values. In the 1980's and 1990's, homeowners have become increasingly protective of the value, both real and perceived, of their homes. This is often exhibited as NIMBYism (Not In My Back Yard) where property owners strenuously object to the introduction of new housing that differs from existing housing in type or value. Many of these objections are based in the fear of people of differing incomes, race, age, or ethnicity and their perceived impacts on the value of property.~~

~~NIMBYism influences housing affordability and it results in excessive delays in permit review processes or effectively excludes legitimate housing types or income groups from neighborhoods. In the planning process, this intolerance must not be underestimated but must be recognized and planned for in~~

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~~education programs, public hearing processes and in programs that attempt to create a sense of community that extends beyond the financial commitment of a home purchase.~~

~~Fair Housing~~

~~The goal of fair housing is to encourage freedom of choice in the sale or rental of dwellings. Fair housing rights are established both through federal law (Title VIII of the Civil Rights Act of 1968) and Washington State (WAC 49.60.222 through 224). The private and public sector housing agencies are very familiar with these principles as they apply to buyer/seller or landlord/ tenant relationships. Discrimination based on race, color, age, sex, religion and national origin is prohibited.~~

~~In 1988 the federal Fair Housing Act was amended, making it illegal to deny persons with disabilities the opportunity to live in a community. The amendment also makes it clear that persons may not be discriminated against on the basis of family status. The Washington Housing Policy Act, adopted in 1993, reinforces these principles by prohibiting local ordinances that treat households with disabilities differently from other households. For the purposes of this Act, low income persons are not considered a group protected under fair housing laws. If applied, income tests must be applied to all groups (i.e. disabled, racial, national origin) equally.~~

~~Several of the groups specifically noted in fair housing laws are commonly referred to as "special populations." Special populations include the physically disabled, mentally disabled, mentally ill, homeless, and other persons who may experience barriers to housing because of a disability or condition. Special needs populations are among the most noticeable persons needing fair housing protection. Fair housing, however, is a broader concept that attempts to protect all citizens from unfair or discriminatory treatment.~~

~~When developing land use regulations, the County must examine whether the effect of a regulation, action or policy excludes people. Local land use policies, regulations and actions must not have the effect of excluding individuals within Yakima County from housing opportunities. Persons should be able to find a variety of housing opportunities.~~

~~Fair housing requires the attention of many segments of the community. Appropriate land use practices are a first step. These practices must be reinforced by fair lending practices, underwriting standards, appraisals, bonding and by other implementation policies and procedures that effectuate, on a daily basis, principles of fairness. Over time, the County's racial and ethnic structure, household living arrangements, and the number of special needs persons will change. As a result, there is a continuing need to educate government officials and citizens to their individual rights and to the rights of others.~~

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7.5 HOUSING: GOALS, OBJECTIVES AND POLICIES

Goals, objectives and policies are essential in the development of the Housing Element. Not only are goals, objectives, and policies required by ~~the Growth Management Act (~~GMA~~)~~, but these statements provide a basis for a community to make decisions about its future housing needs. Goals and policies are consistent with the Planning goals and policies, and are also consistent with the Planning Goals of ~~the~~ G~~rowth~~ M~~anagement~~ A~~ct~~. Goals are general statements of desired outcomes of the community. Policies are "operational" actions that a community will undertake to meet the goals and objectives. Policies provide overall direction for implementation of a strategy and provide guidance for decision-making subject to this Plan, and form the basis for development regulations. Following are the goals and policies of the Comprehensive Plan related to Housing.

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

- County-wide Housing Goals and Policies – H X.X
- Yakima UGA Urban Land Use Goals and Policies – YKH X.X

Purpose Statement H 1

The ~~Growth Management Act (~~GMA~~)~~ requires ~~Under state law~~ the County ~~is required~~ to make adequate provisions for the existing and projected housing needs of its residents by identifying sufficient land for housing and a diversity in housing type. A diversity in housing will help ensure there is adequate housing available to meet future needs.

GOAL H 1: ~~Encourage~~ Sufficient housing should be available to meet the needs of the existing and projected population, including a 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	Allow for a variety of housing types in appropriate areas of the County.
	1. Encourage a variety of housing types that allow high densities and creative use of land within the urban area.
H 1.2	Encourage development of new housing within the Urban Growth Areas where facilities and services exist or are planned.
	1. Increase density in communities with existing infrastructure. 2. Allow for alternative housing options, such as accessory dwelling units. 3. Redevelop properties and encourage infill where infrastructure exists.
H 1.3	In siting housing, consider the locational needs (proximity to employment, access to transportation and services) of the various types of housing.

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H 1.4	Encourage the public and private sectors to develop and maintain an adequate supply of housing for all segments of the population.
H 1.5	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 1.6**~~	~~Coordinate with Yakima County's Public Health and Safety Network in planning and policy recommendations for social services delivery in the County.~~
	~~**H 1.3**: 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 1.5**: Ensure that Yakima County residents have equal access throughout the continuum of housing types and locations.~~
	~~**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, etc.). 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).~~Promote the availability of special needs housing.
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

~~Yet currently the County faces a lack of affordable housing choices.~~ In ~~the lower valley~~Yakima County there is a need for ~~, decent, safe~~adequate, affordable housing. This is especially true ~~for~~ for farm workers, low-

income households, and ~~is virtually nonexistent; in all parts of the County "~~special needs~~"~~ populations (which include the elderly, migrant workers, developmentally and physically disabled, ~~persons with HIV and AIDS,~~ among others) who also often 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.

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.

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 3: Promote ~~housing choices, including~~ affordable housing ~~,~~ through regulatory, planning, and financial techniques.	
OBJECTIVE	Work with ~~individual~~ local jurisdictions to ~~ensure~~facilitate adequate, affordable housing is available at all economic levels within unincorporated Yakima County. ~~fair share housing by the year 2015.~~
POLICIES:	
H 3.1	Ensure policies, codes and ordinances allow for a compatible mix of uses and housing types in neighborhoods.
H 3.2	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 types, 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 public sectors) creating it; and, 5. Compatibility with historic properties and historic districts.
H 3.3	Accommodate changing demographic trends and housing preferences by allowing accessory units, co-housing, and other nontraditional housing types in appropriate locations.
H 3.4	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 3.5	Provide incentives for developers that include a percentage of affordable housing units within new housing developments.
H 3.6	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.

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H 3.7	Encourage structural housing alternatives that promote housing affordability.
H 3.8	Support regulatory and financial incentives to encourage construction of affordable housing.
H 3.9	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 3.11**:~~	~~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 3.10~~:~~	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
~~**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.)~~ ~~Urban areas shall have a fair share allocation.~~ ~~Fair share allocation shall be developed concurrently with the development of implementation ordinances.~~ ~~The allocation process must be supported by incentives and financing mechanisms to see that targets are achieved.~~

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, as well as revitalizing existing neighborhoods.

GOAL H 4: Preserve and rehabilitate the County's existing housing stock.	
OBJECTIVE	~~Preserving and rehabilitating~~ The County's existing housing stock should be preserved and rehabilitated to the extent practicable.~~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

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those conflicts by encouraging site plan requirements, use of landscaping, special setbacks, and other means to separate resource from non-resource 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 e~~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.~~Encourage the preservation and protection of existing neighborhoods.
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. Additionally, ~~M~~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}~~ .

- ***Yakima Urban Growth Area Housing Goals and Policies***

GOAL YKH 1: Provide homeownership opportunities.	
OBJECTIVE:	Work with local jurisdictions and agencies to provide opportunities within Yakima County that will increase homeownership rates across all segments of the population.
POLICIES:	
YKH 1.1	Encourage various educational and financial assistance strategies to expand homeownership opportunities.
YKH 1.2	Encourage~~Work with~~ existing housing providers and private lenders to provide homebuyer education seminars for potential first-time homebuyers; include outreach to current renters.

GOAL YKH 2: Ensure an Adequate Supply of Affordable Housing for Persons with Special Needs.	
OBJECTIVE:	Promote the availability of special needs housing.
POLICIES:	

YKH 2.1	Support development of programs that offer assistance to persons identified as being homeless.

~~D. GOALS, OBJECTIVES AND POLICIES~~

~~The shaded boxes below identify the areas from the ***Vision 2010***, ***Focus 2010***, & ***County-wide Planning Policy, and Visioning Check-in*** *documents*. These are the foundation for ***Plan Horizon 2040015's*** Housing goals, objectives and policies, found in the Policy Plan (Chapter 1, Vol. I).~~

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~~Vision of the Future~~

~~The Housing Element builds upon principles and policy direction provided by the *Vision 2010* (Upper Valley) and *Focus 2010* (Lower Valley) Reports. These policies, developed through an extensive public participation process, are intended to provide long term, overall guidance for *Plan 2015*. The following Upper Valley vision statement is relevant to the housing element. Our vision in the year 2010 is that of a culturally diverse and economically balanced community. We value communities that offer affordable housing choices where there exists a partnership between the public and private sectors, and results in a diverse choice of housing affordable to all income ranges a community that offers affordable housing to special needs people. We see communities that have addressed the need for housing of its permanent and transient agricultural labor force. We value communities that are comprised of active and distinct neighborhoods and value the conservation and rehabilitation of the older housing stock Residential neighborhoods will be connected to other areas by safe and functional transportation(p.59)~~

~~The Lower Valley *Focus 2010* Report includes the following paragraph that aptly captures the County's vision of future housing:~~

> ~~Our vision for the Lower Yakima Valley in the year 2010 is that there is a wide range of safe, decent, affordable housing for everyone and that adequate infrastructure exists for future community expansion. This range of housing should include not only homes for middle and upper income families, but also lower income families as well. To make this possible will require commitments to rehabilitation of existing homes, more mobile home parks and subdivisions, multi-family housing and seasonal farm worker housing. (p.19)~~

~~Consistency with Countywide Planning Policies and with other Laws, Plans~~

~~The Housing Element also builds upon principles and policies established in earlier County comprehensive plans. To the greatest extent possible, the element is coordinated with housing policies developed by cities and towns in Yakima County. For the most part, earlier County plans discussed housing primarily in terms of its land use implications. *Plan 2015* addresses housing in broader terms, reaching beyond land use patterns and densities to discuss issues such as affordability, farmworker housing, rehabilitation, manufactured housing, housing finance, and community character.~~

~~There are ten County-wide Planning Policy statements which are relevant to the housing element:~~

> ~~The County and cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty year population and employment forecasts to determine short and long range affordable housing needs. (RCW 36.70A.070(2)) (E.3.1)~~

~~Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:~~

> ~~a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;~~
>
> ~~b. Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;~~

~~c. Promote housing design and siting compatible with surrounding neighborhoods;~~

c. Promote housing design and siting compatible with surrounding neighborhoods;

d. Facilitate the development of affordable housing (particularly for low-income families and persons in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and

e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3)

Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled out agricultural workers, and other segments of the population that have special needs. (E.3.4)

Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5)

Public and a private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6)

Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7)

Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. (RCW 36.70A.070(2)(9c)(d)) (E.3.8)

Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9)

The County and the cities will locally monitor the performance of their respective housing plains and made adjustments and revisions as needed to achiever the goal of affordable housing, particularly for middle and lower income persons. The Housing Element also has a relationship with the 1994-1999 Consolidated Plan, a consolidated application developed by the city of Yakima as a planning too to qualify for four federal housing programs available through the U.S. Department of Housing and Urban Development. The Consolidated plan contains short term hosing strategies (one and five year periods) and a thorough needs assessment that focuses primarily on special needs populations, and the availability and affordability of housing. Included in the Consolidated Plan are some references to unincorporated Yakima County housing issues.

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CHAPTER 8. PARKS AND OPEN SPACE

Edit Note: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. Blue Underline is new, and red strike through is deleted language.

8.1 INTRODUCTION/PURPOSE

With its unique range of outdoor recreational opportunities, Yakima County has much to offer outdoor recreationists. Our four distinct seasons, central location in Washington State and vast holdings of public land have made this area an increasingly popular place in which to recreate. Here, residents and visitors alike can enjoy many outdoor activities. Fishing and hunting, skiing and snowmobiling, hiking, biking, and walking are some of the more popular types of outings. Federal, state and regional parks, trails, and playgrounds help meet the demand to ~~"get back to nature"~~participate in outdoor recreation, stay physically fit and find relief from urban surroundings.

Not all of the open spaces we see are accessible to the general public and very little of our public land is close to where people live. It ~~is a serious~~can be a challenge for people, particularly families, to find the time to drive to distant recreational areas in order to "get away from it all". With limited funds, Yakima County's ability to establish and maintain parks has ~~traditionally~~ often taken a back seat to more pressing needs. Many movements, such as Safe Routes to Parks and the Surgeon General's emphasis on walking for health, recognize the need for local, accessible, neighborhood-level recreation opportunities. Recreation opportunities within walking distance to residences is important for young children, older adults, and those with disabilities. As Yakima County's population grows, the demand for more parks and open space will grow proportionately~~, especially our homes~~.

The Parks and Open Space Element serves several purposes. The first purpose is to inventory the type and level of park and recreational services available in Yakima County. Most parks and recreational opportunities are found outside County jurisdiction, but they still contribute to the benefits derived from parks and recreation. The second purpose of the Parks and Open Space Element is to clarify the broader functions and benefits of Yakima County's open spaces. ~~This chapter evaluates the need for parks and~~

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~~recreation areas for the next ten years.~~ Finally, this chapter establishes a framework for considering other lands for future protection and identifies opportunities for regional approaches to providing park and recreational facilities.

The element builds upon principles and policies provided by the Countywide Planning Policies, the ***Focus 2010*** and ***Vision 2010*** documents, and the Visioning "check in". During the ***Plan 2015*** process, policies for parks and recreation were developed through extensive public participation to provide long-term guidance for Yakima County in developing the comprehensive plan. This work, including the ***Horizon 2040 Visioning "Check In"***, has been carried forward in ***Horizon 2040***. Most of the visioning goals related to the Parks Element are included under the heading, "Quality of Life and Government Services"; however some parks-related goals are included within the "Environment" umbrella. The updated Parks and Open Space-related Visioning goals are included in insets throughout the Element.

Inset 1. Horizon 2040 Visioning Goals
Parks and Open Space – Related Goals

Environment:

1. Land

- Preserve and protect critical areas.
- Inventory public open space lands and define those to preserve for future generations.

2. Other Programs

- Create a comprehensive image that links together environmental, resources and quality of life elements.
- Preserve wetlands, open lands, and other habitat areas.

8.1.1 GMA Authority

A park and recreation element is required by the Growth Management Act (GMA RCW 36.70A.070(8). Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. The following GMA Goals (goal 6, 9 and 12) are applicable specifically to the Parks and Open Space Element:

> (6) 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.
>
> (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

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(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

This element includes estimates of park and recreation demand for a ten-year period; an evaluation of existing facilities and service needs; and an evaluation of intergovernmental coordination opportunities to provide for regional approaches for meeting park and recreational demand.

In addition to the Comprehensive Plan elements, the GMA requires jurisdictions to address parks, recreation, and open space through ~~a~~ several other means. The GMA requires that before approving subdivisions or short plats, written findings must be made which show that appropriate provisions are made for a wide range of public facilities including open spaces, parks and recreation, and playgrounds (RCW 58.17.110). Communities planning under the GMA must also designate greenbelt and open space areas within and between each urban growth area, and identify land useful for recreation, wildlife habitat, trails, and connections of critical areas (RCW 36.70A.110(2) and RCW 36.70A.160). Comprehensive plans are to consider the use of innovative land use management techniques that help retain open space, such as clustering development and the transferring of development rights. (RCW 36.70A.090)

8.2 EXISTING CONDITIONS

About two-thirds of Yakima County is owned and managed by federal, state or tribal government. These lands, particularly the Wenatchee National Forest, Department of Natural Resources (DNR) trust lands and L.T. Murray and Oak Creek Wildlife Recreation Areas, offer the greatest opportunity for outdoor recreation. However, the majority of people in Yakima County live a long distance (at least 15 miles) away from these areas. ~~However, for most residents to take advantage of these places requires extensive driving.~~ Table ~~IX~~8.2.4-1~~-2~~ contains a summary of parks and recreational acreage within Yakima County including land owned by the state, various federal agencies, local cities and other providers.

8.2.1 Federal Lands

U.S. Forest Service lands, particularly the Wenatchee National Forest, are found all along the western half of Yakima County. These lands provide endless recreational opportunities for locals and tourists. Trails provide opportunities for hiking, backpacking, horseback riding, ORV, mountain biking, snowshoeing, cross-country skiing, and snowmobiling. The forested habitat allows for camping, wildlife viewing, birdwatching, hunting, and fishing. Other federally protected recreation areas include the Toppenish National Wildlife Refuge, which, in addition to protecting habitat and open space, allows for walking, birdwatching, and hunting. The Yakima River Canyon provides camping, fishing, and watersports through the U.S. Bureau of Land Management.

8.2.2 State Lands

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The Washington Department of Fish and Wildlife, the Department of Natural Resources, and the Washington State Parks Commission all manage high quality outdoor recreational lands in Yakima County. These areas, with the exception of Sportsman's State Park in Terrace Heights, are far removed from the population centers of Yakima County, and therefore do not provide daily recreation opportunities for most residents.

8.2.3 Non-profit Lands

Non-profit organizations have responded to the need for additional, accessible park and open space recreation areas in Yakima County. Jim Sprick Park in the Nile area of Highway 410 provides a recreational park area that can be used by locals and is often used for larger festivals throughout the year. The Cowiche Canyon Conservancy protects nearly 2,000 acres of shrub steppe habitat while providing options for walking, running, hiking, mountain biking, and birdwatching in two locations near the City of Yakima Urban Growth Boundary. The Yakima Greenway provides a linear connection for non-motorized trail users along the Yakima and Naches Rivers from Union Gap to Selah and Naches.

8.2.4 Open Space

With 99 percent of its open space land owned and managed by federal, state, or tribal government, Yakima County has vast tracts of open space. Much of this land is accessible to the public for recreational purposes (national and state forests, wildlife areas, etc.), or set aside for protection of its cultural and natural values. The open space areas of the Yakima Training Center are not normally accessible to the public and not included in these calculations, yet they provide wildlife habitat, groundwater recharge, and view protection. Table ~~XX~~ 8.2.4-1 shows the percentage of public open space in the cities and towns of Yakima County, State, Federal, and Tribal government, and those open spaces managed by Yakima County. Table ~~XX~~ 8..2.4-1 also includes nonprofit and trust lands, which provide significant park and open space areas, particularly in the Upper Valley.

W~~W~~hile open space is not necessarily park land, all parks are usually considered open space. In highly developed areas, where open land is at a premium, parks are sometimes eyed as "free" public land to be used for any public purpose. Conflicts can arise ~~between~~ between ~~residents~~ those who want to see ~~their~~ parks kept as green and open as possible, and ~~their public officials who see~~those who may place a higher priority on using land ~~needs~~ for fire and police stations, senior and community centers, and other public uses. ~~L~~likewise, ~~the reasons that we want to~~the protection of ~~c~~critical areas (such as floodways, shorelines, wetlands, aquifer recharge areas, and geologically hazardous areas) can sometimes be at odds with locating ~~are just as applicable to~~ public facilities (such as bike paths, roads, pipelines, swimming pools, etc.). ~~as to private development~~ Friction can also occur when siting or expanding a park facility in a residential neighborhood. Residents understand the need for more parks, yet they don't always want them in their "back yard." Parks by their nature will attract people, and with people come more cars, lights, noise, trash and the potential for increased crime and vandalism.

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Table 8.2.4~~-1~~ Parks/Open Space Acreage and Percentage Yakima County		
Jurisdiction	**Total Park/Open Space (acres)**	**Percentage of County Park/Open Space**
Incorporated Cities	682.8	0.08%
Yakima County	67.7	0.01%
State Lands	304,310.3	36.08%
Yakama Nation	154.8	0.02%
Federal Lands	535,378.0	63.48%
Nonprofit/Trust Lands	2,723.0	0.32%

Yakima County presents visual images of mountains, rolling hills, rangelands, orchards, and vineyards. Residents may perceive some or all of these areas as open space. Much of this land, however, is in private ownership and is neither accessible nor protected from future development. Neighbors may informally allow each other access to their orchards, rangeland, and wild places, but would not want the general public on their land. In order to fulfill most of its functions, 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.

Resource lands also contribute to our sense of open space. Agricultural and forest lands still make up a large share of the County's open space. By maintaining larger minimum lot sizes on resource lands, the open space functions of resource lands are preserved and enhanced. The Natural Settings and Rural Land Use chapters of this plan thoroughly discuss the protection of critical areas and resource lands.
As Yakima County continues to grow, creating both public and private open space areas will be an ongoing issue.

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Inset 2. Horizon 2040 Visioning Goals
Parks and Open Space – Related Goals

Quality of Life and Government Services:

1. **Identification and Protection:**
   A. Identify, develop and protect historical sites as identified by the community.
2. **Community Consensus:**
   A. Promote discussion and understanding of important County issues.
   B. Promote private/public and private/non-profit partnerships.
3. **Parks and Festivals:**
   A. Promote a comprehensive Parks Plan
   B. Expand youth activities
   C. Support and promote community celebrations and festivals.
   D. Encourage broader financial support of the Arts in the community.
4. **The Arts:**
   A. Support Accessibility to and Affordability for Entertainment and Performing Arts.
   B. Encourage and support Professional Arts.

8.2.5 Corridors and Trails

In the Yakima Valley, the most significant open space links between other cities and 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 Greenway, already exist, and ~~but~~ there is significant potential for more. The Yakima Greenway runs along portions of the Yakima and Naches Rivers passing near the cities of Selah, Yakima, and Union Gap. The Cowiche Canyon Conservancy follows a portion of Cowiche Creek and connects rural lands west of Yakima with the city's edge. In the Lower Valley, the Lower Yakima Trail will provide additional recreational opportunities for pedestrians and bicyclists.

In 2014, Yakima County developed and adopted the ***Yakima County Trails Plan***. Extensive public participation, including two public meetings and an online survey, provided insight from trail users from around the County, including the types of trail activities people are interested in (Table ~~ZFigure~~ 8.2.5). This plan identifies existing and proposed non-motorized trails within and between communities. It also includes recommendations for trail safety, education and enforcement, and funding and implementation.

Table 8.2.5 Types of Outdoor Trail Activities

Yakima County Trails Plan Survey, 2014~~From Yakima County Trails Plan Survey, 2014~~

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What types of outdoor trails recreation are you interested in? (Check all that apply)	Responses (percentage)
Walking/Hiking	93.5%
Running/Jogging	41.8%
Road Cycling	49.4%
Mountain Biking	46.5%
Rollerblading	7.1%
Cross Country Skiing/Snowshoeing	39.4%

8.2.6 Parks and Recreation

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 and parks closer to Yakima and the Lower Valley cities. While ~~small~~ some areas of accessible open space (Yakima Greenway, the Cowiche Canyon Conservancy, Eschbach Park, and Sportsmen's Park) are near the City of Yakima, only small local and regional parks, Ft. Simcoe State Park, and Toppenish National Wildlife Refuge are available in the Lower Valley.

Yakima County's rapid growth calls for urban park planning. During the visioning check-in process, survey respondents identified a need for the protection of open spaces and natural areas, and better access to recreational opportunities (~~Figure~~Table ~~-~~ 8.2.6). In addition, a majority of survey respondents agreed that a comprehensive parks plan should be a County goal. A regional comprehensive Parks and Open Space plan would create cohesiveness between individual plans (i.e. State and County transportation, trails, parks, and recreation plans). 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.

Table 8.2.6 *Horizon 2040* Visioning Check-in Responses

Goal	Agree	Agree with modifications	Disagree	Neither agree nor disagree	~~a~~Already achieved/not relevant
Develop a comprehensive parks plan	69%	2%	2%	13%	14%
Inventory open space lands and define those to preserve for future generation;	63%	7%	10%	20%	0%

preserve wetlands, open lands, and other habitat areas for the benefit of the county's indigenous wildlife;	73%	0%	10%	3%	13%
recreation activities and community centers	70%	6%	8%	4%	4%
We must provide necessary services that address health related aspects as well as encourage prevention and safety	68%	8%	5%	7%	11%
Source: Horizon 2040 Visioning "Check In Report" 2016					

8.2.7 Parks and Recreation Maps

Maps 8.2-1 through 8.2-5 show the location of recreation areas in Yakima County. Maps 8.2-1 and 8.1-2 present a large scale overview of existing parks and trails in the Upper (North) and Lower (South) Valleys of Yakima County. Map 8.2-3 shows County-owned Parks and Major Non-County Parks. Eschbach Park is shown in Map 8.2-3 and Lower Naches Park is shown in Map 8.2-4. Finally, lands owned by the Cowiche Canyon Conservancy and trails that connect their recreation areas represented on Map 8.2-5.

8.3 NEEDS ANALYSIS

The demand for more recreational opportunities, particularly from residents within and near urban areas, is going to increase as the population increases. Parks and recreation facilities, like other capital facilities, can be measured through the Level of Service (LOS) offered. The simplest method for calculating demand is using an LOS of a certain number of acres of park per 1,000 residents. More complex calculations may involve measuring the number of sports fields, tennis courts, swimming pools, etc., per 1,000 residents. A LOS may be determined by using a national standard, or through community input. Yakima County has used a national standard of number of acres per 1,000 residents, based on information provided by The

Center for City Park Excellence, Trust for Public Land (TPL). TPL issued a report and data set in 2014 with information on parkland in the 100 largest cities in the United States. Based on their review, the median number of park acres per 1,000 residents is 12.9. This analysis uses that baseline to conduct the LOS analysis for Yakima County.

Table 8.3-1 shows the projected demand for parkland between 2015 and 2025 in Yakima County, unincorporated Yakima County, and each of the 14 municipalities.

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Table 8.3 -1 Level of Service (LOS) for Parks in Yakima County

		2015			2020			2025		
City/Town Name	Acres of Parks (2015)	Projected Population	Acres of park needed to achieve LOS	Park (Deficit)/ Surplus 2015	Projected Population	Acres of park needed to achieve LOS	Park (Deficit)/ Surplus 2020	Projected Population	Acres of park needed to achieve LOS	Park (Deficit)/ Surplus 2025
Grandview	42.8	11,269	145.4	(102.6)	11,762	151.7	(108.9)	12,239	157.9	(115)
Granger	2.9	3,561	45.9	(43)	3,905	50.4	(47.5)	4,269	55	(52.2)
Harrah	0.0	650	8.4	(8.4)	677	8.73	(8.7)	703	9.1	(9.1)
Mabton	4.9	2,325	30	(25.1)	2,401	31	(26)	2,471	31.9	(26.9)
Moxee	2.7	3,831	49.4	(46.7)	4,430	57.2	(54.4)	5,108	65.9	(63.2)
Naches	42.8	830	10.7	32	881	11.4	31.4	931	12	30.8
Selah	37	7,489	96.6	(59.6)	7,965	102.8	(65.7)	8,445	108.9	(71.9)
Sunnyside	25.6	16,365	211.1	(185.5)	17,030	219.7	(194)	17,668	227.9	(202.3)
Tieton	2.7	1,272	16.4	(13.7)	1,357	17.5	(14.8)	1,443	18.6	(15.9)
Toppenish	14.55	9,004	116.2	(101.6)	9,241	119.2	(104.7)	9,454	121.7	(107.4)
Union Gap	102.6	6,185	79.8	22.8	6,404	82.6	20	6,611	85.3	17.3
Wapato	52.6	5,105	65.9	(13.2)	5,232	67.5	(14.9)	5,380	69.4	(16.8)
Yakima	338.2	94,566	1,219.9	(881.7)	97,493	1,257.7	(919.4)	100,993	1,302.8	(964.6)
Zillah	13.3	3,202	41.3	(28)	3,523	45.5	(32)	3,864	49.9	(36.5)
Yakima County		256,341	3,306.8	(3,306.8)	269,347	3,474.6	(3,474.6)	282,057	3,638.5	(3,638.5)
Unincorporated Area	842,633.8	91,460	1,179.8	841,454	97,047	1,252	841,382	102,478	1,322	841,311.8

According to this analysis, most municipalities in Yakima County provide a lower LOS than the median for U.S. Cities. The growing populations in the Urban Growth Areas (UGAs) were not included in this analysis; neither were school playgrounds and fields, private parks, and other outdoor recreation opportunities located within their cities and UGAs. The need for parks and recreation opportunities in and near city centers and in densely developing neighborhoods is going to increase as the populations and residential densities increase.

Yakima County has reduced the number and size of parks it maintains over the past 20 years; however there are still many parks and other open space areas open to the public, as discussed in earlier sections of this chapter.

8.3.1 Facility Needs and Opportunities

While Yakima County contains many large recreation areas, it lacks smaller park facilities that can be easily accessed as part of a daily routine for most residents. Yakima County's UGAs are designed to be eventually annexed by their respective cities. Therefore, the residential densities of these areas are higher than in the rural areas of the County. Smaller neighborhood and community parks can address neighborhood needs for easily accessible parks and recreation facilities as the UGAs prepare for incorporation. A description of these smaller park types are below:

8.3.1.1 Neighborhood Parks

Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are ~~generally~~ relatively small (5 to 10 acres), and typically serve residents within a half-mile radius.

8.3.1.2 Community Parks

A community park is planned primarily to provide day use activities of both structured and passive nature. For Yakima County, these parks will most often be found outside the cities but within their urban growth boundary. Overall, community park facilities are designed to provide passive recreation areas and facilities although sport fields are appropriate as long as they do not dominate the park.

8.3.1.3 Development Criteria

Yakima County should encourage or require the development of neighborhood parks as part of the subdivision process. In ~~the~~ Urban Growth Areas of Yakima County, where residential density is greater than in the Rural and Resource areas, residents should have access to a neighborhood or community park within a half-mile of their home. Parks should be easily accessible for children and adults who choose to walk or bike, and accessible for people who have physical limitations.

Community parks may be developed through collaboration between the County and the appropriate local city, with the objective to turn the park maintenance responsibilities over to the city before or during annexation. A community park should average about 30 acres in size with about 70 percent being developable for active use.

Appropriate facilities in a community park could include:

- Formal ballfields - softball, baseball, soccer, etc.
- Tennis courts
- Open free play area
- Restrooms
- Picnic facilities (including shelters)
- Trail/pathway systems
- Outdoor basketball and volleyball courts
- Children's playground (if needed to serve the local area)
- Natural open space

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If possible, buffer areas, natural open space or habitat areas should be used to separate active use areas from surrounding homes.

Site selection criteria:

~~A.~~ The area should be located within the urban growth boundary of a city or recognized urban development area.

~~B.~~ The site should be reasonably central to the area it is intended to serve

~~C.~~ The park should be located on an arterial street or County roadway.

~~D.~~ If possible, part of the site should have a heavily landscaped setback to help buffer active uses from residential areas.

~~E.~~ Environmentally sensitive areas should be protected from overuse.

8.4 IMPLEMENTATION

Parks and recreation opportunities have proven benefits of increasing the value of neighboring residential areas, improved local air quality, and physical health improvements for the residents. Public officials planning for the long term must be aware of the benefits of providing parks and recreational opportunities as the area grows. Acquisition and/or development of parks should be implemented in a timely manner to keep pace with residential development and growth.

In addition to parks and recreation facilities, and traditional open space opportunities, we must also examine the potential for open space corridors that follow rivers, ridge tops, unused rights-of-way, and other linear features. These places provide a visual and mental break from the asphalt and buildings of our urban landscape. These critical areas are an opportunity to provide high-quality recreational opportunities that link people within and between communities. Open space around urban areas also brings order by creating a distinct beginning and end to cities. As a result, protected open space limits urban sprawl and creates a ”sense of place." Open space policies also allow us to protect undeveloped lands of exceptional value and protect wildlife and their habitat. Open space is protected through the Critical Areas Ordinance (CAO), which protects our wetlands, shorelines, steep slopes and other geologically hazardous areas. These areas are discussed in more detail in Chapter ~~??~~ 2 Natural Settings.

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 well documented. Open space 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.

8.4.1 Challenges

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

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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 result in open space preservation without loss of development potential and may even enhance development potential. 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 as well as compensating savings to the public if flood damage, runoff problems, and other flood- related impacts are avoided.

8.4.2 Implementation Strategies

Residents often raise the concern of how the park and recreation facilities will be paid for and maintained over time. There are several strategies for funding both the creation of parks and recreation facilities and ensuring ongoing maintenance of these facilities. Open space areas are often kept in a more "natural" condition, which requires less maintenance, but also may be less inviting for recreation. Open spaces can be protected through special tax programs, easements, zoning regulations, and subdivision incentives. Below are several strategies to fund, promote, and support parks, recreation, and open space without digging deep into the County's coffers.

8.4.2.1 Develop Alternative Funding Sources

Yakima County participates in the Open Space Taxation Act, a program that 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 provide some public benefit by being preserved in their current use or natural state. Such lands include those that conserve and enhance ~~or~~ scenic resources, protect streams and water supplies, contain wetlands, and enhance recreation opportunities. Other funding opportunities available for the County to pursue include a Conservation Futures Levy as part of the property tax package, implementing a Local General Obligation Bond to develop parks, and establishing a parks and open space line item in the Capital Improvement Fund budget.

8.4.2.2 Public/Private Partnerships

Several non-profit organizations in the area are integral to providing parks, recreation, and open space within Yakima County. The Yakima River Greenway, Cowiche Canyon Conservancy, and Nile Civic Betterment (owners/managers of Jim Sprick Park), among others, address the lack of publically accessible parks and open space in Yakima County. Yakima County can partner with these organizations to support grants, provide matching local funds for private grants, identify park needs, and assist with negotiating regulatory controls. The County can also work with private companies to develop park sponsorship programs.

8.4.2.3 Partner with School Districts

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Schools are natural partners for parks planning. Most elementary, middle, and high school campuses include recreational facilities—playgrounds and basketball courts at elementary and middle schools, and sports fields and tracks at high schools. School districts can partner with local communities to allow public use of existing and future recreation and sports facilities. Neighborhood elementary schools can provide additional benefit to their community because they provide park space aimed at younger children who cannot travel far to visit parks. Funding programs such as Safe Routes to School can benefit the elementary school population and the neighborhood community by installing sidewalks and street crossings that improve the safety and access to the school (and its playground) for all. In addition to sports fields and tennis courts, high schools have the potential to furnish interns and volunteers to help manage both park grounds and recreation activities.

8.4.2.4 Establish a Regional Parks Commission

A Regional Parks Commission should be established to help develop new strategies for financing the necessary future parks and open space. The Commission would include representatives from Yakima County, municipal jurisdictions, interested non-profit organizations, and Yakama Nation, and combine their resources to develop regional parks that can provide recreation opportunities for many residents across a larger geographical region. The Commission can identify parks and open space needs of communities and address those needs through a cost-sharing program that spreads the financial burden across multiple jurisdictions.

8.4.2.5 Provide 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. Development regulations, such as the subdivision ordinance, can provide density bonuses for cluster developments and other projects that maintain areas of open space. The zoning ordinance can also provide a streamlined process for land use approval of parks in designated areas, such as within the UGAs.

8.4.2.6 Invoke 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. Certain zoning districts protect open space by limiting subdivisions and other developments. The Shoreline Master Program protects major streams corridors from incompatible development. The subdivision ordinance can require dedication of a percentage of the subdivision area towards parks and recreational open space.

8.4.2.7 Use Non-Regulatory Incentives

Incentive-based land use options, such as 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 protect open space and create parks. In certain landscapes and certain areas, land owners may have the option to work with land trusts, such as the Cowiche Canyon Conservancy or The Nature Conservancy, to place conservation easements on portions of their land in order to protect them as open and natural space in perpetuity.

BOCC Adopted

8.4.2.8 Develop Creative Maintenance Programs

As an alternative to jail time, offenders might provide community services such as working on a park maintenance crew or providing other recreation services in a work release program. The program has the benefit of improving and maintain the parks while also providing the inmates and offenders valuable job skills. The parks may also benefit though volunteer programs and student interns who provide skilled and unskilled manual labor and park programming. Volunteers and interns may receive several benefits, including job skills, resume building, Eagle Scout badges, fresh air, and fun!

BOCC Adopted

8.5 PARK AND OPEN SPACE: GOALS AND POLICIES

-Some policies in this section were incorporated from the Yakima Urban Area Comprehensive Plan, the Terrace Heights Neighborhood, and the West Valley Neighborhood Plan. When a policy has been added that applies to the entire county, or specifically to one planning area (e.g. Terrace Heights), those policies are identified as follows:

- County-wide Urban Land Use Goals and Policies – POS-X.XX
- Yakima UGA Urban Land Use Goals and Policies – YK POS-X.XX
- West Valley Neighborhood Urban Land Use Goals and Policies – WV-POS X.XX
- Terrace Heights Neighborhood Urban Land Use Goals and Policies – TH-POS X.XX

Some policies from the neighborhood plans apply to the Parks and Open Space Element as a whole. These goals have a superscript next to the policy, identifying them as follows:

- Yakima Urban Area Comprehensive Plan - YUACP
- West Valley Neighborhood Plan – WVNP
- West Valley Neighborhood Plan – THNP

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	Amend the Open Space Tax 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	Develop additional incentive programs to protect open space.
POS 1.4	Protect and~~or~~ give public access to County public open space. ~~that the County considers to be of exceptional value through outright purchase, purchase of public access easements, or purchase of development rights.~~

Draft Adopted

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, 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. • Easily accessible for residents in dense, urbanized area of the Urban Growth Areas.
POS 1.6	Plan for open space in Yakima County, including 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	Develop a process for reviewing, accepting, preserving and maintaining donations of open space lands.
POS 1.9	Define "Community Open Space" to include any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use, enjoyment, as well as the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open spaces. Community open space may include neighborhood and community parks, commons, plazas, community green or lawn, landscaped buffers, or other areas, decorative plantings, formal and informal gardens, pedestrian walkways or paths, and active or passive recreation areas (swimming pools, tennis courts, playgrounds, etc.). Community open space shall not include street rights-of-way or any area within a residential lot. THNP ~~Encourage a variety of parks, including pocket parks, community parks and a ridge park.~~

BOCC Adopted

POS 1.10~~POS 1.1~~	Utilize existing irrigation canal right sof-way and Yakima Valley Transportation (YVT) corridors for pathway development YUACP ~~Utilize existing irrigation canal rights-of-way and Yakima Valley Transportation (YVT) corridors for pathway development.~~
TH POS 1.11	Encourage a variety of parks, including pocket parks, and community parks. ~~and a ridge park.~~

GOAL POS 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 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. ~~through development of a Regional Parks Commission.~~
POS 2.2	Encourage~~Coordinate with~~ school districts to provide community use of school facilities and plan bike and jogging trails to connect the school locations to local needs and different neighborhoods.
POS 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 2.4**~~	~~Increase interaction and communication with the public through newsletters and the formation of interest groups.~~
POS 2.5	Encourage joint ventures with private groups or individuals in developing recreational opportunities.
~~**POS 2.6**~~	~~Implement regulations that require developers to meet a minimum standard for on-site recreational facilities or equivalent alternative provisions.~~
~~**POS 2.7**~~	~~Monitor park and facility needs throughout the community and actively encourage residents to express their interests and needs.~~
~~**POS 2.8**~~	~~Maintain an operating budget reflective of what the community needs and can afford.~~
POS 2.9	Be active in pursuing alternative funding sources, bequests and endowments.
POS 2.10	Investigate new and innovative methods of financing facility development, maintenance and operating needs.
POS 2.11	Provide services efficiently and charge fees according to fairness and what the market will bear.
~~**POS 2.12**~~	~~Provide adequate staff or alternative staffing sources, such as volunteers and work-release programs, to meet park and facility needs of residents including the youth and senior populations.~~
POS 2.13	Provide incentives to developers to preserve open space and parks, such as density bonuses and appropriate flexibility in development standards.
POS 2.14	Provide developers the option of paying into a park fund in lieu of open space development requirements.
POS 2.15	Maintain~~Develop a~~ the ~~comprehensive~~ Yakima County ~~Parks~~ Trails Plan.

~~**POS 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.~~
POS 2.17	Guide and encourage the development of neighborhood and community parks in the high-density neighborhoods of Urban Growth Areas.
~~**POS 2.18**~~	~~Ensure that every resident in the Urban Growth Area can safely walk to a park, trail, or other public recreation area within one half mile of their residence.~~
~~**POS 2.19**~~	~~Establish a City/County partnership to finance and acquire park land before vacant land is scarce and expensive.~~ ~~WV~~
POS 2.20	Encourage development of non-traditional recreation venues including a white water park, BMX track, skate parks and other facilities for emerging sports activities YUACP
POS 2.21	Support the expansion of the Yakima Greenway. YUACP
~~**POS 2.21**~~	~~Encourage creation of a centrally located outdoor performing arts stage or facility through a public, private and/or business partnership.~~ ~~YUACP~~

GOAL POS 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 3.1	Encourage~~Ensure~~ acquisitions and development reflect an interconnected system of facilities, trails, and open space.
POS 3.2	Preserve areas that are unique natural features, and/or cultural resources, especially where threatened by development. Coordinate with land trusts to achieve open space and wildlife protection goals on a community-wide basis.
POS 3.3	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 3.4	Develop trails to accommodate multiple uses and sign accordingly.
POS 3.5	Follow the recommendations provided by the Yakima Trails Plan (2014) to develop trails that connect our communities.
POS 3.6	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 3.7	Ensure park, recreation, and open space investments are distributed relatively evenly through the County.
POS 3.8	Incorporate into facility planning the interests and needs of visitors to the County when compatible with resources and community needs and interests.
POS 3.9	Pursue inter-local agreements with school and other agencies or organizations for the provision and maintenance of recreational facilities.

GOAL POS 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, provide for user access and safety, and foster user respect and care for recreation resources and facilities.	
POLICIES	
POS 4.1	Seek ways to spread the costs for operation and maintenance of existing facilities to reduce reliance on County funds.
POS 4.2	Ensure facilities are developed and maintained in an efficient and cost-effective manner.
POS 4.3	Continue the maintenance focus on user safety, ADA (Americans with Disabilities Act) accessibility improvements, and renovation and repair of existing sites.
POS 4.4	Expand the use of volunteers, service groups, contractors, inmates, and "adopt-a-site" programs, where practical, to maintain areas or sites, especially small sites far from central maintenance facilities.
POS 4.5	Pursue innovative partnerships with local law enforcement agencies to enhance user safety in existing and new facilities.
POS 4.6	Spread the costs of maintenance to other public or private organizations when appropriate.

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BOCC Adopted

Parks and Open Space Element

HORIZON 2040

YAKIMA COUNTY

Map 8.2-1
Existing Parks, Trails and Recreation Areas, North Yakima County

- Parks
- Trails
- Open Space\Recreation
- Rail to Trail
- Greenway Path
- William O. Douglas
- Other Existing Trails
- Parks
- Yakima County Boundary
- City Limits

0 0.75 1.5 3 4.5 6 Miles

March 2017

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Parks and Open Space Element

HORIZON 2040

YAKIMA COUNTY

Map 8.2-2
Existing Parks, Trails and Recreation Areas, South Yakima County

- Parks
- Trails
- Open Space\Recreation
- Rail to Trail
- Greenway Path
- Other Existing Trails
- Parks
- Yakima County Boundary
- City Limits

0 1 2 4 6 8 Miles

March 2017

Yakima County GIS

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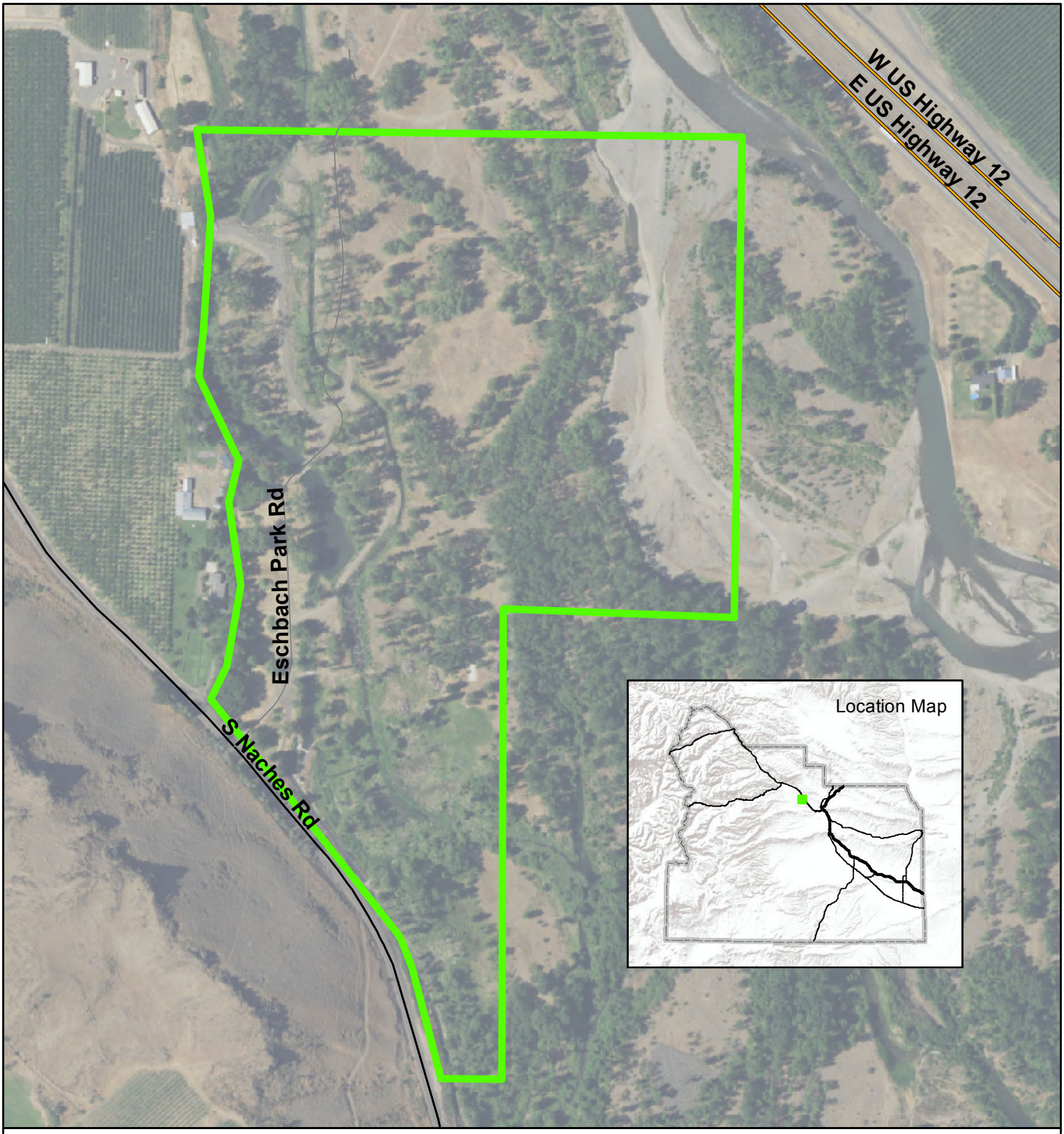

Parks and Open Space Element

HORIZON 2040
YAKIMA COUNTY

Map 8.2-3
Eschbach Park

Eschbach Park

Yakima County Boundary

City Limits

0 125 250 500 750 1,000 Feet

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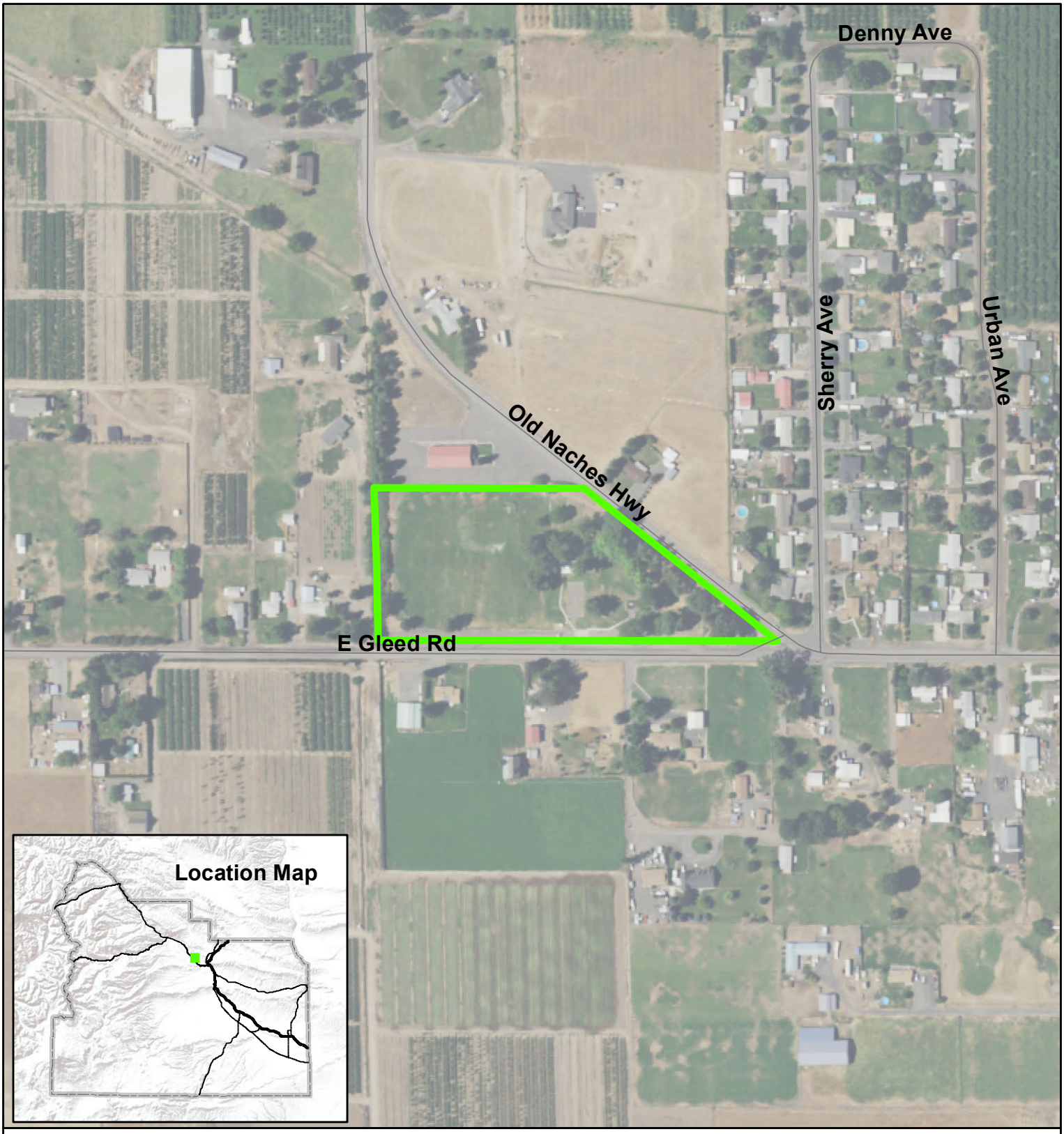
Date: 3/31/2017



Parks and Open Space Element

HORIZON 2040
YAKIMA COUNTY

Map 8.2-4
Lower Naches Park

Lower Naches Park
Yakima County Boundary
City Limits

0 112.5 225 450 675 900 Feet

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Date: 4/3/2017

Parks and Open Space Element

HORIZON 2040

YAKIMA COUNTY

Map 8.2-5
Cowiche Canyon Conservancy Land

- Trails
- Proposed William O Douglas Trail
- Cowiche Canyon Conservancy
- US Bureau of Land Mgmt
- WA State Dept of Fish and Wildlife
- WA State Dept of Natural Resources
- Yakima County
- Local Government
- Other Public Owned Lands
- Snow Mt; Private; ROW
- City Limits

0 0.175 0.35 0.7 1.05 1.4 Miles

March 2017

Yakima County GIS

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CHAPTER ~~X~~9. UTILITIES ELEMENT

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help your review, the existing language is in black text, Blue underlined is new, red strikethrough is deleted, and green was moved to or from a different section.

9.1 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~~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~~interrupted, inadequate, or prohibitively expensive.

~~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.~~

This Utilities Element was developed consistent with Section 36.70A.070 of the Growth Management Act (GMA) to address utility service issues in Yakima County through the year ~~2015~~2040. Coordinating its goals and policies with the other ~~***Plan 2015***~~***Horizon 2040*** elements should ensure adequate and cost effective utility service for all County residents. ~~The Utilities Element also describes how the goals in the other plan elements will be implemented through utility policies and regulations.~~

The Utilities Element has been developed in accordance with the County-wide Planning Policies and is integrated with all other planning elements to ensure consistency through-out the comprehensive plan.

BOCC Adopted

Maps of utilities in Yakima County are maintained and updated by the County Geographic Information Systems (GIS) ~~to meet the requirements of the Utilities Element as outlined in state law~~. In addition, County Utility Plans are hereby adopted by reference to meet the requirements of including capacity data; identifying existing and proposed facilities; and inconsistent with the County's GMA Update Schedule. All plans have been reviewed and can be provided upon request.

9.2 GROWTH MANAGEMENT ACT REQUIREMENTS

State laws RCW 36.70A.70 (4) and WAC 365-196-420 requires a Utilities Element that includes the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

The GMA 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, tele-communications services, and water, and for the disposal of sewage (WAC 365-195-~~200~~ 210 (~~25~~36)). The ~~***Plan 2015***~~***Horizon 2040*** Utilities Element includes domestic water, irrigation, sewer, solid waste, electrical, natural gas~~, electricity, sewage and waste water collection, irrigation, solid waste~~, and telecommunications. Some of these utilities may also require capital facilities.

In order to meet these requirements, ~~***Plan 2015***~~***Horizon 2040*** ~~will~~ compares the location and capacity of existing and proposed utility facilities with the Land Use Element, and asks the following questions: Is the capacity sufficient to serve the expected growth for the next 20 years? Where should utility lines and facilities be placed to serve the anticipated needs?

The Washington Administrative Code (WAC) recommends a ~~common sense~~common-sense approach to developing criteria for siting utilities. A key consideration is whether a siting proposal is consistent with the locations and densities for growth identified in the ~~l~~Land U~~u~~se element. Another consideration is the public service obligations of the utility involved. The element must also consider how the siting decision will affect the utility's ability to provide service. Finally, local design considerations must be balanced against the need for system uniformity.

The Utilities Element should also call for effective coordination of transportation projects and permits. Joint use of transportation right~~s~~-of-ways and utility corridors are recommended. Interested utilities should be notified of road construction projects, maintenance and road upgrade projects to facilitate public and private utility trenching activities. Whenever possible, a proposed project and its utility permits should be approved simultaneously.

Finally, the element needs to address coordination among adjacent planning jurisdictions to ensure the consistency of each jurisdiction's utilities element and regional utility plans. The element's goal is to develop a coordinated process for siting regional utility facilities in a timely manner.

BOCC Adopted

Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. The following GMA goals (goals 1, 2, 5, 6, and 12) specifically relate to utilities:

> (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
>
> (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
>
> (5) 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, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
>
> (6) 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.
>
> (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

~~ORGANIZATION OF THE ELEMENT~~

~~This Utilities Element is organized into five sections:~~

- ~~An elaboration of major issues associated with long-range utility planning in the County;~~
- ~~A description of existing utility systems and facilities;~~
- ~~A strategy for defining the Level of Service (LOS) requirements for each utility;~~
- ~~A profile of planned utility improvements and an assessment of future facility needs;~~
- ~~A finance plan which examines the costs and potential funding sources for needed improvements.~~

9.3 MAJOR ISSUES/OPPORTUNITIES

BOCC Adopted

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***~~***Horizon 2040's*** Utilities Element.

9.3.1 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 2010~~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~~allowing for 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***~~***Horizon 2040*** Level of Service (LOS) standards. The following questions help to determine the desired level of service:

- 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?

9.3.2 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.

9.3.3 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 in a certain time frame while maintaining appropriate levels of service. Establishing common-use corridors is an important element in meeting these requirements. The following factors may be taken into account:

- 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,

BOCC Adopted

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?

9.3.4 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 bio-solids 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~~open space.

9.4 WATER AND SEWER CONSIDERATIONS

9.4.1 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 rural domestic water systems, satellite water and/or sewer systems; water and/or septic systems (serving new structures and 2 to 9 or more 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~~zoning designations: 1) ~~unincorporated urban areas~~Urban Growth Areas, 2) ~~economic r~~Resource Areas~~lands~~, and 3) each of the ~~four~~five types of rural area ~~land use~~zones.

BOCC Adopted

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 from Yakima County Code (YCC), Title 19, Unified Land Development Code (Table ~~I-2~~19.25-1 Water and 19.25-2 Sewer) summarizes these considerations for each ~~land use pattern~~zoning designation 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.

BOCC Adopted

9.4.2 Water and Sewer Systems

Water and sewer system improvement needs to handle anticipated growth are similar under all land use alternatives. ~~A summary of the water and sewer facilities deficiencies, recommended improvements and estimated costs are shown in Tables X-13 and X-14, respectively.~~ It should be noted that current and future deficiencies for sewer facilities within Urban Growth Areas are not listed since the respective city or town's comprehensive plan should address these service issues and establish LOS. Where the cities or special purpose districts either cannot or will not address sewer service deficiencies, it may be necessary for another service provider to step in, to maintain equitable access to service within the UGAs. A Comprehensive Sewer Plan for the urban areas of Yakima County will help establish service deficiencies and prospective means for their solution.

~~**Table X-13 Current and Future Deficiencies and Improvements for Water Facilities**~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~**Supply Wells**~~	~~**Buena – 1 Well**~~	~~**Buena – Backup Well $450,000**~~	~~**None Identified**~~
~~**Pump Station**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Long – Term Improvements Identified**~~

~~Pipelines~~	~~Terrace Heights Main Intertie Needs~~	~~Terrace Heights Mains/Interties $1.8M~~	~~No Long – Term Improvements Required~~
~~Reservoirs~~	~~No Deficiencies~~	~~No Improvements Required~~	~~No Improvements Required~~
~~Water Treatment Facilities~~	~~No Deficiencies~~	~~No Improvements Required~~	~~No Improvements Required~~

~~Table X-14 – Current and Future Deficiencies and Improvements for Buena Sewer Facilities~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~Pipelines~~	~~Terrace Heights Main Intertie Needs~~	~~Terrace Heights Mains/Interties $1.8M~~	~~No Long – Term Improvements Required~~

~~Thresholds LOS standards were applied to the existing systems and to future system growth anticipated under each land use alter-native for the years 2001 and 2015 in order to identify facility needs. These standards measure the impacts of new development on the existing system. Then appropriate mitigation, commensurate with measurable impacts, can be applied to development approvals. This ensures that the system continues to provide service at the acceptable local level.~~

9.5 DOMESTIC WATER

9.5.1 Potable Water Supply

More people moving to newly-developed areas means more demand on the ground water supply. As new residents install individual or community wells or connect to existing systems that rely on ground water, concerns about available (legal and physical) ground water grow. Residents of the West Valley, Wenas, North Selah, and Terrace Heights areas have already voiced their concern about declining well production.

~~The taste of potable water from wells in some areas varies seasonally.~~ While the quality of ground water in Yakima County in generally excellent, high concentrations of iron and manganese affect the taste in some areas. Local land use impacts have degraded water quality in a few locations.

The Washington State Wellhead Protection Program, adopted in 1994, requires all Group A public water systems (those serving at least 15 connections or 25 people) to develop a wellhead protection program to prevent contamination of groundwater used for drinking. The systems must delineate wellhead protection areas, inventory potential contaminant sources, and manage wellhead protection areas to prevent pollution. The Washington State Department of Health is responsible for enforcement. Yakima County is one of eight purveyors in the Upper Valley and member of the Regional Wellhead Protection Committee (RWPC) through an interlocal agreement.

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9.5.2 ~~A ground water availability analysis based on preliminary data needs to be developed for each subbasin in the County. In the future, a more accurate groundwater analysis will require additional stream flow data, monitoring of ground water elevations, and evaluation of the hydraulic connection and rate of flow between the shallow and deep aquifer systems.~~

~~A water level monitoring program should be developed and implemented within each subbasin to evaluate the long-term potential water level declines in both the shallow and deep aquifer systems and aid in developing and refining a ground water budget. To reduce costs, the water level measurements could be collected during seasonal high and low water periods each year. To evaluate resource availability, it is essential to understand the interrelationship between the shallow and deep aquifers. Evaluation of the aquifer interconnection would require installation of monitoring wells and pumping tests to generate data needed to calculate the potential rate of water loss or gains from the interconnecting aquifer and refine the ground water budget. In the absence of the data needed for a ground water budget, one way to prevent excessive demands on ground water would be for the County to obtain all unappropriated water rights in the unincorporated urban and transitional areas.~~

Satellite Management Agencies (SMA)

Satellite Management Agencies are authorized and approved entities by the Washington State Department of Health under WAC 246-295-001 and RCW 70.119A.060 to own and/or manage and operate public water systems. Group A is regulated by Chapter 246-290 WAC Public Water Supplies and Group B by Chapter 246-291 WAC Public Water Systems. Yakima County has five approved agencies to operate and manage public water systems (see Table 9.5.2-1).

Table 9.5.2-1 Washington State Department of Health – Yakima County Approved Satellite Management Agencies (SMA)
1. Evergreen Valley Utilities SMA #149
2. Nob Hill Association SMA #109 - Limited Service Area: Within Nob Hill's Service Area Boundary
~~*Eligible Systems: Systems 3 connections or greater inside Yakima County Urban Area Boundary; 5 connections or greater outside the Yakima County Urban Area Boundary.~~
3. Northwest Water Systems SMA #119
4. Valley Water Services SMA #155
5. Yakima County Public Works Department SMA #117 - Limited Service Area: All of Yakima County except incorporated areas, the Yakima Firing Center, and certain areas of the Yakama Indian Nation.
*Eligible Systems: Within the Urban Growth Area, systems with 3 or more connections. Outside the Urban Growth Area, systems with 5 or more connections.

Source: Washington State Department of Health (DOH)

~~Satellite management water systems have a lower annual cost per connection than individual wells. While the annual user fees are higher for satellite systems, the initial cost per connection less for satellite systems, which translates into lower mortgage payments, as shown in Table X-15. For example, a system with nine connections would have an annual cost per connection of approximately $759, while one with three connections would be about $1,208, and an individual well would be about $1,230. These costs include operations, maintenance, administrative expenses, testing, energy costs, reserve for repair or replacement, and the annual principal plus interest on equipment installation (based on a 15-year mortgage~~

~~at 7-1/2% interest). If the homes in the 9-connection system are clustered, the annual cost drops to about $734 (slightly less pipe required). In addition, satellite water systems would have a modest one-time connection fee for meter inspection and account activation.~~

~~**Table X-15 Satellite Management Water Systems: Cost Analysis per Connection**~~

	~~Rural Settlement~~	~~Rural Transitional (Clustered)~~	~~Rural Transitional (Nonclustered)~~	~~Urban Unincor-porated~~	~~Individual~~
~~**Service Connections per System**~~	~~9~~	~~9~~	~~9~~	~~3~~	~~1~~
~~**Annual User Fees per Connection**~~					
~~Reserve Account~~	~~25~~	~~25~~	~~25~~	~~68~~	~~159~~
~~Maintenance, Operations and Administration~~	~~166~~	~~166~~	~~166~~	~~499~~	~~0~~
~~Testing and Energy~~	~~70~~	~~70~~	~~70~~	~~96~~	~~114~~
~~**Debt Payments (principal and interest) on Equipment Installation**~~	~~497~~	~~472~~	~~497~~	~~545~~	~~957~~
~~**TOTAL, Annual User Costs/Connection**~~	~~759~~	~~734~~	~~959~~	~~1,208~~	~~1,230~~

9.5.3 County-Owned ~~UTILITIES~~Water Supply Systems

9.5.3.1 Group A and B Water Supply Systems

~~**Water Supply Systems**~~

Yakima County owns and operates four ~~water systems~~Group A and twenty-~~four~~five Group B water systems (see Table 9.5.3.1-1).~~: the public systems in the unincorporated communities of Terrace Heights, Buena, and the Gala Estates north of Selah.~~ The County ~~recently~~ assumed the management and planning role for ~~these~~these systems ~~(See Figure X-1)~~. Maps 9.5.3-1, 9.5.3-2, 9.5.3-3, and 9.5.3-4 shows the locations of Group A systems. The inventory of the Group A Water Systems are outlined in Table 9.5.3.1-2. The location of Group B systems can be seen in Maps 9.5.3-5 and 9.5.3-6.

Table 9.5.3.1-1 Yakima County Water Systems (Group A and B)

Number of Systems	Group A Water Systems	Location	Existing Number of Customers	Maximum Number of Customers
1	Buena	Buena	145	160
2	Crewport	Crewport	48	60
3	Gala*	N. of Selah	37	44
4	Terrace Heights	Terrace Heights	1530	Unspecified
		Total	**1760**	
Number of Systems	**Group B Water Systems**	**Location**	**Existing Number of Customers**	**Maximum Number of Customers**
5	Beckon Ridge	W. of Selah	8	8
6	Bittner	Terrace Heights	1	4
7	Bonair	Buena	6	6

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8	Buchanan	N. of Selah	8	8
9	Fairway Estates	S.E. of Sunnyside	10	12
10	Gibson	Wenas	6	6
11	Heysman	N. of Selah	8	8
12	Horizon View	Terrace Heights	~~8~~0	8
13	Kodi South 1	N. of Selah	8	8
14	Kodi South 2	N. of Selah	8	8
15	Meadowbrook	W. of Union Gap	6	8
16	Nagler	N. of Selah	7	7
17	Norman	Terrace Heights	4	8
18	Oliver	Terrace Heights	1	4
19	Pleasant Hill	Selah	4	8~~4~~
~~19~~20	Raptor	Terrace Heights	0	6
2~~0~~1	Ray Symmonds	E. Selah	6	6
22~~1~~	Speyers	N. of Selah	6	7
23~~2~~	Star Crest	Terrace Heights	4	~~3~~4
24~~3~~	Stein Lower	West Valley	7	8
25~~4~~	Stein Upper	West Valley	7	8
26~~5~~	Wenas-Button	Wenas	4	4
27~~6~~	Wenas-Huntzinger	Wenas	4	4
28~~7~~	Wendt Road	Terrace Heights	1	8
29~~8~~	Wiseacre	E. Selah	7	7
		Total	**131~~5~~**	**1735~~6~~**
***Gala Water System will not be expanding.**				

Source: Yakima County Utilities Division

Table 9.5.3.1-2 Yakima County Group A Water Systems

System Feature	Buena	Terrace Heights	Gala Estates	Crewport
Number of Customers Original (date of startup)	102 (1986)	Terraced Estates: 277 (4/1/91) Country Club: 520 (1994)	11 (1995)	45 (3/12/01)
Current (5/20/16)	145	1530	37	48
Number of Wells	2	6	1	2
Gallons per year delivered	14 million	238 million	2.78 million	7.1 million
Distribution pipe	3.5 miles	31 miles	1.4 miles	5,025 feet
Estimated peak hour demand	260 gpm	2,450 gpm	12 gpm	36 gpm
Storage Capacity (in gallons)	157,000	Res. #1: 1,500,000 Res. #2: 60,000 Res. #3: 88,000	73,000	173,000

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Current Level of Service				
Minimum Fire Flow	500 gpm for 30 min	Existing Residence: 500 gpm for 30 min New Residence: 1,000 gpm for 30 min Industrial area: 2,250 gpm for 60 min	Not required due to lot size	1000 gpm for 30 min
Minimum Pressure	30 psi	30 psi	30 psi	30 psi
Potential Number of Connections*	160	Unspecified	44	60

*Estimated based on existing water rights. Source: Buena, Terrace Heights, Gala Estates, and Crewport Water Systems Plans

Washington State defines public water systems as all systems serving more than one single family residence. Group A systems serve 15 or more connections, or 25 or more people per day, for 60 or more days per year. Group B water systems are all the smaller systems that serve more than one single family residence but are not large enough to fit into the Group A category.

The state Department of Health (DOH) in Spokane maintains a comprehensive list of all community water systems for the counties in eastern Washington. Group A water systems are required to develop a water system plan to be approved by the DOH and updated every six years. The purpose of a plan is to evaluate the water system facilities and operations, and to develop an improvement plan to meet future needs for 6 and 20 year planning periods.

The DOH list of water systems for Yakima County is summarized in Table 9.5.3.1-3.~~X-3.~~

Table 9.5.3.1-3 Yakima County Water Systems

System Type	Number of Systems
Group A, Community, Residential, Unincorporated	~~81~~78
Group A, Community, Incorporated	~~17~~14
~~Group A, Transient and Non-transient Non-Community~~ Group A, Non-transient, Non-community	~~92~~31
Group A, Transient, Non-Community	72
Group B	~~542~~741
Total Number of Listings	~~732~~936

Source: Washington State Department of Health (DOH), https://fortress.wa.gov/doh/eh/portal/odw/si/Intro.aspx

~~Table X-3 Yakima County Water Systems~~

~~System Type~~	~~Number of Systems~~
~~Group A, Community, Residential, Unincorporated~~	~~81~~

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~~Group A, Community, Incorporated~~	~~17~~
~~Group A, Transient and Nontransient Noncommunity~~	~~92~~
~~Group B~~	~~542~~
~~**Total Number of Listings**~~	~~**732**~~

Group A, Community, Residential, Unincorporated systems serve residences in unincorporated areas while Group A, Community, Incorporated systems serve incorporated areas. Group A, Transient and Non-transient, Non-community systems serve hotels and other businesses that cater to people who do not live permanently at the site. Transient systems serve operations that experience intermittent use such as camp-grounds and other seasonal businesses. Non-transient systems include businesses and other operations serving nonresidents more than six months out of the year.

The first category listed includes those systems that are clearly distinguishable as residential and not associated with a city or town's water supply. The largest of these independent water systems is the Nob Hill Water Association.

State Health Regulations now require new public water systems serving three or more connections to be operated by a Satellite Management Agency, where one is available. The DOH has approved Nob Hill Water Association and Yakima County as SMAs.

9.5.3.2 Yakima County Water Resource Systems

On December 10, 2013, the Yakima County Board of Commissioners adopted Resolution 399-2013, "In the Matter of the Formation of the Yakima County Water Resource System" which required the Director of the Public Services Department to develop and organize a water system to address a County-wide rural-domestic water supply to be available to those who would otherwise rely on the "exempt" well strategy offered by RCW 90.44.050. As part of the initial development of the water resource system a technical report called, "Assessment of the Availability of Groundwater for Residential Development in the Rural Parts of Yakima County," was developed to provide an assessment of potential mitigation strategies for providing rural domestic water in Yakima County. The report identifies mitigation strategies for providing water for rural development, while avoiding impacts to flows in main stem reaches and tributaries. The two primary mitigation strategies are: a) the purchase of main stem surface water rights where they are available and identified, and b) the establishment of well depth standards consistent with the hydrologic connectivity between the groundwater body and the senior surface water rights obtained. There is strong emphasis on the development of wells depth standards in the tributary basins, and the purchase of senior water rights mostly in the main stem reaches. The report identifies measures to mitigate domestic groundwater development on the vast majority of currently undeveloped rural residential parcels in Yakima County.

The Yakima County Water Resource System (YCWRS) was developed in accordance to the strategies identified in the report. All new rural domestic water users, prior to the land use approval or the issuance of a building permit must obtain a rural domestic water right certificate from the YCWRS (we need to also recognize that an applicant may have their own water right). The Yakima County Public Services Department is currently in negotiations for the purchase of senior surface water rights to provide at least a five year supply of rural domestic water for anticipated rural domestic land development. As funds become available, YCWRS will continue to purchase the necessary senior water rights to adequately

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supply rural domestic water to rural land developers through the life of this plan. Details regarding the funding sources and operation of the YCWRS can be found in Yakima County Code Title 12.08 – Water System.

9.5.4 ~~Water Supply Purveyors~~

~~Independent Public Water Systems~~Independent Public Water System - Nob Hill Water Association

Nob Hill Water Association (Nob Hill Water) is an independent public water system that serves ~~operates a drinking water system in~~ the West Yakima area with drinking water. Its system lies both within the corporate limits of the City of Yakima and in unincorporated Yakima County. ~~According to the Association's April 1994 Comprehensive Plan, it~~Nob Hill Water currently has 11,326~~6,661~~ service connections and serves~~s~~ a population of approximately 27,837~~16,653~~ people. The Department of Health has approved Nob Hill Water for 11,951 connections, resulting in 625 Equivalent Residential Units (ERUs) additional connections available. Storage is currently the limiting factor. If storage capacity can be redistributed through the use of existing booster pumps, enhancements and operations (e.g. Pressure Reducing Valves (PRV's)), then source capacity will become the limiting factor instead. This would then increase the approved number of connections to 12,607. Nob Hill Water will also need to reduce their Distribution System Leakage (DSL), which consumes 2,381 ERUs, or construct new facilities for source, storage, etc., during the next couple of years in order to accommodate projected growth. The Nob Hill 2015-2035 planning period projects a population of 51,536 people and 22,226 ERUs.

Nob Hill Water was incorporated under the laws of the State of Washington on December 26, 1908 as a private non-profit organization. In 1983, it was converted from a private non-profit corporation to a (private non-profit) association.

Its initial source of water supply was the Pacific Power and Light Company which, at that time, owned the water system for the City of Yakima. In the 1940s, the City of Yakima took over ownership of the local water system from Pacific Power. Shortly thereafter, Nob Hill Water drilled its own well, becoming independent of the City of Yakima in 1946. Nob Hill Water has grown and expanded to become the largest private water system in the Yakima Valley except for the City of Yakima~~, and the largest private system in the state~~.

9.5.5 Existing Water Sources

The water supply for the Nob Hill Water Association comes from 5 wells (~~Figure~~Map 9.5.5-1~~X-6~~). Specific characteristics of each of the wells are detailed in Table 9.5.5-1~~X-4~~. ~~A sixth well is currently being developed, but is awaiting state approval before any water withdrawals take place.~~

~~**Table X-4 Nob Hill Water Supply Wells**~~

Table 9.5.5-1 Nob Hill Water Supply Wells

	Well 1	Well 2	Well 3	Well 4	Well 5	Well 7
Year Drilled	1945~~6~~	1956~~61~~	1969~~70~~	1987	1986~~85~~	1983

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Static Level (feet)	~~71~~160	~~91~~166	~~306~~392	~~266~~277	0	50
Pumping Level (feet)	~~152~~350	~~133~~325	~~360~~398	~~450~~483	~~230~~410	160
Pumping Capacity (gpm)	~~800~~1,400	800	2,200~~2850~~	~~500~~350	~~1600~~2,350	1,300
Horsepower	~~75~~200	~~75~~125	350	100	~~250~~600	300
Type Pump	Turbine	Turbine	Turbine	Submerged	Turbine	Turbine
Well Depth (feet)	1,624~~5~~	~~550~~500	1,050~~1~~	~~1800~~1,812	850	700
Treatment	Chl/Aer	Chl/Aer	Chl	Chl	Chl	Chl
a. Chl = Chlorination Aer = Aeration						

Source: Nob Hill Water System Plan~~ Aer = Aeration~~
~~**Source: Nob Hill Water System Plan**~~

~~**Table X-5 Nob Hill Distribution System (Feet of Pipe)**~~

						~~Type of pipe~~
	~~Asbestos~~			~~Galvanized~~		
~~Pipe size~~	~~Cement~~	~~Steel~~	~~Cast Iron~~	~~Iron~~	~~Copper~~	~~PVC~~
~~16 inch~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~2,000~~
~~12 inch~~	~~66,520~~	~~500~~	~~–~~	~~–~~	~~–~~	~~83,050~~
~~10 inch~~	~~2,990~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~
~~8 inch~~	~~102,680~~	~~–~~	~~1,400~~	~~–~~	~~–~~	~~33,100~~
~~6 inch~~	~~146,990~~	~~21,120~~	~~8,600~~	~~–~~	~~–~~	~~18,350~~
~~4 inch~~	~~36,730~~	~~9,580~~	~~–~~	~~–~~	~~–~~	~~2,340~~
~~3 inch~~	~~–~~	~~–~~	~~–~~	~~1,220~~	~~–~~	~~1,140~~
~~2 inch~~	~~–~~	~~360~~	~~–~~	~~12,410~~	~~400~~	~~3,790~~

The total production capacity from the ~~five~~six wells is ~~6,550~~12,000 gallons per minute (gpm) or ~~9.438~~17.28 million gallons per day (mgd). In 2002, a change in the original water rights certificate consolidated withdrawals from Wells 1 and 6 for a total capacity of 1,600 gpm or 980 acre-feet per year. However, Well 1 ~~is~~is primarily used to meet high summer demands and a backup source in the winter ~~kept on standby for emergency purposes only~~ because of its hydrogen sulfide content. Well 6 is inactive and not necessary in backing up Well 1 as intended. When ~~this well is~~both wells are removed, the maximum capacity ~~is 5,750~~ of Wells~~,~~ 2, 3, 4 and 5 is 10,400 gpm, 7,902 acre-feet per year, or ~~8.285~~14.98 mgd, as indicated on an approved ~~.~~Department of Ecology 2003 change in application.

Water Association records show a daily per capita use of 144~~173~~ gallons of water. Maximum day per capita usage was ~~370~~302 gallons ~~and minimum day per capita use was 87 gallons~~ (2015~~1993~~ data). Peak day usage is typically higher in the summer than in the winter due primarily to local summer irrigation needs.

~~Storage~~ ~~-~~Storage for the system is provided by ~~five~~six reservoirs serving three distinct pressure zones. The reservoirs are located at ~~three~~four different sites, two of the sites containing two reservoirs each (see Table 9.5.5-2). ~~There is a one million gallon reservoir at the site of Well 3 which serves the upper and intermediate pressure zones. A one-million and a 500,000 gallon reservoir are located in the north central~~

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~~portion of the service area the Westbrook Reservoir, and serve the larger lower pressure zone. A one-million and a 150,000-gallon reservoir near Well 4, the Minnesota Reservoir, also serve the lower pressure zone.~~ Total storage is ~~3.65~~4.23 million gallons.

~~Distribution System~~ ~~-~~ The distribution system comprises ~~105.16~~165 miles of pipe.

Table 9.5.5-2 Nob Hill Water Reservoir Characteristics

Characteristic	Minnesota Reservoir No. 1	Westbrook Reservoir No. 2	Minnesota Reservoir No. 3	Hayes Reservoir No. 4	Westbrook Reservoir No. 5	Barrett Reservoir No. 6
Location	56th Ave & Englewood Dr.	8001 Popular View Way	56th Ave & Englewood Dr.	8403 Scenic Drive	8001 Popular View Way	12900 Barrett Rd.
Status	Active	Active	Active	Active	Active	Active
Date Constructed	1947	1952	1955	1967	1974	1998
Storage Capacity (gallons)	150,000	276,400	1,000,000	1,000,000	803,100	1,000,000
Pressure Zone	Low	Low	Low	High	Low	Intermediate

Source: Nob Hill Water System Plan, 2015

9.6 SEWER

9.6.1 County-Owned S~~s~~ewer/S~~s~~anitation S~~s~~ystem

Most rural residents rely on-site septic tanks and drain fields for their waste water system needs. If residences are not served by a collection sewer, they're considered to be using an on-site system. All on-site systems in the County are permitted and regulated by the County Health District, which promulgates threshold standards for these systems.

Currently, the ~~only~~ County-owned collection systems ~~is~~consist of the Buena, Fairway Estates, and Mtn. Shadows Sewer Systems~~, 10 miles east-southeast of Yakima and north of Toppenish. The Buena Sewer System was constructed to reduce groundwater contamination identified by the Yakima Health District's 1983 environmental survey. Construction of the system, which includes individual septic tanks at each service connection, a collection system consisting of 3.4 miles of conveyance pipe, and a recirculating~~

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~~gravel filter treatment plant, was completed in the fall of 1993. Project financing was provided by a Federal Environmental Protection Agency grant, a Washington State Department of Ecology Centennial Clean Water Fund Grant, a Washington State Department of Community Development Block Grant, and Yakima County funds. With the exception of a few new service connections the system has not changed since it was constructed. The system serves about 175 equivalent residential units (ERUs) and treats about 16 million gallons per year of sewage~~. Maps 9.6.1-1, 9.6.1-2, and 9.6.1-3 shows ~~Figure X-4 shows a~~the ~~recent~~ Yakima County Department of Public Works ~~map of the~~ three systems~~, the treatment plant, and outfall locations~~.

Table 9.6.1-1 shows the location and current number of existing and maximum number of connections.

Table 9.6.1-1 Wastewater Systems

Systems	Location	Existing Number of Customers	Maximum Number of Customers
Buena	Buena	282	390
Fairway Estates	S.E. of Sunnyside	10	12
Mtn. Shadows	West Valley	8	11
	Total	**300**	**413**

Source: Yakima County Utilities Division

~~The permitted discharge capacity of the treatment plant, under the current NPDES permit, is 52,000 gallons per day averaged over a one month period. The peak hour flow to the wastewater treatment plant has been measured at 70 gallons per minute. The average BOD loading for 1994 was 108 milligrams per liter (mg/L), or 39 pounds per day (lbs/d). Average monthly BOD levels are typically less than 30 mg/L, or 13 lbs/d. The highest BOD loading recorded to date, based on 24-hour composite sampling, was 157 mg/L, or about 70 lbs/d.~~

Urban area residents receive sewer service either from a municipality, or in the greater Yakima Urban Area, from the regional wastewater system established under the ~~four~~three party agreement between the cities of Yakima and Union Gap, and the Terrace Heights Sewer District ~~and Yakima County~~. Service outside city limits may be provided subject to outside utility agreement (to annex) according to the jurisdiction's policies.

9.6.2 S~~s~~ewer D~~d~~istricts

The~~re are~~ two sewer districts in the County~~:~~ are the Cowiche Sewer District and Terrace Heights Sewer District. Together, they serve approximately 6,470~~32,00~~ people in two distinct areas. In addition, the Port of Sunnyside owns and operates its own industrial sewer system. Details of these three systems are listed in Table 9.6.4-1~~X-6~~.

9.6.3 Cowiche Sewer District

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The Cowiche Sewer District (~~Figure~~Map 9.6.3-1~~X-7~~) was built in 2001 and came online the same year. Cowiche-Tieton Regional Wastewater Treatment Plant is owned and operated as a joint effort with both entities being involved in the building of the plant monetarily. The treatment plant also provides services to the city of Tieton through an interceptor line that runs down Summitview Road.~~,~~ The district currently has 142 connections in Cowiche and 435 connections in Tieton, all inclusive of commercial, industrial, and residential customers. ~~north of Yakima near Tieton, serves 73 homes, a packing warehouse and limited commercial facilities with a central collection system and treatment plant.~~ The plant is at 35 percent capacity and estimated to reach capacity by 2040. The wastewater treatment plant consists of ~~a series of evaporation~~two sewage ponds, four basins, and cooled by wetlands~~which stabilize and evaporate raw sewage~~. ~~The treatment system is operated by the town of Tieton under contract. Two of the originally constructed five ponds are being held in reserve for future growth.~~ Comprehensive land use planning for the sewer district is dependent on the County commissioners.

~~As a result of sewer system capacity problems, the city of Tieton has approached the Cowiche Sewer District to evaluate whether the two entities could collaborate on service issues. One suggestion would connect residential development in Cowiche with an upgraded plant in Tieton via a force main, utilize the Sewer District system for wastewater from the agricultural industries in the Rural Settlement.~~

9.6.4 Terrace Heights Sewer District

Terrace Heights Sewer District (~~Figure~~Map 9.6.4-1~~X-8~~), serves about 2~~1~~,500 units with a collection system that discharges to the city of Yakima collection system and treatment plant. The system was built in 1953 and is under continuous expansion as new residents move to the area. The system's current service level is 2~~1~~,7~~8~~00 equivalent residential units (ERUs). One ERU = 760 Cubic feet/month. Improvements to the system completed in 2008 include a new lift station and pipeline that will last 50 years. ~~Its contractual capacity with the city of Yakima is 3,700 ERUs. The physical capacity of the main lift station and trunk sewer is 3,900 ERUs. However, some improvements would be needed within the District's system (e.g., parallel lines) to convey these higher flows. Such improvements cannot be implemented though until sufficient growth occurs to generate needed funding.~~

~~**Table X-6 Sewage Collection and Treatment**~~

Table 9.6.4-1 Sewage Collection and Treatment

Agency	Population Served	Average, Annual Flow -(mgd)	Treatment	Discharge
Cowiche S.D.	1,470~~200+~~	0.144~~02+~~	WWTP~~Facultative~~ Lagoon	~~Evaporation~~North Fork Cowiche Creek
Terrace Heights S.D. ~~**Port of Sunnyside**~~	5~~3~~,000+ ~~NA[b]~~	0.6~~0.3+~~ ~~1.6~~	Yakima WWTP ~~Aerated Lagoon~~	Yakima R. ~~Land Application~~
Port of Sunnyside	NA~~a~~1	2	Aerated Lagoon, Anaerobic Lagoon, & Sequencing Batch Reactors	Surface Water & Land Application
Note: ~~*a*~~*1* ~~-~~ ~~**To be completed**~~**Industrial Wastewater only**				

Source: Cowiche Sewer District, Terrace Heights Sewer District, and Port of Sunnyside

BOCC Adopted

The ~~four~~three-party agreement between Yakima~~, Selah~~, Union Gap and ~~Yakima County~~the Terrace Heights Sewer District coordinates sewer services among the jurisdictions. Moxee has a separate agreement with ~~limits the amount of sewage~~ Terrace Heights ~~can~~ and limits the amount of sewage both can dispose of at the regional wastewater treatment plant to 4 percent of the capacity of the treatment plant (currently 850,000~~20 mg~~pd). Terrace Heights Sewer District is well within capacity averaging 600,000 gallons per day. No further improvements will be needed. A new pipeline and lift station was just installed and will last until 2080. ~~There is also a limit on the capacity of the district's sewer connections to the regional system. Current peak monthly flow is about 0.41 mgd or 50 percent of contractual limit. Average annual growth is about 3 percent, based on annual flow increases for 1992-1994. The District is completing a comprehensive Sewer Plan for its service area in 1997.~~

9.6.5 Port of Sunnyside

The Port of Sunnyside owns and operates an industrial ~~sewerage system~~wastewater treatment system serving the~~13~~ industrial facilities within the city of Sunnyside. The industries ~~vary from fruit and vegetable processors to dairy products, plastics manufacturing and wineries~~are primarily food processing industries. The largest industry discharging to the Port treatment works is a dairy processor producing cheese, whey powder, and infant formula. Other industries are primarily fruit and vegetable processors. The treatment system consists of two aerated lagoons, one anaerobic lagoon, two sequencing batch reactors, a storage lagoon, and a land application system. The total capacity of the storage lagoon is nearly 150 million gallons. The Port has a National Pollutant Discharge Elimination System (NPDES) permit which allows the treatment plant to discharge treated effluent both to surface water and to its land application system. In 2016, the Washington State Department of Ecology approved capacity of the treatment works is 2.0 million gallons per day.~~The treatment system consists of a 6-acre aerated lagoon and a 40-acre winter storage pond. During summer, the Port irrigates about 425-acres of alfalfa with the approximately 1.6 mgd flow. The port has a state waste discharge permit for land application for the plant which is currently being renewed.~~

~~Satellite management sewer systems have administrative fees and inspection costs not required for individual, on-site septic systems, as shown in Table X-16.~~

~~When the consumer debt service (principal and interest) for the higher initial equipment cost is included, however, the total annual user cost per connection is similar, ranging from $1,044 for a clustered 9-unit system to $1,115 for an individual system. Given the level of accuracy of the estimates, this is not a significant difference.~~

~~Costs for the satellite systems are based on a septic tank effluent pumping system and community drainfield. Costs include annual inspections, pump out every three years, equipment replacement every 15 years, maintenance and administrative costs, and miscellaneous. In addition, satellite sewer systems would have a modest one-time charge for septic tank installation inspection and account activation.~~**~~Table X-16 Satellite Management Sewer Systems: Cost Analysis Per Connection~~**

	~~Rural Settlement~~	~~Rural Transitional (Clustered)~~	~~Rural Transitional (Nonclustered)~~	~~Urban Unincorporated~~	~~Individual~~
~~Service Connections per System~~	~~9~~	~~9~~	~~9~~	~~3~~	~~1~~

BOCC Adopted

~~**Annual User Fees per Connection**~~					
~~Reserve Account~~	~~96~~	~~96~~	~~96~~	~~96~~	~~96~~
~~Electrical/Energy~~	~~17~~	~~17~~	~~17~~	~~17~~	~~17~~
~~Drainfield, Pump-out, Inspection~~	~~100~~	~~100~~	~~100~~	~~100~~	~~60~~
~~Admin. And Misc.~~	~~43~~	~~43~~	~~43~~	~~121~~	
~~**Debt Payments (principal and interest) on Equipment Installation**~~	~~794~~	~~488~~	~~803~~	~~764~~	~~942~~
~~**TOTAL, Annual User Costs/ Connection**~~	~~1,050~~	~~1,044~~	~~1,059~~	~~1,098~~	~~1,115~~

9.7 SOLID WASTE SYSTEM

Yakima County owns and operates the Terrace Heights Landfill and Transfer Station; Cheyne Road Landfill and Transfer Station; and Lower Valley Transfer Station. The Anderson Limited Purpose Landfill and Caton Limited Purpose Landfills are privately-owned and operated, and are open to the public. The Yakima Waste Systems transfer station is also a privately-owned facility which serves self-haulers primarily from the Yakama Nation and vicinity. Yakima Training Center Limited Purpose Landfill operates a facility restricted to military use only. Map 9.7-1 provides the location and county service areas.

The County's solid waste system is a countywide, coordinated effort. The County and all the incorporated cities work together through a Solid Waste Interlocal Agreement. The County's service area includes all incorporated cities and the unincorporated area outside the Yakama Indian Reservation, the U.S. Military ~~Reservation~~installation, and the Wenatchee and Snoqualmie National Forests.

State law has directed the County's solid waste programs. Yakima County's Solid Waste and Moderate Risk Waste Management Plan (Plan) is the guiding document that provides the details required by RCW 36.70A.070 (4) and WAC 365-196-420. The goals of the Plan seek to achieve convenient and reliable services; promote innovative and economical waste handling; and reduce environmental impacts associated with disposal and illegal dumping. The plan recognizes Horizon 2040 as the policy framework for development and seeks consistency to incorporate policies. The Plan addresses the challenges with waste management through alternatives, while maintaining a list of implementation status of recommendations from previous solid waste management plan(s).

9.7.1 ~~The first Yakima County Solid Waste Management Plan was prepared in 1973 as a result of the 1969 Solid Waste Management Act (RCW 70.95). This law, requiring a comprehensive solid waste management plan, was updated in 1985.~~

~~Prompted by the 1985 update, a final development and closure plan for the Terrace Heights landfill was completed in 1987 and revised in 1995. A hydro-geologic study of the site was completed in 1988. Property for a buffer zone was purchased, and a recycling/recovery program is operating at the landfill. In addition, the final development and closure plans for the Cheyne Road Landfill and the Snipes Mountain Landfill were revised in March 1991. Snipes Mountain Landfill closed in 1994 and a transfer~~

BOCC Adopted

~~station was constructed in 1995. Hazardous waste information programs were introduced through the 1991 Hazardous Waste Management Plan.~~

~~Landfill staff was trained to handle hazardous waste, and public information programs were initiated. The County also adopted an unsecured load ordinance. The County instituted an in-house recycling program at the Yakima County Courthouse and other County offices that collects paper, cardboard and aluminum cans. The County also developed a public education program to promote waste reduction and recycling by County residents.~~

~~The Yakama Indian Nation recently closed its landfill, located on the reservation, and now disposes of its waste at Yakima County's Cheyne Road landfill. The U.S. Military Training Center within the County is involved in solid waste management but is not a part of the planning area. The landfill within the Center's jurisdiction was recently closed.~~

~~The system data and information presented in this chapter comes from Yakima County's Solid Waste Management Plan, completed in November, 1993.~~

Collection System

Table 9.7.1-1~~X-2, from the 1993 Plan,~~ shows the collection services for all the municipalities in the County. In Yakima County, four~~eight~~ of the 14 municipalities operate their own garbage collection systems. ~~The cities of Grandview, Toppenish, Moxee City, and Mabton and the town of Granger~~ City, Basin Disposal Inc., and Yakima Waste Systems collect both residential and commercial waste. ~~The cities of Selah and Yakima collect residential waste. The city of Selah collects some commercial waste but the larger accounts are collected by Yakima Waste Systems, Inc.~~ Commercial accounts in the City of Yakima are collected by Yakima Waste Systems.

Table 9.7.1-1 Yakima County SWMP Collection Services in Incorporated Areas

Incorporated Areas	Collection Service	Mandatory Service
Grandview	City	Yes
Granger	City	Yes
Harrah	Yakima Waste Systems	Yes
Mabton	Yakima Waste Systems	Yes
Moxee	Basin Disposal Inc.	Yes
Naches	Yakima Waste Systems	Yes
Selah	Basin Disposal Inc.	Yes
Sunnyside	Yakima Waste Systems	Yes
Tieton	Yakima Waste Systems	Yes
Toppenish	City	Yes
Union Gap	Basin Disposal Inc.	Yes
Wapato	Basin Disposal Inc.	Yes
Yakima	City, Yakima Waste Systems	Yes

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Zillah	Yakima Waste Systems	Yes
Unincorporated Areas	Basin Disposal Inc., Yakima Waste Systems	No

Source: Yakima County Solid and Moderate Risk Waste Management Plan, 2010

~~Six of the municipalities contract with a state-certified hauler to collect garbage within their city. The towns of Naches and Tieton, and the cities of Sunnyside and Zillah contract with Yakima Waste Systems. The cities of Union Gap and Wapato contract with Superior Refuse. Residents in the town of Harrah, located on the Yakama Indian Reservation, contract with Waste Management, Inc. (an individual hauler) directly for their garbage service.~~

Residents living in the County's unincorporated areas are served by three garbage haulers: ~~Tri-County Disposal Service,~~Basin Disposal LLC ~~Inc.~~, ~~Country Garbage Service~~Rabanco, and Yakima Waste Systems, Inc. ~~(See Figure X-5).~~ Each hauler is certified by the Washington Utilities and Transportation Commission (WUTC).

~~Disposal Service, Inc. holds a franchise for the southwest corner of the County bordering the Yakima Indian Reservation. However, it currently has no accounts in Yakima County. Country Garbage Service's franchise area is in the southeastern corner of the County. It serves the unincorporated areas north of the Yakima River, excluding the cities of Grandview and Sunnyside, and east of the town of Granger. Yakima Waste Systems, Inc. serves the unincorporated areas of Yakima County, excluding the U.S. Military Reservation, the Snoqualmie National Forest, and the Yakama Indian Reservation. The Yakama Indian Nation contracts with Waste Management, Inc. (which does not operate under a certificate issued by the WUTC) for garbage collection on the Indian Nation's lands. The U.S. Army is responsible for collection on the U.S. Military Reservation.~~

~~According to the County's 1993 Solid Waste Management Plan, the current garbage collection system is adequate to handle the County's present and future needs. Residential recycling programs in Yakima County have historically included drop-off and buy-back sites. The 1993 Plan recommends establishing a countywide program for recycling and composting. This program would offer separate services for the County's Urban Area (which includes the greater city of Yakima, Selah, and Union Gap areas, including unincorporated fringes) and the County's Rural Area (which includes the rest of the County, including both unincorporated areas and other cities).~~ According to the Yakima County Solid Waste Division, the Terrace Heights Landfill will reach capacity in 2027 and will then be closed. It will remain open as a transfer station to take in hazardous waste and recycling to be transferred to the Cheyne Landfill & Transfer Station. The permitted capacity of Cheyne is projected to the year 2053.

~~**Landfills**~~

~~The Terrace Heights and Cheyne Road landfills are the two active landfills within Yakima County currently accepting municipal solid waste (see Figures XII-6 and 7). They are owned and operated by Yakima County. The Yakama Indian Nation, which recently closed a landfill on its reservation, now hauls its waste to the Cheyne Road landfill for disposal.~~

BOCC Adopted

~~The Terrace Heights landfill is 408 acres and has a remaining capacity of 3.0 million cubic yards. It is expected to reach capacity between 2003 and 2006. The Cheyne Road landfill site is 960 acres. It currently has 40 acres permitted for landfilling. The 40 acres has the capacity to handle waste from the existing service area until between 2005 and 2008.~~

~~An upcoming 1998 study will explore the feasibility of expanding the Cheyne Road and Terrace Heights landfills, developing new in-County disposal sites, and exporting waste. This study will be completed approximately five years before the projected closure of these landfills. If new or expanded landfills are needed, they could be planned, permitted and built between 2004 and 2007.~~

~~Two privately operated demolition waste landfill sites are located in Yakima and near Naches. Permits are pending for a third private demolition waste landfill operation near Grandview.~~

~~**Transfer and Drop Box Facilities**~~
~~In the lower valley, the Snipes Mountain landfill closed and was replaced with a transfer station near the landfill site in October of 1995. It is the only transfer facility in the lower Yakima Valley and all waste collected is hauled to the Cheyne Road Landfill.~~

~~Yakima County residents are served by seven coin-operated drop box facilities. These 30- and 40-yard compactor bins sit on a concrete pad with an overhead structure that provides shelter for the self-hauler. The sites are open 24 hours per day except on holidays. The drop box facilities prohibit animals, hazardous wastes, pesticides, and over-sized items. The drop boxes are emptied at the Terrace Heights landfill. Money changer machines and recycling drop offs have recently been added to the Ahtanum, Cowiche, and Selah drop box facilities.~~

9.8 WATER, SEWER, AND SOLID WASTE LEVELS OF SERVICE

The purpose of LOS standards is to adequately serve both current and future residents without compromising the service they receive.

Levels of service (LOS) are established for the following Yakima County owned and operated utilities:

- Buena, Crewport, ~~Terrace Heights, and~~ Gala ~~Estates~~, and Terrace Heights water systems;~~:~~
- Buena, Fairway Estates, and Mtn. Shadows sewer systems;
- Potential future satellite water and sewer systems; and
- County-wide solid waste system.

9.8.1 Existing County Water, Sewer, and Solid Waste Facilities

LOS standards focus on present needs and future growth. The first step is to study the capacity of existing facilities and assess the need for facility improvements in order to accommodate growth. This is accomplished through capacity analysis, which estimates the number of years before improvement is required.

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This approach is well suited to the County's water, wastewater, and solid waste utilities since they must already meet specific and stringent federal, state, and local standards for service, capacity and development. It also addresses the County's on-site septic systems, which are considered a type of waste-water facility. Capacity LOS for water and wastewater facilities rates the unused capacity of each system component, using an A-through-F rating system, where the A-level rating indicates a large amount of unused capacity (see Tables 9.8.1-1~~X-8~~ and 9.8.1-2~~X-9~~).

Table 9.8.1-1 Percent of Capacity (Operation) LOS for Water System Facilities

System Element	Parameter Defining LOS	Definition of Letter Rating (Percent of Capacity Used)					
		A	B	C	D	E	F
Supply Wells	Total Supply Capacity	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Reservoirs	Total Capacity	0-20	21-40	41-60	61-84	85-100	>100
Water Treatment Facilities	Treatment Capacity	0-20	21-40	41-60	61-84	85-100	>100

Table 9.8.1-2 Percent of Capacity (Operation) LOS for Wastewater Treatment Facilities

		A	B	C	D	E	F
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Liquid Stream	Hydraulic Loading or Organic Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Solid Stream	Hydraulic Loading or Solids Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100

The capacity LOS for solid waste facilities (see Table 9.8.1-3~~X-10~~) examines the availability of different system components. For example, how available are landfill sites, transfer stations, and recycling facilities? What are the collection days for waste pickup? Another important consideration is the geographical distribution of facilities. Future additional transfer stations, for instance, need to be sited near population center where they are needed. Appropriate siting is an important part of capacity LOS and future development of facilities.

Table 9.8.1-3 LOS Standards for Solid Waste Management Facilities and Services

	Letter Rating for LOS		
Facility/Service	**A**	**B**	**C**
Regional Landfills (Number of Facilities)	2	1	0
Regional Limited Purpose Landfills (Number of Facilities)	2	0	0
Regional Transfer Station (Number of Facilities)	~~2~~4	1	0
Garbage Pickup (Pickup Days Per Month)	~~4~~20	2	1
Curbside Recycling Pickup (Pickup Days Per Month)	~~4~~10	2	1
Rural Recycling Centers (Number of Facilities)	~~10~~4	~~5~~0	0

Source: Yakima County Solid Waste Division

9.8.2
Future Satellite Wastewater and Water Systems

Under ~~***Plan***~~*Horizon* ~~***2015***~~*2040*, LOS standards must be adopted for future satellite systems that the County will manage. ~~Current ***Plan 2015*** policies require that satellite systems be established for developments of 3 or more residences, or residential equivalents, in unincorporated UGAs; and for 5 or more residences, or residential equivalents, in rural areas throughout the County.~~ YCC, Title 19, Tables 19.25-1 Water and 19.25-2 Sewer provides the system options in order of priority for the zoning and number of lots/connections. All systems will be required to meet established County and state standards for design, construction, and performance. Water systems will be subject to State Health SMA requirements.
~~Several ***Plan 2015*** land use designations are not included in the future satellite system analysis. They include the Rural Self-Sufficient, Rural Remote/Extremely Limited Development Potential and resource land designations, which allow satellite systems to be established.~~

BOCC Adopted

Table X-8 – Percent of Capacity (Operation) LOS for Water System Facilities

System Element	Parameter Defining LOS	Definition of Letter Rating (Percent of Capacity Used)					
		A	B	C	D	E	F
Supply Wells	Total Supply Capacity	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Reservoirs	Total Capacity	0-20	21-40	41-60	61-84	85-100	>100
Water Treatment Facilities	Treatment Capacity	0-20	21-40	41-60	61-84	85-100	>100

Table X-9 – Percent of Capacity (Operation) LOS for Wastewater Treatment Facilities

System Element	Parameter Defining LOS	Definition of Letter Rating (Percent of Capacity Used)					
		A	B	C	D	E	F
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Liquid Stream	Hydraulic Loading or Organic Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Solid Stream	Hydraulic Loading or Solids Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100

9.8.3 LOS Thresholds

Establishing LOS thresholds means that a base standard is applied to each County system. These thresholds provide the standards against which existing and new systems can be evaluated. System evaluations identify deficiencies, which can be remedied with facility upgrades or new construction. Assessing each system's needs will lead to realistic recommendations for necessary improvements. Then these improvement needs will be incorporated into the finance portion of this element.

Table X-10 – LOS Standards for Solid Waste Management Facilities and Services

Facility/Service	Letter Rating for LOS		
	A	B	C
Regional Landfills (Number of Facilities)	2	1	0
Regional Transfer Station (Number of Facilities)	2	1	0
Garbage Pickup (Pickup Days Per Month)	4	2	1
Curbside Recycling Pickup (Pickup Days Per Month)	4	2	1
Rural Recycling Centers (Number of Facilities)	10	5	0

BOCC Adopted

9.8.4 Water and Sewer Facilities

Thresholds for both water and sewer facilities were established to identify deficiencies in the system that must be corrected in order to meet Growth Management Act requirements (see Table 9.8.4-1~~X-11~~). These standards represent the proposed level of service the County would provide to residents for each type of facility. A facility with an LOS rating worse than the threshold is considered deficient and in need of improvement.

Table 9.8.4-1 Thresholds LOS for Water and Sewer/Sanitary Facilities	
Type of Water Facility	**Percent-of-Capacity LOS**
Supply Wells	D
Pump Stations	D
Pipelines	D
Reservoirs	D
Water Treatment Facilities	E
Type of Sewer Facility	**Percent-of-Capacity LOS**
Pipelines	D
Pump Stations	D
Wastewater Treatment facilities – Liquids Stream	E
Wastewater Treatment facilities – Solids Stream	E

BOCC Adopted

These threshold LOS standards are to be applied to the existing systems and to future system growth anticipated under each land use alternative for the years 2015~~01~~ and 2040~~15~~ in order to identify facility needs.

9.8.5 Solid Waste Facilities

Thresholds for solid waste facilities are shown in Table 9.8.5-1~~X-12~~. LOS threshold standards are used to identify deficiencies in the system that must be corrected to meet Growth Management Act requirements. Future solid waste facility upgrades will be based on the LOS ratings thresholds established in this section.

Table 9.8.5-1 Threshold LOS for the Solid Waste System	
Facility	**LOS**
Regional Landfills	B
Regional Transfer Stations	B
Garbage Pickup	B
Curbside Recycling Pickup	B

Rural Recycling Centers	B

9.9 IRRIGATION

The Yakima Project is an irrigation system that uses water developed by the Bureau of Reclamation to irrigate about 465~~5~~4,000 acres of land extending 175 miles along both sides of the Yakima River. The Yakima Project consists of an extensive system of reservoirs, canals and laterals, five diversion dams, three hydroelectric power plants, transmission lines, and pumping plants, ~~that~~which supply~~ies~~ irrigation water for most of the irrigated land in the Yakima River Basin.~~, and o~~Over 90% of the harvested cropland ~~are~~is located in ~~the~~ Yakima County and Kittitas County, about half of Benton County, and a small area in Klickitat County.

Within Yakima County the Yakima Project is divided by Union Gap into upper and lower planning areas.~~:~~ As reported by the Bureau of Reclamation, the Yakima Project: consists of the Tieton, Roza, Sunnyside, and Wapato Irrigation Divisions. Private interests not included with the four Divisions contract their services with the Bureau of Reclamation. Private interests not included with the four Divisions contract their services with the Bureau of Reclamation. Irrigation Districts are governed by RCW Title 87. The Storage Division has supervision over the entire Yakima River water supply, both natural riverflow and the stored water in six reservoirs. The reservoirs have a total active capacity of 1,065,400 acre-feet. Map 9.9-1 provides the locations and service areas of Yakima County Irrigation Districts.

9.9.1 Upper Yakima Planning Area

~~The Upper Yakima area, north of Union Gap, contains the Tieton Division.~~ The Tieton Division is west of Yakima between the Naches River and Ahtanum Creek and covers ~~27,271~~28,000 acres. Irrigation waters for the district are diverted from the Tieton River via the Tieton Diversion Dam (a concrete weir, five feet high with an embankment wing, eight miles downstream from Rimrock Lake), and Tieton Canal (capacity 347 cubic feet per second). The Tieton division and its facilities are operated by the Yakima-Tieton Irrigation District.

Other irrigation districts within the ~~Tieton Division~~Upper Yakima Planning Area include the ~~Broadway,~~ Naches-Selah, ~~Selah-~~Moxee-Selah, Terrace Heights, Union Gap, and city of Yakima~~, and Yakima Valley Irrigation Districts as well as the Moxee unit (the unit includes both the ditch company and the irrigation district)~~. There are two irrigation districts in this area which are not part of the Yakima Project: the Wenas and Ahtanum Districts.

9.9.2 Lower Yakima Planning Area

The Lower Yakima Area is south of Union Gap and is heavily agricultural. It consists of Wapato, Sunnyside, and Roza Divisions. *Wapato Division* is the largest project operated by the Bureau of Indian Affairs. It receives its water supply from the Yakima Project and irrigates more than 136,000 acres. It's service area is located in the Lower Valley West of Interstate 82 from Parker to Highway 240 on the Yakama

BOCC Adopted

Reservation, covering more land west of U.S. Route 97 and State Route 22.~~The Wapato Division, formerly known as the Wapato Indian Project, has three units, Ahtanum, Satus and Toppenish and is under the administration of the Bureau of Indian Affairs.~~ The following details for Sunnyside and Roza irrigation divisions were assembled from the Bureau of Reclamation website for the Yakima Project – Lower Yakima Planning area.

The *Sunnyside Division* consists of 103,000 acres north of the Yakima River, extending from the Sunnyside Diversion Dam, a concrete weir near Parker (eight feet high with an embankment wing) and flows through the Sunnyside Canal to the vicinity of Benton City. Four irrigation districts in the Sunnyside Division pump water to their lands by hydraulic turbine pumps at drops along the canal. The Sunnyside Division and its facilities are operated by the Sunnyside Valley Irrigation District. ~~The other districts within the Division are Grandview, Granger, Outlook, and Snipes Mountain.~~

The *Roza Division* spans 72,500 acres north of the Yakima River, from Pomona to Benton City. The distribution system is supplied by the Roza Canal (capacity 2,200 cubic feet per second), which originates at the Roza Diversion Dam (a concrete weir, movable crest structure that is 67 feet high) on the Yakima River about ten miles north of Yakima. The Roza Power plant develops and delivers ~~11,250~~12,937 kilo-watts of power to pumping plants within the division along 70 miles of transmission lines. The Roza Division and its facilities are operated by the Roza Irrigation District. The other district~~s~~ within the Division is~~are~~ Buena ~~and Home~~.

9.9.3 Irrigation Water

The demand for irrigation water continues to grow. The need for irrigation water is likely to continue even when some land converts to non-agricultural uses. Gardens and lawns will also require water. Irrigation districts must be notified of proposed subdivisions, and the subdivision plat must be recorded and filed with the district, showing how the water is to be delivered to the irrigable acres in the subdivision. 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.~~–~~ The district must approve extensions of service to subdivided units, and can require the extensions of service to subdivided lots at the landowner's expense. The irrigation district's responsibility for delivering water ends at the established point of delivery.

~~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~~within an irrigation district, the developer must show how the water is to be delivered to the irrigable acres in the subdivision (as per RCW 58.17.310). 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, 171.6). 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.

BOCC Adopted

9.9.4 Irrigation Districts

The Yakima County Treasurer's office provides billing services for 16 irrigation districts in the County (Table 9.9.4-1~~X-7~~). Other districts provide their own billing services.

~~**Table X-7 Yakima County Irrigation Districts**~~

~~District~~	~~Address~~
~~Ahtanum*~~	~~Post Office Box 590 Yakima, WA 98907~~
~~Buena*~~	~~270 Eagle Peak Road Zillah, WA 98953~~
~~Grandview*~~	~~Post Office Box 188 Grandview, WA 98930~~
~~Granger*~~	~~Post Office Box 1099 Granger, WSA 98932~~
~~Home*~~	~~Post Office Box 755 Granger, WA 98932~~
~~Moxee~~	~~3106 Beaudry Road Moxee, WA 98936~~
~~Naches-Selah*~~	~~143 East Naches Avenue Selah, WA 98942~~
~~Naches-Union*~~	~~Post Office Box 3042 Chinook Tower Yakima, WA 98908~~
~~Outlook*~~	~~2489 North Outlook Outlook, WA 98938~~
~~Roza~~	~~Post Office Box 810 Sunnyside, WA 98944~~
~~Selah-Moxee*~~	~~1910 South 44th Avenue Yakima, WA 98908~~
~~South Naches*~~	~~6931 South Naches Road Naches, WA 98937~~
~~Snipes Mountain*~~	~~414 Concord Drive Outlook, WA 98938~~
~~Sunnyside valley~~	~~Post Office Box 239 Sunnyside, WA 98944~~
~~Terrace Heights*~~	~~1910 South 44th Avenue Yakima, WA 98908~~
~~Union Gap*~~	~~4720 Konnowac Pass Wapato, WA 98951~~
~~Wenas*~~	~~543 Sisk Road Selah, WA 98942~~
~~Wapato Irrigation Project~~	~~Post Office Box 220 Wapato, WA 98951-0220~~
~~Yakima City Irrigation~~	~~2301 Fruitvale Boulevard Yakima, WA 98902~~
~~Yakima-Tieton~~	~~470 Camp 4 Road Yakima, WA 98902~~
~~Zillah*~~	~~Post Office Box 385 Zillah, WA 98953~~
	~~*County Treasurer provides billing service.~~

Table 9.9.4-1 Yakima County Irrigation Districts

Ahtanum Irrigation District*
Buena Irrigation District*
Naches/Selah Irrigation District*
Naches Union Irrigation District*
Roza Irrigation District
Selah & Moxee Irrigation District*
South Naches Irrigation District*
Sunnyside Valley Irrigation District
Terrace Heights Irrigation District*
Union Gap Irrigation District*
Wenas Irrigation District*

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Yakama Reservation Irrigation District*
Yakima City Irrigation
Yakima-Tieton Irrigation District
Zillah Irrigation District*

Source: Yakima County Treasurer & Utilities
*County Treasurer provides billing service.

9.10 ELECTRICAL

~~**Electrical Utilities**~~

Yakima County's electricity is provided by Pacific Power & Light Company (PP&L), ~~and~~ the Benton Rural Electric Association (Benton REA), and Yakama Power~~.~~ (see Map 9.10~~1~~-1). ~~Both~~These utilities are part of a regional power system. PP&L and Benton REA continually research means to expand supply and upgrade equipment since the law requires utilities to service all customers requesting service. Both power companies have a territorial agreement that minimizes duplication of service areas and promotes coordination of line extensions, looping of facilities, and other facility improvements.

System planners for utilities design and build their systems to follow population and employment growth projections based on County and city plans. The electricity load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies and is typically phased in as actual growth occurs.

Future electrical service plans are not only designed to provide for future growth and accommodate new and increased load. They also include changes to the existing systems to improve reliability, power quality, and looping of the system for redundancy backup service.

9.10.1 Pacific Power and Light Company (PP&L)

Most of Yakima County is served by Pacific Power & Light. ~~Pacific Power & Light Company~~PP&L builds, upgrades, operates, and maintains the electrical system serving approximately ~~85,000~~105,500 accounts throughout the greater Yakima Valley area ~~(Figure X-9)~~. The electrical utility has a very well developed backbone transmission system with major load centers near Grandview, Sunnyside, Toppenish, Wapato, Wiley Area, Tieton-Cowiche, Naches, Selah, Wenas, and White Swan.

Electric power reaches the Yakima Valley via five transmission lines, three supplying 230,000 volts each and two providing 115,000 volts each. The three large services are connected to Wanapum Dam on the Col-umbia River, the Bonneville Power Administration's (BPA's) Midway substation near Priest Rapids Dam on the Columbia River and BPA's Outlook substation northwest of Sunnyside. The two smaller transmission lines are connected to BPA's substations at Moxee and Grandview.

These transmission lines form an interconnected open access network across the western states. Consequently, Yakima County customers have access to Pacific Power's powered generation plants in

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Washington, Oregon, California, Wyoming, Utah and Montana. In addition, the network provides a connection to over 50 other electrical purveyors allowing exchanges of power, if the need arises.

The utility takes a proactive approach to system capacity, developing its system in anticipation of eventual growth. PP&L is very supportive of economic growth and diversification and tries to avoid being an impediment to the area's economic growth and vitality. Existing facilities place no restrictions on normal residential, commercial or industrial growth, and major industries and institutions can be readily accommodated. While the utility has an abundant supply of energy, its demand-side resource management policy 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 most adjacent land uses.~~, except possibly ballfields. Although substations are fenced and not energized below nine feet, and are generally impenetrable, persons attempting to retrieve stray balls might be tempted to try to circumvent these protections.~~

9.10.2 Benton Rural Electric Association (Benton REA)

Benton Rural Electric Association provides electrical service to commercial/industrial users and residences in Yakima County. Its service is concentrated in the Lower Yakima Valley, south of Union Gap, although it draws some of its power from the Tieton Reservoir, northwest of Yakima. Benton REA service extends east to the Richland area in Benton County. Benton REA mainly serves the rural and the outskirts of cities.

9.10.3 Yakama Power

The following information comes directly from the Yakima Power website. Yakama Power is owned and operated by the Yakama Nation. Electrical services are only provided on the Yakama Reservation. The Wapato Irrigation Project is the renewable energy source between Drop 2 and 3 with three generators that have the capacity to produce 4.2 MW. Between them all 1000Kw=1MW is produced. 1MW of electricity can supply energy to power 1000 homes.

Yakama Power's overall mission is to provide employment with a local workforce, training, and eventually affordable and reliable electrical energy throughout the entire reservation. Growth and expansion of Yakama Power is dependent upon the qualifications of their employees. Yakama Power took on its first prospective customer, Legends Casino, on March 24, 2006.

The system's capacity can deliver 16 million kilowatts of electricity or power 700 homes for one year, which makes it 7th out of eight Tribal Utilities in the United States. The approximate average usage is 4 megawatts. Yakima Power is at the final stage of providing retail electricity to retail, commercial, and industrial end users. Other renewable energy sources the Tribe are pursuing include solar, woody biomass, hydroelectric, wind, and geothermal.

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The existing infrastructure consists of over 25,000 feet of underground conduit and vaults installed at the Tribal Campus. The purchases of existing utilities infrastructure will provide initial service in Toppenish. New distribution lines will be built to adjacent sovereign loads in White Swan and Wapato.

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9.11 NATURAL GAS

Yakima County is served by two natural gas companies, Northwest Pipeline (NWP) and Cascade Natural Gas (CNG).

9.11.1 Northwest Pipeline

Williams Northwest Pipeline LLC 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 for the construction of the pipeline, valves, and other facilities necessary to deliver gas to the industry requesting service~~. Then the private operation must decide whether the cost savings of direct supply will offset the cost of the hook-up improvements.~~, 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.

~~No direct service requests have been granted recently.~~ Granting of future or pending requests may be contingent upon the grantee funding all necessary improvements.

9.11.2 Cascade Natural Gas

Cascade Natural Gas (~~CNG is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within Yakima County.~~ CNG) is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within Yakima County.

Washington, Oregon, and Idaho receive natural gas from the southwestern United States and Canada. Natural gas is applied to the entire region via two interstate pipeline systems, Pacific Gas Transmission Company and Northwest Pipeline Corporation. Both own and operate their respective regional pipeline networks.

System components include gate stations high pressure lines, pressure reduction stations and distribution mains. The gate station is the delivery point of natural gas from the upstream interstate pipeline to CNG's system. Gate stations normally include metering stations, odorizing stations and pressure reduction stations. High pressure lines transport gas to district regulators throughout CNG's service area. High pressure line mains may vary in size from 2 to 20 inches and in pressure from 150 to 600 pounds per square inch. Pressure reduction stations are installed at the point of delivery of natural gas from the high pressure lines to the lower pressure distribution systems. Distribution system mains vary in size from 2 to 16 inches.

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Cascade Natural Gas ~~(CNG)~~ serves areas along I-82 and most of the cities in Yakima County. The natural gas supply system meets existing demands of residential, commercial, and public customers.~~ Cascade Natural Gas Corporation (~~CNG~~) builds, operates, and maintains natural gas facilities serving Yakima County. ~~CNG is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within 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~~CNG 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. ~~T~~The utility that wants to serve development outside its service area~~, the utility~~ must apply~~ies~~ for a "certificate of convenience" from the Public Utilities Commission.

~~According to Cascade's Natural Gas Utilities Element (June 1993), the natural gas supply system in Yakima County fully meets existing demand.~~ To accommodate future demand, the maximum capacity of the existing distribution system can be increased as required by one or more of the following:

- Increasing distribution and supply pressures in existing lines
- Adding new distribution and supply mains for reinforcement
- Increasing existing distribution system capacity by replacement with larger sized mains.
- Adding district regulators from supply mains to provide additional intermediate pressure gas sources to meet the needs of new development.

Future utility needs should be anticipated and planned for in advance. Yet connection to CNG's distribution system is driven by demand. This means that connections cannot be planned in advance. New customer hookups to the distribution system is governed by CNG's tariffs as filed with and approved by the WUTC.

Developers should consult Cascade Natural Gas if their proposed development will require natural gas. The developer should not automatically assume that service is available without checking. ~~Cascade Natural Gas~~ will build to any customer in its service area provided they meet its financial feasibility formula criteria. CNG will serve other customers if they are willing to contribute to the cost of extending the lines. Those contributions may be refundable; if additional customers connect to the same main, part of the contribution may be reimbursed. To serve development outside its service area, the utility will apply for a "certificate of convenience" from the Public Utilities Commission to include the area within its service area, if the proposed development meets the financial feasibility criteria.

~~**Electrical**~~

BOCC Adopted

~~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.~~

9.12 TELECOMMUNICATIONS

The rapidly changing telecommunications industry has transformed the way service is delivered. Cellular and fiber optics are blurring the distinctions that separate data, video and voice technologies. As a result, assessing the future configuration of telecommunications service is very different.

Telecommunications is the transmission of information by wire, radio, fiber optics~~al cable~~, electromagnetic or other similar means. In Yakima County, telecommunication utilities include, telephone, cellular telephone, satellite and cable television.

9.12.1 Telephone

The telephone exchange companies serving Yakima County that are registered and regulated by the Washington Utilities and Transportation Commission (WA UTC) include the Ellensburg Telephone Company, Frontier Communications Northwest, Inc., CenturyTel of Cowiche, Inc. – d/b/a CenturyLink, CenturyTel of Washington – d/b/a, CenturyLink, Qwest Corporation – d/b/a CenturyLink QC, and United Telephone Company of the Northwest (see Map 9.10-1). ~~U.S. West Communications, with 70,000 customers, is the largest provider in Yakima County. According to U.S. West, t~~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.~~

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Non-regulated services consist of cable, internet, wireless phones, and Voice over Internet Protocol (VoIP). Most if not all telecommunications companies also provide internet services. Many public areas offer access to free or paid Wi-Fi hotspots for laptops, personal devices or cell phones. People have become linked to the devices which require the constant exchange of electronic data whether for business, education, or pleasure.

9.12.2 Cellular Telephone

Yakima County is now served by a variety of wireless communication service providers including, but not limited to U.S. Cellular, AT&T ~~Wireless, Nextel~~, Sprint, T-Mobile, and Verizon. ~~—~~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~~are 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***~~ ***Horizon 2040~~2015~~.***

Cellular telephones require a network of receivers~~, often referred to~~ such as a ~~"~~cell~~"~~ site or ~~"~~wireless communication ~~facilty~~facility~~"~~. 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~~multiple 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~~ are to 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. Llocal governments provide input to the siting process through their approval and conditioning responsibilities within their jurisdictions. Siting issues are expected. Siting and design of towers is regulated by the Federal Aviation Administration (FAA) and local zoning authority.

~~Cellular telecommunication allows people to have mobile telephone communication via radios which send and receive signals from a network of receivers placed at several cellular communication ("cell") sites.~~

~~Cell sites are placed on tall poles, lattice-type towers or on existing buildings.~~ Each cell site has a coverage area of several miles, depending on topography and number of customers. As the cellular telephone user moves form one cell to the next, the call is passed to an open channel at an adjacent cell site. Transmission quality and dialing of cellular telephones are comparable to that of conventional wireline telephones. ~~The primary difference between cellular and conventional telephone systems is that cellular phones don't need wire.~~

~~Yakima County is currently served by two cellular telephone companies: AT&T Wireless and United States Cellular. They are licensed to operate in the County and throughout the region within guidelines set by the Federal Communications Commission (FCC). Siting and design of towers is regulated by the Federal Aviation Administration (FAA) and local zoning authority. Considerable expansion of the wireless telecommunications industry is expected.~~

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9.12.3 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 dishes at key locations ("head ends").~~ Charter Communications serves the Yakima region. 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.~~

~~Cable follows the electrical and telephone lines. In order to be installed, an easement must be granted. The available provider breaks even financially if there are 30 or more potential customers per linear mile of cable. Anyone within 200 feet of the cable can hook up; otherwise, there would be an additional charge to the customer.~~ Wireless cable is regulated by the FCC, and does not come under local regulation since it does not use public rights-of-way. Direct TV (a subsidiary of AT&T) and DISH Network are the two satellite cable providers for the county and a great choice for rural internet. Satellite cable is virtually available everywhere if customers have a clear view of the southern sky.

~~An alternative to TCI and Northwest Cable services is a satellite dish, which requires costly installation. As technology improves, other choices will become available.~~

~~**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 the entire 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~~

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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.

B. EXISTING CONDITIONS

Introduction

This section describes the current conditions and capacities of County-owned public utilities. Under the guidelines for preparing the Utilities Element (WAC 365-195-320), an inventory of the location and capacity of existing utility facilities is required. The inventory provides the baseline conditions for county-wide utility service delivery to existing residents and users. Analysis and application of Level of Service (LOS) to both existing and future residents and users will begin with the baseline conditions.

The following sections cover the existing inventory of County-owned and non-County-owned public utilities. County-owned utilities include water, seer, and solid waste. Non-County-owned utilities include municipally-owned utilities that deliver services outside of municipal boundaries, special service districts (e.g., sewer, water, and irrigation districts), and private utilities such as natural gas, telecommunications, and electrical power.

COUNTY-OWNED UTILITIES

Water Supply Systems

Yakima County owns and operates four water systems: the public systems in the unincorporated communities of Terrace Heights, Buena, and the Gala Estates north of Selah. The County recently assumed the management and planning role for these systems (See Figure X-1).

Terrace Heights Water System

The Terrace Heights Water System includes both the former Terraced Estates Water Company and the former Country Club District Water Company. Yakima County acquired the Terraced Estates Water Company in May 1991. In March 1994, Yakima County acquired the Country Club District Water Company and incorporated it into the Terrace Heights Water System.

The Terraced Estates Water Company was established in the late 1970s by a private developer to serve the proposed 160-acre, 400-residence Terraced Estates Subdivision. Of the ten original parcels making up the proposed subdivision, eight have been developed and another is currently under construction.

The Country Club District Water Company (CCDWC) water system was established over 70 years ago to serve residential development in the Terrace Heights area. The system was originally owned by a private individual who constructed the first well and storage facility. The system was expanded over the years as development occurred. Approximately 40 years ago ownership of the company was transferred to the customers, with each customer owning a share of stock. After that time, all administrative decisions were made by an elected Board of Directors.

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~~In 1988, the CCDWC Board of Directors, at the direction of the State Department of Health (DOH), hired a consulting firm to prepare an engineering report for the CCDWC water system. The report, completed in 1989, identified major deficiencies within the existing system. The most notable deficiency was in water storage and the hydraulic capacity of the distribution system. The report was reviewed by DOH and approved with the provision that the CCDWC undertake the improvements recommended in the report. The recommended improvements were never made.~~

~~In 1994, the County Club Water District shareholders voted overwhelmingly (approximately 90 percent) to sell their system to Yakima County. Their decision was based on Yakima County's assurance that the needed improvements would be implemented and with the knowledge that their individual water rates would increase approximately 90 percent to help fund the needed improvements.~~

~~In 1994, the first phase of improvements was constructed. This work included a new supply well, booster station, storage reservoir and transmission main. The second phase of improvements is scheduled for construction during 1995 and 1996.~~

~~**Starcrest Water System**~~
~~Starcrest Water System is the most recent (1996) water system to be acquired by the County. Constructed in 1996, the system serves a three-lot subdivision in Terrace Heights.~~

~~**Buena Water System**~~
~~In 1983, the Yakima Health District conducted an environmental health survey in the unincorporated community of Buena. The survey revealed that a large number of on-site sew-age disposal systems were discharging poorly treated wastewater into the ground-water. As a result, private wells in the area were prone to intermittent bacteriological and chemical contamination. The problem was complicated by high residential densities, permeable soils, and high groundwater conditions in the area.~~

~~To solve the problem, Yakima County constructed the Buena Water System. The system, constructed in 1985-86, included a supply well, pump station, storage reservoir, transmission main and distribution network. Financing for the project was provided by a Community Development Block Grant from the Washington State Department of Community, Trade and Economic Development and a Referendum 38 Grant from the Washington State Department of Social and Health Services. The Buena Water System has remained virtually unchanged since it was constructed.~~

~~**Gala Estates Water System**~~
~~The Gala Estates water system was acquired by the County in 1995. This system encompasses the Larson/Emerald Acres subdivisions northeast of the city of Selah. Both subdivisions were orchards for many years before recent clearing and as a result, there were concerns that pesticides may have contaminated the groundwater. Extensive testing, however, has not detected non-leaching pesticides commonly used in the orchards while they were in production.~~

BOCC Adopted

~~Low profits and perceived demand for building sites prompted owners to remove their orchards. Since a water utility is not available, an on-site domestic water system has been developed. The system presently serves 11 connections, with a design capacity for 99 connections.~~

~~**System Inventory**~~
~~Table X-1 outlines current inventory information. The systems are treated by chlorination process equipment at each well. The systems are shown in Figures X-1, X-2 and X-3, respectively.~~

~~**Sewer/Sanitation System**~~

~~Most rural residents rely on-site septic tanks and drain fields for their waste water system needs. If residences are not served by a collection sewer, they're considered to be using an on-site system. All on-site systems in the County are permitted and regulated by the County Health District, which promulgates threshold standards for these systems.~~

~~Currently, the only County-owned collection system is the Buena Sewer System, 10 miles east-southeast of Yakima and north of Toppenish. The Buena Sewer System was constructed to reduce groundwater contamination identified by the Yakima Health District's 1983 environmental survey. Construction of the system, which includes individual septic tanks at each service connection, a collection system consisting of 3.4 miles of conveyance pipe, and a recirculating gravel filter treatment plant, was completed in the fall of 1993. Project financing was provided by a Federal Environmental Protection Agency grant, a Washington State Department of Ecology Centennial Clean Water Fund Grant, a Washington State Department of Community Development Block Grant, and Yakima County funds. With the exception of a few new service connections the system has not changed since it was constructed. The system serves about 175 equivalent residential units (ERUs) and treats about 16 million gallons per year of sewage. Figure X-4 shows a recent Yakima County Department of Public Works map of the system, the treatment plant, and outfall locations.~~

~~The permitted discharge capacity of the treatment plant, under the current NPDES permit, is 52,000 gallons per day averaged over a one-month period. The peak hour flow to the wastewater treatment plant has been measured at 70 gallons per minute. The average BOD loading for 1994 was 108 milligrams per liter (mg/L), or 39 pounds per day (lbs/d). Average monthly BOD levels are typically less than 30 mg/L, or 13 lbs/d. The highest BOD loading recorded to date, based on 24-hour composite sampling, was 157 mg/L, or about 70 lbs/d.~~

~~Urban area residents receive sewer service either from a municipality, or in the greater Yakima Urban Area, from the regional wastewater system established under the four-party agreement between the cities of Yakima and Union Gap, the Terrace Heights Sewer District and Yakima County. Service outside city limits may be provided subject to outside utility agreement (to annex) according to the jurisdiction's policies.~~

~~**Solid Waste System**~~

BOCC Adopted

~~The County's solid waste system is a countywide, coordinated effort. The County and all the incorporated cities work together through a Solid Waste Interlocal Agreement. The County's service area includes all incorporated cities and the unincorporated area outside the Yakama Indian Reservation, the U.S. Military Reservation, and the Wenatchee and Snoqualmie National Forests.~~

~~State law has directed the County's solid waste programs. The first Yakima County Solid Waste Management Plan was prepared in 1973 as a result of the 1969 Solid Waste Management Act (RCW 70.95). This law, requiring a comprehensive solid waste management plan, was updated in 1985.~~

~~Prompted by the 1985 update, a final development and closure plan for the Terrace Heights landfill was completed in 1987 and revised in 1995. A hydro-geologic study of the site was completed in 1988. Property for a buffer zone was purchased, and a recycling/recovery program is operating at the landfill.~~

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Table X-1 Yakima County Public Works Water SystemSystem Feature	Buena	Terrace Heights	Gala Estates	Starcrest
Number of Customers				
Original (date of startup)	102 (8/1/87)	Terraced Estates: 277 (4/1/91)	(1995)	2 (11/96)
		Country Club: 520 (1994)	11	2 (11/96)
Current (5/5/96)	114	972	11	2 (11/96)
Number of Wells	1	6	1	1
Gallons per year delivered	14 million	140 million	2 million	300,000 (estimated)
Distribution pipe	3 miles	21 miles	1.4 miles	280 feet
Estimated peak hour demand	180 gpm	1,300 gpm	35 pgm	20 gpm
Storage (in gallons)	157,000	Res. #1: 1,500,000 Res. #2: 60,000 Res. #3: 88,000 Res. #4: 90,000	70,000	90
Current Level of Service				
Minimum Fire Flow	500 gpm for 30 min	Existing Residence: 500 gpm for 30 min New Residence: 1,000 gpm for 30 min Industrial area: 2,250 gpm for 60 min	Not required due to lot size	No fire flow established
Minimum Pressure	30 psi	30 psi	30 psi	40 psi
Potential Number of Connections*	208	7,090	60	Not yet established

Table X-1 Yakima County Public Works Water System

In addition, the final development and closure plans for the Cheyne Road Landfill and the Snipes Mountain Landfill were revised in March 1991. Snipes Mountain Landfill closed in 1994 and a transfer station was constructed in 1995. Hazardous waste information programs were introduced through the 1991 Hazardous Waste Management Plan.

Landfill staff was trained to handle hazardous waste, and public information programs were initiated. The County also adopted an unsecured load ordinance. The County instituted an in-house recycling program at the Yakima County Courthouse and other County offices that collects paper, cardboard and aluminum cans. The County also developed a public education program to promote waste reduction and recycling by County residents.

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~~The Yakama Indian Nation recently closed its landfill, located on the reservation, and now disposes of its waste at Yakima County's Cheyne Road landfill. The U.S. Military Training Center within the County is involved in solid waste management but is not a part of the planning area. The landfill within the Center's jurisdiction was recently closed.~~

~~The system data and information presented in this chapter comes from Yakima County's Solid Waste Management Plan, completed in November, 1993.~~

~~Collection System~~

~~Table X-2, from the 1993 Plan, shows the collection services for all the municipalities in the County. In Yakima County, eight of the 14 municipalities operate their own garbage collection systems. The cities of Grandview, Toppenish, Moxee City, and Mabton and the town of Granger collect both residential and commercial waste. The cities of Selah and Yakima collect residential waste. The city of Selah collects some commercial waste but the larger accounts are collected by Yakima Waste Systems, Inc. Commercial accounts in the City of Yakima are collected by Yakima Waste Systems.~~

~~Six of the municipalities contract with a state certified hauler to collect garbage within their city. The towns of Naches and Tieton, and the cities of Sunnyside and Zillah contract with Yakima Waste Systems. The cities of Union Gap and Wapato contract with Superior Refuse. Residents in the town of Harrah, located on the Yakama Indian Reservation, contract with Waste Management, Inc. (an individual hauler) directly for their garbage service.~~

~~Residents living in the County's unincorporated areas are served by three garbage haulers: Tri-County Disposal Service, Inc., Country Garbage Service, and Yakima Waste Systems, Inc. (See Figure X-5). Each hauler is certified by the Washington Utilities and Transportation Commission (WUTC).~~

~~Disposal Service, Inc. holds a franchise for the southwest corner of the County bordering the Yakima Indian Reservation. However, it currently has no accounts in Yakima County. Country Garbage Service's franchise area is in the southeastern corner of the County. It serves the unincorporated areas north of the Yakima River, excluding the cities of Grandview and Sunnyside, and east of the town of Granger. Yakima Waste Systems, Inc. serves the unincorporated areas of Yakima County, excluding the U.S. Military Reservation, the Snoqualmie National Forest, and the Yakama Indian Reservation. The Yakama Indian Nation contracts with Waste Management, Inc. (which does not operate under a certificate issued by the WUTC) for garbage collection on the Indian Nation's lands. The U.S. Army is responsible for collection on the U.S. Military Reservation.~~

~~According to the County's 1993 Solid Waste Management Plan, the current garbage collection system is adequate to handle the County's present and future needs. Residential recycling programs in Yakima County have historically included drop off and buy back sites. The 1993 Plan recommends establishing a countywide program for recycling and composting. This program would offer separate services for the~~

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~~County's Urban Area (which includes the greater city of Yakima, Selah, and Union Gap areas, including unincorporated fringes) and the County's Rural Area (which includes the rest of the County, including both unincorporated areas and other cities).~~

BOCC Adopted

Incorporated Areas	Collection Service	Type of Arrangement	Disposal Site	Population Density (Pop./Acre)
Grandview	Grandview	City Service	Snipes Mountain or Cheyne Road	3.5
Granger	Granger	City Service	Snipes Mountain	3.1
Harrah	Waste Management	Individual	Yakama Indian Site	2.0
Mabton	Mabton	City Service	Snipes Mountain or Cheyne Road	5.8
Moxee City	Moxee City	City Service	Terrace Heights	1.1
Naches	Yakima Waste Systems	Contract	Terrace Heights	2.4
Selah	Selah	City Service	Terrace Heights	2.9
Sunnyside	Yakima Waste Systems	Contract	Snipes Mountain	3.9
Tieton	Yakima Waste Systems	Contract	Terrace Heights	2.1
Toppenish	Toppenish	City Service	Cheyne Road	6.3
Union Gap	Superior Refuse	Contract	Terrace Heights	1.3
Wapato	Superior Refuse	Contract	Cheyne Road	6.6
Yakima[b]	Yakima	City Service	Terrace Heights	4.9
Zillah	Yakima Waste Systems	Contract	Cheyne Road	2.2
a. Commercial collection contracted to Waste Management. b. Commercial collection by WUTC regulated hauler.				

Table X-2 Yakima County SWMP Collection Services in Incorporated Areas

Table X-3 Yakima County Water Systems

System Type	Number of Systems
Group A, Community, Residential, Unincorporated	81
Group A, Community, Incorporated	17
Group A, Transient and Nontransient Noncommunity	92
Group B	542
Total Number of Listings	**732**

Landfills

The Terrace Heights and Cheyne Road landfills are the two active landfills within Yakima County currently accepting municipal solid waste (see Figures XII-6 and 7). They are owned and operated by Yakima County.

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~~The Yakama Indian Nation, which recently closed a landfill on its reservation, now hauls its waste to the Cheyne Road landfill for disposal.~~
~~The Terrace Heights landfill is 408 acres and has a remaining capacity of 3.0 million cubic yards. It is expected to reach capacity between 2003 and 2006. The Cheyne Road landfill site is 960 acres. It currently has 40 acres permitted for landfilling. The 40 acres has the capacity to handle waste from the existing service area until between 2005 and 2008.~~

~~An upcoming 1998 study will explore the feasibility of expanding the Cheyne Road and Terrace Heights landfills, developing new in County disposal sites, and exporting waste. This study will be completed approximately five years before the projected closure of these landfills. If new or expanded landfills are needed, they could be planned, permitted and built between 2004 and 2007.~~

~~Two privately operated demolition waste landfill sites are located in Yakima and near Naches. Permits are pending for a third private demolition waste landfill operation near Grandview.~~

~~**Transfer and Drop Box Facilities**~~
~~In the lower valley, the Snipes Mountain landfill closed and was replaced with a transfer station near the landfill site in October of 1995. It is the only transfer facility in the lower Yakima Valley and all waste collected is hauled to the Cheyne Road Landfill.~~

~~Yakima County residents are served by seven coin operated drop box facilities. These 30- and 40 yard compactor bins sit on a concrete pad with an overhead structure that provides shelter for the self-hauler. The sites are open 24 hours per day except on holidays. The drop box facilities prohibit animals, hazardous wastes, pesticides, and over sized items. The drop boxes are emptied at the Terrace Heights landfill. Money changer machines and recycling drop offs have recently been added to the Ahtanum, Cowiche, and Selah drop box facilities.~~

~~**Water Supply Purveyors**~~

~~**Independent Public Water Systems**~~
~~Washington State defines public water systems as all systems serving more than one single family residence. Group A systems serve 15 or more connections, or 25 or more people per day for 60 or more days per year. Group B water systems are all the smaller systems that serve more than one single family residence but are not large enough to fit into the Group A category. The state Department of Health (DOH) in Spokane maintains a comprehensive list of all community water systems for the counties in eastern Washington. The DOH list of water systems for Yakima County is summarized in Table X-3.~~

~~Group A, Community, Residential, Unincorporated systems serve residences in unincorporated areas while Group A, Community, Incorporated systems serve incorporated areas. Group A, Transient and Nontransient Noncommunity systems serve hotels and other businesses that cater to people who do not live permanently at the site. Transient systems serve operations that experience intermittent use such as camp grounds and other seasonal businesses. Nontransient systems include businesses and other operations serving nonresidents more than six months out of the year.~~

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~~The first category listed includes those sytems that are clearly distinguishable as residential and not associated with a city or town's water supply. The largest of these independent water systems is the Nob Hill Water Association.~~

~~Nob Hill Water Association~~

~~Nob Hill Water Association operates a drinking water system in the West Yakima area. Its system lies both within the corporate limits of the City of Yakima and in unincorporated Yakima County. According to the Association's April 1994 Comprehensive Plan, it has 6,661 service connections and serves a population of approximately 16,653 people. Nob Hill Water was incorporated under the laws of the State of Washington on December 26, 1908 as a private non-profit organization. In 1983, it was converted from a private nonprofit corporation to a private nonprofit association.~~

~~Its initial source of water supply was the Pacific Power and Light Company which, at that time, owned the water system for the City of Yakima. In the 1940s, the City of Yakima took over ownership of the local water system from Pacific Power. Shortly thereafter, Nob Hill Water drilled its own well, becoming independent of the City of Yakima in 1946. Nob Hill Water has grown and expanded to become the largest water system in the Yakima Valley except for the City of Yakima, and the largest private system in the state.~~

~~Existing Water Sources~~ ~~The water supply for the Nob Hill Water Association comes from 5 wells (Figure X-6). Specific characteristics of each of the wells are detailed in Table X-4. A sixth well is currently being developed, but is awaiting state approval before any water withdrawals take place.~~

~~Table X-4 Nob Hill Water Supply Wells~~

	~~Well 1~~	~~Well 2~~	~~Well 3~~	~~Well 4~~	~~Well 5~~
~~Year Drilled~~	~~1946~~	~~1956~~	~~1969~~	~~1987~~	~~1986~~
~~Static Level (feet)~~	~~71~~	~~91~~	~~306~~	~~266~~	~~0~~
~~Pumping Level (feet)~~	~~152~~	~~133~~	~~360~~	~~450~~	~~230~~
~~Pumping Capacity (gpm)~~	~~800~~	~~800~~	~~2850~~	~~500~~	~~1600~~
~~Size Bowls (inch)~~	~~8~~	~~12~~	~~14~~	~~8~~	~~12~~
~~Horsepower~~	~~75~~	~~75~~	~~350~~	~~100~~	~~250~~
~~Bowl Setting~~	~~185~~	~~150~~	~~390~~	~~500~~	~~240~~
~~Type Pump~~	~~Turbine~~	~~Turbine~~	~~Turbine~~	~~Submerged~~	~~Turbine~~
~~Well Capacity (gpm)~~	~~1000~~	~~1900~~	~~3000~~	~~550~~	~~3100~~
~~Well Depth (feet)~~	~~1625~~	~~550~~	~~1050~~	~~1800~~	~~850~~
~~Treatment~~	~~Chl/Aer~~	~~Chl/Aer~~	~~Chl~~	~~Chl~~	~~Chl~~
~~a. Chl = Chlorination~~ ~~Aer = Aeration~~					

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Table X-5 Nob Hill Distribution System (Feet of Pipe)

	Type of pipe					
	Asbestos			Galvanized		
Pipe size	Cement	Steel	Cast Iron	Iron	Copper	PVC
16 inch	--	--	--	--	--	2,000
12 inch	66,520	500	--	--	--	83,050
10 inch	2,990	--	--	--	--	--
8 inch	102,680	--	1,400	--	--	33,100
6 inch	146,990	21,120	8,600	--	--	18,350
4 inch	36,730	9,580	--	--	--	2,340
3 inch	--	--	--	1,220	--	1,140
2 inch	--	360	--	12,410	400	3,790

The total production capacity from the five wells is 6,550 gallons per minute (gpm) or 9.438 million gallons per day (mgd). However, Well 1 is kept on standby for emergency purposes only because of its hydrogen sulfide content. When this well is removed, the maximum capacity is 5,750 gpm, or 8.285 mgd.

Water Association records show a daily per capita use of 173 gallons of water. Maximum day per capita usage was 370 gallons and minimum day per capita use was 87 gallons (1993 data). Peak day usage is typically higher in the summer than in the winter due primarily to local summer irrigation needs.

Storage Storage for the system is provided by five reservoirs serving three distinct pressure zones. The reservoirs are located at three different sites, two of the sites containing two reservoirs each. There is a one million gallon reservoir at the site of Well 3 which serves the upper and intermediate pressure zones. A one million and a 500,000 gallon reservoir are located in the north central portion of the service area the Westbrook Reservoir, and serve the larger lower pressure zone. A one million and a 150,000 gallon reservoir near Well 4, the Minnesota Reservoir, also serve the lower pressure zone. Total storage is 3.65 million gallons.

Distribution System The distribution system comprises 105.16 miles of pipe. Specific sizes and types of pipe are listed in Table X-5.

5. SPECIAL DISTRICTS

Sewer Districts

There are two sewer districts in the County: Cowiche Sewer District and Terrace Heights Sewer District. Together, they serve approximately 32,00 people in two distinct areas. In addition, the Port of Sunnyside owns and operates its own industrial sewer system. Details of these three systems are listed in Table X-6.

Cowiche Sewer District

Cowiche Sewer District (Figure X-7), north of Yakima near Tieton, serves 73 homes, a packing warehouse and limited commercial facilities with a central collection system and treatment plant. The wastewater

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~~treatment plant consists of a series of evaporation ponds which stabilize and evaporate raw sewage. The treatment system is operated by the town of Tieton under contract. Two of the originally constructed five ponds are being held in reserve for future growth. Comprehensive land use planning for the sewer district is dependent on the County commissioners.~~

~~As a result of sewer system capacity problems, the city of Tieton has approached the Cowiche Sewer District to evaluate whether the two entities could collaborate on service issues. One suggestion would connect residential development in Cowiche with an upgraded plant in Tieton via a force main, utilize the Sewer District system for wastewater from the agricultural industries in the Rural Settlement.~~

~~Terrace Heights Sewer District~~

~~Terrace Heights Sewer District (Figure X-8), serves about 1,500 units with a collection system that discharges to the city of Yakima collection system and treatment plant. The system was built in 1953 and is under continuous expansion as new residents move to the area. The system's current service level is 1,800 equivalent residential units (ERUs). Its contractual capacity with the city of Yakima is 3,700 ERUs. The physical capacity of the main lift station and trunk sewer is 3,900 ERUs. However, some improvements would be needed within the District's system (e.g., parallel lines) to convey these higher flows. Such improvements cannot be implemented though until sufficient growth occurs to generate needed funding.~~

~~Table X-6 Sewage Collection and Treatment~~

~~Agency~~	~~Population Served~~	~~Average, Annual Flow (mgd)~~	~~Service Area (acres)~~	~~Treatment~~	~~Discharge~~
~~Cowiche S.D.~~	~~200±~~	~~0.02±~~	~~a~~	~~Facultative Lagoon~~	~~Evaporation~~
~~Terrace Heights S.D.~~	~~3,000±~~	~~0.3±~~	~~a~~	~~Yakima WWTP~~	~~Yakima R.~~
~~Port of Sunnyside~~	~~NA[b]~~	~~1.6~~	~~a~~	~~Aerated Lagoon~~	~~Land Application~~

~~a To be completed~~
~~b Industrial Wastewater only~~

~~The four-party agreement between Yakima, Selah, Union Gap and Yakima County limits the amount of sewage Terrace Heights can dispose of at the regional wastewater treatment plant to 4 percent of the capacity of the treatment plant (currently 20 mgd). There is also a limit on the capacity of the district's sewer connections to the regional system. Current peak monthly flow is about 0.41 mgd or 50 percent of contractual limit. Average annual growth is about 3 percent, based on annual flow increases for 1992-1994. The District is completing a comprehensive Sewer Plan for its service area in 1997.~~

~~Port of Sunnyside~~

~~The Port of Sunnyside owns and operates an industrial sewerage system serving 13 industrial facilities within the city of Sunnyside. The industries vary from fruit and vegetable processors to dairy products, plastics manufacturing and wineries. The treatment system consists of a 6-acre aerated lagoon and a 40-~~

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~~acre winter storage pond. During summer, the Port irrigates about 425 acres of alfalfa with the approximately 1.6 mgd flow. The port has a state waste discharge permit for land application for the plant which is currently being renewed.~~

~~Irrigation Districts~~

~~The Yakima County Treasurer's office provides billing services for 16 irrigation districts in the County (Table X-7). Other districts provide their own billing services.~~

~~The Yakima Project is an irrigation system that uses water developed by the Bureau of Reclamation to irrigate about 465,000 acres of land extending 175 miles along both sides of the Yakima River. The Yakima Project consists of an extensive system of reservoirs, canals and laterals, diversion dams, hydroelectric power plants, transmission lines, and pumping plants that supplies irrigation water for most of the irrigated land in the Yakima River Basin, and over 90% of the harvested cropland in the Yakima County and Kittitas County, about half of Benton County, and a small area in Klickitat County.~~

~~Within Yakima County the Project is divided into upper and lower planning areas:~~

~~Upper Yakima Planning Area~~
~~The Upper Yakima area, north of Union Gap, contains the Tieton Division. The Division is west of Yakima between the Naches River and Ahtanum Creek and covers 27,271 acres. Irrigation waters for the district are diverted from the Tieton River via the Tieton Diversion Dam (a concrete weir, five feet high with an embankment wing, eight miles downstream from Rimrock Lake), and Tieton Canal (capacity 347 cubic feet per second). The Tieton division and its facilities are operated by the Yakima-Tieton Irrigation District.~~

~~Other irrigation districts within the Tieton Division include the Broadway, Naches-Selah, Selah-Moxee, Terrace Heights, Union Gap, city of Yakima, and Yakima Valley Irrigation Districts as well as the Moxee unit (the unit includes both the ditch company and the irrigation district). There are two irrigation districts in this area which are not part of the Yakima Project: the Wenas and Ahtanum Districts.~~

~~Lower Yakima Planning Area~~
~~Lower Yakima Area is south of Union Gap and is heavily agricultural. It consists of Wapato, Sunnyside, and Roza Divisions. The Wapato Division, formerly known as the Wapato Indian Project, has three units, Ahtanum, Satus and Toppenish and is under the administration of the Bureau of Indian Affairs.~~

~~The Sunnyside Division consists of 103,562 acres north of the Yakima River, extending from the Sunnyside Diversion Dam, a concrete weir near Parker (eight feet high with an embankment wing) and flows through the Sunnyside Canal. Four irrigation districts in the Sunnyside Division pump water to their lands by hydraulic turbine pumps at drops along the canal. The Sunnyside Division and its facilities are operated by the Sunnyside Valley Irrigation District. The other districts within the Division are Grandview, Granger, Outlook, and Snipes Mountain.~~

~~The Roza Division spans 72,511 acres north of the Yakima River, from Pomona to Benton City. The distribution system is supplied by the Roza Canal (capacity 2,200 cubic feet per second), which originates~~

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~~at the Roza Diversion Dam (a concrete weir, movable crest structure that is 67 feet high) on the Yakima River about ten miles north of Yakima. The Roza Power plant develops and delivers 11,250 kilowatts of power to pumping plants within the division along 70 miles of transmission lines. The Roza Division and its facilities are operated by the Roza Irrigation District. The other districts within the Division are Buena and Home.~~

~~PRIVATE UTILITIES~~

~~Many public and private agencies are involved in regulations, coordination, production, delivery, and supply of utility services. Franchise agreements between purveyors and local jurisdictions provide additional level of service requirements for the delivery of utility services.~~

~~Regulatory Setting~~

~~Washington Utilities and Transportation Commission (WUTC)~~
~~The Washington Utilities and Transportation Commission (WUTC) is composed of three members appointed by the governor empowered to regulate private utilities (including, but not limited to electric, gas, irrigation, telecommunication, and water companies). State law (WAC 480-120) regulates the rates and charges, services, facilities, and practices of private utilities. Any change in customer charges or service provision policy requires WUTC approval.~~

~~The WUTC requires gas providers to demonstrate that existing ratepayers will not subsidize new customers. Thus, historically gas main extensions have not been planned in advance but have been initiated only when sufficient customer demand is manifest. The WUTC regulations are, therefore, inconsistent with the Growth Management Act's concurrency goals.~~

~~Federal Energy Regulatory Commission~~
~~FERC~~ ~~The Federal Energy Regulatory Commission (FERC) is an independent five member commission with the U.S. Department of Energy. FERC establishes rates and charges for the interstate transportation and sale of natural gas, for the transmission and sale of electricity, and the licensing of hydro-electric power projects. In addition, the commission establishes rates or charges for the interstate transportation of oil by pipeline.~~

~~Natural Gas Policy Act of 1978~~
~~The central theme of the National Gas Policy Act (NGPA) is to encourage competition among fuels and suppliers across the country. As a result, natural gas essentially has been decontrolled. The NGPA also contained incentives for developing new natural gas resources and a tiered pricing structure aimed at encouraging the development of nationwide transmission pipelines. The result of the Act has been that many consumers are now paying less for natural gas than they were in 1980.~~

~~Northwest Power Planning Council~~
~~The Northwest Power Planning Council (NWP PC) focuses on the generation of electricity; however, its policies have implications for gas too. The NWPPC, in its recently released power plan, has directed the~~

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region to develop "co-generation" as an energy resource and "hydro-firming," which uses gas-fired turbines as a backup or insufficient hydro-electric power.

Co-generation is the use of heart, 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.

Hydro-firming is 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.

These two policies could have a major impact on natural gas consumption in the Northwest. However, providing natural gas directly to customers for heating purposes is up to 50 percent more efficient than generating electricity with gas, then providing that electricity to the customer for the same heating function. The most efficient use of natural gas-direct application for space and water heating-can contribute to a balanced regional energy policy.

Table X-7 Yakima County Irrigation Districts

District	**Address**
Ahtanum*	Post Office Box 590 Yakima, WA 98907
Buena*	270 Eagle Peak Road Zillah, WA 98953
Grandview*	Post Office Box 188 Grandview, WA 98930
Granger*	Post Office Box 1099 Granger, WSA 98932
Home*	Post Office Box 755 Granger, WA 98932
Moxee	3106 Beaudry Road Moxee, WA 98936
Naches-Selah*	143 East Naches Avenue Selah, WA 98942
Naches-Union*	Post Office Box 3042 Chinook Tower Yakima, WA 98908
Outlook*	2489 North Outlook Outlook, WA 98938
Roza	Post Office Box 810 Sunnyside, WA 98944
Selah-Moxee*	1910 South 44th Avenue Yakima, WA 98908
South Naches*	6931 South Naches Road Naches, WA 98937
Snipes Mountain*	414 Concord Drive Outlook, WA 98938
Sunnyside valley	Post Office Box 239 Sunnyside, WA 98944
Terrace Heights*	1910 South 44th Avenue Yakima, WA 98908
Union Gap*	4720 Konnowac Pass Wapato, WA 98951
Wenas*	543 Sisk Road Selah, WA 98942
Wapato Irrigation Project	Post Office Box 220 Wapato, WA 98951-0220
Yakima City Irrigation	2301 Fruitvale Boulevard Yakima, WA 98902
Yakima-Tieton	470 Camp 4 Road Yakima, WA 98902
Zillah*	Post Office Box 385 Zillah, WA 98953
	*County Treasurer provides billing service.

and BPA's Outlook substation northwest of Sunnyside.The two smaller transmission lines are connected to BPA's substations at Moxee and Grandview. Additional capacity is planned for the late 1990s by

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~~installing a second large (230,000-volt) line to Wanapum Dam and the construction of the Lichty Siding substation near Grandview.~~

~~These transmission lines form an interconnected open access network across the western states. Consequently Yakima County customers have access to Pacific Power's coal and hydro powered generation plants in Washington, Oregon, California, Wyoming, Utah and Montana. In addition, the network provides a connection to over 50 other electrical purveyors allowing exchanges of power, if the need arises.~~
~~Currently, Yakima County is served by 20 Pacific Power distribution substations. Each substation is located near major load centers which include Grandview, Sunnyside, Toppenish, Wapato, Wiley Area, Tieton-Cowiche, Naches, Selah, Wenas, and White Swan. The 20 substations serve 90 distribution circuits, each of which is 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.~~

~~Benton Rural Electric Association (Benton REA)~~ ~~Benton REA provides electrical service to 272 commercial/industrial users and 2,223 residences in Yakima County. Its service is concentrated in the Lower Yakima Valley, south of Union gap, although it draws some of its power from the Tieton Reservoir, northwest of Yakima. Benton REA service extends east to the Richland area, in Benton County. Its business office is in nearby Prosser.~~
~~Natural Gas~~

~~Yakima County is served by two natural gas companies, Northwest Pipeline and Cascade Natural Gas.~~

~~Northwest Pipeline~~ ~~Northwest Pipeline is a natural gas wholesale transmission company. Its major customer in Yakima County is Cascade Natural Gas. It owns and operates main feeder lines in Grandview, Sunnyside, Zillah, Moxee, Yakima, Selah, and the U.S. Army firing range adjacent to the city of Selah.~~

~~Cascade Natural Gas~~ ~~Cascade Natural Gas Corporation (CNG) builds, operates, and maintains natural gas facilities serving Yakima County. CNG is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within Yakima County.~~

~~Washington, Oregon, and Idaho receive natural gas from the southwestern United States and Canada. Natural gas is applied to the entire region via two interstate pipeline systems, Pacific Gas Transmission Company and Northwest Pipeline Corporation. Both own and operate their respective regional pipeline networks.~~

~~System components include gate stations high pressure lines, pressure reduction stations and distribution mains. The gate station is the delivery point of natural gas from the upstream interstate pipeline to CNG's system. Gate stations normally include metering stations, odorizing stations and pressure reduction stations. High pressure lines transport gas to district regulators throughout CNG's service area. High pressure line mains may vary in size from 2 to 20 inches and in pressure from 150 to 600 pounds per square inch. Pressure reduction stations are installed at the point of delivery of natural gas from the high~~

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~~pressure lines to the lower pressure distribution systems. Distribution system mains vary in size from 2 to 16 inches.~~

~~Telecommunications~~

~~Telecommunications is the transmission of information by wire, radio, optical cable, electromagnetic or other similar means. In Yakima County, telecommunication utilities include, telephone, cellular telephone and cable television. Considerable expansion of the telecom munications industry is expected, as a result of expanded licensing by the F.C.C. and technological innovation, such as digital TV signals which can be linked to personal computers and the Internet.~~

~~Telephone~~

~~US WEST, Ellensburg Telephone, Cowiche Telephone, Sprint United and GTE supply local telephone and related services to Yakima County. The service areas for each provider are shown in Figure X-9.~~

~~US WEST is the County's main supplier of local telephone and related services. US WEST provides telecommunication services to approximately 70,000 business and residential subscribers in Yakima County. Cowiche Telephone provides services to the US Route 12 corridor, including Cowiche, Tieton, and Rimrock areas. GTE is the service purveyor to selected urban areas in the northwest part of the County, including Naches and Nile. Ellensburg Telephone, primarily serving the city of Selah, has approximately 5,000 residential and 850 business customer hookups. Sprint United Telephone is the local carrier for lower valley cities and their environs (e.g., Grandview, Granger, Harrah, Mabton, Sunnyside, Toppenish, Wapato and Zillah.~~

~~Cellular~~

~~Cellular telecommunication allows people to have mobile telephone communication via radios which send and receive signals from a network of receivers placed at several cellular communication ("cell") sites.~~

~~Cell sites are placed on tall poles, lattice-type towers or on existing buildings. Each cell site has a coverage area of several miles, depending on topography and number of customers. As the cellular telephone user moves form one cell to the next, the call is passed to an open channel at an adjacent cell site. Transmission quality and dialing of cellular telephones are comparable to that of conventional wireline telephones. The primary difference between cellular and conventional telephone systems is that cellular phones don't need wire.~~

~~Yakima County is currently served by two cellular telephone companies: AT&T Wireless and United States Cellular. They are licensed to operate in the County and throughout the region within guidelines set by the Federal Communications Commission (FCC). Siting and design of towers is regulated by the Federal Aviation Administration (FAA) and local zoning authority. Considerable expansion of the wireless telecommunications industry is expected.~~

~~Cable Television~~

~~TCI Cablevision provides television broadcasting to all of the Yakima Valley area between a central facility and individual subscriber sets.~~

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~~TCI's direct cable facilities in Yakima County include trunk lines and smaller distribution lines. Distribution lines run either along poles on space leased from an electrical or telephone utility, or underground along the street right-of-way. The number of network miles of overheard and underground coaxial cable and the number of customers, or households served, is considered to be proprietary information by TCI and could not be obtained for this inventory report.~~

~~An electronic control center ("head-end site") processes reception and generation for distribution through the cable system. The signal can be received for a hard line (cable), a satellite dish, microwave antenna and/or a TV antenna. TCI has "head ends" (where a satellite dish sits and the signal originates) in Toppenish, Sunnyside, and Grandview.~~

~~In addition, Northwest Cable Network offers "wireless cable," originating from a transmitting antenna on Rattlesnake Ridge near Union Gap. Service is available to customers within a 50-mile line-of-sight radius.~~

~~Northwest Cable Network is exclusively a wireless system beaming signals to individual microwave antennas throughout the city of Yakima and more remote, outlying areas. Its customer base numbers around 7,500 house holds in the County. The microwave head-end site operated by Northwest Cable Network is located on Rattlesnake Ridge.~~

~~This industry is also expected to undergo substantial change due to technological innovations, linking digital TV with personal computers and both the Internet and the World Wide Web.~~

~~LEVELS OF SERVICE~~

~~The purpose of LOS standards is to adequately serve both current and future residents without compromising the service they receive.~~

~~Levels of service (LOS) are established for the following Yakima County owned and operated utilities:~~

~~Buena, Terrace Heights, and Gala Estates water systems:~~

- ~~Buena sewer system;~~
- ~~Potential future satellite water and sewer systems; and~~
- ~~County wide solid waste system.~~

~~Existing County Water, Sewer, and Solid Waste Facilities~~

~~LOS standards focus on present needs and future growth. The first step is to study the capacity of existing facilities and assess the need for facility improvements in order to accommodate growth. This is accomplished through capacity analysis, which estimates the number of years before improvement is required.~~

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~~This approach is well suited to the County's water, wastewater, and solid waste utilities since they must already meet specific and stringent federal, state, and local standards for service, capacity and development. It also addresses the County's on-site septic systems, which are considered a type of waste-water facility. Capacity LOS for water and wastewater facilities rates the unused capacity of each system component, using an A-through-F rating system, where the A-level rating indicates a large amount of unused capacity (see Tables X-8 and X-9).~~

~~The capacity LOS for solid waste facilities (see Table X-10) examines the availability of different system components. For example, how available are landfill sites, transfer stations, and recycling facilities? What are the collection days for waste pickup? Another important consideration is the geographical distribution of facilities. Future additional transfer stations, for instance, need to be sited near population center where they are needed. Appropriate siting is an important part of capacity LOS and future development of facilities.~~

~~**Future Satellite Wastewater and Water Systems**~~

~~Under ***Plan 2015***, LOS standards must be adopted for future satellite systems that the County will manage. Current ***Plan 2015*** policies require that satellite systems be established for developments of 3 or more residences, or residential equivalents, in unincorporated UGAs; and for 5 or more residences, or residential equivalents, in Rural areas throughout the County. All systems will be required to meet established County and state standards for design, construction, and performance. Water systems will be subject to State Health SMA requirements.~~

~~Several ***Plan 2015*** land use designations are not included in the future satellite system analysis. They include the Rural Self-Sufficient, Rural Remote/Extremely Limited Development Potential and resource land designations, which allow satellite systems to be established.~~

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~~Table X-8 – Percent of Capacity (Operation) LOS for Water System Facilities~~

~~System Element~~	~~Parameter Defining LOS~~	~~Definition of Letter Rating (Percent of Capacity Used)~~					
		~~A~~	~~B~~	~~C~~	~~D~~	~~E~~	~~F~~
~~Supply Wells~~	~~Total Supply Capacity~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Pump Stations~~	~~Peak Pumping Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Pipelines~~	~~Peak Flow Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Reservoirs~~	~~Total Capacity~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Water Treatment Facilities~~	~~Treatment Capacity~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~

~~Table X-9 – Percent of Capacity (Operation) LOS for Wastewater Treatment Facilities~~

~~System Element~~	~~Parameter Defining LOS~~	~~Definition of Letter Rating (Percent of Capacity Used)~~					
		~~A~~	~~B~~	~~C~~	~~D~~	~~E~~	~~F~~
~~Pipelines~~	~~Peak Flow Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Pump Stations~~	~~Peak Pumping Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Wastewater Treatment Facilities/Liquid Stream~~	~~Hydraulic Loading or Organic Loading (whichever is limiting)~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Wastewater Treatment Facilities/Solid Stream~~	~~Hydraulic Loading or Solids Loading (whichever is limiting)~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~

~~LOS Thresholds~~

~~Establishing LOS thresholds means that a base standard is applied to each County system. These thresholds provide the standards against which existing and new systems can be evaluated. System evaluations identify deficiencies, which can be remedied with facility upgrades or new construction. Assessing each system's needs will lead to realistic recommendations for necessary improvements. Then these improvement needs will be incorporated into the finance portion of this element.~~

~~Table X-10 – LOS Standards for Solid Waste Management Facilities and Services~~

~~Facility/Service~~	~~Letter Rating for LOS~~		
	~~A~~	~~B~~	~~C~~
~~Regional Landfills (Number of Facilities)~~	~~2~~	~~1~~	~~0~~
~~Regional Transfer Station (Number of Facilities)~~	~~2~~	~~1~~	~~0~~
~~Garbage Pickup (Pickup Days Per Month)~~	~~4~~	~~2~~	~~1~~
~~Curbside Recycling Pickup (Pickup Days Per Month)~~	~~4~~	~~2~~	~~1~~
~~Rural Recycling Centers (Number of Facilities)~~	~~10~~	~~5~~	~~0~~

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Water and Sewer Facilities

Thresholds for both water and sewer facilities were established to identify deficiencies in the system that must be corrected in order to meet Growth Management Act requirements (see Table X-11). These standards represent the proposed level of service the County would provide to residents for each type of facility. A facility with an LOS rating worse than the threshold is considered deficient and in need of improvement.

These threshold LOS standards are to be applied to the existing systems and to future system growth anticipated under each land use alternative for the years 2001 and 2015 in order to identify facility needs.

Solid Waste Facilities

Thresholds for solid waste facilities are shown in Table X-12. LOS threshold standards are used to identify deficiencies in the system that must be corrected to meet Growth Management Act requirements. Future solid waste facility upgrades will be based on the LOS ratings thresholds established in this section.

C. ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

Introduction

Thresholds LOS standards were applied to the existing systems and to future system growth anticipated under each land use alter native for the years 2001 and 2015 in order to identify facility needs. These standards measure the impacts of new development on the existing system. Then appropriate mitigation, commensurate with measurable impacts, can be applied to development approvals. This ensures that the system continues to provide service at the acceptable local level.

Potable Water Supply

More people moving to newly developed areas means more demand on the ground water supply. As new residents install individual or community wells or connect to existing systems that rely on ground water, concerns about available ground water grow. Residents of the West Valley, Wenas, North Selah, and Terrace Heights areas have already voiced their concern about declining well production.

The taste of potable water from wells in some areas varies seasonally. While the quality of ground water in Yakima County in generally excellent, high concentrations of iron and manganese affect the taste in some areas. Local land use impacts have degraded water quality in a few locations.

The Washington State Wellhead Protection Program, adopted in 1994, requires all Group A public water systems (those serving at least 15 connections or 25 people) to develop a wellhead protection program to prevent contamination of groundwater used for drinking. The systems must delineate wellhead protection areas, inventory potential contaminant sources, and manage wellhead protection areas to prevent pollution. The Washington State Department of Health is responsible for enforcement.

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Table X-11 Thresholds LOS for Water and Sewer/Sanitary Facilities

Type of Water Facility	Percent-of-Capacity LOS
Supply Wells	D
Pump Stations	D
Pipelines	D
Reservoirs	D
Water Treatment Facilities	E
Type of Sewer Facility	**Percent-of-Capacity LOS**
Pipelines	D
Pump Stations	D
Wastewater Treatment facilities – Liquids Stream	E
Wastewater Treatment facilities – Solids Stream	E

Table X-12 Threshold LOS for the Solid Waste System

Facility	LOS
Regional Landfills	B
Regional Transfer Stations	B
Garbage Pickup	B
Curbside Recycling Pickup	B
Rural Recycling Centers	B

A ground water availability analysis based on preliminary data needs to be developed for each subbasin in the County. In the future, a more accurate groundwater analysis will require additional stream flow data, monitoring of ground water elevations, and evaluation of the hydraulic connection and rate of flow between the shallow and deep aquifer systems.

A water level monitoring program should be developed and implemented within each subbasin to evaluate the long-term potential water level declines in both the shallow and deep aquifer systems and aid in developing and refining a ground water budget. To reduce costs, the water level measurements could be collected during seasonal high and low water periods each year. To evaluate resource availability, it is essential to understand the interrelationship between the shallow and deep aquifers. Evaluation of the aquifer interconnection would require installation of monitoring wells and pumping tests to generate data needed to calculate the potential rate of water loss or gains from the interconnecting aquifer and refine the ground water budget. In the absence of the data needed for a ground water budget, one way to prevent excessive demands on ground water would be for the County to obtain all unappropriated water rights in the unincorporated urban and transitional areas.

Irrigation Water

The demand for irrigation water continues to grow. The need for irrigation water is likely to continue even when some land converts to nonagricultural uses. Gardens and lawns will also require water. Irrigation districts must be notified of proposed subdivisions, and the subdivision plat must be recorded and filed with the district, showing how the water is to be delivered to the irrigable acres in the subdivision. The district must approve extensions of service to subdivided units, and can require the extensions of service

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~~to subdivided lots at the landowner's expense. The irrigation district's responsibility for delivering water ends at the established point of delivery.~~

~~**Water and Sewer Systems**~~

~~Water and sewer system improvement needs to handle anticipated growth are similar under all land use alternatives. A summary of the water and sewer facilities deficiencies, recommended improvements and estimated costs are shown in Tables X-13 and X-14, respectively. It should be noted that current and future deficiencies for sewer facilities within Urban Growth Areas are not listed since the respective city or town's comprehensive plan should address these service issues and establish LOS. Where the cities or special purpose districts either cannot or will not address sewer service deficiencies, it may be necessary for another service provider to step in, to maintain equitable access to service within the UGAs. A Comprehensive Sewer Plan for the urban areas of Yakima County will help establish service deficiencies and prospective means for their solution.~~

~~**Satellite System Facilities**~~

~~Satellite management water systems have a lower annual cost per connection than individual wells. While the annual user fees are higher for satellite systems, the initial cost per connection less for satellite systems, which translates into lower mortgage payments, as shown in Table X-15. For example, a system with nine connections would have an annual cost per connection of approximately $759, while one with three connections would be about $1,208, and an individual well would be about $1,230. These costs include operations, maintenance, administrative expenses, testing, energy costs, reserve for repair or replacement, and the annual principal plus interest on equipment installation (based on a 15-year mortgage at 7-1/2% interest). If the homes in the 9-connection system are clustered, the annual cost drops to about $734 (slightly less pipe required). In addition, satellite water systems would have a modest one-time connection fee for meter inspection and account activation.~~

~~Satellite management sewer systems have administrative fees and inspection costs not required for individual, on-site septic systems, as shown in Table X-16.~~

~~When the consumer debt service (principal and interest) for the higher initial equipment cost is included, however, the total annual user cost per connection is similar, ranging from $1,044 for a clustered 9-unit system to $1,115 for an individual system. Given the level of accuracy of the estimates, this is not a significant difference.~~

~~Costs for the satellite systems are based on a septic tank effluent pumping system and community drainfield. Costs include annual inspections, pump out every three years, equipment replacement every 15 years, maintenance and administrative costs, and miscellaneous. In addition, satellite sewer systems would have a modest one-time charge for septic tank installation inspection and account activation.~~

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~~**Table X-13—Current and Future Deficiencies and Improvements for Water Facilities**~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~**Supply Wells**~~	~~**Buena—1 Well**~~	~~**Buena—Backup Well $450,000**~~	~~**None Identified**~~
~~**Pump Station**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Long Term Improvements Identified**~~
~~**Pipelines**~~	~~**Terrace Heights Main Intertie Needs**~~	~~**Terrace Heights Mains/Interties $1.8M**~~	~~**No Long Term Improvements Required**~~
~~**Reservoirs**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Improvements Required**~~
~~**Water Treatment Facilities**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Improvements Required**~~

~~**Table X-14—Current and Future Deficiencies and Improvements for Buena Sewer Facilities**~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~**Pipelines**~~	~~**Terrace Heights Main Intertie Needs**~~	~~**Terrace Heights Mains/Interties $1.8M**~~	~~**No Long Term Improvements Required**~~

~~**Table X-15—Satellite Management Water Systems: Cost Analysis per Connection**~~

	~~**Rural Settlement**~~	~~**Rural Transitional (Clustered)**~~	~~**Rural Transitional (Nonclustered)**~~	~~**Urban Unincorporated**~~	~~**Individual**~~
~~**Service Connections per System**~~	~~9~~	~~9~~	~~9~~	~~3~~	~~1~~
~~**Annual User Fees per Connection**~~					
~~Reserve Account~~	~~25~~	~~25~~	~~25~~	~~68~~	~~159~~
~~Maintenance, Operations and Administration~~	~~166~~	~~166~~	~~166~~	~~499~~	~~0~~
~~Testing and Energy~~	~~70~~	~~70~~	~~70~~	~~96~~	~~114~~
~~**Debt Payments (principal and interest) on Equipment Installation**~~	~~497~~	~~472~~	~~497~~	~~545~~	~~957~~
~~**TOTAL, Annual User Costs/Connection**~~	~~759~~	~~734~~	~~959~~	~~1,208~~	~~1,230~~

BOCC Adopted

Table X-16—Satellite Management Sewer Systems: Cost Analysis Per Connection

	Rural Settlement	Rural Transitional (Clustered)	Rural Transitional (Nonclustered)	Urban Unincorporated	Individual
Service Connections per System	0	0	0	3	1
Annual User Fees per Connection					
Reserve Account	96	96	96	96	96
Electrical/Energy	17	17	17	17	17
Drainfield, Pump-out, Inspection	100	100	100	100	60
Admin. And Misc.	43	43	43	121	
Debt Payments (principal and interest) on Equipment Installation	794	488	803	764	942
TOTAL, Annual User Costs/ Connection	1,050	1,044	1,059	1,098	1,115

Table X-17 Current and Future Deficiencies and Improvements for Solid Waste Facilities

Facility/Service	Year 1995 Deficiencies	Year 2001 Facility Needs All Alternatives	Year 2015 All Alternatives
Regional Landfills	No Short-Term Deficiencies	1 Regional Landfill or Regional Expansion No estimate from Plan	
Regional Transfer Station	No Short-Term Deficiencies		1 Upper Valley Station $2.07 Million (built) Paid entirely by tip fees
Garbage Pickup	No Short-Term Deficiencies	Increased Operational expenses will be totally offset by rates	Increased Operational expenses will be totally offset by rates
Curbside Recycling Pickup	Curbside program for UGAs	Establish One Pickup Day Per Month Cost to totally offset by rates collected through municipal programs	Establish One Pickup Day Per Month Cost to be totally offset by rates collected through municipal programs
Rural Recycling	Some Short-Term Deficiencies	Establish 5 new Drop-Offs No funds allocated	Establish 5 New Drop-Offs No funds allocated

BOCC Adopted

~~Solid Waste Facilities~~
~~Solid waste system improvement needs to handle anticipated growth are the same under all the alternatives. A summary of the existing and future solid waste facility deficiencies, needed improvements, and estimated costs are shown in Table X-17.~~

~~Private Utilities~~

~~Electrical Utilities~~
~~Benton REA and Pacific Power continually research means to expand supply and upgrade equipment since the law requires utilities to service all customers requesting service. Utilities are not allowed to limit development by discriminating among customers. Benton REA and Pacific Power have a territorial agreement that minimizes duplication of service areas and promotes coordination of line extensions, looping of facilities, and other facility improvements.~~

~~System planners for both utilities design and build their systems to follow population and employment growth projections based on County and city plans. The electricity load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies and is typically phased in as actual growth occurs.~~

~~Future electrical service plans are not only designed to provide for future growth and accommodate new and increased load. They also include changes to the existing systems to improve reliability, power quality, and looping of the system for redundancy backup service.~~

~~Existing facilities of Pacific Power & Light place no restrictions on normal residential, commercial or industrial growth, and major industries and institutions can be readily accommodated. The electrical utility has a well developed backbone transmission system which already serves most of Yakima County.~~

~~The utility takes a proactive approach to system capacity, developing its system in anticipation of eventual growth. In general, Pacific Power is very supportive of economic growth and diversification, and tries to avoid being an impediment to the area's economic growth and vitality. The utility has an active "Power Quality Program," and works with industries that have high reliability requirements to accommodate their needs. While the utility has an abundant supply of energy, its demand-side resource management policy 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. One possible exception to this would be ballfields. Although substations are fenced and not energized below nine feet, and are~~

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~~generally impenetrable, persons attempting to retrieve stray balls might be tempted to try to circumvent these protections.~~

~~Natural Gas~~

~~Cascade Natural Gas serves areas along I-82 and most of the cities in Yakima County. The natural gas supply system meets existing demands of residential, commercial, and public customers.~~

~~*Northwest Pipeline* On occasion, Northwest receives a request from a private industrial operation for a direct hook-up to their pipeline network. In these cases, Northwest develops a cost estimate for the construction of the pipeline, valves, and other facilities necessary to deliver gas to the industry requesting service. Then the private operation must decide whether the cost savings of direct supply will offset the cost of the hook-up improvements.~~

~~No direct service requests have been granted recently. Granting of future or pending requests may be contingent upon the grantee funding all necessary improvements.~~

~~*Cascade Natural Gas* According to Cascade's Natural Gas Utilities Element (June 1993), the natural gas supply system in Yakima County fully meets existing demand. To accommodate future demand, the maximum capacity of the existing distribution system can be increased as required by one or more of the following:~~

~~1. Increasing distribution and supply pressures in existing lines~~

~~1. Adding new distribution and supply mains for reinforcement~~

~~2. Increasing existing distribution system capacity by replacement with larger sized mains.~~

~~3. Adding district regulators from supply mains to provide additional intermediate pressure gas sources to meet the needs of new development.~~

~~Future utility needs should be anticipated and planned for in advance. Yet connection to CNG's distribution system is driven by demand. This means that connections cannot be planned in advance. New customer hookups to the distribution system is governed by CNG's tariffs as filed with and approved by the WUTC.~~

~~Developers should consult Cascade Natural Gas if their proposed development will require natural gas. The developer should not automatically assume that service is available without checking. Cascade Natural Gas will build to any customer in its service area provided they meet its financial feasibility formula criteria. CNG will serve other customers if they are willing to contribute to the cost of extending the lines. Those contributions may be refundable; if additional customers connect to the same main, part of the contribution may be reimbursed. To serve development outside its service area, the utility~~

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~~will apply for a "certificate of convenience" from the Public Utilities Commission to include the area within its service area, if the proposed development meets the financial feasibility criteria.~~

~~Telecommunication Utilities~~

~~The rapidly changing telecommunications industry has transformed the way service is delivered. Cellular and fiber optics are blurring the distinctions that separate data, video and voice technologies. As a result, assessing the future configuration of telecommunications service is very different.~~

~~Telephone~~

~~The 1984 Bell Telephone divestiture has dramatically increased customer service options. Franchises now offer local and some long distance telephone service, and long distance calls between regions are handled by customer-selected private firms.~~

~~According to U.S. West, the delivery of telecommunication services sometimes does not coincide with the exact location of customers. Many of the telecommunication facilities, including aerial and underground, are co-located with those of the electrical power provider.~~

~~Cellular Communications~~
~~Both Cellular One and United States Cellular currently own and operate cell sites in the city of Yakima. Both the number of cell sites and the customer count are considered proprietary information by the cellular companies. Even so, local governments provide input to the siting process through their approval and conditioning responsibilities within their jurisdictions. Siting issues are expected.~~

~~Cable Television~~
~~Cable follows the electrical and telephone lines. In order to be installed, an easement must be granted. The available provider breaks even financially if there are 30 or more potential customers per linear mile of cable. Anyone within 200 feet of the cable can hook up; otherwise, there would be an additional charge to the customer. Wireless cable is regulated by the FCC, and does not come under local regulation since it does not use public rights-of-way.~~

~~An alternative to TCI and Northwest Cable services is a satellite dish, which requires costly installation. As technology improves, other choices will become available.~~

9.13 UTILITIES~~:~~ GOALS AND POLICIES

BOCC Adopted

The goals and policies listed in this element pertain to Yakima County, such as: Yakima County as a whole, City of Yakima's UGA including West Valley. The goals and policies are identified as follows:

- County-wide Utilities Goals and Policies – UT-X.XX
- Yakima UGA Urban Land Use Goals and Policies – YKUT-U-X.XX
- West Valley Neighborhood Plan - WNVP

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~~ Horizon 2040.**
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 coordinating 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.

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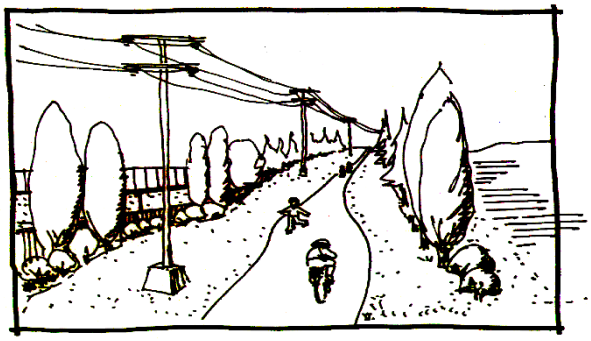
GOAL UT 2:	Reasonably protect the physical and natural environment while providing utilities.
POLICIES:	
UT 2.1	Whenever possible, utility corridors should be made available for recreational use when such use does not negatively impact adjacent land uses and does not pose a public health or safety hazard, or result in property damage on adjacent lands.
	
	Figure 9.13-1 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 linear transmission facilities and utility-related infrastructure in a manner consistent with ~~***Plan 2015***~~*Horizon 2040* through land use planning and development review policies and procedures. ~~{Amended Ord. No. 1-2012}~~
UT 2.4	Encourage energy resource development in locations within Yakima County that take advantage of the County's energy resources, existing infrastructure, and also are sited to minimize environmental impacts. ~~{Amended Ord. No. 1-2012}~~
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*~~***Horizon 2040***.
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*~~***Horizon 2040*** *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***~~ ***Horizon 2040*****.**
POLICIES:	
UT 4.1	Follow the guidance in ~~Table I-2, the Development Matrix for Ownership and Management of Satellite Water and Sewer Systems,~~ YCC, Title 19, Tables 19.25-1 Water and 19.25.2 Sewer 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 ~~{Amended 6/16, Replaced Table I-2}.~~
UT 4.2	Specific physical location and site suitability should determine which of the "required" water and sewer utilities listed in ~~Table I-2~~ YCC, Title 19, Tables 19.25-1 Water and 19.25-2 Sewer is the most appropriate. ~~{Amended 6/16, Replaced Table I-2}.~~

BOCC Adopted

UT 4.3	Utilities for master planned resorts and new communities should be consistent with the guidance in ~~Table I-2~~ YCC, Title 19, Tables 19.25-1 Water and 19.25-2 Sewer for the zoning designations in which they are located. ~~{Amended 6/16, Replaced Table I-2}.~~
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*~~ ~~*Rural Transitional*~~ ~~*Rural Settlement*~~ ~~*Master Planned Resorts*~~	~~*3 Options:*~~ ~~• *Existing Public Water System**;*~~ ~~• *Private*~~ ~~• *Exempt**~~	~~*2 Options:*~~ ~~• *Existing Public Water System**;*~~ ~~• *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*~~ ~~*Rural Transitional*~~ ~~*Rural Settlement*~~ ~~*Master Planned Resorts*~~	~~• *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.*~~
~~*{Table I-2 amended 10/13/09 Ord. 3-2009}*~~

BOCC Adopted

~~*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.

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UT 5.5	Develop a water resource system that addresses the need for ~~rural~~domestic water for development in unincorporated Yakima County ~~and~~that meets the water availability requirements of state law.

PURPOSE STATEMENT UT 6

Rural area residents depend on groundwater as their source of drinking water. ~~Yet g~~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 quality of groundwater.

GOAL UT 6:	Protect the quality of groundwater used for domestic water supplies.
POLICIES:	
UT 6.1	Develop~~Enforce~~ existing regulations regarding well construction standards~~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	Maintain~~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.

BOCC Adopted

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	Promote~~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 urban areas ~~or Rural Settlements~~ where sewer is not currently available but may be available in the future, developers shall~~may~~ be required to sign sewer hookup covenants and install dry lines from the septic systems to the future sewer easement. ~~{Amended 10/13/09 Ord.3-2009}~~
UT 11.4	Encourage the appropriate use of community/public water and sewerage systems in Rural Transitional and Rural Settlement areas and other areas where small lots are allowed. ~~{Amended 10/13/09 Ord.3-2009}~~
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*~~***Horizon 2040*** 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 all new urban development to connect~~ion~~ to public drinking water supplies ~~where available~~, or provide proof of water availability, both legal and physical, prior to the County's land use or building permit approval.
~~**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~~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:	

BOCC Adopted

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 and Moderate Risk Waste ~~Comprehensive~~ Management 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.
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	Install new utilities lines underground where feasible.[WVNP]
UT 17.5	Work with electrical utility providers and neighboring jurisdictions to meet regional service needs and to accommodate future facility improvements.
UT 17.6	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 voi ce, 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 removal of abandoned ~~abandonment of older~~ telecommunication sites when new replacement site approvals are authorized.

- ***Yakima Urban Growth Area Utilities Goals and Policies***

Water:

GOAL YKUT-U 1	Provide adequate water services within the urban area in a manner that is environmentally sensitive, safe and aesthetically compatible with surrounding land uses.

BOCC Adopted

POLICIES:	
YKUT-U 1.1	Coordinate with other jurisdictions and suppliers in the Urban Area to ensure a reliable, economic source of water and to address the long-term regional water demand needs of all of the area's agencies and suppliers.
YKUT-U 1.2	Encourage the conservation of water resources and undertake actions, when possible and appropriate, to conserve water and water resources.

Wastewater:

GOAL YKUT-U 2:	Protect public health and environmental quality through appropriate and efficient design, installation and maintenance of sanitary sewer facilities.
POLICIES:	
YKUT-U 2.1	Work with adjoining jurisdictions, and local purveyors to manage, regulate and maintain the regional sewer systems.

BOCC Adopted

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Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.5.3-1
Terrace Heights Water System

- Wells
- Booster Stations
- Fire Hydrants
- Private Fire Hydrants

Water Lines

- Diameter > 12"
- Diameter 10-12"
- Diameter 6-8"
- Diameter < 6"
- UGA Boundary
- Retail Service Area
- Future Service Area

Parcel 19131442001 will be added to the Retail Service Area

Parcel 19132243001 will be removed from the Retail Service Area

Location Map

0 0.125 0.25 0.5 0.75 1 Miles

March 2017

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5/6/2016

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.5.3-2
Gala Water System

Buchanan Rd

Emerald Acres Dr

Brathovde Rd

Hoffman Rd

Winesap Ln

N Johnson Rd

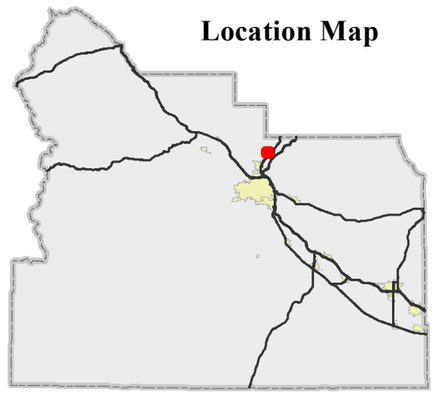
Gala Dr

Rome Rd

Ames Rd

Nagler Rd

Location Map



- Well
- Storage

Water Lines

- Diameter 6-8"
- Diameter < 6"
- Retail and Future Service Area

0 125 250 500 750 1,000 Feet

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5/6/2016

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.5.3-3
Buena Water System

- Wells
- Fire Hydrants
- Storage
- Water Lines
- Diameter < 6"
- Diameter 6"
- Diameter 8"
- UGA Boundary
- Retail and Future Service Area

0 250 500 1,000 1,500 2,000 Feet

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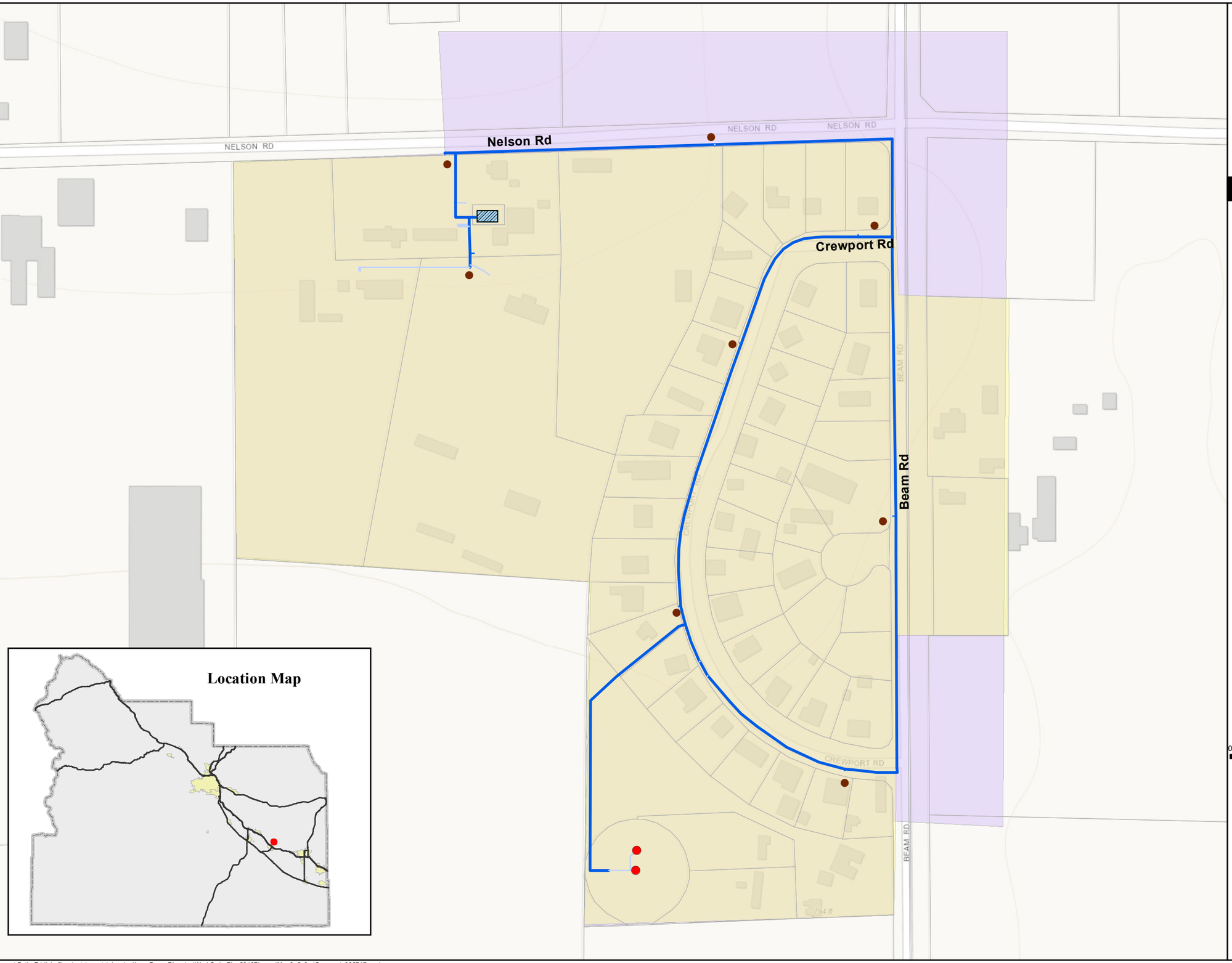
5/6/2016

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.5.3-4
Crewport Water System



- Wells
- Fire Hydrants
- Storage

Water Lines

- Diameter < 6"
- Diameter 6"
- Diameter 8"

- Retail Service Area
- Future Service Area

0 62.5 125 250 375 500 Feet

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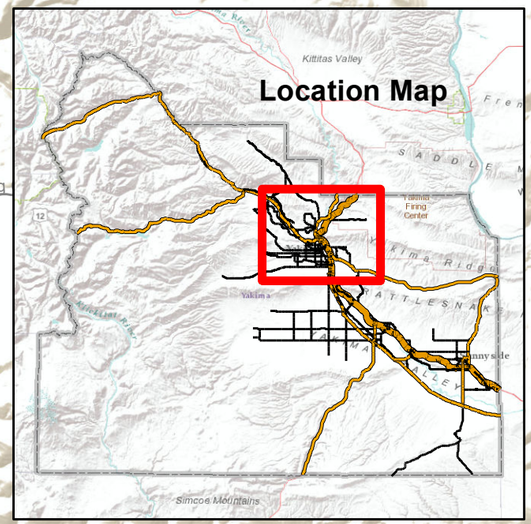
Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.5.3-5
Group B Water Systems
North Yakima County



- B Water Systems
- UGA Boundary
- City Limits

0 1 2 4
Miles

March 2017

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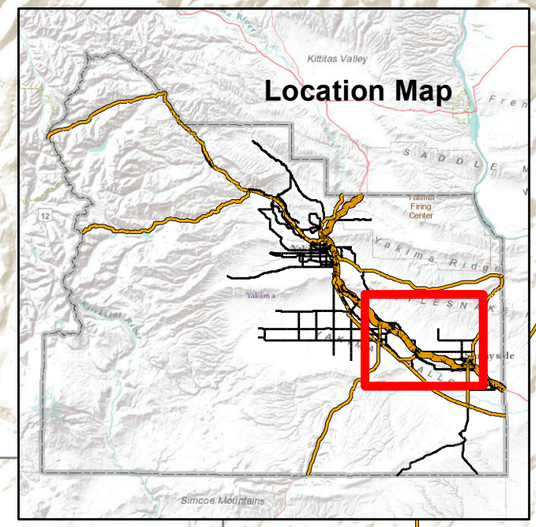
Date: 5/3/2017

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.5.3-6
Group B Water Systems
South Yakima County



- B Water Systems
- UGA Boundary
- City Limits

0 1 2 4
Miles

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Date: 5/3/2017

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.5.5-1
Nob Hill
Water Association

- Wells
- Storage
- Fire Hydrants
- Water Lines
  - Diameter < 6"
  - Diameter 6"
  - Diameter 8"
  - Diameter > 8"
- Retail and Future Service Area
- UGA Boundary

0 1,200 2,400 4,800 7,200 9,600 Feet

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Location Map

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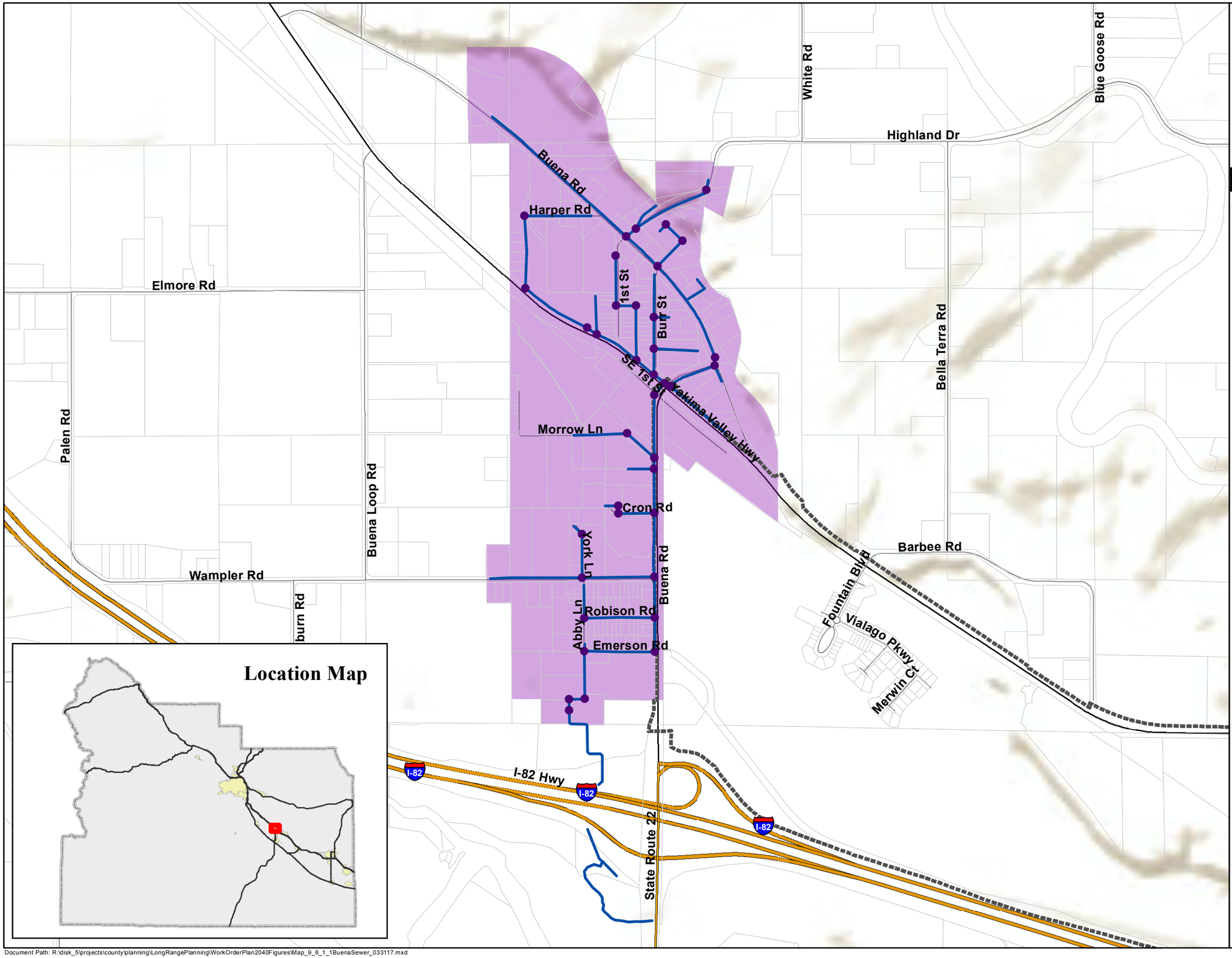
5/6/2016

Utilities Element

HORIZON 2040
YAKIMA COUNTY

Map 9.6.1-1
Buena
Yakima County
Waste Water System



Location Map

- Manhole
- Sewer Lines
- Current Service Area
- UGA Boundary

0 255 510 1,020 1,530 2,040 Feet

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4/3/2017

Utilities Element

HORIZON 2040
YAKIMA COUNTY

Map 9.6.1-2
Fairway Estates
Yakima County
Waste Water System



Current Service Area

UGA Boundary

0 125 250 500 750 1,000 Feet

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Date: 4/3/2017

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.6.1-3
Mtn. Shadows Estates
Yakima County
Waste Water System

N 112th Ave

Wickersham Rd

Summitview Rd

N 102nd Ave

Mountain Shadows Pl

N 101st Ave

N 99th Ave

N 98th Ave

Summitview Ext

Summitview Ave

W Summitview Ave

Orchard Ave

Location Map

Current Service Area

UGA Boundary

0 125 250 500 750 1,000 Feet

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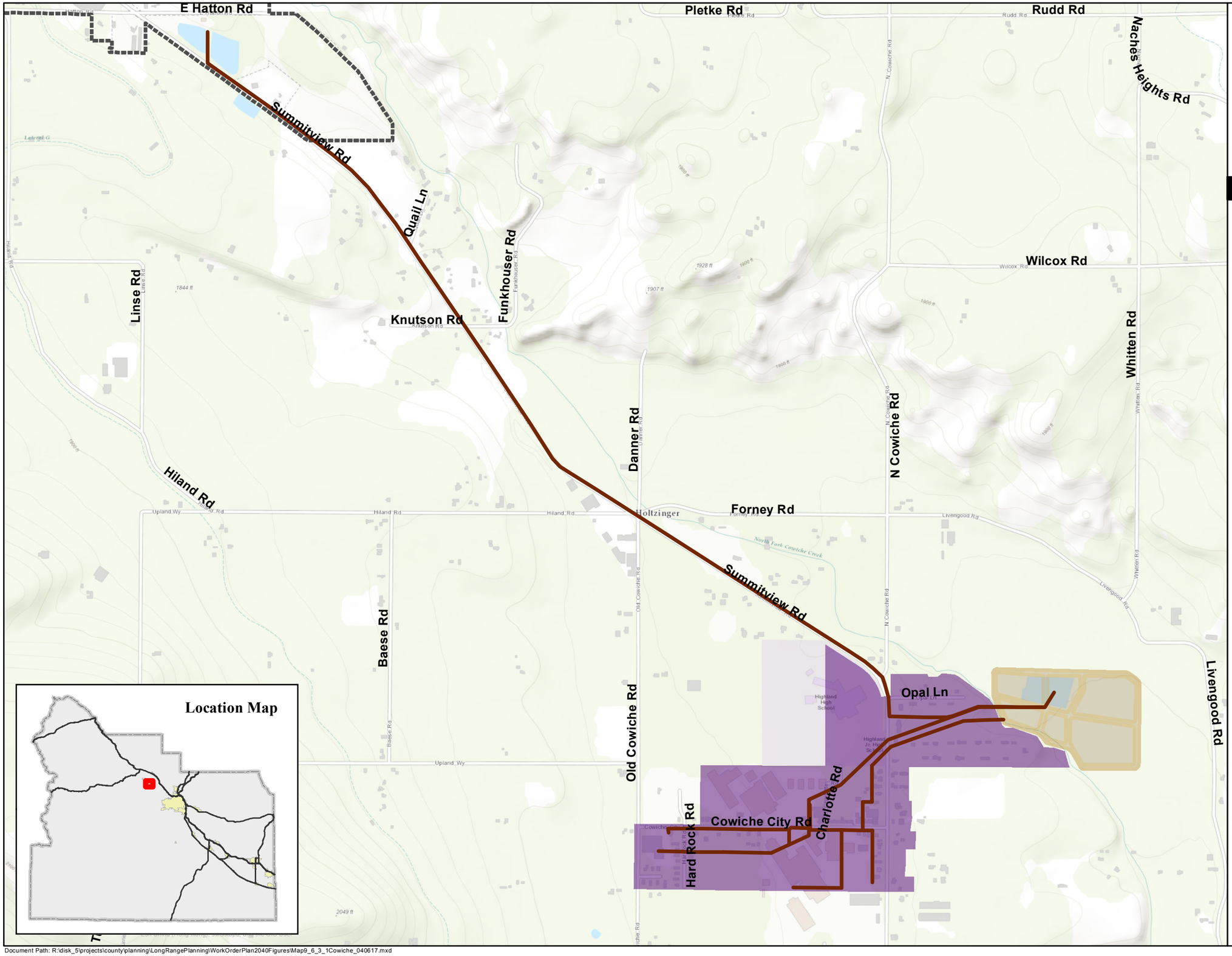
4/3/2017

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.6.3-1
Cowiche Sewer District



- SewerLines
- Service Area
- Sewer Lagoons
- UGA Boundary

0 250 500 1,000 1,500 2,000 Feet

March 2016

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4/3/2016

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.6.4-1
Terrace Heights Sewer District

- MANHOLES
- Future Service Area
- District Boundary
- UGA Boundary
- City Limits Boundary
- Sewer Lines

0 0.25 0.5 1
Miles

March 2017

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Location Map

Selah
Yakima
Union Gap
Terrace Hgts Dr
Roza Hill Dr
Norman Rd
Terrace Hgts Dr
University Pkwy
W I St
E I St
Fruitvale Blvd
N 1st St
N 5th Ave
N Fair Ave
E Lincoln Ave
W Lincoln Ave
E Yakima Ave
W Yakima Ave
Summitview Ave
S 5th Ave
Tieton Dr
E Beech St
S 1st St
82 Ramp
W Nob Hill Blvd
E Nob Hill Blvd
S 3rd Ave
S 1st St
W Washington Ave
E Washington Ave
Valley Mall Blvd
Main St
Servide Ave
12
82
24

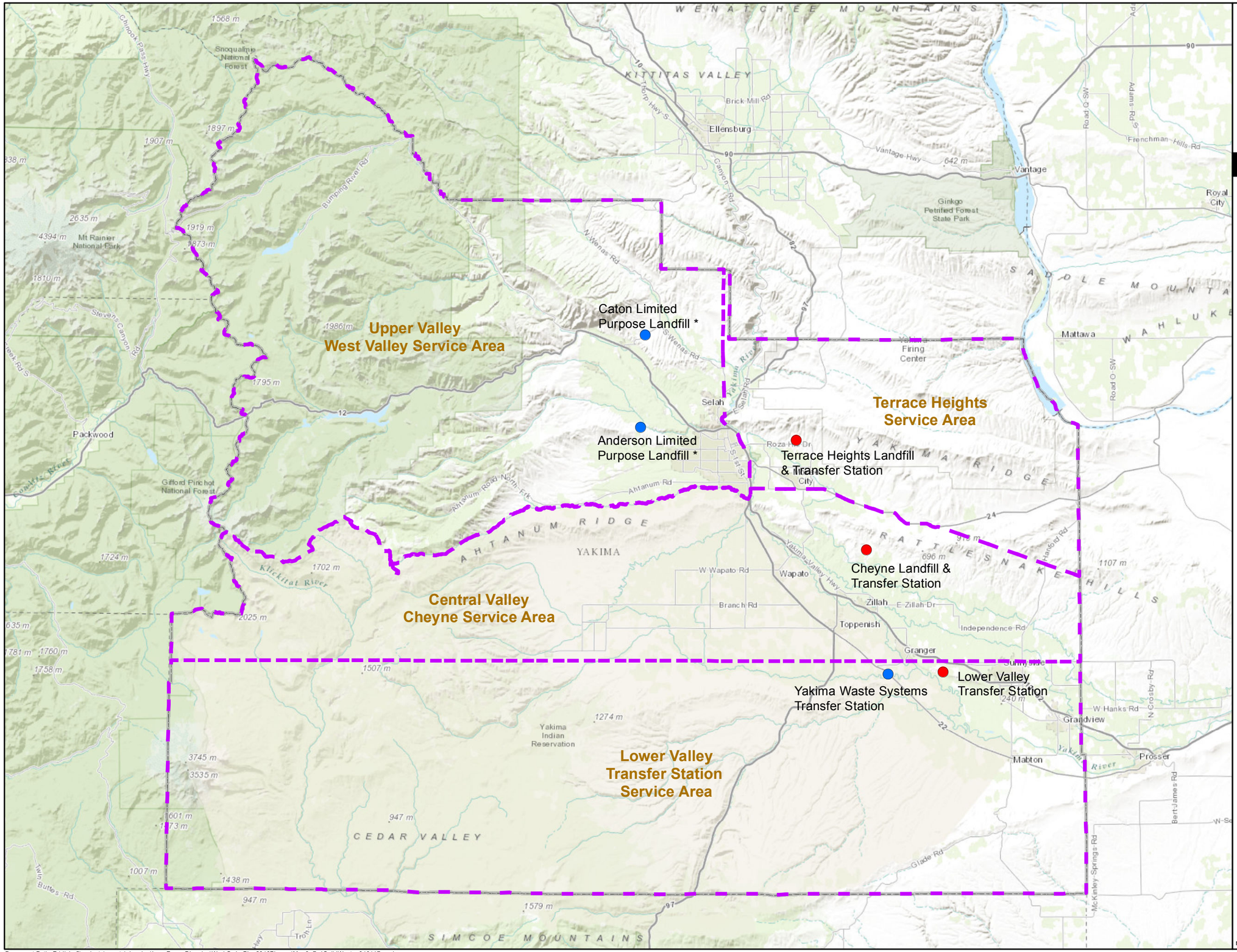
Document Path: R:\disk_5\projects\county\planning\LongRangePlanning\WorkOrderPlan2040Figures\Map9_6_4_1TerraceHeights_030417.mxd

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.7-1
Solid Waste Facilities and Service Areas



0 2 4 8 12 16 Miles

March 2017

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Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.9-1
Irrigation Districts

- Ahtanum
- Buena
- Moxee-Selah
- Naches-Selah
- Naches-Union
- Roza
- South Naches
- Sunnyside Valley
- Terrace Heights
- Union Gap
- Wenas
- Yakima Reservation
- Yakima-Tieton
- Zillah
- Yakima County Boundary

0 1.25 2.5 5 7.5 10 Miles

March 2017

Yakima County GIS

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Location Map

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5/6/2016

Utilities Element

HORIZON 2040

YAKIMA COUNTY

Map 9.10-1
Utility Boundaries

- Cell Towers
- BPA Transmission Lines
- Northwest Gas Pipeline
- Fiber Optic Line
- Pacific Power General Boundary (Not Official)
- Benton REA General Service Area
- Terrace Heights Sewer
- Nob Hill Water Service Area
- Yakima County Boundary

Telephone Company

- CenturyTel of Cowiche, Inc.
- CenturyTel of Washington
- Ellensburg Telephone Company
- Frontier Communications Northwest, Inc.
- Qwest Corporation
- United Telephone Company of The Northwest

0 2 4 8 12 16 Miles

March 2017

Yakima County GIS

Yakimap.com

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

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CHAPTER 10. TRANSPORTATION ELEMENT

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing language is in black text, blue underlined is new, red strikethrough is deleted, and green text is language moved to or from a different section.

10.1 INTRODUCTION

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 ability to move goods and people is essential for a healthy community. The Transportation Element describes how Yakima County's transportation system provides for this movement now and how the system will provide for this movement in the future. ~~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 identifies existing transportation system characteristics, establishes Level of Service ratings, identifies existing and future deficiencies, develops improvement projects and strategies to mitigate deficiencies, and analyzes projected revenues to ensure that necessary improvements will be constructed concurrent with demand.~~

~~10.2 Purpose of the Element~~

The Transportation Element of ~~***Plan 2015***~~ ***Horizon 2040*** serves as Yakima County's action plan to provide the transportation strategies necessary to accommodate future growth. The element describes the existing condition of the transportation network, and sets forth policies and objectives, which integrate function of the network with the Land Use Map of the Comprehensive Plan.~~combines technical and financial analyses for the County's transportation system through a methodology that meets the~~

~~requirements of the GMA. It~~ The Transportation Element also identifies existing transportation system characteristics and~~,~~ establishes level of service, or performance standards ~~ratings~~, for county roads which is a major component of the transportation network. ~~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.~~

The Transportation Element is one of the six required elements in a GMA Comprehensive Plan for a county required under RCW 36.70A.070(6). Transportation systems in Yakima County form a multi modal network that provides for the movement of people and goods locally. The County system connects to municipal, national, and international systems. Transportation system which comprise the local network are: road, rail, air, transit, and non-motorized (bicycle and pedestrian). Efficient transportation links to regional, national, and global markets are essential to the maintenance and growth of the county's economic base. Additionally, the ease with which people can move throughout the county is an important factor in its desirability as a place to live.

10.2 RELATIONSHIP TO OTHER PLANS

10.2.1 GMA Requirements

RCW 36.70A.070(6) states that planning jurisdictions must have a transportation element that implements and is consistent with the land use element. The transportation element shall include the following sub-elements. The requirements of these sub-elements will be addressed throughout the Transportation Element.

a. Land use assumptions used in estimating travel;

b. Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities;

c. Facilities and services needs including:

   1. An inventory of air, water, and ground transportation facilities and services, including transit alignments and general aviation airport facilities, to define existing capital facilities and travel levels as a basis for future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries;

   2. Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;

   3. For state-owned transportation facilities, level of service standards for highways, as prescribed in chapters 47.06 and 47.80 RCW, to gauge the performance of the system. The purposes of reflecting level of service standards for state highways in the local

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comprehensive plan are to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and the office of financial management's ten-year investment program.

4. Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard;

5. Forecasts of traffic for a least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth;

6. Identification of state and local system needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under Chapter 47.06 RCW;

d. Finance, including:

1. An analysis of funding capability to judge needs against probable funding resources;

2. A multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. The multiyear financing plan should be coordinated with the ten-year investment program developed by the office of financial management as required by RCW 47.05.030;

3. If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met;

e. Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;

f. Demand-management strategies;

g. Pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhance community access and promote healthy lifestyles.

This comprehensive plan addresses the above requirements throughout this chapter and the Six Year Transportation Improvement Program. Financing analysis and multi-year financing plans are in the Six Year TIP, which is incorporated herein by reference.

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10.2.2 GMA Planning Goals

The RCW adopts goals to guide the development and adoption of comprehensive plans and development regulations (RCW 36.70A.020). Regarding transportation, the following RCW goals apply:

- Goal 3 – Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plan.
- Goal 6 – 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.
- Goal 12 – Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

~~The Growth Management Act (GMA) requires the County to develop a transportation plan that contains a funding analysis of the recommended transportation projects. This analysis will address transportation funding needs and resources, and will include a six-year finance plan for recommended improvements. The finance plan ensures that ***Plan 2015 Horizon 2040's*** Transportation Element is affordable and achievable. Aspects of this Transportation Element will be included in the County's Comprehensive Transportation Plan to be developed following adoption of ***Plan 2015 Horizon 2040***. RCW 36.70A.020 states in regard to transportation:~~

~~**Goal (3) Transportation** – Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.~~

10.2.3 County Wide Planning Policy

The County-Wide Planning Policy (CWPP) represents a composite framework of policies intended to balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act (GMA). The following CWPPs address the transportation planning needs for Yakima County:

D.3.1. The transportation plan element for each jurisdiction will be consistent with and support the land use element of it comprehensive plan. [RCW 36.70A.070(6)]

D.3.2. Each transportation plan element will include the following sub-elements:

a. Land use assumptions used in estimating travel;
b. A statement of facilities and service need, including:
i. An inventory of air, land, and water transportation facilities and services to define existing capital facilities and travel levels as a basis for future planning;
ii. Level of service standards for arterials, collectors and transit routes, which will be regionally coordinated;
iii. Specific actions and requirements for bringing into compliance any facilities or services that are below an established level of service standard;
iv. Forecasts of traffic for at least ten years based on the adopted land use plans to provide information on the location, timing and capacity needs of future growths; and,

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v. Identification of system expansion needs and transportation system management needs to meet current and future demands. [RCW 36.70A.070(6)(a)(b)]

D.3.3. Comprehensive plans for each jurisdiction will contain a multi-year financing plan which includes an analysis of the jurisdiction's ability to fund existing or future transportation improvements and identifies existing and new revenue sources, which may include impact fees. If identified funding falls short, the jurisdiction will reassess land use assumptions to assure that level of service standards will be met.

D.3.4. Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

D.3.5. Local jurisdictions will coordinate transportation planning efforts through the Yakima Valley Conference of Governments, which is designated as the Regional Transportation Planning Organization (RTPO). This regional coordination will assure that an assessment of the impacts of each transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions is conducted and conflicts prevented.

10.2.4 Master Interlocal Agreement (ILA)

The purpose of the Master Interlocal Agreement (ILA) is to provide a management structure for growth and development occurring in Urban Growth Areas (UGAs) to ensure that coordinated Growth Management Act (GMA) goals will be met.

Yakima County and cities will be responsible for assuring that all streets within the UGA are constructed concurrently with development and that the impacts generated by the development on the transportation facilities within both the unincorporated and incorporated UGA are properly considered and the appropriate mitigation is required.

Yakima County will utilize the provisions of Yakima County Code Title 19 as design standards for urban development of streets, and associated structures, unless otherwise specified in a sub-agreement. It is intended that County design standards will be generally consistent with standards adopted by the City; therefore the County may modify its required design standards when a City identifies the specific standards that may apply and demonstrates that applying the City's development standards are consistent with RCW 36.70A.110(3) and the applicable Capital Facilities Plan.

The establishment of level of service policies for streets within the urban growth area will be done cooperatively to assure that service level thresholds are agreed upon for all transportation facilities. This effort will be coordinated with the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO) pursuant to RCW 47.80.023.

The Cities and the County will monitor and review transportation LOS policies and their effect in the urban growth area and make adjustments as mutually agreed upon.

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10.2.5 Yakima Valley Conference of Governments (YVCOG)

The Yakima Valley Conference of Governments (YVCOG) is an intergovernmental organization composed of local jurisdictions within Yakima County. The YVCOG was established over 50 years ago to coordinate on regional issues, including transportation. The YVCOG is the lead planning agency for both the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO) on behalf of its members. The MPO include the cities of Selah, Moxee, Naches, Union Gap, Yakima, and the surrounding unincorporated urbanized areas of Yakima County. Federal regulations require MPOs to develop coordinated transportation plans and programs to ensure consistency and efficient use of federal transportation funds. The RTPO encompasses all of Yakima County. The RTPO was developed to comply with RCW 36.70A the Growth Management Act (GMA), and RCW 47.80.20 which authorized creation of regional transportation planning organizations formed through a voluntary association of local governments.

10.2.6 Transportation Improvement Program (TIP)

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. The county is required to update and adopt its current Six Year ~~6-year~~ Transportation Improvement Program each year. The Six Year Transportation Improvement Program (TIP) lists all the transportation projects Yakima County plans to pursue over the next six years. The TIP considers the goals and policies in the Comprehensive Plan. It also considers and plans for adequate funding for the current.

10.2.7 DRYVE and TRANS-Action

Driving Rural Yakima Valley's Economy (DRYVE) addresses rural transportation needs in the lower Yakima Valley (south of Union Gap). This nonprofit is comprised of public agencies, local businesses, agricultural and tourism-based industries, elected officials and private citizens. Collectively, DRYVE serve as one voice advocating transportation services and infrastructure in the valley. DRYVE addresses rural transportation needs in the lower Yakima Valley, while TRANS-Action advocates for urban investment in the Greater Yakima metropolitan area. Both committees work together to improve the mobility and quality of life for Yakima County residents.

10.3 ORGANIZATION OF THE ELEMENT

The Transportation Element consists of three sections: Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives, and Policies. Existing Conditions includes data and summarizes existing conditions in Yakima County. It focuses on inventory data which support the policy orientation of growth management. The Analysis of Assets, Needs and Opportunities discusses Level of Service and compares existing transportation system supply with projected future demand and examines ability to meet and finance the future demand. The third section presents a comprehensive set of goals, objectives, and policies to guide the implementation of ***Horizon 2040***.

~~The Transportation Element begins with a description of the existing transportation system within Yakima County. The description includes an inventory of the various transportation modes and an in-depth look at the County's road system.~~

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~~Following the inventory, the element analyzes our transportation assets, needs, and opportunities. Included in this analysis is a discussion of how Levels of Service (LOS) ratings were developed for the transportation system. The LOS development process involved an innovative methodology which allowed the County to give more emphasis to areas that are most important to its citizens. Following the LOS discussion, the element sets forth a listing of projects needed to maintain the LOS threshold. The project listing is followed by the discussion of the financial plan.~~

~~The final section of the Transportation Element describes the County's land use alternatives. Population and development implications of these alternatives are analyzed in the Land Use Element. Discussion of land use alternatives within the Transportation Element focuses on their transportation implications.~~

~~This document uses the best available information to determine what improvements need to be made to the transportation system to accommodate the expected growth in Yakima County over the next six years, with a detailed Transportation Improvement Program (TIP) for the improvements needed in the next six years. The TIP will be updated on an annual basis.~~

~~The Transportation Element's goals, policies, and principles will be included in Yakima County's Comprehensive Transportation Plan currently under development. This Comprehensive Transportation Plan will contain additional guidance for areas that are not included in the element, such as access management practices, pavement management strategies, traffic control guidelines, maintenance strategies, and other operational concerns.~~

~~**Challenges**~~

~~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. Finding answers to the following key questions is essential to developing these strategies and in meeting the challenge of providing an effective Transportation Element.~~

- ~~How will population growth affect the need for transportation improvements? What about the expected continued growth in the number of vehicle miles driven per person? What are the existing deficiencies in the transportation system? What transportation improvement projects are necessary in the next 20 years? Which ones are most important in the next 6 years? What projects are most important for bicyclists? For pedestrians?~~

- ~~What should the Level of Service be for Yakima County roads? How should Level of Service be measured in rural areas? Should Level of Service be measured differently at major intersections? What measurable factors should be taken into consideration when determining Level of Service?~~

- ~~How will the proposed transportation projects be paid for? What different funding sources are available? What transportation projects are financially feasible to fund in the next six years? In the next 20 years?~~

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- ~~What issues are important for those industries especially dependent upon transportation? What issues are important to the general public? What are the values and the goals of the community? What policies should be formulated to meet these goals?~~

- ~~How will the proposed land use scenarios affect the transportation system?~~

- ~~What facilities are there in the existing transportation system? What are the number of miles of roads for each functional classification? For each pavement type? What pathways currently exist and how long are they?~~

~~**Scope**~~

The Transportation Element will serve 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 meets the requirements of GMA.

~~Yakima County's Transportation Element deals primarily with transportation facilities that are owned and operated by Yakima County, with specific emphasis on the ability of the County's arterial and collector roadways to serve both motorized and non-motorized users. Local access roads and other transportation facilities operated within unincorporated Yakima County are also briefly reviewed.~~

~~Coordination with other ***Plan 2015 Horizon 2040*** elements and the plans of adjacent jurisdictions is important to the success of this Transportation Element. In order to share information and coordinate the element with the Washington State Department of Transportation (WSDOT), cities within the County, and interested citizens, the County convened a Transportation Advisory Group (TAG) to assist in the development of this element. The complete TAG membership and their areas of interest are found in the acknowledgments.~~

~~The Transportation Element looks at six and 20-year planning horizons (i.e., for the years 2002 and 2015). Projects are identified for the six year period to 2002. The element analyzes the current transportation system, identifies improvements, and determines financing. The Transportation Element is consistent with the County's current six-year TIP. In accordance with the GMA, the Transportation Element and TIP will be updated each year, maintaining the six-year planning horizon required to determine transportation concurrency.~~

10.4 Considerations

GMA requires the Transportation Element to include a number of sub-elements, which are outlined in RCW 36.70A.070(6). The following ~~issues~~ themes were identified by the Transportation Advisory Group as major transportation issues during ***Plan 2015*** process. During the Visioning Check-In for ***Horizon 2040*** it was determined that these themes are still relevant.

10.4.1 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

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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.

10.4.2 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 within Yakima County, which inherently would increase vehicles on the County road system and/or 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.

10.4.3 Economic Development

Transportation involves the movement of people and goods. An efficient transportation system contributes to the economic well-being of Yakima County. Commodities movement, especially farm-to-market transport, is critical to Yakima County's agricultural based economy, given the rural and agricultural nature of the county and region. 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.

10.4.4 Alternative Modes

~~For most of this century~~In general, transportation improvements have emphasized the movement of motorized vehicles, especially automobiles. Alternative modes, such as bicycling and walking, ~~have not been stressed~~are considered during the road project planning phase. This emphasis has resulted in a transportation system largely centered ~~around~~on 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~~will be considered for alternative modes that are safe for both the non-motorized users and the motorized vehicles.

10.4.5 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

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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.

10.4.6 Transportation Demand Management

Congested streets and roadways result when too many people drive on the same routes at the same time, particularly during peak commute hours or special events. The term "demand" refers to the amount of street/road use during a given time period. 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. Transportation Demand Management (TDM) programs focus on changing or reducing travel demand, particularly at peak commute hours, instead of increasing roadway supply. Thus, the goal of TDM is to make more efficient use of the current roadway 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.

Managing both the increases and periods of traffic demand are necessary elements of managing traffic congestion. If traffic demand is not managed, the performance of the transportation system will be adversely affected. Managing traffic demand today is about providing travelers, regardless of whether they drive alone, with the travel choice, such as work location, route, time, and mode.

10.4.7 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.

~~**Finance Plan**~~

~~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.***~~ 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. The TIP identifies in detail the available funding for current Transportation projects.

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~~Included in the plan for 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).~~

10.4.8 Concurrency

The GMA requires transportation facilities to be concurrent with development. This means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (RCW 36.70A.070(6)(b)). The purpose of concurrency is to assure that those public facilities and services necessary to support development are adequate to serve that development at the time it is available for occupancy and use, without decreasing service levels below locally established minimum standards.

10.4.9 Level of Service

~~Level of service (LOS) quantitatively measures the roadway capacity or physical characteristics of roads.~~ Level of service (LOS) standards are measures of the minimum amount of a public facility which must be provided to meet that community's basic needs and expectations. Once a community establishes LOS, they are used to measure whether existing facilities and services are adequate to serve its citizens, or whether there are deficiencies that should be corrected. As the community grows in population, LOS assure that facilities and services will keep pace with that growth. The Transportation Element sets minimum LOS ratings.

The GMA requires jurisdictions to establish LOS for transportation-related facilities [RCW 36.70A.070(60(a)]. The GMA requires denial of a proposed development if its impacts on the local transportation system would result in LOS dropping below adopted standards. Local jurisdictions also must have a program to bring existing facilities up to adopted standards. If meeting adopted LOS is not feasible, local jurisdictions may need to revisit comprehensive plan goals and LOS to consider how they may be adjusted while still implementing the community's vision.

~~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~~

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~~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 (2006-2011) and twenty-year (2006-2026) time frames.**~~

10.5 EXISTING CONDITIONS

This section of the Transportation Element describes the existing transportation system in Yakima County. ~~Data from this inventory were used to identify existing and future transportation deficiencies, to analyze the impacts of development upon the transportation system, and to identify transportation improvement projects needed to remedy deficiencies and to mitigate the impacts of development.~~ The transportation system inventory, required by GMA in RCW 36.70A. 070(6), will serve as a baseline for future land use and transportation planning.

~~I~~Information collected in the transportation inventory is the basis for the application of LOS ratings that are described later in the Level of Service section. ~~The inventory provides a baseline from which to analyze the potential impacts that the land use alternatives have on the transportation system.~~

~~**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. Yakima County updates the existing conditions inventory in the yearly TIP update. ~~A few data stand out. The total number of miles of County-maintained roads is 1,689.851. Of this total 1,493.910 miles (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, trail systems, transportation demand management facilities (such as park and rides), and taxis~~, and intercity bus service~~. ~~An overview of these facilities is presented in the Transportation Element.~~Although these are not Yakima County owned, operated, and/or maintained, they are often discussed in sections of the this element.

10.5.1 System Description

The County provides a system of roadways, bicycle facilities, and pedestrian facilities within unincorporated Yakima County. State highways, airports, city streets, park-and-ride lots, and an urban transit system are owned and operated by other ~~governmental~~ agencies. Rail services, taxi services, and other bus services are privately and/or publicly owned and operated.

The Transportation Element primarily focuses on facilities that are owned and operated by Yakima County. Other transportation facilities within unincorporated Yakima County owned and operated by other service providers are also briefly reviewed. Data for the Yakima County-operated transportation facilities were obtained from the Yakima County Public Services Division. Data for non-County-operated transportation facilities were obtained from service providers and other documents.

10.5.2 Existing Roadway System

~~**TOTAL ROAD MILES BY JURISDICTION**~~

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~~Jurisdiction~~	~~Road Miles~~
~~Yakima County~~	~~1,736.68~~
~~Cities and Towns~~	
~~Grandview~~	~~44.00~~
~~Granger~~	~~16.31~~
~~Harrah~~	~~2.58~~
~~Mabton~~	~~11.10~~
~~Moxee~~	~~9.28~~
~~Naches~~	~~5.87~~
~~Selah~~	~~20.66~~
~~Sunnyside~~	~~42.97~~
~~Tieton~~	~~5.26~~
~~Toppenish~~	~~28.53~~
~~Union Gap~~	~~23.65~~
~~Wapato~~	~~14.78~~
~~Yakima~~	~~254.37~~
~~Zillah~~	~~17.10~~
~~Bureau of Indian Affairs (Yakama Nation)~~	~~64.10~~
~~United States Forest Service~~	~~77.70~~
~~Washington State Department of Transportation~~	~~318.00~~
~~Total Road Miles in County~~	~~2,692.94~~

~~Description~~

The 2014~~6~~ Yakima County roadway system is comprised of 1,644~~1,646.32~~ miles of roads with 307~~307~~ bridges (more than 20 feet long) and 269~~281~~ culverts (a structure between 3 and 20 feet long). Eighty-six percent, or 1,421 ~~1,422.16~~ miles of the roads owned and operated by Yakima County, are classified as rural roads. The remaining roads, totaling ~~224.16~~223 miles or 14 percent, are classified as urban roads. ~~The roadway system is shown in Figure XI-1A and 1B.~~

Of the County road system, ~~1,102~~1,104 miles are hard-surfaced with either asphalt concrete pavement (ACP), ~~multiple layers of a~~ bituminous surface treatment (BST), or Portland cement concrete pavement (PCC). ~~Of t~~The remaining ~~660 miles of roadway, 544~~539 miles are surfaced with gravel. In addition to the roadway system, the County owns/operates a number of other transportation facilities, such as park and ride facilities, short line railroad, etc.

~~Roadway Data~~

~~The County maintains information about its road system in the County Road Information System (CRIS), a computerized database. CRIS catalogs road information by roadway name and milepost number. CRIS is tied to the County's Geographic Information System (GIS). This tie facilitates data analysis and allows for~~

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~~the graphical display of roadway data. The roadway attributes contained in CRIS are shown in the transportation appendix.~~

~~The County's roads are divided into segments within CRIS. This allows the data to be more accurately represented and easier to manage. A complete list of these roadway segments is shown in the transportation appendix.~~

~~The Transportation Element is based on analysis of the CRIS database. CRIS data was downloaded in January, 1996 for use in this element. Data analyses reflect system conditions at that time but will be updated on an annual basis.~~

~~In addition, two computerized traffic models will be developed for the County's roadway system, one for the Yakima/Selah/Union Gap/Terrace Heights area and one for the entire County. The models will create a representation of existing traffic conditions, from data that include traffic volumes and surrounding land uses. The models will be used to predict future traffic volumes, identify future system needs, analyze transportation impacts of proposed developments, and plan transportation improvements. The traffic model data will also be tied to the GIS database.~~

10.5.2.1 Functional Classification

Yakima County's roadway system is divided into classes according to the function of each roadway corridor within the system. A classification defines the major role of a road or street within the complete existing and future roadway network. Yakima County's functional classification system is consistent with federal and state standards for roadway systems.

A roadway's functional classification is based on an evaluation of a number of criteria. ~~(WSDOT 1990).~~ These criteria include the type and magnitude of travel generators, route feasibility and directness of travel, traffic characteristics and trip length, and spacing between and continuity of functional classes. Yakima County uses seven different functional classifications' four urban and three rural. Following is a brief description of each.

- Urban principal arterials provide a network of streets and highways which can be identified as unusually significant. They are important both because they provide routes for traffic passing through the area and because they provide routes for movements within the urbanized area. Access to these routes is usually limited to intersections.

- Urban minor arterials connect with and augment principal arterials, serving trips of moderate length. They place more emphasis on access than principal arterials, but still emphasize mobility over access. These streets provide continuity within communities.

- Urban collector arterials provide both access service and traffic circulation within neighborhoods. These streets also collect traffic from local streets in neighborhoods and channel it to arterials.

- Urban local access streets provide direct access to abutting properties and to the higher classification facilities. Service to through traffic is usually discouraged.

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- Rural major collectors provide service to larger towns and traffic generators of importance. They link population centers and serve important travel corridors within the County.

- Rural minor collectors collect traffic from local access roads and provide access to major collectors. They link smaller communities and locally important traffic generators.

- Rural local access roads provide access to adjacent land. They are used to travel relatively short distances.

In the Transportation Element, the term "arterials" refers to the collection of all urban principal arterials, urban minor arterials, urban collector arterials, rural major collectors, and rural minor collectors. These roads make up what is sometimes referred to as "the primary system" of County roads and are eligible for state and federal funding. Local access roads are not eligible for state and federal funding.

~~COUNTY ROAD TYPE~~	~~FUNCTIONAL CLASSIFICATION~~									
	~~PRINCIPAL ARTERIAL~~	~~MINOR ARTERIAL~~	~~COLLECTOR ARTERIAL~~	~~URBAN ACCESS~~	~~URBAN TOTALS~~	~~MAJOR COLLECTOR~~	~~MINOR COLLECTOR~~	~~RURAL ACCESS~~	~~RURAL TOTALS~~	~~GRAND TOTALS~~
~~UNIMPROVED~~				~~1.19~~	~~1.19~~				~~0.00~~	~~1.19~~
~~GRAVEL~~				~~31.04~~	~~31.04~~		~~28.11~~	~~599.69~~	~~627.80~~	~~658.84~~
~~LBST~~	~~7.78~~	~~18.94~~	~~19.77~~	~~25.20~~	~~71.69~~	~~288.21~~	~~340.74~~	~~254.69~~	~~883.64~~	~~955.33~~
~~ASPHALT~~	~~1.15~~	~~3.11~~	~~0.79~~	~~26.46~~	~~31.51~~	~~62.67~~	~~9.10~~	~~11.84~~	~~83.61~~	~~115.12~~
~~CONCRETE~~					~~0.00~~	~~6.16~~	~~0.04~~		~~6.20~~	~~6.20~~
~~TOTALS~~	~~8.93~~	~~22.05~~	~~20.56~~	~~83.89~~	~~135.43~~	~~357.04~~	~~377.99~~	~~866.22~~	~~1601.25~~	~~1736.68~~

~~Table~~ Maps 10.5.2-1 -10.5.2-2 ~~XI-1 describes~~ identifies the ~~number of miles in each~~ roadway classification within Yakima County. ~~divided by type of roadway surfacing. It also shows the number of bridges and culverts in each roadway classification, by type (concrete, steel or wood).~~

~~Table XI-1 describes the number of miles in each roadway classification divided by type of roadway surfacing. It also shows the number of bridges and culverts in each roadway classification, by type (concrete, steel or wood).~~

~~**Table XI-1. 1996 Yakima County Road, Bridge and Culvert Inventory**~~

~~**ROAD INVENTORY - MILES OF ROAD: Yakima County Mileage Totals as of March 12, 1996**~~

~~**BRIDGE INVENTORY - NUMBER OF BRIDGES: Yakima County Bridge Totals as of March 12, 1996**~~

~~COUNTY BRIDGE TYPE~~	~~FUNCTIONAL CLASSIFICATION~~

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	PRINCIPAL ARTERIAL	MINOR ARTERIAL	COLLECTOR ARTERIAL	URBAN ACCESS	URBAN TOTALS	MAJOR COLLECTOR	MINOR COLLECTOR	RURAL ACCESS	RURAL TOTALS	GRAND TOTALS
CONCRETE	3	5	9	5	22	69	84	102	255	277
STEEL	0	0	0	5	5	6	7	10	23	28
WOOD	0	0	0	2	2	7	8	39	54	56
TOTALS	3	5	9	12	29	82	99	151	332	361

CULVERT INVENTORY – NUMBER OF CULVERTS: Yakima County Culvert Totals as of March 12, 1996

COUNTY CULVERT TYPE	FUNCTIONAL CLASSIFICATION									
	PRINCIPAL ARTERIAL	MINOR ARTERIAL	COLLECTOR ARTERIAL	URBAN ACCESS	URBAN TOTALS	MAJOR COLLECTOR	MINOR COLLECTOR	RURAL ACCESS	RURAL TOTALS	GRAND TOTALS
CONCRETE	2	6	2	0	10	124	137	265	526	536
STEEL	0	1	1	0	2	34	74	152	260	262
WOOD	0	0	0	0	0	4	4	37	45	45
TOTALS	2	7	3	0	12	162	215	454	831	843

- Urban collector arterials provide both access service and traffic circulation within neighborhoods. These streets also collect traffic from local streets in neighborhoods and channel it to arterials.
- Urban local access streets provide direct access to abutting properties and to the higher classification facilities. Service to through traffic is usually discouraged.
- Rural major collectors provide service to larger towns and traffic generators of importance. They link population centers and serve important travel corridors within the County.
- Rural minor collectors collect traffic from local access roads and provide access to major collectors. They link smaller communities and locally important traffic generators.
- Rural local access roads provide access to adjacent land. They are used to travel relatively short distances.

In the Transportation Element, the term "arterials" refers to the collection of all urban principal arterials, urban minor arterials, urban collector arterials, rural major collectors, and rural minor collectors. These roads make up what is sometimes referred to as "the primary system" of County roads.

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~~Table XI-1 describes the number of miles in each roadway classification divided by type of roadway surfacing. It also shows the number of bridges and culverts in each roadway classification, by type (concrete, steel or wood).~~

10.5.2.2 Existing Bicycle Facilities

Yakima County does not have specifically designated, off-street bicycle ~~routes~~facilities. Instead, the County provides conditions on County roads that facilitate bicycle use such as bicycle lanes on arterials or paved shoulders on rural collectors. Bicycles are allowed on all County roads.

10.5.2.3 Existing Pedestrian Facilities

Pedestrian facilities are provided in Yakima County as sidewalks, walkways, roadway shoulders, pathways, and, on low traffic volume roads, shared facilities. Sidewalks are typically provided in urban areas. Existing sidewalks are found mostly in newer areas constructed under the County's current standard which may require~~s~~ the construction of sidewalks. Paved shoulders and shared roadways provide effective pedestrian transport in most of the rural County.

10.5.2.4 Pathways

Yakima County adopted an updated Yakima County Trails Plan in 2014. This plan includes trail level of services, facility inventory, and funding and implementation. Pathway facilities are off-street systems that can provide both pedestrian and bicycle routes. In some areas of the County, opportunities for creating an interconnecting system of pathway are provided by former trolley and rail corridors, by canal corridors, and stream sides. Several pathways are available in Yakima County for recreational use, which are identified and updated within the Yakima County Trails Plan. ~~.~~ A few of these ~~The~~ pathways are as follows:

- Yakima Valley Greenway (The Naches Trail project), operated by the nonprofit Greenway Foundation, boasts more than 20 miles of paved pathway, as well as parks, fishing lakes, picnic areas, playgrounds, and river access landings, along with protected natural areas.~~encompasses 3,600 acres along the Yakima River corridor in the greater Yakima metropolitan area. In addition to natural and conservation areas, a 7-mile bicycle and pedestrian path has been developed from Myron Lake to Union Gap.~~

- Cowiche Canyon Pathway is operated by the nonprofit Cowiche Canyon Conservancy. The Cowiche Canyon Conservancy owns and manages 5,000 acres and offers close to 30 miles of trails through sage and grasslands, flowering meadows, oak woodlands, and basalt cliffs.
  - ~~It runs through Cowiche Canyon between Weikel Road and Cowiche Canyon Road for approximately three miles. It is not paved and is used by walkers and cyclists.~~

- ~~Sunnyside/Grandview Pathway parallels the Yakima Valley Highway between the cities of Sunnyside and Grandview. It was constructed by Yakima County and was paved in the fall of 1995. Both walkers and cyclists use the five-mile long path.~~

- Lower Yakima Valley Pathway offers trail users the opportunity to experience great wines (produced from grapes grown in the area's rich volcanic-ash soil), interesting shops, and local hospitality and entertainment as they traverse three desert towns along the 14-mile paved route. ~~County Line Pathway will run approximately three-quarters of a mile from Grandview east to the Yakima/Benton County line where it will connect to a pathway constructed by Benton~~

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~~County. It is scheduled to be constructed by Yakima County in 1997. It will be paved and is for use by walkers and cyclists.~~

- The William O. Douglas Trial is an 80-mile recreational pathway which courses through the City of Yakima, traverses Yakima County, and reaches portions of Lewis and Pierce Counties, connecting to Mount Rainier National Park. It is named after influential Supreme Court Justice William O. Douglas, who grew up in Yakima and was the longest service Justice in United States history. S

10.5.3 Non-County-Operated Components

Other service providers including the Washington State Department of Transportation, the city of Yakima, and other cities and towns within the County maintain and/or operate transportation facilities within Yakima County. ~~A Public Transportation Benefit Area (PTBA) was recently formed in the County as well, although it is not currently operating a transit system.~~

10.5.3.1 Roadway Systems

Other service providers within the County, including WSDOT and the 14 cities and towns, also maintain and operate public transportation systems. ~~There are 956 miles of public roads within Yakima County in addition to the County's 1,737 miles.~~ The Washington State Department of Transportation (WSDOT) is responsible for a system of freeways and state routes. Fourteen cities and towns (Grandview, Granger, Harrah, Mabton, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima, and Zillah) are responsible for their own roadway systems within their city limits.

The Bureau of Indian Affairs and the Yakama Nation also own and operate ~~64 miles of~~ roads within the Yakama reservation boundaries. The United States Forest Service has ~~78 miles of~~ roadways on forest service property in the County. ~~A complete listing of roadway providers and miles of roadways is shown in Table XI-2.~~

The street systems of the 14 cities and towns within the County interface closely with the County's maintained road system in their urban areas. Some of the roads on the County/city limit lines are jointly owned and operated.

State highways maintained and operated by Washington State Department of Transportation (WSDOT) are located within Yakima County. ~~There are ten state highways in the County.~~ Interstate 82 is the major route for travel to destinations within and through the County. Interstate 82, state highways, and additional state routes that serve local destinations are listed below.

- Interstate 82 – Most of the County's population is clustered around this highway, and it serves as the link from Yakima County north to Interstate 90 at Ellensburg and south to the Tri-Cities.
- SR 97 – follows a path parallel to Interstate 82 from Union Gap to Toppenish, where it proceeds south to Goldendale and the Oregon border.
- SR 12 – traverses the County west from Yakima through White Pass to Interstate 5 and the Centralia/Chehalis area.
- SR 24 – heads east from Yakima through Moxee toward Benton County.

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- SR 410 – begins west of Naches, then crosses Chinook Pass into Pierce County near Mount Rainier. This highway is closed in the winter. ~~Other state routes mainly serve local destinations.~~

- SR 821 – follows the Yakima River Canyon, intersecting with Interstate 82 north of Selah and with I-82 south of Ellensburg. SR 821 is also known as Canyon Road and Yakima River Canyon Scenic Byway.

- SR 823 – is a junction between Interstate 82 with SR 821, through Selah.

- SR 22 – is an I-82 bypass serving several small communities through Yakima and Benton counties (starting near the community of Buena, through Toppenish, to Prosser).

- SR 223 – is located entirely in Yakima County, connecting SR 22 with I-82 through Granger.

10.5.3.2 Public Transit

Yakima Transit serves the city limits of Yakima, providing fixed-route, paratransit, and vanpool services. Yakima Transit currently provides transit services for the City of Selah through an inter-local agreement. Yakima Transit also participates with Central Washington University and WSDOT in funding the Yakima-Ellensburg Commuter. Transit fixed-route (bus) ridership consistently exceeds one million passenger-boardings annually.

~~The Yakima Valley Public Transportation Benefit Area was formed in 1991 to explore transit service options in Yakima County. A County-wide transit system, known as SunTran, was proposed in the fall of 1994, but it was defeated in a public vote. The SunTran Board has postponed efforts to create a regional transit system in Yakima County at this time. The Board will meet semi-annually to determine if a discussion on regional public transportation services should be revisited.~~

~~Transit service has been provided within the city of Yakima since 1970 by Yakima Transit, operated by the city. Service is provided on ten routes. Stops on several routes serve locations in the County immediately adjacent to the City limits; however, only one route provides stops in the County.~~

Union Gap Transit is a newly created (2008) Transit Division in Union Gap which is fully funded through a 0.2% sales tax. Funding supports free passenger fares for both fixed route and Para transit services. Union Gap Transit provides services within the city of Union Gap.

Quasi-public transit is provided in Yakima County by an organization called People for People, which provides a number of transportation services. People for People provides door-to-door transportation service for qualified individuals in Yakima County, providing access to medical, nutrition, health, shopping and other vital services. This service is for individuals who may not have access to public or private transportation or have a physical cognitive, or other impairment that may require specialized transportation. Community connector is also operated by People for People through a state funded competitive grant program that provides public transit along I-82 and SR 97 with linkages to the Tribal Transit program, Yakima Transit, and Ben Franklin Transit at Prosser. ~~operates a free senior transportation service. They provide transportation for seniors to hot meal sites on Mondays, Tuesdays, Thursdays, and Fridays. They also provide transportation services to the grocery store, bank, and pharmacy. Those seniors with medical coupons are also eligible for free transportation to doctor appointments.~~ If People for People cannot provide transportation to medical visits, they provide Non-Emergency Medical Transportation

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(Medicaid) brokering transportation services. ~~refer medical coupon holders to MedStar Cabulance which offers transportation service for a fee. Free transportation service is also provided by the Area Agency on Aging and Longterm Care. Based near the Yakama Nation, this service is available to all County seniors. It offers a program similar to that provided by People for People.~~ These services are available to the general public and are funded in part by WSDOT.

The Yakama Nation Tribal Transit (YNTT) system was created in 2007 under the Economic Development program. Through a partnership that was established with People for People (PFP), the YNTT and PFP were able to set up a strategy to identify the transportation needs on the Yakama Reservation. Pahto Public Passage (PPP) provides service to the cities of Toppenish, Wapato, Harrah and also the communities of White Swan and Brownstown.

~~**Table XI-2. Total Road Miles by Jurisdiction for 1996**~~

10.5.3.3 Airport Services

The Yakima Air Terminal~~International Airport~~ – McAllister Field (Yakima Airport) began operation under the County's jurisdiction in 1928. The airport is owned by the City of Yakima and is managed by current airport staff. ~~city of Yakima and Yakima County jointly own the airport.~~ Maintenance and operations of the airport are funded solely through revenues generated by the airport. ~~It is currently managed by an appointed airport board. Horizon Air and United Express offer commercial air connections with Seattle-Tacoma, Portland, and other destinations in Washington, Oregon, Idaho, Montana, Wyoming, and Canada.~~ The airport serves the commercial (i.e., Alaska Airlines) and freight (FedEx, etc.) air travel needs of residents of Yakima County and the southcentral region of Washington, from as far away north to~~as~~ Ellensburg, west to White Pass, south to Goldendale, and east to Prosser. ~~Approximately 88,000 passengers passed through the gates in 1995.~~

In addition to passenger flights, the ~~four~~airport terminal facilities serve other commercial and military operations. ~~Ameriflight, AirPack, Empire, Methow, and Aeroflight provide commercial freight service to Seattle-Tacoma, Portland and local destinations. In 1995, 24,732 itinerant general aviation operations and 2,961 local military operations were recorded at the airport.~~ Private and charter flights are also accommodated.

Sunnyside Municipal Airport is a general aviation airport operated by the city of Sunnyside. It is a non-instrumented airport that provides service to private passenger and cargo aircraft. It does not serve scheduled commercial flights. ~~Approximately 28 general aircraft were based at this airport in 1990, during which an estimated 21,485 flights took off or landed from this airport.~~ Map 10.5.3-1 shows the location of the major airports within Yakima County.

~~Southeast Yakima County is also served by Prosser Airport near Prosser in Benton County. Approximately 9,700 flights took off or landed from this general aviation airport in 1990. Airport policies are found in the Land Use Element.~~

Tieton Airport is located approximately 6 miles east of White Pass on U.S. Highway 12. The airport is located on the eastern shore of Rimrock Lake. Ground access to the airport is provided via Tieton Reservoir Road which connects to U.S. Highway 12 approximately 3 miles northeast of the airport. The Tieton Airport is an unattended airstrip owned by Washington State Department of Transportation. Firefighting activity is common at this airport.

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There are also a number of smaller, privately owned airstrips or helipads within Yakima County. In addition to local airport services, a private charter company operates the Airporter Shuttle. The Airporter Shutter offers frequent round-trip service from Yakima to Sea-Tac Airport and downtown Seattle (Convention Center).

10.5.3.4 Railway System

Yakima County is served by threewo railway systems:, Burlington Northern /Santa Fe, LLC Railroad Union Pacific Railroad, and the Toppenish, Simcoe & Western RailroadYakima Central Railroad. These railroads both provide freight service or have facilities within Yakima County. There is currently no passenger rail service withinto Yakima County.

10.5.3.5 Private Transportation Services

Private intercity bus service is provided to the County by Greyhound Lines. Taxi service is provided by a number of operators in the four operators in the Yakima /Selah/Union Gap/Terrace Heights area or County-wide. and one in the Sunnyside/Grandview area.The number of private operators providing service in the area is subject to change over this planning period.

The Burlington Northern Santa Fe Corporation (BNSF) recently purchased Washington Central Railroad and reopened Stampede Pass to rail traffic. Opening up the pass will permit trains from Puget Sound ports to ship products to the east through Yakima County. BNSF has plans to operate up to ten trains per day on this route. The products carried will include agricultural products and supplies, and general merchandise. Construction of a new rail line from Ellensburg to Lind is being considered. If constructed, at least a portion of the western Washington rail traffic would use that corridor to bypass Yakima County.

The White Swan Branch Line Toppenish, Simcoe & Western Railroad system is a short line that runs from Toppenish to White Swan. The The railroad is owned by Yakima County, and maintained and operated by the Yakima Central RailroadYakima Valley Rail & Steam Museum, a group of volunteers. This railroad primarily hauls agricultural products, supplies, and lumber. Seasonal and charter excursions also run on this line.

The Naches Rail Corridor, now the Naches Trail, was railbanked by the Surface Transportation Board in 2006. Railbanking allows trails to be placed on the rail corridor while leaving the option for return to rail service if needed.

10.5.4 Transportation Demand Management (TDM) Facilities

Transportation demand can be managed by providing opportunities to reduce the number of vehicles using the roadway system. TDM facilities can include park-and-ride or park-and-pool lots, carpool or vanpool programs, subsidized transit, or high-occupancy vehicle lanes. In Yakima County, WSDOT currently operates 17 park-and-ride or park-and-pool lots, mainly for commuting to the Yakima/Selah/Union Gap/Terrace Heights area.

In addition, three major employers in unincorporated Yakima County are subject to the Washington State Commute Trip Reduction Act and provide carpooling and vanpooling opportunities and transportation demand management information to their employees. These employers are Borton and Sons, Washington Beef, and the Yakima Training Center.

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Washington States Commute Trip Reduction (CTR) Law was adopted by the 1991 Legislature and incorporated into the Washington Clean Air Act as RCW 70.94.521-555. Its intent is to improve air quality, reduce traffic congestion, and reduce the consumption of petroleum fuels through employer based programs that encourage the use of alternatives to the single-occupant vehicle (SOV) for the commute trip. These strategies are also known as transportation demand management (TDM). The law applies to employers with 100 or more full-time employees at a single worksite who are scheduled to begin workdays between 6:00 and 9:00 a.m. weekdays and that are located in counties with population of over 150,000, which includes Yakima County. The law establishes goals for reducing commute trip vehicle miles traveled (VMT) by the employees of affected employers. Yakima County has a number of employers that participate in the CTR. In Yakima County, the CTR is administered by YVCOG.

~~10.6 Major Issues~~

~~The following issues were identified by the Transportation Advisory Group as major transportation issues:~~

~~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.~~

~~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 our quality of life. Maintaining the mobility of the transportation system will ensure that the quality of life and the economic vitality are not degraded.~~

~~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.~~

~~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~~

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~~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 should work with local residents to make local transportation improvements.~~

~~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.~~

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10.~~7~~6 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

~~**Introduction**~~

As part of the comprehensive plan update, Yakima County has compiled population projections through the next twenty years as part of the GMA requirement. Yakima County has projected an increase in population in both Yakima County as a whole, and in the unincorporated portion of the County. Based on current population, by 2040 Yakima County's population will increase 24%, while the unincorporated Yakima County will increase 29%. These population projection are provided in more detail in the Land Use Element. The expected growth in population and employment in Yakima County ~~during the~~throughout the next twenty years will cause impacts to the transportation system due to the increased demand on the roadways. To handle the increase in population the Transportation Element outlines criteria to determine if roadways will continue to meet the adopted level of service standards.

This section of the Transportation Element will discuss bicycle and pedestrian facilities and corridors. It will also identify and analyze the County's ~~transportation system to~~ Level of Service standards used to determine what improvement projects will be needed ~~to mitigate those impacts~~or if proposed development will impact the adopted LOS standards.

~~The analysis uses a specialized method to measure the Level of Service provided by the system. It is based on the goals and policies developed by the Transportation Advisory Group for this study and from public input obtained early in the planning process. This method examines the condition of the roadway system to determine how well the system meets the needs of its users. Improvements are programmed to correct deficiencies where minimum service levels are not met.~~

~~To meet the requirements of the GMA, transportation improvements must be determined and scheduled for six-year and 20-year horizons. The projects contained on the project list must be able to be financed. The last part of this section describes a plan to finance the improvements. The element must be updated yearly to maintain the six-year horizon. At that time, projects, schedules, and projected financing will be reviewed and modified as necessary.~~

10.6.1. Special Route Corridors ~~Designations~~

The County's transportation system must meet the needs of a wide variety of users, including agricultural, commercial, and recreational interests, and a variety of modes including bicycling and~~,~~ walking~~, and trucking~~. ~~Routes that are particularly important for certain groups of users have been given special designations to underscore how they are used.~~

~~**Freight and Goods Routes**~~

~~The movement of freight and goods on the County road system by truck is vitally important to the economic vitality of Yakima County. Agricultural products and other commercial freight and goods must be able to be shipped without regard to weather restrictions on County roads. For this reason, County roads are designed and constructed to a condition that can withstand the heavier truck loads in all seasons and that can accommodate the wider widths and turning movements needed for truck travel.~~

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~~The County uses a classification system developed by the WSDOT to classify County roads as truck routes. The classification of a route is based on the amount of freight that is hauled on the route. The classified freight and goods routes receive additional consideration in the County's LOS calculations. Both arterials and access roads may be designated as a freight and goods route. For County roads, the classification criteria are described in Table XI-3, and the classified routes for the arterial system are shown in Figure XI-2A and 2B.~~

~~Rail and Air Routes~~

~~Some kinds of freight use either rail or air transport as they are shipped in and out of Yakima County. This freight normally uses the roadway system as well as the air and rail modes to connect to the origin or destination of the freight. Connections to the airport via roadways are important for airline passengers as well. Connections for rail passengers were not evaluated since there is no passenger rail service in Yakima County at this time. Rail emphasis routes have been identified that connect rail freight to rail loading sites. Air emphasis routes have been identified that connect air freight and passengers to the Yakima International Airport-McAllister Field. Both the air and rail emphasis routes receive additional consideration in the County's LOS calculations. These emphasis routes are shown on Figure XI-2B.~~

~~Table XI-3. Yakima County Truck Route Classifications~~

~~Classification~~	~~Annual Gross Tonnage~~	~~40 ton (Gross) Truck Equivalent~~	~~Yakima County Arterial Miles~~
~~T-1~~	~~Over 10,000,000~~	~~Over 120 trucks/hour*~~	~~0.00 miles~~
~~T-2~~	~~5,000,000 to 10,000,000~~	~~60 to 120 trucks/hour*~~	~~0.00 miles~~
~~T-3~~	~~300,000 to 5,000,000~~	~~3.6 to 60 trucks/hour*~~	~~37.37 miles~~
~~T-4~~	~~100,000 to 300,000~~	~~1.2 to 3.6 trucks/hour*~~	~~164.04 miles~~
~~T-5~~	~~Over 20,000 in 60 days~~	~~Over 1 truck/ hour**~~	~~353.55 miles~~

~~**10 ton trucks with 30 ton payload running 8 hours/day, Monday through Friday*~~
~~*** 10 ton trucks with 30 ton payload running 8 hours/day, 7 days/week, for 60 days*~~

~~Tourist/Recreation Routes~~

~~Yakima County has a wealth of opportunities for recreation and other tourist activities. Consequently, tourism and recreation are important components of the Yakima County economy. Routes that serve important tourist and recreation destinations throughout the County have been identified as tourism/recreation emphasis routes. These routes receive additional consideration in the County's LOS calculations and are shown in Figure XI-3A and 3B.~~

10.6.1.1 Bicycle and Pedestrian ~~Routes~~Corridors

Yakima County has transitioned into reviewing road construction under the Highway Capacity Manual (HCM). Under the HCM, bicycle and pedestrian route development is to be considered during road development, using context sensitive design. The HCM evaluates the operational performance of several modes on the roadway, including pedestrians and bicycles, and their interactions.

When roads are developed (or redeveloped), or when bicycle or pedestrian routes/facilities are constructed, they will be considered under context sensitive design. Context sensitive design is a model for transportation project development. Proposed transportation projects must be planned not only for

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its physical aspects as a facility serving specific transportation objectives, but also for its effects on the aesthetic, social, economic and environmental values, needs, constraints and opportunities in a larger community setting (WSDOT). In Yakima County, all roadways are included in the bicycle system. Because the roadways are used for different purposes, each roadway has been given a bicycle classification. These classifications organize the bicycle routes into five categories (B-1, B-2, B-3, B-4, and all other roads) to indicate the level of importance each route has to the overall system. The routes in the B-1 category make up the "backbone" of the system and connect all of the cities and other population centers in the County. These routes will serve the highest volume of bicycle traffic. B-2 routes feed into B-1 routes and serve minor destinations. B-3 and B-4 routes provide further levels of connectivity within the bicycle system and alternate routes to the higher classifications. Figure XI-4A and B shows the County bicycle route classifications. The routes were chosen using the criteria shown in Table XI-4.

The County road standards are designed to accommodate bicycle use by providing appropriate bicycle facilities for the functional classification of road and the amount of vehicular traffic using it. These facilities range from paved shoulders in the rural area to striped bicycle lanes on urban arterials. On low volume urban collectors, bicycles share the road with vehicular traffic. Table XI-5 shows the kind of facility that is provided for each roadway classification.

Yakima County has developed a bicycle route plan as part of this Transportation Element that identifies County road segments for designation as bicycle emphasis routes. The bicycle emphasis routes receive additional consideration in the County's LOS calculations. The bicycle route plan and design standards will be included in the Comprehensive Transportation Plan.

Table XI-4. Yakima County Bicycle Route Classifications and Criteria

Bicycle Route Classification	Criteria
B-1	"Backbone" of system, connects population centers, connects major bicycle destinations.
B-2	Connects minor bicycle destinations, feeds into B-1 routes.
B-3	Serves other destinations, provides alternate route to B-1 or B-2 routes, feeds into B-1 and B-2 routes.
B-4	Other important bicycle routes.
All Others	All other County roads.

Table XI-5. Yakima County Bicycle Facilities for Roadway Classifications

Roadway Classification	Traffic Volume	Bicycle Facility
Urban Principal Arterial	All	5-foot striped lane*
Urban Minor Arterial	All	5-foot striped lane*
Urban Collector Arterial	DHV < 400 DHV > 400	Bicycles share the road 5-foot striped lane*
Rural Major Collector	AADT < 1000	4-foot shoulder

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	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8-foot shoulder
Rural Minor Collector	AADT < 1000	4-foot shoulder
	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8 foot shoulder

**For B-1 and B-2 classifications.*
AADT - Average Annual Daily Traffic DHV - Design Hourly Volume

Pedestrian Emphasis Routes

Walking is an important mode of transportation in Yakima County and pedestrians are important users of the County roadway system. Appropriate facilities are needed to accommodate pedestrians because conflicts between vehicles and pedestrians can be serious. The County has identified areas where large numbers of pedestrians are expected and pedestrian safety should be emphasized. All roadways within the densely populated urban areas of the County are considered pedestrian emphasis routes. Routes in the rural area that lead to and from pedestrian generators, such as schools and parks have also been identified as pedestrian emphasis routes. The County's roadway standards are designed to provide appropriate pedestrian facilities, either sidewalks or shoulders. Pedestrians use sidewalks in the urban area and shoulders in the rural area as shown in Table XI-6. . The pedestrian emphasis routes receive additional consideration in the County's LOS calculations.The pedestrian emphasis routes receive additional consideration in the County's LOS calculations. The pedestrian emphasis routes are shown on Figure XI-3A and 3B.

Pedestrian emphasis routes have been identified as part of this Transportation Element. These routes are typically found in locations that experience high pedestrian use such as near schools or parks where pedestrian safety will be emphasized

10.86.2 Level of Service

Defining Level of Service (LOS) ratings for Yakima County's transportation system is critical to the development of both the Comprehensive Transportation Plan and this Transportation Element. LOS ties together the County's recommended goals and policies, land use alternatives, and recommended transportation projects.

Table XI-6. Yakima County Pedestrian Facilities for Roadway Classifications

Roadway Classification	Traffic Volume	Pedestrian Facility
Urban Principal Arterial	All	Sidewalks
Urban Minor Arterial	All	Sidewalks
Urban Collector Arterial	All	Sidewalks
Rural Major Collector	AADT < 1000	4-foot shoulder
	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8-foot shoulder
Rural Minor Collector	AADT < 1000	4-foot shoulder
	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8-foot shoulder

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The County has set minimum LOS ratings to be attained by its roadway system. Washington's GMA requires designation of LOS ratings for all arterials and transit routes to serve as a gauge to judge the performance of the transportation system (RCW 36.70A.070(6)(a)(ii)). ~~The LOS ratings developed for this study evaluate the current transportation system and the transportation system as it is expected to be in six years (2002) and 20 years (2015). The evaluation is based upon the comparison of LOS ratings for existing facilities to minimum acceptable threshold levels. Facilities that fail to meet the minimum LOS ratings are considered deficient and in need of improvement.~~

This section of the Transportation Element will describe ~~the~~ LOS ~~development process~~ for transportation system facilities operated by Yakima County. LOS ratings for transportation services provided by other agencies will be determined by the lead agencies.

10.6.2.1 Roadway Level of Service

Traditionally, LOS ratings for roadways have been based on quantitative measures of roadway capacity, as defined in the Highway Capacity Manual (HCM). This method by itself works well in higher-density urban areas where roadway congestion is a problem. However, given the characteristics of the County's traffic patterns, and given that many of the County roads do not demonstrate capacity deficiencies yet are considered deficient in some respects by the public, a capacity based LOS system by itself does not work well in Yakima County. Consequently, additional analysis will be used to measure and quantify other aspects of the transportation system. This analysis, called a condition-based Level of Service, will address the physical condition of the County's roadways and take into account factors relating to the areas of safety, mobility, economic development, and alternative modes identified by the public and emphasized in the goals and policies.

A condition-based analysis supplemented with a capacity-based traffic model unique to Yakima County will yield the most accurate assessment of roadway system deficiencies. This method will allow identification of a full range of system deficiencies when proposing system improvements.

10.6.2.2 Level of Service (LOS) Development

Through the use of LOS ratings, the County seeks to create a comprehensive measure of the quality of service provided by roadways. The goals and policies in this element are intended to capture the desired characteristics in the County's vision of the ideal transportation system. LOS ratings describe how well each of the County's roadways performs as a part of that system.

The County will use a two part system for determining the roadway Level of Service. One part will rate the capacity of each road segment using traditional HCM methods at intersections. The other part rates the physical condition of each road segment. The capacity LOS will be determined using the transportation model. Segments will be rated A through F based on the volume of traffic using the road compared to the available capacity of the road. The condition LOS is determined by evaluating segment characteristics to define deficiencies, then weighting the deficiencies based on traffic volumes and route designations. Segments are given a numerical rating ~~from 0 to 870~~ based on the evaluation and the seriousness of the deficiency. In both cases, a minimum threshold Level of Service is determined, and roads that fall below that level are considered deficient.

~~The element identifies the impacts of planned development on the County's arterial roadway system. The arterial roadway system is comprised of roads and streets having a functional classification of one of the~~

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~~following: urban principal arterial, urban minor arterial, urban collector arterial, rural major collector, or rural minor collector. The arterial system has been divided into 570 segments, with an average length of 1.37 miles (see Figure XI-1A and 1B). Information about the segments is queried and displayed using a Geographic Information System (GIS). Condition Level of Service calculations performed for the existing system and the years 2002 and 2015 will become a part of the County's GIS, allowing for evaluation of future development impacts on the transportation system.~~

10.6.2.3 Capacity Level of Service Measurement

Capacity Level of Service will be measured using a computer-based traffic model and the methodology contained in the Highway Capacity Manual. Information about the existing land use and traffic volumes will be used to build a representation of the existing transportation system. This baseline model will then be used to predict future traffic volumes by using future land use projections and growth factors.

A standard scale for measuring capacity Level of Service is defined in the Highway Capacity Manual. The scale ranges from LOS A to LOS F, and represents different levels of congestion or delay. A roadway or intersection with the highest rating, an LOS A, experiences virtually no congestion or delay. LOS C is an average rating and represents moderate congestion or delay. The lowest rating is LOS F which represents severe congestion or long delays.

The threshold LOS is the lowest acceptable level that is allowed for any component of the roadway system. Yakima County has established LOS C as the minimum threshold outside of the Urban Growth Areas (UGA). Within the UGAs, the County roadway LOS will match the City's designated LOS. ~~An analysis of the roadway capacity LOS will be performed after the completion of ***Plan 2015 Horizon 2040*** and the selection of the preferred alternative when the land use information required for the model is available. This analysis will be included in the next update of ***Plan 2015 Horizon 2040.***~~

10.6.2.4 Condition Level of Service Measurement

A point system has been developed to determine the condition LOS provided by each road. Points are assigned to a roadway segment when the road is deficient in meeting a set of desired criteria within four categories (safety, mobility, economic development, and alternative modes). For example, if a road has a high accident rate, the assigned points will reflect this deficiency, and deficiency points will be compiled in the "Safety" category.

The maximum number of deficiency points assigned to each category reflects its importance, or "weight," relative to the other categories. This weight ~~has been~~was determined by averaging the results of a weighted~~ing~~ survey that was given to members of the Transportation Advisory Group, County staff, and members of the public who participated during the ***Plan 2015*** Transportation Element planning.~~attended one of several open houses and other public meetings in winter and spring 1995.~~

The criteria to be considered for each of the four categories are as follows:

- **Safety** identifies hazardous locations and facilities below standards. Criteria include average daily traffic, accidents, roadway width, surface type, surface rating, and pedestrian facilities. ~~Maximum deficiency points: 270.~~

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- **Mobility** identifies facilities below standards, structural problems, circulation problems, and surface condition problems. Criteria include average daily traffic, roadway width, surface type, pedestrian and bicycle facilities, structural rating, and surface rating. ~~Maximum deficiency points: 390.~~

- **Economic Development** identifies deficiencies on routes which are integral to the economic development of the County. Criteria include structural rating, average daily traffic, proposed land use, freight and goods routes, and tourist and recreation destinations. ~~Maximum deficiency points: 120.~~

- **Alternative Modes** addresses bicycle, pedestrian, transit, air, and rail needs. Criteria include airport and rail destinations as well as bicycle, pedestrian, and transit facilities. ~~Maximum deficiency points: 90.~~

The deficiency point subtotals for each category are summed to yield the overall LOS for each roadway segment. The minimum threshold LOS rating for condition LOS will be reviewed and established by the Board of County Commissioners in conjunction with the preparation of the six-year TIP each year. ~~For 1997, Yakima County has established a LOS deficiency rating of 400 as the minimum threshold.~~

~~**Condition Level of Service Methodology**~~

~~Each of the four condition Level of Service categories measures several different system characteristics important to that category. These are based on the criteria developed by the TAG and set out in the transportation goals and policies. The characteristics measured in the subcategories are described in this section of the element. A complete description of the methodology used is contained in the transportation appendix.~~

~~**Safety**~~

~~The safety LOS category is divided into five subcategories that consider the components affecting safety for roadway users: *accidents, lane width, roadway width, surface rating, and alignment adequacy*. Safety improvements can be made either for the purpose of reduction (as in reducing the number of accidents) or for prevention (as in correcting potentially unsafe conditions).~~

~~**S-1 Accidents**~~
~~**(90 points)**~~

~~Accident severity rates are a common way to compare safety for roadways. Locations with high accident histories need to be investigated to determine if improvements to the roadway or traffic control can be made to reduce the number of accidents occurring at the location.~~

~~This subcategory assigns deficiency points based on the number and severity of accidents that occur on each segment of the roadway system. A weighted accident severity rate is computed for each roadway segment. The methodology considers a three-year history of the severity of the accidents and normalizes it for the average traffic volumes and segment length. Each accident is weighted to indicate its severity. Property damage accidents are given the least weight, injury accidents are given more weight, and fatal accidents are given a significantly higher weight. The locations that have a high accident severity rate show a higher number of deficiency points. These locations can then be studied further and roadway improvements proposed to correct these deficiencies.~~

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~~**S-2 Lane Width**~~
~~**(50 points)**~~

~~Lane widths have been shown to have an affect on roadway safety, with narrower lanes being less safe than wider lanes. It follows that segments constructed to meet County roadway width standards should therefore have lower accident rates than those that are narrower than the standard width, particularly if the road is used by trucks. The number of vehicles using the roadway also has an affect on the severity of the deficiency, with higher volumes creating larger deficiencies.~~

~~For this subcategory, the existing lane width is compared to the standard lane width identified in the County's road standards. Deficiency points are assigned according to the amount of width deficiency and the traffic volume.~~

~~**S-3 Roadway Width**~~
~~**(60 points)**~~

~~Research has shown that accident rates are generally lower as the roadway width increases. Adequate width gives roadway users more leeway when negotiating potentially serious situations and the ability to avoid some situations. This subcategory considers total roadway width, that is lane width plus shoulder width. The shoulder width is particularly important to bicycle and pedestrian roadway users and a rating for each group of users is included in this subcategory.~~

~~The vehicle component of this subcategory compares the existing roadway width, lanes plus shoulders, to the standard roadway width for the road's classification to determine the width deficiency. The deficiency points assigned vary by the traffic volume.~~

~~The bicycle component looks at the paved width available in the shoulder area of the roadway. The traffic volume and the bicycle classification of the roadway are also considered for this component.~~

~~For the pedestrian component, rural and urban areas are looked at differently because pedestrians use different types of facilities in these areas. In the urban area, deficiency points vary with the traffic volume and are assigned based on the availability of sidewalks. The rural area compares the available shoulder with an appropriate shoulder width, again varying by traffic volume.~~

~~**S-4 Surface Rating**~~
~~**(20 points)**~~

~~A roadway segment's safety is affected by its surface condition. Better surface condition enhances roadway safety because it makes stopping easier, enhances maneuverability, and increases skid resistance. The County inspects the pavement condition of its roadways and assigns a pavement condition rating (PCR). This information is maintained in a pavement management database and regularly updated. PCRs are based on a computer analysis of the roadway surface that considers cracking, rutting, spalling and other pavement damage.~~

~~PCRs are used as an indication of the remaining life of the pavement which is directly related to the amount of traffic and number of trucks using the road. A low rating indicates a surface in need of repair. Deficiency points in this category vary by the traffic volume and are scaled according to the PCR.~~

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S-5 Alignment Adequacy
(50 points)

Roadway alignment is a measure of the horizontal and vertical curvature of the roadway. Identifying and correcting roadway segments with inadequate alignment can enhance roadway safety. A severe alignment with a high degree of curvature can be a safety hazard due to limited driver sight distance and loss of vehicle control at high speeds.

This subcategory combines the vertical and horizontal ratings to calculate the deficiency points for each roadway segment.

Mobility

Mobility is a measure of how well vehicles and other roadway users are able to move throughout the roadway system. Good mobility is characterized by low congestion and high operating speeds. There are six mobility LOS rating categories: *pavement width, pedestrian facilities, bicycle facilities, freight and goods mobility, alignment adequacy, and surface rating*. These categories each consider a different aspect of mobility for the range of system users.

M-1 Pavement Width
(150 points)

The most significant component of mobility is pavement width. Adequate width enhances the ability of vehicles to travel through the system at higher speeds and with greater ease and comfort, and reduces traffic congestion. Highway capacity studies that measure congestion also show that the traffic volume is very influential in determining the adequacy of the roadway width. The County roadway standards have been developed to provide an optimum lane and shoulder width for the functional classification of each roadway.

This subcategory compares the existing pavement width with the standard pavement width for the roadway classification, and assigns deficiency points varying by traffic volume. In the rural area where all of the roadways have one lane in each direction, this calculation is made using a ratio. In the urban area, a specialized chart is used that is based on Highway Capacity Manual studies on congestion, volume, and capacity.

M-2 Pedestrian Facilities
(50 points)

Pedestrians must have facilities designed for their use if they are to achieve an acceptable level of mobility. They cannot travel throughout the system if a convenient, accessible method is not available. In the urban area pedestrians use sidewalks and in the rural areas they use the road shoulders to provide mobility. The County roadway standards prescribe sidewalk and shoulder widths for each roadway functional classification.

This subcategory makes use of the pedestrian emphasis routes in the rural area when assigning deficiency points. Points also vary by the width of the shoulder compared to the standard and by the traffic volume.

M-3 Bicycle Facilities
(50 points)

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~~As with pedestrians, bicyclists need facilities for their use to achieve mobility throughout the system. Bicycles are able to reach an acceptable level of mobility in some cases by sharing the road with motor vehicles. When there is too much traffic, or a narrower lane area, bicycles can have better mobility by using the paved roadway shoulders or a separate striped lane. The County road standards show the types of bicycle facilities that are appropriate for each roadway classification.~~

~~The weighted pavement width is compared to the roadway standard in this subcategory to determine if adequate paved area exists for bicycle use. Deficiency points vary by traffic volume, pavement width, and bicycle route classification.~~

~~M-4 Freight and Goods Mobility~~
~~(50 points)~~
~~The ability to move freight and goods is another critical aspect of mobility. The most common type of freight and goods vehicle using the County's roadway system is a semi-truck. These trucks are very large which results in special considerations for the roads upon which they travel. Adequate lane width and roadway alignments with generous vertical curves can enhance truck mobility.~~

~~This subcategory considers the vertical alignment adequacy and the lane width for each roadway segment. The deficiency points vary by the truck class factor.~~

~~M-5 Alignment Adequacy~~
~~(50 points)~~
~~Mobility is affected by the adequacy of the horizontal and vertical alignment of the roadway. Excessive curvature reduces sight distance and the speed of vehicles, which in turn reduces the amount of vehicles that can be accommodated by a roadway.~~

~~For this subcategory, the vertical and horizontal ratings are considered for each roadway segment.~~

~~M-6 Surface Rating~~
~~(40 points)~~
~~Mobility is impaired when a roadway's surface condition is inadequate. Poor surface condition, characterized by cracking, rutting, spalling, and other pavement damage, affects vehicular speed on a roadway, reducing mobility.~~

~~Deficiency points in this subcategory vary by the PCR (discussed in S-4 Surface Rating) and the traffic volume.~~

~~Economic Development~~
~~Economic development is enhanced when the roadway system is operating smoothly and is conducive to commercial activity. The economic development category considers two subcategories: *freight and goods use* and *tourist/recreation use*.~~

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~~E-1 Freight and Goods Use~~
~~(90 points)~~
~~Freight and goods use is facilitated when mobility and safety levels of service are high. The deficiency points for a roadway segment in all of the Safety and Mobility categories are considered to determine the deficiency points for this category. Points vary by the truck route classification.~~

~~E-2 Tourist/Recreation Use~~
~~(30 points)~~
~~Mobility and safety levels of service influence tourist/recreation use. This subcategory also considers the deficiency points from all of the subcategories in the previous two categories to determine deficiencies.~~

~~Alternative Modes~~
~~This category examines the effect of deficiencies on Level of Service for transportation modes other than passenger vehicles. There are five subcategories: *pedestrian facilities, bicycle facilities, transit routes, airport destination routes*, and *rail freight destination routes*.~~

~~A-1 Pedestrian Facilities~~
~~(20 points)~~
~~This subcategory is determined by examining related Level of Service measurements from previous categories that are related to pedestrian use. Subcategories S-1 through S-5, M-1, M-2, M-5, and M-6 are used to determine deficiency points.~~

~~A-2 Bicycle Facilities~~
~~(20 points)~~
~~This subcategory also uses the previously computed deficiencies in the areas relating to bicycle use to determine deficiency. Subcategories S-1 through S-5, M-1, M-3, M-5, and M-6 are used to determine deficiency points.~~

~~A-3 Transit Routes~~
~~(20 points)~~
~~This category is reserved for future use in the event that transit facilities are provided in the County.~~

~~A-4 Airport Destination Routes~~
~~(15 points)~~
~~As with the previous subcategories, this subcategory is determined using the Level of Service deficiencies in the related Safety and Mobility subcategories. Subcategories S-1 through S-5, M-1, M-3, M-4, M-5, and M-6 are used to determine deficiency points.~~

~~A-5 Rail Freight Destination Routes~~
~~(15 points)~~
~~Rail freight route deficiencies are also determined by considering the deficiencies computed in the previous categories. Subcategories S-1 through S-5, M-1, M-3, M-4, M-5, and M-6 are used to determine deficiency points.~~

~~10.8.10 Transportation System Analysis~~

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~~**Level of Service Analysis**~~

~~The condition Level of Service analysis of the transportation system is performed using the LOS database computer model. This model uses the information compiled in the CRIS database to determine deficiency points for each roadway segment. The roadway segments with the fewest deficiency points provide the best Level of Service, and those with the most deficiency points have the worst Level of Service.~~

~~The model examines the characteristics of each roadway segment and assigns deficiency points in each of the subcategories according to the methodology previously described. The points for each category are totaled to determine the LOS of each roadway segment. Figure XI-5A and 5B shows the LOS ratings for the County roadway system. A summary table of the LOS ratings is contained in the transportation appendix.~~

10.6.3 Identification of Transportation System Improvement Projects

The types of improvement projects that are included in this element can be divided into several major categories:

- **New Construction** refers to construction of new roadways on new alignments or reconstruction of existing roadways where more than 50 percent of the project length involves significant shifts in horizontal or vertical alignment. This type of project generally provides for construction to existing standards. New roadways are added to the County's roadway system, and additional right-of-way is usually required.

- **Reconstruction** generally refers to projects that provide for the reconstruction of roadways and appurtenances to existing standards. Improvements to the horizontal and vertical alignments may be made but affect less than 50 percent of the project length. The construction of additional lanes may be included, and additional right-of-way may be required.

- **Resurfacing, Restoration, and Rehabilitation** refers to projects that restore the existing roadway surface. This type of project generally provides for resurfacing of the roadway to provide structural adequacy, restoration of the roadway surface condition, and minor safety improvements. The work may include minor widening to provide roadway continuity. Additional right-of-way is not usually required.

- **Paths, Trails, and Sidewalks** are projects that establish, construct, reconstruct, or rehabilitate bicycle and/or pedestrian facilities.

- **Bridge Replacement/ Rehabilitation** refers to projects that reconstruct or rehabilitate existing bridges.

- **Safety** refers to projects that upgrade existing substandard roadway design elements, improve existing operational features, or reduce potential hazards of existing roadside features.

- **Planning/Study** refers to projects that identify and/or design future roadway corridors or projects in advance of capital improvement funding.

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Most of the projects are divided into two phases. The first phase is design and right-of-way acquisition, during which detailed plans and specifications are prepared and additional right of way procured if necessary. The final phase is construction.

10.6.4 Six-Year Transportation Improvement Program (TIP)

Each year, ~~V~~various County road segments are expected to fall below the acceptable Level of Service ~~by 2002~~ due to increased traffic demand and safety, mobility, economic development, and alternative mode considerations.

The improvements ~~that have been~~are identified on the TIP to improve the Level of Service. ~~-~~The TIP is approved annually by the Board of County Commissioners. ~~are shown in Figure XI-6A and 6B and in Table XI-7. The improvement project list is the same for each land use alternative.~~

~~Major transportation improvement projects located in the greater Yakima area include Terrace Heights Drive, 72nd Avenue, Keys Road, South 33rd Street, Roza Hill Drive, Summitview Road, Tieton Drive, North Wenas Road, Ahtanum Road, Naches-Tieton Road, Wide Hollow Road, Beaudry Road, South Naches Road, and South 96th Avenue. Major projects located in the Mid and Lower Valley include Grandview Pavement Road, Glade Road, North Track Road, Scoon Road, Houghton Road, Highland Road, Outlook Road, Midvale Road, Yakima Valley Highway, North Meyers Road, and Chaffee Road.~~

Countywide programmatic improvements will be made at various locations throughout the County~~, in addition to the major transportation projects listed above~~. These programmatic projects include new construction, reconstruction, rehabilitation, structural overlays, minor safety improvements, bridge and culvert replacements, drainage improvements, access road improvements, major maintenance projects, and hazard reduction projects.

Yakima County ~~This element~~ uses the Level of Service analysis previously described to create the County's six-year Transportation Improvement Program. The analysis is representative of the transportation system impacts that are expected. ~~for any of the three alternatives.~~ As such, the projects included in the TIP are intended to ~~will~~ support improving the conditional and/or capacity LOS~~each of the alternative growth scenarios described in ***Plan 2015***~~. The TIP includes the current planned projects, to include the funding sources, ~~current~~ for a six-years. ~~-~~All projects on the TIP are financially constrained, meaning there has to be an identified funding source within the six year period. ~~TIP targets improvements to the County's roadway system for the years 1997 through 2002. It~~The TIP is updated on an annual basis.

~~**20-Year Transportation Improvement Program**~~

~~Continued increases in population, employment, and miles driven per person will drive the need for additional transportation improvements beyond those identified for the first six-year period. Improvements planned between the six- and 20-year study horizons will be identified once the traffic model is completed. The 20-year project listing will be included in the next update of ***Horizon 2040***.~~

~~**Table XI-7. Yakima County Transportation Improvement Plan 1997-2002**~~

~~Year~~	~~Road Name and/or Bridge Number~~	~~Location~~	~~Project Description~~	~~Total Cost (x 1,000)~~
~~**Principal Arterials (Functional Class Code 14)**~~				

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1997	Terrace Heights Dr.	Bridge #213 to Roza Hill Dr.	Grind and overlay existing roadway.	$275
Minor Arterials (Functional Class Code 16)				
1997	72nd Ave., N. & S.	Summitview Ave. to Nob Hill Blvd., W.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, channelization, and signalization at Summitview Ave.	$1,434
1997	72nd Ave., S.	Mead Ave., W. to Washington Ave., W.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization.	$893
1997-1998	Keys Rd.	SR 24 to Gun Club Rd.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization. Widen SR 24.	$2,990
1997	Keys Rd.	Gun Club Rd. to MP 1.31	Reconstruct to 3 & 4 lanes with curbs, gutters, sidewalks, lighting, and channelization. Signalize railroad crossings.	$1,312
1997	33rd St., S.	Keys Rd. to Terrace Heights Dr.	Construct a new 4 lane road with curbs, gutters, sidewalks, lighting, and channelization. Signalize Terrace Heights Dr. intersection.	$2,985
TABLE XI-7. Transportation Improvement Plan 1997-2002 Continued				
Year	**Road Name and/or Bridge Number**	**Location**	**Project Description**	**Total Cost (x 1,000)**
1998	Scoon Rd.	Sunnyside city limits to Scoon Van Belle Y Rd.	Reconstruct to County standard 34-foot road (12-foot lanes, 5-foot shoulders).	$450
1998-1999	Selah Loop Rd.	Goodlander Rd. to Gore Rd.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization.	$1,550
Collector Arterials (Functional Class Code 17)				
1997	Roza Hill Dr.	Bridge #159 to 57th St., N.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization.	$1,105
1997	41st St., S. & N.	Kroum Rd. to Mountainview Ave.	Construct sidewalk along east side of roadway.	$71
Major Collectors (Functional Class Code 07)				
1997	Grandview Pavement Rd.	Mabton Sunnyside Hwy. to Appleway Rd.	Reconstruct PCC road to County standard 30-foot ACP roadway.	$815
1997	Beaudry Rd.	SR 24 to 0.10 miles south of SR 24	Joint project with WSDOT. Reconstruct existing roadway. Install traffic signal at SR 24 intersection.	$400
1997	Track Rd., S.	Meyers Rd., N. Intersection	Construct signalization at existing intersection with minor widening.	$105
1997	Summitview Rd.		Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,115

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		Summitview Extension Rd. to Marble Rd.		
1997	Scoon Rd.	Van Belle Rd. Intersection	Remove Scoon Van Belle "Y" Rd. Widen Scoon Rd. and Van Belle Rd. at intersection.	$155
1997	Beaudry Rd.	Bittner Rd. Connection - Design Study	Design Study: Beaudry Rd. connection with Bittner Rd.	$25
1997	Wenas Rd., N.	Harrison Rd. Connection - Design Study	Design Study: New road from Wenas Rd., N. to SR 823.	$25

TABLE XI-7. Transportation Improvement Plan 1997-2002 Continued

Year	Road Name and/or Bridge Number	Location	Project Description	Total Cost (x 1,000)
1997-1998	Wenas Rd., N.	Nagler Rd. to Hexon Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,090
1997-1999	96th Ave., S.	Tieton Dr. to Zier Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,140
1997-1999	Tieton Dr.	96th Ave., S. to Mize Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,550
1998	Glade Rd.	Structure #550 to MP 15.60	Reconstruct ACP road to County standard 28-foot ACP roadway.	$950
1999-2000	Summitview Rd.	Apple Way Rd. vicinity to Forney Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders). Improve horizontal and vertical alignment.	$1,720
1999	Naches Rd., S.	0.29 miles south of Naches-Tieton Rd. to Naches city limits	Reconstruct to County standard 34-foot road (12-foot lanes, 5-foot shoulders). Improve horizontal alignment.	$650
2000-2002	Ahtanum Rd.	66th Ave., S. vicinity to 90th Ave., S. vicinity	Widen existing roadway to 40 feet wide and overlay existing roadway.	$855
2000-2002	Yakima Valley Hwy.	Donald-Wapato Rd. to Konnowac Pass Rd.	Widen existing roadway to 40 feet wide and overlay existing roadway.	$490
2000-2002	Yakima Valley Hwy.	Konnowac Pass Rd. to Buena Rd.	Widen existing roadway to 40 feet wide and overlay existing roadway.	$1,130

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2000-2002	Meyers Rd., N.	Lincoln Ave. to Interstate 82	When existing roadway to 34 feet wide and overlay existing roadway.	$845
2000-2002	Naches-Tieton Rd.	Naches Heights Rd. to Naches Rd., S.	Widen existing roadway to 30 feet wide and overlay existing roadway.	$400
2000-2002	Wide Hollow Rd.	80th Ave., S. to 96th Ave., S.	Widen existing roadway to 40 feet wide and overlay existing roadway.	$575
Minor Collectors (Functional Class Code 08)				
1997	Houghton Rd.	Edge of BST to Highland Dr.	Reconstruct gravel road to standard 30-foot BST roadway.	$166
1997	Highland Dr.	Houghton Rd. to Lucy Lane	Reconstruct gravel road to standard 30-foot BST roadway.	$162
1997	Outlook Rd.	Maple Grove Rd. Intersection	Construct signalization at existing intersection with minor widening.	$40
1997	72nd Ave., S.	Washington Ave., W. to Ahtanum Rd.	Design Study: 72nd Ave., S. connection with Ahtanum Rd.	$25
1998	Chaffee Rd.	Maple Grove Rd. to Scoon Rd.	Reconstruct gravel road to standard 30-foot BST roadway.	$415
1999-2000	Midvale Rd.	Bishop Rd. to Sunnyside city limits	Reconstruct to County standard 34-foot road (12-foot lanes, 5-foot shoulders).	$1,050
Non Motorized Improvements				
1997	Yakima County Line-Grandview Pathway	Benton County Line to Grandview city limits	Construct pedestrian and bicycle pathway.	$58
Progammatic Improvements				
1997-2002	Minor Safety Projects	To be determined by priority array	Construct spot safety improvements.	$1,500

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1997-2002	Overlay Various Roads	To be determined by Pavement Management System	Construct structural overlays on arterial roadways.	$4,940
1997-2002	Access Roads	R.I.D. participation/ contingency	Participate in Road Improvement Districts to upgrade existing County roadways.	$1,500
Urban and Rural Access Roads (Functional Class Codes 19 and 09)				
1997-2002	Urban and Rural Access Roads	Countywide	Reconstruct roadways; safety improvements.	$10,685
			Total 6-Year Improvement Costs:	$48,221

TABLE XI-8 Yakima County Revenue Sources and Anticipated Expenditures 1997-2002

REVENUE SOURCE	1997 ESTIMATE	1998 ESTIMATE	1999 ESTIMATE	2000, 2002 ESTIMATE	1997-2002 ESTIMATE
Motor Vehicle Fuel Tax	$4,680,000	$4,725,000	$4,800,000	$14,610,000	$28,815,000
County Road Levy and Miscellaneous Tax	$6,330,000	$6,360,000	$6,395,000	$19,380,000	$38,465,000
Federal Forest	$1,100,000	$1,100,000	$1,100,000	$3,300,000	$6,600,000
Miscellaneous Revenue (Reimbursables, etc.)	$665,000	$665,000	$665,000	$1,995,000	$3,990,000
SUBTOTAL, "Local Revenue"	**$12,775,000**	**$12,850,000**	**$12,960,000**	**$39,285,000**	**$77,870,000**
Federal Aid (Statewide Competitive)	$43,000	$0	$0	$0	$43,000
Federal Aid (Regional Competitive)	$1,922,000	$300,000		$647,000	$2,869,000
Federal Aid (Regional Allocation)	$587,000	$587,000		$1,174,000	$2,348,000
Federal Aid (STP Hazard Elimination)	$433,000	$0	$0	$0	$433,000
Federal Aid (STP Enhancement)	$46,000	$0	$0	$0	$46,000
State Funds (Competitive UATA &TIA)	$2,485,000	$1,785,000	$0	$0	$4,270,000
State Funds (Bridge Replacement)	$0	$0	$0	$0	$0
County Arterial Preservation Program (CAPP)	$975,000	$700,000	$700,000	$2,100,000	$4,475,000
Rural Arterial Program (RAP)	$1,617,000	$1,688,000	$1,926,000	$2,448,000	$7,679,000
Other Funds (WSDOT, City, RID)	$3,315,000	$400,000	$0	$0	$3,715,000
SUBTOTAL, "Grant Revenue"	**$11,423,000**	**$5,460,000**	**$2,626,000**	**$6,369,000**	**$25,878,000**
TOTAL REVENUE	**$24,198,000**	**$18,310,000**	**$15,586,000**	**$45,654,000**	**$103,748,000**
REVENUE AVAILABLE FOR CONSTRUCTION					
Total Revenue Available	$24,198,000	$18,210,000	$15,586,000	$45,654,000	$103,748,000
Estimated Maintenance Expenses	($7,040,000)	($7,110,000)	($7,180,000)	($21,980,000)	($43,310,000)
Estimated Administration Expenses	($1,878,000)	($1,905,000)	($1,935,000)	($5,980,000)	($11,698,000)
Estimated Miscellaneous Expenses	($715,000)	($715,000)	($715,000)	($2,145,000)	($4,290,000)
Estimated Cash Carry Over In	$5,200,000	$3,204,000	$2,904,000	$1,920,000	$5,200,000
Estimated Cash Carry Over Out	($3,204,000)	($2,904,000)	($1,920,000)	($1,429,000)	($1,584,000)
BALANCE AVAILABLE FOR CONSTRUCTION	**$16,561,000**	**$8,880,000**	**$6,740,000**	**$16,040,000**	**$48,221,000**

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10.6.5 West Valley Neighborhood Plan (WVNP)

The West Valley Neighborhood Plan (WVNP) is a comprehensive neighborhood plan that covers the West Valley Planning Area, which is the area of Yakima's Urban Growth Area west and southwest of the City of Yakima that were not included in the Yakima Urban Area Comprehensive Plan (YUACP). The West Valley Planning Area is depicted in Map 10.6.5-1. Starting in 2000, a Task Force (consisting primarily of West

Valley residents) and Yakima County staff developed the WVNP for that portion of the UGA not covered in the YUACP. The WVNP wasn't adopted until 2011 due to numerous obstacles and challenges.

The WVNP endeavored to apply the goals and policies of both the YUACP and ***Plan 2015*** to provide policy direction for the future development of the Planning Area. Where gaps and potential inconsistencies between ***Plan 2015*** and the YUACP 2025 might exist, the WVNP attempted to bridge the difference after considering both plans. The goals and policies in the WVNP were established to provide more specific policy direction to address the particular issues identified by the planning process.

Portions of the WVNP are being included in the Transportation Element because the work of the neighborhood members and staff to identify the vision of their community is valid and important; especially because the planning efforts were done so recently. The WVNP is also being mentioned because their maps and goals and policies developed during the planning process have been included in the Transportation Element. These consist of: Map 10.6.5.1 – WVNP Planning Area and Map 10.6.5-2 – WVNP Street Connections Plan. The goals and policies that were relevant to the West Valley Planning Area are included below under the Goals and Policies section.

An item in the WVNP to be included in the Transportation Element is the planning of future street connectivity, which is shown in the Map 10.6.5-2 – WVNP Street Connections Plan. Few road and streets run the length and breadth of the West valley Planning Area, which results in many jogs and turns while traveling in and through the area. To promote connectivity, safety and reduce response time for emergency vehicle access, a number of existing main streets are recommended to be extended, as shown on Map 10.6.5-2. It was determined the Street Connections Plan map should be included, even though the roads are just planned proposed street connections, because we didn't want the work in planning of the West Valley Planning Area to be lost and because the proposed street connections give an idea of how the area could function with more connectivity.

10.7 FINANCE PLAN

Yakima County is required by the Growth Management Act to prepare and adopt a comprehensive transportation program ~~plan~~ for the ensuing six calendar years, to include financing the transportation improvements identified in the six year plan (RCW 36.81.121).~~Transportation Element (WAC 365-195-325). The finance plan for the Transportation Element must include an analysis of the County's anticipated revenue over a six-year planning horizon?1997 through 2002.~~ The County must annually update and file its Six-Year Transportation Improvement Program (TIP) with the Washington State department of Transportation (WSDOT)~~Secretary of Transportation~~. The TIP includes ~~a~~the detailed, multi-year finance plan~~.~~, which is addressed by reference in the Transportation Element.

~~The finance plan prepared for Yakima County's 1997-2002 TIP has also been used for this Transportation Element.~~ The finance plan in the TIP identifies transportation revenue sources that are available for undertaking the maintenance, administration, operation, and improvement of the County's transportation system. ~~Included in t~~The Transportation Element includes ~~plan are a~~ review of ~~anticipated~~ revenue sources; budgeted program expenditures; ~~a listing of transportation improvements projects;~~ and a summary of local, state, and federal resources available to meet the identified transportation needs. Since the Transportation Improvement Plan is required to be updated yearly, to include a financial plan,

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the Transportation Element will be referencing the detailed financial plan to ensure the most up-to-date information is available to the public.

~~**Budget Forecast**~~

~~Table XI-8 presents revenue sources and anticipated expenditures for Yakima County transportation services from 1997 to 2002. The revenue and expense projections in the table are based on research conducted by the County in preparation of the 1997-2002 TIP.~~

10.7.1 Budgeted Funding Sources

A variety of funding sources will be used by Yakima County to fund the Transportation Improvement Projects in the TIP. The majority of funding is provided through federal, state, and local funding programs. Several types of funds are used, with grants, loans, levies, and taxes providing the majority of available revenue. Most revenue sources have specific requirements regarding the kinds of projects that may be funded.

Grants and loans for transportation improvements are awarded through local, state, and federal programs using competitive ~~an~~ application processes, direct appropriation, or ~~and~~ other selection criteria. The programs usually fund projects up to a maximum percentage of the total cost of the project. The County ~~then~~ may be required to provide~~s~~ matching funds for the remainder of the project cost. Grants are awarded directly to the County and do not have to be repaid. Loans must be repaid; however, loans made through state programs usually have favorable repayment terms including an interest rate below market. Matching funds from the County are not always required for loans.

Levies and taxes provide local funding for transportation purposes. Revenues from these sources are not tied to specific transportation projects. Other sources of funding include mitigation payments collected to relieve adverse impacts on the transportation system.

Financing options that the County expects to use to meet its transportation needs ~~over the next six years~~ are described in the following sections. ~~Funding levels listed in Table XI-8 are derived from the TIP. They have been adjusted to reflect revenues available for arterial, collector, and non-motorized projects.~~

10.7.2 Local Revenues

Local revenues are those revenues that are either collected locally by the County or collected by others, such as the state, and distributed locally. The sources of local funding used by the County to finance the TIP are the Motor Vehicle Fuel Tax, the county road levy, federal forest payments, and miscellaneous revenue.

10.7.2.1 Motor Vehicle Fuel Tax

The Motor Vehicle Fuel Tax (MVFT) is assessed throughout the state to fund transportation projects. It is collected and distributed by state government. The revenues must be used for transportation purposes such as construction, maintenance, and operation of County roads and state highways (RCW 82.36). ~~This source will generate around $4.80 million per year to Yakima County over the next six years. Revenue from the MVFT is expected to grow by about 1 percent a year on the basis of recent trends in fuel tax receipts.~~

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10.7.2.2 County Road Levy

Yakima County assesses a road levy on real property located within the unincorporated County for use in developing and maintaining the County's road system. ~~Road levy property tax receipts will average more than $6.40 million per year for the next six years. The maximum levy rate allowed is $2.25 per $1,000 in property valuation. However, there are statutory requirements that restrict raising the total amount collected from the road levy to no more than 106% of the total levy collected the previous year.~~ This source of transportation revenue is dependent upon property values within the unincorporated portions of the County.

10.7.2.3 Federal Forest Payments

Much of western Yakima County is federally owned forest property that is not assessed for the County's road levy or property taxes. The federal government makes Federal Forest payments to the County for use in funding transportation improvements to compensate for this loss of revenue and to account for the impact that forest management activities have on the County's road system. ~~Approximately $1.1 million is collected each year. This source is expected to remain constant over the planning period.~~

10.7.2.4 Miscellaneous Local Revenue

Yakima County receives local revenues from miscellaneous sources. These include mitigation payments and transfers of funds from other jurisdictions for reimbursable work. ~~This miscellaneous revenue totals approximately $665,000 per year and remains steady throughout the planning period.~~

10.7.3 Federal Revenues

Federal funds are collected and distributed nationwide to fund transportation improvements. Federal funds allocated to Washington State pass through the Washington State Department of Transportation to cities and counties within the state. The County receives funds from ~~the~~ a variety of ~~Intermodal Surface Transportation Efficiency Act (ISTEA)~~ Surface Transportation Program (STP) grant funding programs. ~~known as STP Regional Competitive, STP Statewide Competitive, STP Safety, and STP Enhancement.~~

~~**STP Regional Competitive** STP Regional Competitive grant funds are collected to finance projects within the region that are determined to best meet the program criteria established by the region. Applications are accepted annually from jurisdictions within the County.~~ The funds are distributed through the Regional Transportation Planning Organization, which determines how they are to be used to fund eligible projects within the County. The program is administered by the Yakima Valley Conference of Governments. In most cases~~T~~ the County is required to provide a minimum 13.5 percent match of the grant amount requested.

~~About $2.9 million is anticipated from this source in the next six years.~~

~~**STP Statewide Competitive**~~

~~A portion of the Statewide STP Competitive grant funds are reserved for distribution through a statewide competition. Applications are taken for this source annually. Projects eligible to compete for this grant funding must meet program criteria that are established by the state. These funds are also distributed through the WSD OT. The County is required to provide a minimum 13.5 percent match of the grant amount requested. Because decisions regarding eligibility for funding from these sources is discretionary and competitive, no funding allocation is shown from ISTEA sources beyond $43,000 in 1997.~~

~~**STP Hazard Elimination**~~

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~~Grant funding in the STP Hazard Elimination program is used to correct identified hazardous locations. This source is competitive and must be applied for annually. Yakima County estimates that this funding source will contribute $433,000 in 1997 to County road administration. Because these moneys are allocated statewide annually, no funding level is shown for this source beyond the first year.~~

~~**STP Enhancement**~~
~~The STP Enhancement program is a competitive source for grant funding that is designated for non-traditional transportation projects, such as trails or paths, historic preservation of routes, or experimental programs. This funding source will contribute $46,000 in 1997. Revenue from this source is difficult to predict beyond the first year.~~

10.7.4. State Funds

State funds are collected and distributed statewide to finance transportation improvement projects. These are administered through the Transportation Improvement Board (TIB) for urban areas and the County Road Administration Board (CRAB) for rural projects. State sources include Urban Arterial Trust Account (UATA), Transportation Improvement Account (TIA), Bridge Replacement (BR), County Arterial Preservation Program (CAPP), and Rural Arterial Program (RAP).

10.7.4.1 Urban Arterial Trust Account (UATA) and Transportation Improvement Account (TIA)

The UATA and TIA programs managed by the TIB provides grant funds that can be used to alleviate and prevent traffic congestion caused by economic development or growth. Eligible projects should be multi-agency, multi-modal, congestion-related, and support economic development activity~~. The TIB annually distributes about $40 million in grants for qualified projects. Matching requirements vary and will range from 20 to 60 percent for Yakima County over the planning period. The County is anticipating that funds from TIB grants will finance $4.27 million in transportation improvements identified in the TIP.~~

10.7.4.2 Bridge Replacement

The Washington Department of Transportation (WSDOT) administers a bridge replacement program that provides funds to local agencies to replace aging and~~-~~/or load limited bridges. ~~Funding levels from this source are unknown.~~

10.7.4.3 County Arterial Preservation Program (CAPP)

The County Road Administration Board (CRAB) distributes CAPP funds to counties for pavement preservation of County arterials. CAPP funds must be used on arterial roadways. ~~Yakima County anticipates $4.48 million from this source during the 6-year planning period.~~

10.7.4.4 Rural Arterial Program (RAP)

CRAB distributes RAP funds to counties for reconstruction ~~&~~and/or major rehabilitation of County rural arterials. Eligible roads must be classified as major or minor collectors to be eligible for funding. Funds are apportioned biennially to five regions with projects funded on a priority formula basis within each region. ~~This program requires a 10 percent match from the County. Yakima County expects to obtain roughly $7.68 million from this source over the next 6 years.~~

10.7.5 Other Funding Sources

Yakima County will rely on other funding sources to generate additional ~~$3.72 million in road~~ revenues ~~over the first two years (1997-1998) of the 6-year TIP~~. These sources include additional grants from

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WSDOT and payments from Yakima County cities and Road Improvement Districts (RIDs). These funds are also valuable funding resources if other funding falls short of meeting identified needs.

10.7.5.1 Road Improvement Districts

RIDs can be used to finance a wide range of public improvements, such as upgrading substandard residential streets. RIDs involve the issuance of special assessment bonds with a pledge of repayment by the benefited property owners or developers. The County can partially offset the cost of RIDs by contributing a staff person to help organize and promote the RIDs and by paying some of the preliminary engineering design work for determining the types and cost of improvements needed. RIDs are typically not a funding source for general transportation improvements.

10.7.5.2 ~~Local Option Vehicle License Fee~~ Transportation Benefit District

Establishment of the Local Option Vehicle License Fee, aka Transportation Benefit District, for general transportation purposes could generate additional revenue to be used for targeted areas such as the focused public investment areas, safety projects, paving gravel roads, & alternative mode improvements.

10.~~10~~8 GOALS AND POLICIES

~~**Policy Development**~~

~~The goals and policies were developed by the Yakima County Transportation Advisory Group, a group of transportation professionals and interested citizens who were brought together to support the development of a transportation plan. The group members represent the interests of land developers, agriculture, the trucking industry, bicyclists, and transit and other governmental agencies whose systems interface with the County's.~~

~~The TAG met between January and May 1995 in a series of work sessions to develop the goals and policies. Using a consensus process, the TAG developed a mission statement for the plan development, a set of goals that relate to plan development and apply to all projects, and a set of goals for each of six focus areas. The TAG also gathered and incorporated public opinion into the process.~~

~~The Transportation goals and policies (see Volume 1, Chapter 1) are consistent with and further existing County planning framework tools. They reflect the commitment of the Transportation Advisory Group to create a relevant, County-wide transportation plan that will help guide growth and development for the next 20 years.~~

~~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.~~

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~~**Critical Concepts**~~

~~The following section provides definitions of some of the critical concepts used by the TAG in the development of goals and policies.~~

Goals convey the "big picture" of the County's transportation planning philosophy and~~.~~ ~~T~~they tell us "where" we are going. Goals~~They~~ present a vision of the transportation system's future.

Policies serve as mechanisms for the implementation of goals. In other words, they tell us "how" we will reach our goals. They are the bridge between the goals, which address issues on a large scale, and the reality of planning tasks. Policies address individual issues and direct everyday activities. The following discussion presents a series of policies that outline specific implementation actions to help the County achieve a goal.

~~The term County Roads refers to the roadway system owned and operated by Yakima County. Unless specifically stated otherwise, the term refers to roads within the currently unincorporated County, including those within Urban Growth Areas (UGAs).~~

~~Urban areas fall within adopted UGAs in Yakima County. Within these areas, Yakima County has made a commitment to provide urban levels of service on the roadway system within the planning horizon of the Yakima County Comprehensive Transportation Plan. Rural areas lie outside of established and adopted UGAs in Yakima County. These areas are typically characterized by low density residential development, open space, or agriculture. The goal of providing service in these areas is to support existing and proposed agriculture and open space land uses.~~

~~The term multi-modal refers to transportation facilities designed primarily to support alternative passenger modes to single occupant vehicles. The term intermodal refers to facilities designed to support alternative freight and goods transportation modes.~~

~~Two terms are used to define impacts: system impacts and project impacts. System impacts affect a system of facilities or services. They are usually cumulative impacts caused by multiple developments. Mitigation of system impacts can often be delayed until several projects are completed and the cumulative effect is felt. Project impacts are caused by a specific development project and affect facilities in the immediate vicinity of the project. Project impacts must be mitigated concurrently with development occupancy in order to maintain adopted levels of service.~~

Land Use Implications for Transportation

Land use development patterns have a substantial impact on the County's transportation system. In general, growth spread over a larger development area will have a greater impact than growth spread over a smaller area. Many transportation impacts related to development tend to be local, that is they have a more specific effect on the local system that is proximate to the particular development proposal and a general effect on the transportation system as a whole. Each land use alternative that is being considered will not specifically prescribe where new growth and development will occur, or the specific timetable for that growth. Therefore, it is difficult to predict specific transportation system impacts. Although difficult to predict, there are some land use impacts that could be assumed based on zoning. For instance, areas of high density residential development will have greater transportation impact than areas

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of low density residential development. Also, vacant land zoned for industrial uses may at some point have heavy truck traffic associated with its use. Traffic impacts associated with land use assumptions should be considered within the comprehensive plan, and with zoning or UGA changes.
~~The transportation system analysis evaluates growth patterns for each alternative to determine the sufficiency of the existing roadway system. The analysis also assumes that new roadways will be constructed as development occurs according to the needs determined in detailed studies for each development proposal.~~

~~If specific project-related transportation impacts are removed from the scope of the analysis, each of the alternatives is expected to have similar system-wide impacts. These system impacts can be predicted to be similar to impacts traditionally experienced with past growth and development in the County. Therefore, this analysis will assume that the transportation system impacts of each land use alternative will follow the patterns established by current trends in development.~~

~~TRANSPORTATION: GOALS AND POLICIES~~

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

County-wide Transportation Goals and Policies – T X.X
Yakima UGA Urban Transportation Goals and Policies – YKT X.X
West Valley Neighborhood Plan Transportation Goals and Policies – WVT X.X
Terrace Heights Neighborhood Plan Transportation Goals and Policies – THT X.X

~~TRANSPORTATION PLAN DEVELOPMENT~~

PURPOSE STATEMENT T1 – CONSISTENT

*The Growth Management Act requires consistency with other parts of ~~Plan 2015~~**Horizon 2040** 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~~**Horizon 2040**. Goals and policies can be complementary or balance one another, but should not contradict one another or other elements of ~~Plan 2015~~**Horizon 2040**. 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 T 1: Produce a consistent, coordinated Comprehensive Transportation ~~Plan~~Element.	
POLICIES:	
T 1.1	Maintain consistency between the Transportation Element and other ***Horizon 2040*** ~~and the Yakima County Comprehensive Transportation Plan~~Elements.
T 1.2	Collaborate with and obtain participation and commitment from Yakima County departments, cities, the Regional Transportation Planning Organization (RTPO), and the

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	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.
T 1.3	Ensure compliance with RCW 36.70A.1036, requiring the WSDOT, or any other state agency, to comply with the Yakima County Comprehensive Plan ~~Comprehensive~~ Transportation ~~Plan~~Element.
~~**T 1.4**~~	~~Review and update the Comprehensive Transportation Plan every five years.~~
T 1.4	Coordinate the development of the ~~Comprehensive~~ Transportation Element~~Plan~~ with other jurisdictions in Yakima County.
T 1.5	Provide Yakima County input into the development of the WSDOT Transportation Plan.
T 1.6	Develop consistent standards with cities in Urban Growth Areas (UGA's).
T 1.7	Consult and collaborate with neighboring counties in addressing consistent level of service goals and regional transportation needs.
T 1.8	Coordinate with WSDOT when reviewing impacts and actions of transportation projects regarding their consistency with the Washington Transportation Plan (WTP).
T 1.9	Require adequate transportation facilities, capable of sustaining the adopted levels of service, to be in place concurrent with proposed new development.

PURPOSE STATEMENT T2 – PUBLIC INVOLVEMENT

Yakima County is here to serve the transportation needs of its citizens. ~~By identifying the needs of the citizens of Yakima County, t~~Transportation projects should~~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 T 2: Identify the transportation needs of the citizens of Yakima County through public involvement.	
POLICIES:	
T 2.1	Encourage and facilitate meaningful public involvement throughout plan development and implementation.
T 2.2	Recognize citizen input as critical material for plan content.
T 2.3	Exercise the commitment to public involvement in transportation planning by developing a procedure for handling public information requests and comments.
T 2.4	Encourage and facilitate meaningful public involvement at the project level.
T 2.5	Encourage~~Maintain~~ and foster the continued development of t~~T~~ransportation advisory~~Action C~~committees, to promote Yakima County's transportation needs to local, state, and federal policy makers.
T 2.6	Support efforts to preserve and maintain transportation corridors as a public asset for future transportation uses.

PURPOSE STATEMENT T3 – FINANCE

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 T 3: Maximize the use of financial resources.	
POLICIES:	
T 3.1	Identify and employ intergovernmental funding resources for transportation improvements whenever possible.
T 3.2	Aggressively seek funding opportunities for safety, mobility, inter-modal, bicycle, pedestrian, neighborhood, and transportation demand management improvements.
T 3.3	Employ innovative transportation financing solutions (e.g., Road Improvement Districts, Transportation Benefit Districts, Focused Public Investment Areas).
T 3.4	Maximize the use of public-private partnerships to finance transportation improvements.
T 3.5	Ensure that future development contributes a proportionate share of costs for transportation improvements needed to maintain adopted level of service standards.
T 3.6	Evaluate transportation concurrency requirements using existing financial resources and realistic revenue projections.
T 3.7	Prioritize projects to ensure that funds are allocated to areas that meet the goals and policies of this plan.
T 3.8	Adjust project schedules to maximize resources.
T 3.9	Streamline the process for evaluating the transportation component of development applications.
T 3.10	Avoid diverting transportation funds to non-transportation functions.
T 3.11	Exercise the County's authority to apply local tax options to transportation improvements.
T 3.12	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.
T 3.13	Maximize revenue available for transportation improvement projects by reducing escalating expenditures on short-term maintenance activities and implementing long term improvement strategies.
T 3.14	Support efforts of Transportation Action Committees in seeking state and federal support on regionally significant transportation project and programs.

PURPOSE STATEMENT T4 – ENVIRONMENTAL

*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 T 4: Balance environmental impacts and system needs when planning transportation improvements.	
POLICIES:	
T 4.1	Analyze and consider alternatives to transportation improvement projects where significant adverse environmental impacts have been identified.
T 4.2	Employ mitigation strategies to minimize unavoidable adverse environmental impacts of transportation improvements.
T 4.3	Implement transportation improvement projects that maintain or improve air quality.
T 4.4	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.

PURPOSE STATEMENT T5 – 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.*

GOAL T5: Promote safety through effective transportation improvements and maintenance operations.	
POLICIES:	
T 5.1	Include safety enhancements in transportation projects.
T 5.2	Include pedestrian enhancements in transportation projects.
T 5.3	Include street lighting enhancements in accordance with this plan.
T 5.4	Monitor and maintain County road signs.
T 5.5	Emphasize enforcement of speed limits in areas where speeding is identified as a significant safety hazard.
T 5.6	Evaluate~~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.
T 5.7	Construct transportation improvement projects in accordance with the design standards included in this plan.
T 5.8	Develop and implement a road access management plan that maintains or enhances safety.
T 5.9	Seek outside agency funding for safety-related transportation improvement projects.
T 5.10	Include work zone safety requirements on all County road permits and all transportation improvement projects.
T 5.11	Maintain a work force trained in work zone safety procedures.

T 5.12	The installation of traffic control devices will be according to the Manual on Uniform Traffic Control Devices.
T 5.13	Provide road striping on County roadways according to the striping standards ~~in the Comprehensive Transportation Plan.~~as developed by the County Engineer.
T 5.14	Implement a Safety Management System (SMS) to monitor accident history on County roads to determine high accident locations.
T 5.15	Promote development of basic transit facilities near high volume (traffic generating) public and business generators.

PURPOSE STATEMENT T6 – 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 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:	
T 6.1	Make preservation of the transportation system the first priority when planning transportation improvements.
T 6.2	Use a pavement management system to program pavement maintenance.
T 6.3	~~Develop~~ Maintain~~a~~ programs and procedures developed for maintenance management.
T 6.4	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.
T 6.5	Maintain~~Establish~~ level of service thresholds in the ~~Comprehensive~~ Transportation Element~~Plan~~.
T 6.6	Identify and improve deficient transportation facilities based on a priority system defined in this plan.
T 6.7	Maintain~~Adopt~~ by reference Yakima County's street design standards.
T 6.8	~~Develop~~Maintain the ~~a~~ program prioritizing paving of gravel roads.
T 6.9	Improve connectivity of County roads to provide more efficient travel.
T 6.10	Maintain~~Develop and implement~~ a road access management plan that maintains or enhances mobility.
T 6.11	Require adequate off-street parking for all developments in accordance with County zoning regulations.
T 6.12	Continue ~~U~~upgrading~~e~~ County bridges to eliminate load limitations as the need arises.
T 6.13	Construct all County roads to a structural standard that supports legal loads.
T 6.14	Program traffic signals for optimal traffic flow.
T 6.15	Require the construction of a public road meeting County standards for development projects that generate 160 or more daily vehicle trips.

DRAFT Adopted

T 6.16	Plan for basic transit facilities near high traffic generating public and private facilities when improving roadway systems.
T 6.17	Consult and collaborate with neighboring counties in addressing consistent level of service goals and regional transportation needs.
T 6.18	Allow for the siting of essential trans-loading facilities within any zone with the appropriate level of review.

PURPOSE STATEMENT T7 – 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. An efficient transportation system contributes to the economic well-being of Yakima County. 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:	
T 7.1	Use transportation improvements to support ~~*Plan 2015*~~***Horizon 2040*** land use policies.
T 7.2	Include an economic development component in the level of service criteria that considers freight and goods mobility, inter-modal connections, etc. (tourism, recreation).
T 7.3	Implement transportation improvement projects that enhance economic development.
T 7.4	Create "truck-friendly" corridors to facilitate the movement of freight and goods in Yakima County.
T 7.5	Ensure that adequate access is provided to business and employment centers.
T 7.6	Develop an inter-modal freight and goods mobility strategy.
T 7.7	Collaborate with other service providers to improve facilities for air cargo transport. Identify needs for additional air cargo facilities as they arise.
T 7.8	Collaborate with other service providers to improve facilities for rail cargo transport. Identify needs for additional rail cargo facilities as they arise.
T 7.9	Prioritize improvements to facilities that are critical components of inter-modal transportation systems (e.g. roads leading to the airport, rail transfer facilities, etc.).
T 7.10	Collaborate with other service providers to improve facilities for tourism transportation needs. Identify needs for tourism improvements as they arise.

PURPOSE STATEMENT T8 – 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.

GOAL T8: Encourage alternative transportation modes.	
POLICIES:	
T 8.1	Establish level of service thresholds for alternative modes in the Comprehensive Transportation Plan.
T 8.2	Identify ~~Implement~~ projects ~~identified in this transportation plan~~ that improve alternative modes.
T 8.3	Consider the needs of future transit service when planning transportation projects.
T 8.4	Develop a coordinated system for bikeways, walkways and trails, emphasizing route connectivity in conjunction with other jurisdictions.
T 8.5	Adopt and apply consistent design standards for bicycle and pedestrian facilities constructed and maintained within Yakima County.
T 8.6	Collaborate with other service providers to improve facilities for air passenger transportation. Identify opportunities for additional air passenger facilities as they arise.
T 8.7	Collaborate with other service providers to improve facilities for rail passenger transport. Identify opportunities for ~~additional~~ rail passenger facilities as they arise.
T 8.8	Collaborate with other service providers to improve transit facilities. Identify opportunities for additional transit facilities as they arise.
T 8.9	Consider joint use of appropriate utility corridors as bicycle and pedestrian corridors.
T 8.10	Support education programs that focus on safe bicycle use of the transportation system for both recreational and transportation purposes.
T 8.11	Support alternative transportation education for County residents.
T 8.12	Support land use strategies and site design methods that improve and encourage alternative transportation modes.
T 8.13	Support efforts to preserve transportation corridors as a public asset for future transportation uses.

PURPOSE STATEMENT T9 – 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.

GOAL T9: Consider neighborhood needs in the development of transportation improvements.	
POLICIES:	
T 9.1	Encourage pedestrian mobility in neighborhoods by providing pedestrian facilities in accordance with this plan.
T 9.2	Develop and implement traffic calming strategies to reduce traffic impacts on urban access roads where appropriate.
T 9.3	Require street lighting in urban neighborhoods.

T 9.4	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.
~~**T 9.5**~~	~~Promote a sense of community in neighborhoods by improving circulation.~~

PURPOSE STATEMENT T10 – 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 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:	
T 10.1	Develop a Transportation Demand Management plan to increase and support the capacity and efficiency of the transportation system.
T 10.2	Investigate the use of transportation demand management techniques to provide interim relief in areas awaiting concurrency improvements.
T 10.3	Evaluate the success of transportation demand management techniques, in order to develop a list of preferred strategies for mitigation measures.
T 10.4	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).
T 10.5	Administer Commute Trip Reduction laws in unincorporated Yakima County in accordance with RCW 70.94.527.
T 10.6	Encourage private-sector development of telecommuting centers in rural and urban areas of Yakima County.
T 10.7	Control residential street development and residential street access to reduce roadway congestion.

- ***Yakima Urban Growth Area Transportation Goals and Policies***

Local Street Goals and Policies

GOAL YKT-1: Develop streets that encourage neighborhood safety and livability.	
POLICIES	
YKT 1.1	Ensure that neighborhood streets have good connectivity with the Collector Street System to allow traffic to flow and disperse without concentrating through trips. Where possible, grid pattern streets should be encouraged.
YKT 1.2	Encourage ~~Require~~ sidewalks on the local streets associated with all new developments.

YKT 1.3	Enforce intersection clear-view standards and other spot safety improvement projects. Actively seek funding to address issues at locations with hazardous conditions.

Pedestrian and Walking Environment

GOAL YKT 2: Develop and improve the pedestrian network in the Yakima urban areas.	
YKT 2.1	Encourage ~~Require~~ sidewalks on both sides of all streets with all new development.
YKT 2.2	Encourage sidewalk or pathway construction on existing streets using public and private funding sources.
YKT 2.3	For infill or redevelopment projects, a sidewalk should~~all~~ be constructed along the street frontage, if curb and gutter currently exist. If no curb and gutter is present, a pathway, paved shoulder or other alternative walkway may be acceptable as an interim measure.
~~**YKT 2.4**~~	~~Continue to improve the Sidewalk Inventory for location and condition of existing sidewalks.~~
YKT 2.4	Prioritize improvement projects and seek funding to implement repair and construction projects.
YKT 2.5	Work closely with public and private schools in the Yakima Urban Areas to create safe "Walk to School Routes". Highest priority should be given to projects that support elementary school routes.
YKT 2.6	Improve pathway linkages to the Yakima Greenway, Canal Pathway and other off-street trail systems.
YKT 2.7	Support efforts such as grant applications to provide amenities at trail-head locations to support safe, clean and efficient trail use. Such amenities include parking and lighting, ADA accessible pedestrian facilities, or restrooms where feasible.

Bicycle

GOAL YKT 3: Create a street network that encourages safe bicycle connections and routes.	
~~**YKT 3.1**~~	~~Develop and maintain a map of planned bicycle route improvements including selected Arterial Street Bicycle Lanes, Arterial Street Shared Bike Lanes, and Local Access Streets designated as Bicycle Routes.~~
~~**YKT 3.2**~~	~~Assign high priority to bicycle improvements that address safety or hazardous conditions, provide access to activity centers, provide linkages to transit and school facilities, and complete planned facilities/trails.~~
YKT 3.1	Seek funding to implement the development of a bicycle friendly street system.
YKT 3.2	Improve connections between ~~City streets~~ urban areas and the Yakima Greenway and other pathways systems.
YKT 3.3	Educate cyclists as well as drivers regarding safety, sharing the road with bicyclists and Rules of the Road.
YKT 3.4	Encourage conversion of 4-lane streets to 3-lane streets with bicycle facilities on Minor Arterial or Collector Arterial streets, where appropriate, with consideration of safety and future traffic volumes.
YKT 3.5	New or rebuilt Arterial Street projects require either dedicated bike lanes or shared lanes.

Goal YKT 4: Consider bicycle needs at street intersections.	
YKT 4.1	Include needs of bicyclists with vehicle circulation at traffic signals.

BOCC Adopted

Goal YKT 5: Promote bicycle use for recreation, health and economic development benefit.	
YKT 5.1	Integrate bicycle facilities into the Yakima ~~Downtown Futures Initiative~~ County Projects and other special design projects when possible.
YKT 5.2	Promote and support special events that encourage bicycling and safety, such as the ~~Gap-to-Gap~~ County events, races, or bicycle rodeos for children.
YKT 5.3	Work with local agencies and private organizations to promote and support hosting bicycle races and events in the Yakima Valley.
YKT 5.4	~~Include~~ Encourage bike rack installation as a requirement of new commercial development approvals.

Arterial and Collector Street System

GOAL YKT 6: Address street segments that are projected to have future capacity constraints.	
YKT 6.1	Maximize existing infrastructure investment by reducing travel demand through increased use of the Transit system, and other Commute Reduction strategies.

Goal YKT 7: Revise development standards and guidelines to improve the quality of streets.	
YKT 7.1	Clarify bicycle and sidewalk standards for all streets. Provide low volume residential street options.

Signalized and other major intersections

GOAL YKT 8: Identify street intersection capacity and operation deficiencies.	
YKT 8.1	Reduce unnecessary vehicle delay at signalized street intersections to improve traffic flow, improve air quality, and reduce congestion.
YKT 8.2	Seek funding to upgrade traffic signal systems to optimize efficiency and safety needs.
YKT 8.3	Balance needs of pedestrians and cyclists with vehicular mobility at signalized intersections.

GOAL YKT 9: Promote safety improvements at signalized street intersections.	
YKT 9.1	Continue a routine program of monitoring and analyzing signalized intersections for vehicle collision patterns and severity of injuries.
YKT 9.2	Prioritize improvements based upon safety needs and ability to implement necessary changes.

Freight Transport

GOAL YKT 10: Identify critical freight routes and plan for necessary improvements to accommodate the efficient and economical transport of goods through the community.	
YKT 10.1	Support regional street improvements that improve circulation to and around ~~the~~ airports and planned expansion efforts.
YKT 10.2	Support increased services at the Yakima Regional Airport.
YKT 10.3	Continue to work with rail interests to ensure future service needs are accommodated.
YKT 10.4	Implement grade separation of arterial street crossings with rail lines for traffic safety, improved traffic flow efficiency and improved air quality.

GOAL YKT 11: Support infrastructure improvements that contribute to viable existing and future airport operations, facility needs or improve deficiencies.

YKT 11.1	Promote inter-modal connections to the Yakima Air Terminal – McAllister Field ~~Airport~~ and vicinity.

Public Transit

GOAL YKT 12: Promote transit ridership to help reduce future street capacity constraints.	
YKT 12.1	Evaluate alternative solutions to future capacity constraints such as increased transit use to minimize negative impacts and expense of street expansion.
YKT 12.2	Identify areas of future route expansion based on residential growth and destination generators.
YKT 12.3	Maximize existing infrastructure investment through strategies to reduce demand on system, such as increased use of the Transit system, and other Commute Reduction strategies.
YKT 12.4	Coordinate with new development in order to plan for the inclusion of new transit stops in their design plans. This could incorporate bus signage, benches, shelters, and bus pull-outs.

GOAL YKT 13: Consider special population needs with transit stop improvement projects.	
YKT 13.1	Determine the need for accommodating special population groups at the Transit Stop Improvement Project level such as accessibility and ADA requirements, concentration of school age or elderly residents or other unique land use issues,
YKT 13.2	Coordinate Transit Stops and other facilities at the Project level, including the need for additional or relocated Transit Stops, Bus Pull-outs, Shelters or other special improvements.

State and Regional Street System

GOALYKT 14: Support regionally important transportation projects.	
YKT 14.1	Plan and support the Arterial Street System in collaboration ~~with Yakima County, the City of Union Gap, the~~ Washington State Department of Transportation~~,~~ and other neighboring jurisdictions.
YKT 14.2	Support projects that benefit the entire region and do not have negative impacts on the State Highway System.
YKT 14.3	Support projects identified in the WSDOT TRANS-Action Plan.

GOAL YKT 15: Consider impacts of development upon state and regional facilities.	
YKT 15.1	Coordinate with WSDOT and neighboring jurisdictions regarding level of service definitions, concurrency requirements, and other impacts.

Plan Finance

GOAL YKT 16: Address street segments that are projected to have future capacity constraints.	
YKT 16.1	Evaluate a variety of funding solutions to address future capacity constraints to minimize overall economic impact to the community while providing opportunity for growth.
YKT 16.2	Develop a dedicated funding source to provide local match funds in order to secure State or federal funding for capacity constraint projects.

DRAFT Adopted

YKT 16.3	Seek dedicated funding for intersection projects to address capacity constraints and optimize efficiency. Local dedicated funds may be used as local match or supply funds for annual programmed improvements that address capacity issues.

GOAL YKT 17: Provide a balanced funding source for all infrastructure components of street maintenance and operations program.	
YKT 17.1	Provide funding to preserve, re-construct and maintain the existing street system, including street surfaces, drainage, sidewalk repairs, street lighting, traffic signals and bridges.
YKT 17.2	Require developers to repair/reconstruct street frontage improvements such as sidewalks that are in poor or failed condition as a condition of their approval.

GOAL YKT 18: Provide for a multi-modal transportation system that includes transit, bicycles, pedestrians and individuals with special needs.	
YKT 18.1	Seek funding sources to expand Yakima Transit service into neighboring communities.
YKT 18.2	Maintain a dedicated funding source for capital, operation and maintenance of the City's Transit System.
YKT 18.3	Provide a dedicated funding source for system improvements that assist individuals with special needs, such as audible signals, ramps, and infill of missing sidewalk linkages.

Implementation

GOAL YKT 19: Provide for broad public participation in the development and implementation of the tasks identified in the transportation plan update.	
YKT 19.1	Conduct information meetings and workshops to receive comments and educate the public on the implementation measures of the Transportation Plan. ~~Involve the Regional Planning Commission in Urban Area coordination.~~
YKT 19.2	Coordinate with ~~Yakima County,~~ Washington State Department of Transportation, Yakima Valley Conference of Governments, towns and cities ~~the City of Union Gap and other communities~~ within the Yakima County~~Valley~~ in achieving the goals programs of the Transportation Plan Update and broad regional goals.
YKT 19.3	Consider future amendments to the Transportation Plan as additional regions are added to the Urban Area or as necessary as policy or directions are modified

~~**GOAL YKT 20: Promote internal consistency through the updating and amending of development regulations, funding programs and policy documents to implement the recommendations of the transportation plan.**~~	
~~**YKT 20.1**~~	~~Update street standards for the Yakima Urban Area to reflect the policies and projects recommended in the Transportation Plan.~~
~~**YKT 20.2**~~	~~Update the Transportation Concurrency Program to include project level coordination with SEPA mitigation and other off-site improvements, as identified in the 6-Year Transportation Improvement Program.~~
~~**YKT 20.3**~~	~~Require developers to repair/reconstruct street frontage improvements such as sidewalks that are in poor or failed condition as a condition of their approval.~~
~~**YKT 20.4**~~	~~Develop a cost sharing program for property owners and City to systematically repair/replace hazardous sidewalk sections.~~

~~**YKT 20.5**~~	~~Include multi-modal transportation facilities such as sidewalks/paths in future capacity and system projects.~~
~~**YKT 20.6**~~	~~Require development to review their frontages to establish that obstacles do not exist for multi-modal or individuals covered under the Americans with Disabilities Act.~~

- ***Terrace Heights Transportation Goals and Policies***

GOAL THT 1: Ensure that convenient access continues to downtown Yakima and the freeways, and minimize traffic congestion.	
THT 1.1	Identify future north/south and east/west arterials.

GOAL THT 2: Ensure views and vistas remain unobstructed.	
THT 2.1	Establish view corridors along arterials.

GOAL THT 3: Provide opportunities for street trees and other civic landscaping.	
THT 3.1	Plant and maintain street trees along selected roadways in Terrace Heights.
THT 3.2	Provide opportunities for civic landscaping such as benches, sculpture, artwork, or botanical displays.

THT 4: Ensure residents' safety and "defensible space"	
THT 4.1	Provide street lighting along designated arterials.
THT 4.2	Design parks, trails, landscaping, and public facilities to maximize visibility and minimize hidden places.

THT 5: Provide residents with a network of on - and off- street non-motorized multi-use paths throughout Terrace Heights	
THT 5.1	Off-street path design features typically include: separation from vehicle traffic, lighting standards, benches, and landscaping which is low maintenance and does not hinder visibility to the path.
THT 5.2	Develop a pathway system utilizing existing canal backs, subject to agreement with respective agencies.
THT 5.3	Utilize the guidance of the Transportation Element of ~~Plan 2015~~***Horizon 2040*** in describing on-street bicycle facilities. ~~Routes identified in the element are described on page 51 of this plan~~.

GOAL THT 6: Provide access to safe and reliable transit service.	
THT 6.1	Encourage expansion of bus service to include Terrace Heights.
THT 6.2	Require bus turn-outs or set-asides of land in right-of-way for logical stops.

- ***West Valley Transportation Goals and Policies***

Goal WVT 1: Ensure that West Valley's street system is designed to provide multiple connections to reduce traffic congestion on major arterials and improve mobility.

WVT 1.1	Designate east-west and north-south through-connections to reserve corridors for the future improvement of local access and classified streets as indicated on Map 10.6.5-2~~6~~ (Street Connections Plan). The several connections shown between Nob Hill Blvd. and Wide Hollow Road indicate possible options rather than the determined connections.
WVT 1.2	Ensure the continuation of the street grid network as new developments are approved and roads are constructed, except where flooding makes this undesirable.
WVT 1.3	Design new streets and street improvements to avoid increased flooding by accommodating flooding channels, both mapped and unmapped by FEMA.
WVT 1.4	Ensure consistency of road standards between the City and County.
WVT 1.5	Provide road connections between new subdivisions.
WVT 1.6	Review new development to ensure adequate street connectivity that provides for multiple means of ingress and egress where feasible.
WVT 1.7	Provide for multiple residential street design options that allow for flexibility in new development.
WVT 1.8	Establish a collaborative city/county Transportation Improvement Program process through the Intergovernmental Committee.

Goal WVT 2: Ensure that west valley is pedestrian and bicycle friendly.	
~~**WVT 2.1**~~	~~Designate a system of streets with bicycle lanes or wide curb lanes on arterials that is coordinated with the trail and road system of adjacent jurisdictions. See Map 9 (Bicycle Facilities Plan).~~
WVT 2.1	Consider use of floodplains to facilitate east-west trail connectivity. Some north-south connectivity can be provided by use of irrigation canals.
WVT 2.2	Develop new residential street design standards that increase walkability by utilizing traffic calming techniques to help maintain a close-knit feel to the community.
WVT 2.3	Introduce traffic calming designs in new subdivisions when they are initially planned and constructed.
WVT 2.4	As an interim measure prior to completion of the sidewalk system, stripe wide shoulders where appropriate to increase pedestrian and bicycle safety.

Goal WVT 3: Provide for street and parking standards in commercial and retail areas that maximize safety and provide a more pleasing environment.	
WVT 3.1	Provide incentives for establishing shared parking lots and access to them.
WVT 3.2	Establish minimum parking standards for commercial and retail uses.
WVT 3.3	Develop a road access management plan to minimize new driveways onto collector and arterial streets.

10.9 Visioning "Check In"

Yakima County took part in a "Visioning check in" process in 2014 and 2015. This effort used online surveys to gain feedback from Yakima County residents on whether they feel the original Visioning Goals that influenced Yakima County's comprehensive plan – ***Plan 2015*** – are still relevant today or should be

updated or discarded. *The resulting Visioning Goals related to Transportation are included in the inset below.*

Horizon 2040 Visioning Goals

Transportation:

A. Provide for economic movement of goods from farm to market.
B. Develop a safe multi-modal transportation system that provides for the efficient flow of goods, services and people.
C. Promote better coordination for an integrated system and uniform construction and maintenance standards between local, county, state, federal and tribal governments.
D. Develop a transportation system and appropriate signage which accommodates and promotes the tourist industry.
E. Ensure that costs to increase levels of service are allocated equitably through time among all potential benefactors.

BOCC Adopted

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Transportation Plan Element

HORIZON 2040

YAKIMA COUNTY

Map10.5.2-1
Existing Functional Classification
North Yakima County

Functional Class - County Roads

Rural

- Freeways
- Highways
- City Limits
- Minor Arterial
- Major Collector
- Minor Collector
- Local Access

Urban

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Access

0 0.75 1.5 3 4.5 6 Miles

March 2017

Yakima County GIS

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Transportation Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 10.5.2-2
Existing Functional Classification
South Yakima County

Functional Class - County Roads

Rural

- Freeways
- Highways
- City Limits
- Minor Arterial
- Major Collector
- Minor Collector
- Local Access

Urban

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Access

0 1 2 4 6 8 Miles

March 2017

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Transportation Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 10.5.3-1
Airports

Yakima Air Terminal
McAllister Field

Sunnyside Municipal Airport

- Airports
- Heliport
- City Limits

0 1.5 3 6 9 12 Miles

March 2017

Yakima County GIS

N

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Transportation Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 10.6.5-1
West Valley Neighborhood Plan Planning Area

- Urban Growth Boundary
- City Limits
- West Valley Neighborhood Planning Area
- Perennial Stream
- Freeways
- Highways
- Major Roads
- Other

0 0.2 0.4 0.8 1.2 1.6 Miles

March 2017

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Transportation Plan Element

HORIZON 2040

YAKIMA COUNTY

Map 10.6.5-2
West Valley Neighborhood Plan
Street Connections Plan

- Proposed Streets
- Existing Major Streets
- All Roads
- Urban Growth Boundary
- West Valley Neighborhood Planning Area
- City Limits
- Tax Lots

0 0.2 0.4 0.8 1.2 1.6 Miles

March 2017

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CHAPTER 11. INTERGOVERNMENTAL COORDINATION

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing Volume 1 language is in black text, the existing Volume 2 language is in purple text. Blue underlined is new, red strikethrough is deleted, green text is moved text within draft.

11.1 INTRODUCTION

Coordination and cooperation among various jurisdictions, service providers and agencies were required for the development of ~~***Plan***~~ ***Horizon 2040*** ~~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 ***Horizon 2040*** ~~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 (GMA) 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.

11.2 ~~MAJOR~~ MAJOR ~~ISSUES~~OPPORTUNITIES

~~ajor issues requiring s~~Specific coordination efforts to assure consistency between and among neighboring entities' plans to manage growth include the following:

11.2.1 County-wide Planning Policy

The County-wide Planning Policy (CWPP), adopted in June 1993 and amended in 2003, 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. Reconvening the committee would provide the forum necessary to address issues of ongoing concern.

11.2.2 Critical Areas~~/Resource Lands~~

~~akima County has attempted t~~To increase the consistency of its own regulations dealing with critical areas Yakima County~~by~~ ~~combining~~ incorporated the requirements for wetlands, ~~shorelines~~critical aquifer recharge areas (CARAs), upland wildlife habitat conservation areas, fish and wildlife habitat and stream corridor system, geologic hazards, and frequently flooded areas into a single Critical Areas Ordinance. The goals and policies relating to regulatory requirements for critical areas are found in the policies of the Natural Setting element of this plan. ~~.~~Additional coordination may be needed to clarify how these policies will be used in the unincorporated areas of urban growth areas.

11.2.3 ~~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 Program~~s~~

~~The 1995 amendments to~~ RCW 90.58 requires a shoreline element in comprehensive plans adopted under GMA. Yakima County has addressed this requirement in the policies of the Natural Setting element of this plan and the regulatory requirements of the ~~Critical Areas Ordinance~~Regional Shoreline Master Program. The SMP is a single, uniform system of procedures and standards to be applied to development within Shoreline jurisdiction of unincorporated Yakima County and municipalities in Yakima County which have adopted this regional SMP. Individual communities will also need to integrate these Shoreline Management requirements within their respective comprehensive plans and ordinances.

11.2.4 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 and the Naches River from the mouth to the twin bridges. The program stresses evaluation of flood hazard mitigation opportunities through structural (i.e., levees and other physical improvements) and nonstructural (i.e., regulatory, buy-outs, flood awareness outreach) 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~~ south of Union Gap. CFHMPs have also been completed for the lower Naches River and the Ahtanum and Wide Hollow watersheds. With the upcoming FEMA flood map restudies on the lower Yakima River, the County will request funding to do a CFHMP for this area as well. Yakima County CFHMPs include cities within the study areas.

~~.~~

11.2.5 Storm Water Management Plans

Storm water management requires the co-operation 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.

11.2.6 Urban Growth Area Plans

Each city in Yakima County has ~~either~~ adopted ~~or is currently working on~~ its GMA comprehensive plan. ~~These~~ Many of these plans provide a greater level of detail for the urban growth areas than that found in ***Horizon 2040*** ~~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 GMA mandated ~~the first annual~~ plan reviews.

11.2.7 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.

11.2.8 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.

11.2.9 Water and Sewer Plans

Land use is closely tied to the availability of water and sewer service. If ~~a~~ water or sewer plans for Yakima County, independent service providers or city facilities indicates that lines will not be available or will remain undersized in portions of an urban growth area, the County, service providers and cities need~~s~~ to work ~~with the city~~together 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~~ specific roles and responsibilities. These roles and responsibilities ~~should~~have be incorporated into the *Master I~~i~~nterlocal ~~a~~Agreement for Growth Management Act Implementation in Yakima County* ~~s~~ between the County and each of the fourteen cities and towns. If necessary, more specific agreements may be entered into with the 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.~~

11.2.10 Essential Public Facilities

The importance of intergovernmental coordination is clear in the siting of 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. The

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established process has been addressed through the County-wide Planning Policies (see excerpt from CWPP in the Goals and Policies section, policies C.3.1-3, "Siting Public Facilities of a County-wide or State-wide Nature"). When the Shareholders reviewed these policies during the development of ***Horizon 2040***, they felt that the CWPP adequately addressed the issue of essential public facilities for purposes of ***Horizon 2040.***

11.2.11 ~~Essential Public Facilities~~

~~The importance of intergovernmental coordination is clear in the siting of essential public facilities. The established process has been addressed through the County-wide Planning Policies (see excerpt from CWPP in the Goals and Policies section, policies C.3.1-3, "Siting Public Facilities of a County-wide or State-wide Nature"). When the Shareholders reviewed these policies during the development of Plan 2015, they felt that the CWPP adequately addressed the issue of essential public facilities for purposes of Plan 2015.~~

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.

11.2.12
Use of Inter-local 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.

11.2.12.1 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 ramp-down agreements) for allocating the financial burdens that result from the transition of land from County to city jurisdiction.

11.2.12.2 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.

11.2.12.3 Road and Construction Standards

The CWPP encourages the use of interlocal agreements to require common and consistent development and construction standards for a given urban growth area. These could include streets and roads, utilities, and other infrastructure components.

11.2.12.4 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.

11.3 ~~EXISTING CONDITIONS~~EXISTING CONDITIONS

Numerous jurisdictions and agencies will need to be involved with the County in the implementation of ~~Plan *2015*~~*Horizon 2040*. These are briefly described below, along with potential coordination issues which should be coordinated in implementing ~~Plan *2015*~~*Horizon 2040*.

Table ~~XIII~~11.3-1~~-2~~ provides a matrix of those participants in coordination throughout various phases of the planning process. Table ~~XIII-3~~11.3-2 identifies the statutory authority for various agencies.

11.3.1 Neighboring Jurisdictions

11.3.1.1 Counties

General purpose governments adjacent to or within Yakima County include the following:

- Counties: Benton, Grant, Kittitas, Klickitat, Lewis, Pierce and Skamania.

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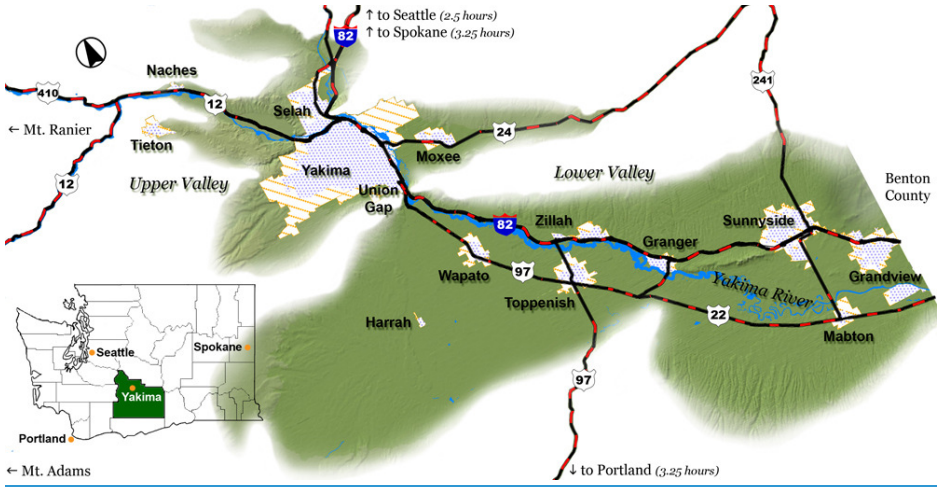
11.3.1.2 Cities and Towns:

- Grandview, Granger, Harrah, Mabton, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima, and Zillah.



There are various interrelationships between ~~Plan 2015~~***Horizon 2040*** and the comprehensive plans of Yakima County's fourteen cities. One example is the coordination between level of service standards established on County roads within urban growth areas and incorporated cities. In addition, there are several internal consistency references to other elements in ~~Plan 2015~~***Horizon 2040***.

11.3.1.3 Major Issues:

- County-wide Planning Policies
- Urban Growth Area Plans
- Development Regulations
- Annexations
- Water and Sewer Plans
- Road Standards
- Critical Areas/Resource Lands
- Essential Public Facilities
- Open Space Corridors

Applicable ~~***Plan 2015***~~***Horizon 2040*** **Elements**: All.

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TABLE 11.3-1 Horizon 2040 – Consistency with State Goals

	STATE GOALS	HORIZON 2040 ELEMENTS
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.	Land Use, Parks & Open Space, Intergovernmental Coordination, Transportation, Capital Facilities, Utilities
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.	Land Use, Parks & Open Space, Intergovernmental Coordination, Transportation
Transportation	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with County and city comprehensive plans.	Land Use, Transportation, Intergovernmental Coordination, Capital Facilities
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.	Housing, Intergovernmental Coordination, Land Use
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.	Economic Development, Intergovernmental Coordination, Land Use
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.	Intergovernmental Coordination, Land Use, Capital Facilities
Permits	Application for both state and local government permits should be processed in a timely and fair manner to ensure predictability.	Intergovernmental Coordination, Economic Development, Land Use
Natural Resource Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.	Land Use, Natural Setting, Economic Development, Parks & Open Space, Intergovernmental Coordination, Transportation
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.	Land Use, Natural Setting, Parks & Open Space, Intergovernmental Coordination, Utilities, Environmental Analysis
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.	Land Use, Natural Setting, Parks & Open Space, Intergovernmental Coordination, Environmental Analysis
Citizen Participation	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.	Plan Development, Intergovernmental Coordination
Public Facilities and Services	Ensure that those public facilities and service 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.	Land Use, Utilities, Capital Facilities, Intergovernmental Coordination, Transportation
Historic Preservation	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.	Natural Setting, Parks & Open Space, Intergovernmental Coordination, Housing, Land Use
Shoreline Management	The goals and policies of a shoreline master program for a county shall be considered an element of the county or city's comprehensive plan.	

Table 11 3-2 Coordination Under the Growth Management Act – Participants in Coordination

Topic	City	Co.	COG	RTPO	Sch. Dist.	Spec. Dist.	DOA	DOC	Comm	DOE	DOH	DFW	IAC	Emp. Sec.	DIS	OFM	L&I	DNR	DOT	Fed	Tribes	Land owner	Pvt. Sec.	Spec. Int.	Citizens
Visioning	X	X	X	X	X	X			X							X					X	X	X	X	X
CWPPs	X	X	X	X	X	X		X	X	X						X			X		X	X	X	X	X
UGAs	X	X	X	X	X	X			X							X				X	X	X		X	X
Comp Plan	X	X	X	X	X	X			X	X						X		X	X	X	X	X	X	X	X
Capital Fac.	X	X	X	X	X	X		X								X						X			X
Land Use	X	X	X	X	X	X			X												X	X		X	X
Housing	X	X	X	X	X	X			X														X		
Utility	X	X	X	X	X	X			X	X												X	X	X	X
Transportation	X	X	X	X	X					X									X	X	X	X	X	X	X
Public Purpose Lands	X	X	X	X	X	X		X					X						X	X	X	X		X	X
Open Space Corridors	X	X	X	X		X				X		X	X					X	X	X	X	X		X	X
CA/RLs	X	X	X			X	X			X		X	X					X		X	X	X	X	X	X
Reg. Transp. Planning	X	X	X	X	X					X									X	X	X	X	X	X	X
Sewer or Water Plans	X	X				X				X	X										X			X	X
Water Availability	X	X	X			X				X	X										X				X
Impact Fees	X	X	X	X	X	X																			
Relocation Assistance	X	X							X														X		X
Economic Development	X	X		X																		X	X	X	X
Development Regulations	X	X		X																		X	X	X	X
Data Collection	X	X	X	X	X	X			X	X		X	X	X	X	X	X	X	X	X			X	X	

COG-Conference of Governments, DFW-Dept. of Fish & Wildlife, DNR-Dept. of Natural Resources, IAC-Interagency on Outdoor Recreation, DOT-Dept. of Transportation, DOC-Dept. of Corrections, DOA-Dept. of Agriculture, DIS-Dept. of Information Services, Emp.Sec.-Employment Securities, OFM-Office Financial Management, Pvt.Sec.-Private Sector, DOH-Dept. of Health, L&I -Dept. of Labor & Industries, Sch Dist-School District, Spec Int-Special Interest, Fed-Federal, Comm-Dept. of Commerce, RTPO-Regional Transportation Planning Organization

BOCC Adopted

Table 11 3-3 Statutory Authority for Provision of Facilities and Services

Facility/Service	County	City	Sewer District	Water District	Fire District	Conservation District	Port District
Utility Services	sewer/water 36.94.020; waste 36.58.010	sewer/water 35.21.210; waste 35.21.120	sewer 56.04.020; merge w/ water district 56.36.060	water 57.04.020; merge w/ water district 57.04.150		long range program including water 89.08.220(7)	sewer/water/waste 53.08.040
Health Services	hospital 36.62.010; joint hospital w/ city or another county 36.62.030; public health 36.89.030; emergency medical 36.32.480; mental health 71.24.045	hospital 35.22.280 [1st]; 35.23.440 [2nd]; ambulance 35.24.306 [3rd]; 35.27.370 [15] [towns]; joint hosp. w/ county 36.63.030; public health 70.05.020; 70.05.070			emergency need 52.12.031(1)		
Social Services	housing 36.32.415; poverty 36.32.440; youth 35.21.630	youth 35.21.630; low-income housing 35.21.685					
Law Enforcement Services	sheriff 36.28.010; prosecuting Atty.. 36.27.020; public defender 36.26.070; coroner 36.24.020; court 2.08.010-020; jail 2.28.139	police 35.22.280, 35.22.610 [1st]; 35.23.130 [2nd]; 35.24.160 [3rd]; 35.27.370 [towns]; court 3.46.010, 35.20.010; jail 70.48.190					police 53.08.280
Fire Prevention/ Suppression	fire code 36.43.010; contract w/ others for suppression 36.32.470	fire suppression 35.22.280 [1st]; 35.23.440 [2nd]; 35.24.290 [3rd]; 35.27.370 [towns]			prevention & suppression 52.12.031; burning permits 52.12.101		fire protection service 53.25.100
Community Development Activities	planning 36.70A.050	planning 35.63.060-080					
Environmental Protection Activities	lake 36.61.020; critical areas 36.70A.070,36.36.020	lake 35.21.403; water 35.88.010; critical areas 36.70A.070	clean up water pollution 56.08.013	water conservation plan 57.08.170		prevention, conservation	pollution control 53.08.040

						and education 89.08.220	
Economic Development Activities	economic dev. 36.01.085; tourist promotion 36.32.450	economic dev. 35.21.703; tourist promotion 35.21.700					economic dev. 53.08.245; tourism promotion 53.08.255
Transportation Services and Facilities	public transp.. 36.57.040; rail 36.60.030; roads 36.75.020	public transp.. 35.58.2721; streets 35.22.280 [1st]; 35.23.440 [2nd]; 35.24.290 [3rd]; 35.27.370 [towns]					transfer and terminal facilities 53.08.020; intermodal rail transport of cargo 53.08.290; street 53.08.330; waterways 53.08.060; facilities & harbor improvements 53.08.020
Other Activities	libraries 27.12.025; stormwater control and open space 36.89.030; parks and recreation 36.68.010; 36.89.030; greenbelt 36.34.340	libraries 27.12.025; public facilities 35.21.020; storm and surface water 35.67.020; parks and recreation 67.20.010; greenbelt 36.34.340	storm and surface water 56.08.010; merge w/ water district for water district powers include park and recreation 56.36.060	merge with sewer district for powers include storm and surface water 57.40.150; park and recreation facilities 57.08.010(5)		long range program include water run-off and flood control 89.08.220(7)	libraries 53.29.030; storm and surface water [sewer power] 53.08.040; parks and recreation 53.08.260-270

BOCC adopted

11.3.2.2 Yakima Training Center

In addition to the general purpose governments listed above, Yakima County is significantly impacted by the Yakima Training Center. The U.S. Department of the Army has prepared the "Cultural and Natural Resources Management Plan" in order to address various issues pertaining to the impacts of the Yakima Training Center on the environment. Yakima County has been an active participant on the CNRCP committee.

Major Issues:

- Development Regulations
- Critical Areas/Resource Lands

Applicable *~~Plan 2015~~Horizon 2040* Elements: Land Use; Natural Setting; Open Space; Capital ~~Improvements~~Facilities.

11.3.2.3 Yakama Indian Nation

The Yakama Indian Nation comprises 1.1 million acres within Yakima County.

Major Issues:

- County-wide Planning Policy
- Open Space Corridors
- Development Regulations
- Urban Growth Area Plans
- Critical Areas/Resource Lands

Applicable *~~Plan 2015~~Horizon 2040* Elements: Land Use; Natural Setting.

11.3.3 Service Providers

11.3.3.1 Water

There are ~~four~~ twenty-eight County-owned water supply systems~~:~~. ~~Terrace Heights, Buena, Gala Estates and Starcrest.~~ The Nob Hill Water Association is also a major provider of potable water in the County. The Utilities Element provides greater detail on the existing conditions relating to water supply provisions in the County.

RCW 57.16.010 requires an update of the general Water Plan consistent with the pro~~-~~visions of the County's ~~Plan 2015~~ ***Horizon 2040***. A schedule for integrating plan updates for each County owned water system will need to be established.

Major Issues:

- Urban Growth Area Plans
- Development Regulations
- Water Plans
- Annexations
- Water Availability

BOCC Adopted

- County-wide Planning Policies
- Essential Public Facilities

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Land Use; Demographics; Capital Facilities; Utilities.

11.3.3.2 Sewer

There are two special purpose sewer districts in the County, one each in Terrace Heights and Cowiche. In addition, Yakima County owns and operates a wastewater treatment facility in Buena. The Utilities Element provides greater detail on the existing conditions relating to sanitary sewer treatment provisions in the County.

RCW 56.08.020 requires an update of general Sewerage Plans consistent with the provisions of the County's ~~Plan 2015~~ *Horizon 2040*. A time frame for integrating plan updates to any County owned sewer system will need to be established.

Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Sewer Plans
- Annexations
- Essential Public Facilities
- County-wide Planning Policies

Applicable ~~Plan 2015~~ *Horizon 2040* Elements: Capital Facilities; Utilities; Land Use; Introduction (Demographics).

11.3.3.3 Irrigation

There are 21 irrigation districts within the County. The Utilities Element provides greater detail related to irrigation districts in the County.

Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Water Availability
- Open Space Corridors

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Utilities; Land Use; Demographics; and Capital Facilities.

11.3.3.4 Schools

There are 15 school districts located in Yakima County. ~~Figure XII-2 in the Capital Facilities Element shows the location of each.~~

Although not a participant on the Regional Services Forum, school districts should become more involved in the implementation phase of ~~Plan 2015~~ *Horizon 2040*.

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Major Issues:

- Development Regulations
- Urban Growth Area Plans
- County-wide Planning Policies

Applicable ~~Plan 2015~~ *Horizon 2040* ~~–~~Elements: Capital Facilities; Land Use; Transportation; and Introduction (Demographics).

11.3.3.5 Fire Protection

There are numerous fire districts in Yakima County. ~~Figure XII-1 in the Capital Facilities Element shows the location of each.~~

Yakima County currently has a mutual aid agreement with Lewis County for the provision of fire and emergency services in the White Pass area.

Major Issues:

- Urban Growth Area Plans
- Development Regulations
- Critical Areas/Resource Lands
- Open Space Corridors

Applicable ~~Plan 2015~~*Horizon 2040* ~~-~~Elements: Land Use; Natural Setting; and Parks and Open Space; Capital Facilities.

11.3.3.6 Port Districts

There are two port districts located in Yakima County, one each in Grandview and Sunnyside.

Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Critical Areas/Resource Lands
- Essential Public Facilities
- Regional Transportation Plan

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Land Use; Economic Development; Transport~~-~~ation; Capital Facilities; and Utilities.

11.3.3.7 State and Federal Government

Washington State:

The state's Growth Management Act [WAC 365-195-735] states that "the drafting of plans and development regulations under the Act should involve a consideration of numerous state and regional regulatory and planning provisions affecting land use, resource management, environmental protection, utilities, or public facilities."

Examples of statewide standards include:

BOCC Adopted

- Water Pollution Control Act;
- Safe Water Drinking Act;
- Solid Waste Management Act;
- Model Toxics Control Act;
- Shoreline Management Act Forest Practices Act;
- Floodplain Management Act;
- State Building Code;
- Electrical Construction Code;
- Surface Mining Act;
- State Surface and Ground Water Codes;
- Hydraulic Project Act;
- Energy Facilities Site Evaluation Council;
- State Transportation Policy Plan;
- Water Resources Act of 1971;
- State Outdoor Recreation and Open Space Plan;
- State Trails Plan;
- Regional Air Pollution Control.

The state also requires plans for individual public water systems, approved by the state health department; comprehensive sewerage drainage basin plans, approved by the Department of Ecology; local moderate risk waste plans, approved by the Department of Ecology; and plans required to be filed with the utilities and transportation commission in accordance with WAC 480-100-251.

The following state departments have been involved in the growth management planning process. Each department has its specific role in the review and comment of ~~Plan 2015~~ ***Horizon 2040***. Coordination with these state agencies to assist in the implementation of ~~Plan 2015~~ ***Horizon 2040*** ~~-~~will be necessary. Table XIII-2 identifies additional state agencies and offices with coordination responsibilities.

- Health
- Ecology
- Corrections
- Transportation
- Natural Resources
- Fish and Wildlife
- Social and Human Services
- Superintendent of Public Instruction
- Community, Trade & Economic Development

RCW 36.70A.103 states, "State agencies must comply with the local comprehensive plans and development regulations and amendments that are adopted under the Act."
Major Issues:

- Development Regulations

BOCC Adopted

- Critical Areas/Resource Lands
- Water and Sewer Plans
- Urban Growth Area Plans
- Shoreline Master Programs
- Floodplain Management
- Dispute Resolution Process

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: ~~-~~All.

11.3.3.7 Federal Agencies

The Growth Management Act [WAC 365-195-730] states,

(1) The drafting of plans and development regulations under the act should involve a consideration of the effects of federal authority over land or resource use within the planning areas including:
   a. Treaties with Native Americans;
   b. Jurisdiction on land owned or held in trust by the federal government;
   c. Federal statutes or regulations imposing national standards;
   d. Federal permit programs and plans.

(2) Examples of such federal standard, permit programs and plans are:
   a. National ambient air quality standards, adopted under the federal Clean Air Act;
   b. Drinking water standards, adopted under the federal Safe Water Drinking Act;
   c. Effluent limitations, adopted under the federal Clean Water Act;
   d. Dredge and fill permits issued by the Army Corps of Engineers under the federal Clean Water Act;
   e. License for hydroelectric projects issued by the federal Energy Regulatory Commission;
   f. Plans created under the Pacific Northwest Electric Power Planning and Conservation Act;
   g. Recovery plans and the prohibition on taking listed species under the Endangered Species Act.

11.3.3.8 Coordinating Agencies

A number of agencies are already involved in promoting interjurisdictional coordination on a variety of issues.

11.3.3.9 Yakima Valley Conference of Governments

The Yakima Valley Conference of Governments (YVCOG) was established by interlocal agreement to assure coordination, consensus, consistency and compliance over issues of common concern to its membership. YVCOG's mission is to provide member jurisdictions a regional network for professional community planning, transportation, grant writing, GIS, and facilitate coordinated efforts on matters of mutual concern. The Yakima Valley Conference of Governments will:

- Serve as the Metropolitan Planning Organization (MPO) and Regional Transportation Planning Organization (RTPO) for the region.

BOCC Adopted

- Perform responsibilities as identified in the most recent GMA regional strategy.
- Develop and maintain informational databases to support the regional geographic information system.
- Define and implement procedures that assure opportunities for early and continuous public involvement through short and long-range planning projects.
- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.
- ~~The Yakima Valley Conference of Governments was established through an interlocal agreement to assure coordination, consensus, consistency and compliance over issues of common concern to its membership.~~

  ~~Membership includes Yakima County and all of the cities and towns. YVCOG has been an active participant in the growth management planning process, including development of comprehensive plans for several member jurisdictions. They are also the designated Metropolitan Planning Organization, Regional Transportation Planning Organization, and Census data clearing house.~~

Major Issues:

- County-wide Planning Policies
- Urban Growth Area Plans
- Development Regulations
- Regional Transportation Plan
- Dispute Resolution Process

Applicable ~~**Plan 2015**~~***Horizon 2040*** **Elements**: All elements of ~~Plan 2015~~ ***Horizon 2040*** are pertinent in coordinating with the YVCOG.

11.3.3.10 Regional Transportation Planning Organization

This entity was created through the enactment of the Growth Management Act, and is authorized through RCW 47.80 to review and certify local governments' Transportation Elements and the County-wide Planning Policies.

The RTPO is responsible for developing, in cooperation with state and local governments, a six-year regional Transportation Improvement Program. The TIP is based on programs, projects, and transportation demand management measures of regional significance as identified by transit agencies, cities, and counties.

Unlike most of the RTPOs in the state which consist of multi-county representation, Yakima County is a sole county RTPO. An RTPO may be formed by a single county if it has a population of 100,000 or more.

BOCC Adopted

Major Issues:

- County-wide Planning Policies
- Urban Growth Area Plans
- Development Regulations
- Dispute Resolution Process
- Regional Transportation Plan
- Open Space Corridors

Applicable ~~Plan 2015~~ *Horizon 2040* Elements: Transportation; Capital Facilities; Land Use; and Demographics.

11.3.3.11 Metropolitan Planning Organization (MPO)

The MPO is responsible for managing a continuing, cooperative and comprehensive planning process for the urbanized areas. The planning process should result in the development of plans and programs consistent with the jurisdictions' comprehensive plans.

The MPO was created through federal legislation implemented through state and local agencies. Yakima County is required to participate as an MPO since its population exceeds 50,000.
Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Regional Transportation Plan
- Open Space Corridors

Applicable ~~Plan 2015~~ *Horizon 2040* Elements: Transportation and Land Use; and Capital Facilities.

11.3.3.12 Tri-County Water Resources Agency

This organization consists of three counties: Benton, Kittitas and Yakima. The agency addresses numerous issues relative to the Yakima River Watershed.
The three counties will integrate relevant portions of the Yakima River Watershed Plan into their respective comprehensive plans and subsequent development regulations.
Major Issues:

- Critical Areas/Resource Lands
- Shoreline Master Programs
- Development Regulations
- Flood Hazard Management Plans
- County-wide Planning Policies
- Urban Growth Area Plans
- Water Availability

BOCC Adopted

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Natural Setting; Environmental Analysis; and Land Use; and Capital Facilities.

11.3.3.13 Boundary Review Board

The role of the Boundary Review Board (BRB) was revised to reflect the enactment of the Growth Management Act. RCW 36.93.230 states, "When a county and the cities and towns within the county have adopted a comprehensive plan and consistent development regulations pursuant to the provisions of chapter 36.70A RCW, the county may, at the discretion of the county legislative authority, disband the boundary review board in that county".

Yakima County has had a BRB since 1971. Upon completion of the urban growth area plans and subsequent development regulations, the County and its fourteen cities will need to examine the role of the BRB in the next phase of implementation.

Major Issues:

- Water and Sewer Plans
- Development Regulations
- Urban Growth Area Plans
- County-wide Planning Policies

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Urban Land Use Sub-Element; and Transportation.

~~Regional Planning Commission~~
~~In 1977, the Regional Planning Commission (RPC) was created as result of an ongoing discussion of regional service provision, such as wastewater management. This led to the current "four party" agreement between the cities of Yakima and Union Gap, Yakima County, and the Terrace Heights Sewer District.~~

~~Recently, the RPC has served as the advisory body for development of the Yakima Urban Area Comprehensive Plan, and revisions to the Yakima Urban Area Zoning Ordinance.~~

~~Major Issues:~~
~~Urban Growth Area Plans~~
~~Development Regulations~~
~~County-wide Planning Policies~~

~~Applicable Plan 2015 Elements: All elements of Plan 2015, except the Rural and Economic Resource Lands Sub-Elements, are pertinent in coordinating with the RPC.~~

11.4 COORDINATING GROWTH MANAGEMENT ACT PRODUCTS

BOCC Adopted

~~COORDINATING GROWTH MANAGEMENT ACT PRODUCTS~~

11.4.1

County-wide Planning Policy

To assure the development of common goals to achieve coordinated, planned growth, the Growth Management Act required cities and counties to begin the planning process with a set of shared understandings, the County-wide Planning Policy. Yakima County's response to this requirement is described in Chapter I~~I~~, "Policy Plan ~~Development~~Introduction.~~-~~" The County-Wide Planning Policy (CWPP) was originally approved by the Board of Yakima County Commis~~-~~sioners i~~o~~n June ~~29,~~ 1993, following approval by a majority of the cities and towns. The CWPP was revised in October 2003. Portions of the CWPP dealing specifically with regional service provision and intergovernmental coordination are excerpted in the Goals and Policies section of this element.

11.4.1.1 Master Interlocal Agreement for Growth Management Act Implementation in Yakima County

The primary purpose of the Master Interlocal Agreement is to provide a management structure for growth and development occurring in Urban Growth Areas (UGAs) to ensure that coordinated Growth Management Act (GMA) goals will be met. In areas that are outside of city limits but within the UGA, the County continues to have legal jurisdiction but both the County and respective City have interests. The purpose of UGA designation is to target these areas for urban growth and urban levels of services, and eventual annexation or incorporation. Consequently, the County and cities' must have coordinated visions for urban density land use in these areas with appropriate development standards to assure consistency with the GMA. The Master Interlocal Agreement is intended to meet the objectives of the GMA, set out processes for coordination of planning, provide public improvements, and to clarify administrative and development processes for citizens, the Cities and the County.

11.4.1.2

Urban Growth Areas

The GMA states that urban growth should first be located in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. (RCW 36.70A.110(3))

Therefore, the CWPPs include specific policies to encourage growth in UGAs and discourage urban growth outside of these areas. Also, these policies strive for development within UGAs in a logical fashion outward from the edge of developed land in conjunction with the provision of infrastructure and urban services.

The ~~County-wide Planning Policies~~CWPPs and the Master Interlocal Agreement ~~for Urban Growth Areas~~ incorporated the state requirements and described the process and criteria for establishing and amending urban growth areas in Yakima County ~~(e.g., see CWPP A.3.1-A.3.12)~~.

~~Using the CWPP, each city recommended an interim urban growth area to Yakima County. The County held public hearings to consider the designation and adoption of the interim urban growth areas proposed by the cities.~~

BOCC Adopted

~~Following initial hearings, the Board of County Commissioners directed planning staff to meet with several communities to discuss changes they felt were needed, and adjustments were made to some of the proposed interim urban growth areas.~~

~~Interim urban growth areas for all cities and towns were adopted by the Yakima County Board of Commissioners during late 1993 and early 1994. The Demographics Element contains detail on how population was distributed within the urban areas.~~

Final UGA boundaries are~~s will be~~ set ~~either~~ through the adoption or update of ~~***Plan 2015***~~***Horizon 2040*** ~~or by the first plan update through~~ using the Official of Financial Management's (OFM) twenty year population projections for Yakima County and a detailed land capacity analysis conducted in coordination ~~negotiations~~ between the County and specific cities.

11.4.1.3 Comprehensive Plans

RCW 36.70A.100 states, "The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues."

In addition, the Transportation Element must assess the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions. (RCW 36.70A.070 (6)(d))

~~Yakima County has reviewed the draft comprehensive plans of those jurisdictions which have completed them.~~

~~Essential Public Facilities~~

~~The importance of intergovernmental coordination is clear in the siting of essential public facilities. The established process has been addressed through the County-wide Planning Policies (see excerpt from CWPP in the Goals and Policies section, policies C.3.1-3, "Siting Public Facilities of a County-wide or State-wide Nature"). When the Shareholders reviewed these policies during the development of Plan 2015, they felt that the CWPP adequately addressed the issue of essential public facilities for purposes of Plan 2015.~~

~~Government Services Forum~~

~~The purpose of the Government Services Forum is to 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".~~

~~The legislation required counties over 150,000 to convene a meeting of the service providers by March, 1995. As a result, Yakima County and its cities and towns have established a Government Services Forum. This group of service providers initially met on March 2, 1995 and has continued to meet every two months to evaluate service issues selected from the following list:~~

BOCC Adopted

~~1. Utility services~~
~~A. Water~~
~~B. Sewer~~
~~C. Surface water, stormwater, flood Control, and river levees~~
~~D. Solid waste~~

~~2. Health services~~
~~A. Public health~~
~~B. Emergency medical services and transportation~~
~~C. Medical examiner/coroner~~

~~3. Social services~~
~~A. Housing~~
~~B. Poverty~~
~~C. Youth~~
~~D. Elderly~~
~~F. Cemeteries~~

~~4. Cultural services~~
~~A. Libraries~~
~~B. Museums/fine arts~~
~~c. Performing arts~~

~~5. Law enforcement services~~
~~A. Police/sheriff activities~~
~~B. Corrections~~
~~C. Emergency communication (911)~~
~~D. Animal control~~
~~E. Emergency management~~

~~6. Judicial services~~
~~A. Courts~~
~~B. Prosecuting attorneys~~
~~C. Public defenders~~

~~7. Fire protection and emergency management services~~
~~A. Fire protection~~
~~B. Emergency medical services~~

~~8. Community development activities~~
~~A. Planning~~

BOCC Adopted

~~B. Code enforcement~~
~~C. Parks and recreation~~
~~D. Trails~~

~~9. Environmental protection activities~~
~~A. Open space~~
~~B. Greenbelt~~
~~C. Lakes~~
~~D. Aquifers~~
~~E. Critical areas~~
~~F. Conservation~~
~~G. Irrigation~~
~~H. Air pollution control~~

~~10. Economic development activities~~
~~A. Economic development~~
~~B. Tourism promotion~~
~~C. Public assembly activities (arts, Conventions, theater, Stadium, etc.)~~

~~11. Transportation services and facilities~~
~~A. Roads, streets, and highways~~
~~B. Transit~~
~~C. Non-motorized (pedestrian, bicycle)~~
~~D. Rail~~
~~E. Airport~~

~~12. Excluded by law from rcw 36.115 service agreements~~
~~A. Schools~~
~~B. Electrical energy generation, Conservation, or distribution~~
~~C. Maritime shipping activities~~

~~Sepa/gma integration~~
~~As part of the state's continuing effort to integrate land use and environmental planning, yakima county received a grant in 1994 from the department of community, trade and economic development as part of the sepa/gma demonstration projects.~~

~~Yakima county has concentrated most of its integration effort around a basic implementation concern regulatory reform based upon interrelated sepa/gma processes. The program developed by yakima county used an integrated approach to identify system impacts which could be removed from the traditional formal review required by sepa. System impacts, once adequately addressed in *plan 2015*~~

BOCC Adopted

~~analysis, can be mitigated through a set of alternative mitigation measures, a "cafeteria plan" (see appendix iii a). The pilot project developed a streamlined development review process and a model for mitigating system-wide project impacts. This approach reduces the level of environmental review at the application stage by focusing on site-specific impacts. In effect, the county invests its analytical resources in the evaluation of plan level, system-wide impacts, instead of the case-by-case review of development applications.~~

11.45 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES ~~ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES~~

Although a substantial amount of effort has already being undertaken to coordinate between these and other agencies, the bulk of the work is yet to come. However, since these jurisdictions have been meeting already to discuss these and other issues, the adoption of this optional element presents a good point of departure for interjurisdictional coordination.

11.5.1 ~~ROLES AND RESPONSIBILITIES~~Roles and Responsibilities

11.5.1.1 Countywide Planning Policies

Yakima County, cities and towns, and the Yakima Valley Conference of Governments are all involved in planning activities related to their statutory authority and responsibility. The Countywide Planning Policies further clarify the roles and land use planning authority of each type of governmental unit.
Yakima County is the regional government within the county boundaries providing various services within unincorporated and incorporated areas. Yakima County will:

- Be responsible for the development, adoption and implementation of comprehensive plans and development regulations and the processing of land use permits within the unincorporated portions of the County.

- Develop and maintain informational data bases to support the regional geographic information system.

- Perform responsibilities as identified in the most recent GMA regional strategy.

Enter into separate urban growth management agreements with each city to address joint issues identified in the County-wide Planning Policy and other matters agreed to be of mutual interest.

- Define and implement procedures that assure opportunities for early and continuous public involvement throughout short and long range planning projects.

- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.

BOCC Adopted

Cities within Yakima County provide a variety of services primarily to residents within their respective municipal boundaries. Cities will:

- Provide urban governmental services as identified in the GMA (Chapter 36.70A RCW) and adopted urban growth management agreements.
- Be responsible for the development, adoption and implementation of comprehensive plans and development regulations and the processing of land use permits within the incorporated city and within unincorporated portions of urban growth areas as may be agreed upon through interlocal agreements.
- Within their capabilities, develop and maintain informational data bases to support the regional geographic information system.
- Perform responsibilities identified in the most recent GMA regional strategy.
- Enter into separate interlocal agreements with Yakima County to address joint issues identified ~~i~~in the County-wide Planning Policy and other matters agreed to be of mutual interest.
- Define and implement procedures that assure opportunities for early and continuous public involvement throughout short and long range planning projects.
- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.

The Yakima Valley Conference of Governments was established by interlocal agreement to assure coordination, consensus, consistency and compliance over issues of common concern to its membership. The Yakima Valley Conference of Governments will:

- Serve as the Metropolitan Planning Organization (MPO) and Regional Transportation Planning Organization (RTPO) for the region.
- Perform responsibilities as identified in the most recent GMA regional strategy.
- Develop and maintain informational databases to support the regional geographic information system.
- Define and implement procedures that assure opportunities for early and continuous public involvement through short and long-range planning projects.

BOCC Adopted

- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.

11.5.1.2 ~~Government Services Forum~~

~~RCW 36.115.060 (2) requires, "On or before January 1, 1997, a service agreement must be adopted in each County under this chapter or a progress report must be submitted to the appropriate committees of the legislature."~~

~~Forum participants have generated a list of top priorities for service agreements. The Forum will continue to meet and discuss these and other issues relative to facilities and services provision and coordination.~~

11.5.1.4 Comprehensive Plans

Additional work will be needed to reconcile the detailed plans of cities for their urban growth areas with the general policy guidance contained in ~~*Plan 2015*~~*Horizon 2040*. However, this process be made easier in that the County's policies were developed to complement the draft concepts and land use plans that the cities were developing, such as "urban reserve," "focused public investment", corridors, and "agricultural transition" areas. Also, the County's satellite management systems for clustered urban development provide a way for outlying areas in UGAs to develop at urban densities.

11.5.1.4 Shoreline Master Programs

~~As a result of the 1995 legislative amendments to RCW 90.58, the Washington State Department of Ecology is updating WAC 197-11 to address consistency between these amendments and the Shoreline Management Act.~~

The requirement states that those counties and cities planning under the 36.70A shall amend their Comprehensive Plan to incorporate a Shoreline Element into the Comprehensive Plan. Yakima County has accomplished this through adoption of the Natural Setting Element (Chapter 2) and the Critical Areas Ordinance.

11.5.1.5 Regional Service Agreements

Yakima County's ~~*Plan 2015*~~*Horizon 2040* will be best fulfilled by emphasizing the intergovernmental coordination aspects of the plan among governments. The alternatives are in matters of form, such as formal v. informal agreements. If the informal type works better, especially as relationships are developing, it should be used. Present interlocal agreements expire on a variety of dates. The Intergovernmental Coordination Element provides a framework to regularly monitor the success of existing and proposed coordination mechanisms, including informal and formal agreements.

11.5.1.6 Dispute Resolution~~DISPUTE RESOLUTION~~

BOCC Adopted

~~Whether through the role of a mediator or the Growth Management Hearings Board, the importance of developing a conflict resolution process is inherent in the implementation of growth management.~~

Currently, the Growth Management Hearings Boards provide mediation services relative to disputes regarding GMA documents. This is considered a preemptive measure in case an appeal is filed.

11.5.1.7 ~~PLAN IMPLEMENTATION AND MONITORING~~Plan Implementation and Monitoring

There are several approaches or methodologies which may be considered in developing an intergovernmental coordination process. An initial component should be creating consensus on coordination assumptions, such as:

- Communication is the foundation of coordination and cooperation.
- Existing interlocal agreements cover obvious, physical, measurable needs, such as sharing a wastewater treatment plant, or reciprocal fire agreements.
- Other issues are more subtle, requiring time to establish relationships and to coordinate data analysis and use for annual reporting. An example is the capital improvement program and its priorities for the cities' urban growth areas.
- There is a need for a regional viewpoint between municipalities and the County.
- Issues should be identified and addressed before they become controversial positions. It is easier to discuss a desired out-come than to argue over an established position.
- Technical coordination of an issue, with a proposed resolution, is better than open confrontation. Anticipation is better than reaction.
- There are a lot of jurisdictions covering many technical, and occasionally over-lapping issues.
- The planning process, with its emphasis on review of adjacent jurisdictions' plans and the doctrine of standing, provides the impetus for coordination. The alternative, appeals and lawsuits, are costly, time-consuming and counter-productive to growth, planning and development.

11.5.1.8 Intergovernmental Coordination among Yakima County and Other Entities

BOCC Adopted

The next phase of implementation will entail determining the roles and responsibilities to ensure intergovernmental coordination. Yakima County and other jurisdictions should address the following potential issues in resolving coordination responsibilities:

- Description of Issue
- Existing Method of Coordination
- Nature of Relationship
- Office with Primary Responsibility
- Effectiveness of Coordination Mechanisms
- Deficiencies and Needs
- Outside Coordinating Entities

11.5.1.9 Plan Amendment

Coordination will also be important as ~~*Plan 2015*~~*Horizon 2040* is updated and amended. To make sure that the plan remains current, the Planning ~~Department~~ Division will annually evaluate it for internal consistency, for consistency with the plans of other jurisdictions, and with development regulations. The results of this review will be provided to the Planning Commission for consideration as part of its ~~regular~~annual meeting ~~September~~ agenda.

The annual review will include a reassessment of the plan to ensure that capital facilities needs, financing and level of service are consistent, and that the plan is internally consistent. It will also require coordination with non-County providers of public facilities on a joint program for maintaining adopted level of service standards, Concurrency requirements, funding and construction of shared public facilities. Consistency will be systematically achieved through annual budgeting cycles, interlocal agreements and other measures identified in ~~*Plan 2015*~~*Horizon 2040*.

Planning Commissioners will use the information in the annual consistency review when they consider amendments proposed for adoption. Amendments require the use of the same public hearing procedure that was used for initial adoption. All affected jurisdictions and agencies will be notified of the proposed amendments and the public hearing schedule, and invited to submit comments on the SEPA determination.

~~D. GOALS AND POLICIES~~

~~VISION OF THE FUTURE~~

~~Vision 2010, the Upper Valley Visioning Report, encourages cooperation among and between the governments in the Yakima metropolitan area to promote efficient, cost effective delivery of services such as criminal justice, fire protection, public transit, water/sewer, administration, and others. Focus 2010, the Lower Valley Visioning Report, envisioned "well org-anized, cooperative working relation-ships" between thec County and the cities. Goals include the promotion of "coor-dinated~~

BOCC Adopted

~~planning and balanced delivery of services among federal, state, county, municipal and tribal government especially in areas of overlapping influence such as urban growth areas," and "coordination among Federal, state, county, municipal, and tribal law enforcement and fire protection agen–cies. "It calls for an expanded role for the Yakima Valley Conference of Governments in fostering improved communication, co-operation and relations among all juris-dictions, as well as greater involvement with other non municipal agencies and private sector organizations.~~

~~1~~11.5.1.10 County-Wide Planning Policy (*~~The shaded boxes below identify areas from the Vision 2010, Focus 2010, and County-wide Planning Policy documents. These are the foundation for Plan 2015~~Horizon 2040*~~'s Inter-governmental goals, objectives and policies, found in the Policy Plan (Chapter I, Vol. 1)~~

~~)~~

As the policy framework for comprehensive planning in Yakima County, the Countywide Planning Policies (CWPPs) address regional service provision and intergovernmental coordination. The Policies have three "Guiding Principles" for coordination and cooperation:

A. Local governments within Yakima County do hereby agree to strive toward the principle that all local planning differences should be discussed and settled locally. Appeals or requests for review shall be referred to the Eastern Washington Growth Management Hearings Board only when the local resolution process has been exhausted.

B. In order to enhance~~d~~ coordinated planning, Yakima County and the cities agree to develop a common system for data collection and analysis and consistent terms for comprehensive land use categories. [Note: It is recognized that the planning process required by the Growth Management Act is presently underway in all Yakima County jurisdictions and that full implementation of this policy may not occur until after initial comprehensive plans are adopted.]

C. The Interlocal Agreement for the adoption of the County-wide Planning Policies will be amended to establish the process and guidelines for reviewing and amending the Countywide Planning Policies.

The CWPPs also spell out the growth planning roles and responsibilities of the County, the cities, and the Yakima Valley Conference of Governments, as described above in the Analysis, Section C.

~~The following county-wide planning policies specifically address coordination of service and infrastructure provision:~~

~~Contiguous and orderly development and the provision of services in urban growth areas~~

~~B.3.1 urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. [rcw 36.70a.110(3)] [note: in 1995, chb 1305 modified this section of the rcw; see "growth management act requirements," above.]~~

BOCC Adopted

~~B.3.2 urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided.~~

~~B.3.4 the capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [rcw 36.70a.070(3)(c)(d)] these plan elements will be developed in consultation with special purpose districts and other utility providers.~~

~~Siting public facilities of a county-wide or state-wide nature~~

~~C.3.1 the county and the cities will inventory existing capital facilities and identify needed facility expansion and construction. [rcw 36.70a.070 (3)(a)(b)].~~

~~C.3.2 from local inventory, analysis and collaboration with state agencies and utility providers, a list of county-wide and statewide public capital facilities needed to serve the yakima county region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities.~~

~~C 3.3 when a public facility of a county-wide or state-wide nature is proposed in the yakima county region a facility analysis and site evaluation advisory committee, including citizen members will be formed to evaluate the proposed public facility siting. At a minimum this evaluation shall consider:~~

~~(a) the potential impacts (positive or negative) of the proposed project on the economy, the environment and community character;~~
~~(b) the development of specific siting criteria for the proposed project;~~

~~(c) the identification, analysis and ranking of potential project sites;~~

~~(d) measures to first minimize and second mitigate potential physical impacts including, but not limited to, those relating to land use, transportation, utilities, noise, odor and public safety;~~

~~(e) measures to first minimize and second mitigate potential fiscal impacts.~~

~~County-wide transportation facilities & strategies~~

~~D.3.5 local jurisdictions will coordinate transportation planning efforts through the yakima valley conference of governments, which is designated as the regional transportation planning organization (rtpo). This regional coordination will assure that an assessment of the impacts of each transportation~~

BOCC Adopted

~~plan and land use assumptions on the transportation systems of adjacent jurisdictions is conducted and conflicts prevented.~~

~~JOINT PLANNING WITHIN UGAS~~

~~F.3.1 the county and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the county and the cities. [rcw 56.08.020, rcw 57.16.010]~~

~~F.3.2 the use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services.~~

~~F.3.3 joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area.~~

~~F.3.4 while it is recognized that nothing in the county-wide planning policy will be construed as altering the land use planning authority of the county or the cities, adopted interlocal agreements shall specify the process by which affected local governments may review and comment on comprehensive plan amendments, zone changes and development applications processed by another jurisdiction within urban growth areas.~~

~~F.3.5 each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components.~~

~~County-wide economic development and employment~~

~~G.3.3 coordination of efforts between the many diverse economic development organizations and other related agencies within yakima county should be encouraged by:~~

~~A. Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. Housing, transportation, utilities and land use);~~

~~B. Defining roles and responsibilities for carrying out economic development goals, objectives and strategies.~~

~~Fiscal impact analysis~~

~~H.3.2 as part of the planning process, the county and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements.~~

BOCC Adopted

~~H.3.4 to minimize the potential economic impacts of annexation activities on the county and cities, consideration will be given to negotiating agreements for appropriate allocation of financial burdens resulting from the transition of land from county to city jurisdiction.~~

~~Policies pertaining to coordination with special purpose districts, adjacent counties and state, tribal and federal governments~~

~~I.1 the county and the cities will work with special purpose districts, adjacent counties, state, tribal and federal governments to formalize coordination and involvement in activities of mutual interest.~~

~~I.2 jurisdictions will be encouraged to coordinate plans among and between governments and agencies to make plans consistent and compatible for lands over which they have authority.~~
~~I.3 special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources.~~

~~I.4 each of the governmental entities will be included in the normal public notice and comment procedures of other agencies and kept informed of matters of interest to them.~~

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11.6 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***~~***Horizon 2040*** and keeping it current.

PURPOSE STATEMENT IC 1

The Yakima County-wide Planning Policy~~ies~~ describes 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 Yakima County-wide Planning Policy~~ies~~.
IC 1.2	Maintain an active Yakima 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 *Horizon 2040* as a current guide to the County's growth and development.
POLICIES:	
IC 3.1	Provide for an annual review of ***Horizon 2040*** for minor text, map and database changes as part of the Planning Com~~-~~mission work program.
IC 3.2	***Horizon 2040*** goals, policies, and the plan map designation criteria shall undergo a full reevaluation and update every ~~five~~ eight years following adoption.
IC 3.3	Major amendments between ~~five~~ eight 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 ***Horizon 2040***.

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~~*Horizon 2040* 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 *Horizon 2040*.
POLICIES:	
IC 4.1	Continue to update~~Complete~~ the following research and planning projects, and reflect the results in ***Horizon 2040***:
~~**1.**~~	~~Neighborhood plans for the West Valley community and Terrace Heights urban service area;~~
1~~2~~**.**	Neighborhood plans for selected rural settlements;
2~~3~~**.**	Plan designation of mineral resource sites; and
~~**4**~~3**.**	Comprehensive Flood Hazard Management Plans.
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 ***Horizon 2040*** goals and policies to develop, prioritize and schedule specific implementation strategies periodically.
IC 4.6	Maintain a multi-year work program to accomplish the additional research and planning needed for successful plan implementation.

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~~*Horizon 2040* 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 *Horizon 2040* 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.

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CHAPTER 12. ACRONYMS & DEFINITIONS

ACRONYMS	
ACP	Asphalt Concrete Pavement
ADA	Americans with Disabilities Act
BEA	United States Bureau of Economic Analysis
Benton REA	Benton Rural Electric Association
BLM	United States Department of Interior, Bureau of Land Management
BPA	Bonneville Power Administration
BST	Bituminous Surface Treatment
CAO	Critical Areas Ordinance
CAPP	County Arterial Preservation Program
CFP	Capital Facilities Plan
CIP	Capital Improvements Program
CRAB	County Road Administration Board
CWPP	County-wide Planning Policy
DOE	Washington State Department of Ecology
DOH	Washington State Department of Health
EC	Existing Conditions
EPA	Environmental Protection Agency
ERU	Equivalent Residential Unit
GIS	Geographic Information System
HCM	Highway Capacity Manual
HUD	U.S. Department of Housing and Urban Development
IAC	Interagency Committee on Outdoor Recreation
IRCA	Immigration Reform and Control Act
LID	Local Improvement District
LOS	Level of Service
MPR	Master Planned Resort
MVFT	Motor Vehicle Fuel Tax
NIMBY	Not In My Backyard
NPDES	National Pollutant Discharge Elimination System

NWPPC	Northwest Power and Conservation Council
OFM	Washington State Office of Financial Management
OHWM	Ordinary High Water Mark
PCC	Portland Cement Concrete
PTBA	Public Transportation Benefit Area
RAP	Rural Arterial Program
RCW	Revised Code of Washington
REET	Real Estate Excise Tax
RID	Road Improvement District
RTPO	Regional Transportation Planning Organization
SEPA	State Environmental Policy Act
SHA	Sunnyside Housing Authority
SIED	Supporting Investment in Economic Diversification (SIED) Fund
SMS	Safety Management System
STP	Surface Transportation Program
TAG	Transportation Advisory Group
TDM	Transportation Demand Management
TIA	Transportation Improvement Account
TIB	Transportation Improvement Board
TIP	Transportation Improvement Program
UATA	Urban Arterial Trust Account
UGA	Urban Growth Area
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation
WUTC	Washington Utilities and Transportation Commission
YCC	Yakima County Code
YCPWD	Yakima County Public Works Department
YHA	Yakima Housing Authority
YVCOG	Yakima Valley Conference of Governments

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DEFINITIONS	
Adequate Public Facilities	Means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums. [WAC 365-196-210(3)].
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 365-196-210(4)].
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 36.70A.030(2)].
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 act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action. (APA)
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.
Arbitration	The hearing and determination of a case in controversy by a person chosen by the parties or appointed under statutory authority.
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].
Avigation	Navigation of aircraft.

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.
Commute Trip Reduction	The Washington State Legislature passed the Commute Trip Reduction (CTR) Law in 1991 to call on employers to encourage their worker to drive alone less often, reduce carbon emissions and keep the busiest commute routes flowing. 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.
Comprehensive Land Use Plan	Means a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter (RCW 36.70A.030(4).
Concurrency	Means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter. This definition includes the "adequate public facilities" as defined above. [WAC 365-196-210(7), 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 365-196-210(8)].
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.
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. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. [RCW 36.70A.030(5)].
Cultural Resources	Is a term used interchangeably with "lands, sites, and structures, which have historical or archaeological and traditional cultural significance."[WAC 365-196-210(11)].
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. [RCW 36.70A.030(7)].
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 365-196-210(13)].
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.
Fair Share	A proportionate amount by local jurisdiction. For example, used in the context of affordable housing, fair share means that each city and county within the region works with the regional authority [or state] to establish local and regional policies that will provide the opportunity within each jurisdiction for accommodating a portion of the region's need for affordable housing.
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. [WAC 365-196-210(15)].
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.
Floodplain	Means a land area adjoining a river, stream, watercourse or lake which has been determined likely to flood. The extent of the floodplain may vary with the frequency of flooding being considered. "Floodplain" is synonymous with the one hundred-year floodplain and means that land area susceptible to inundation with one percent change of being equaled or exceeded in any given year.
Floodway	Means the regular channel of a river, stream, or other watercourse, plus the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
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?
ForestLand	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 36.70A.030(8)].
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 36.70A.030(9)].
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.
Institution	A facility that provides a public service and is operated by a federal, state, or local government, public or private utility, public or private school or college, church, public agency, or tax-exempt organization. (APA)
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).
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	Means an established minimum capacity of public facilities or service that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards. [365-196-210(19)]
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. [RCW 36.70A.030(10)]
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.
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 365-196-460]
May	Indicates a use of discretion in making a decision. "As used in this chapter, indicates an option counties and cities can take at their discretion. WAC 365-196-210(20)"
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.
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 36.70A.030(11)]
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	A transportable structure suitable for year-round single-family occupancy and having water, electrical, sewage connections similar to those of conventional dwellings and constructed before June 15, 1976.
Multi-Modal Transportation Systems	Transportation facilities and services designed primarily to support alternative passenger modes.
Must	"As used in this chapter, indicates a requirement for compliance with the act. It has the same meaning within this chapter as shall. (WAC 365-196-210(21)"
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.
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 36.70A.030(12), 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 36.70A.030(13), CWPP]
Public Services Obligations	Means obligations imposed by law on utilities to furnish facilities and supply service to all who may apply for and be reasonably entitle to

	service. [WAC 365-196-210(24)]
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.
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 365-196-210(25)]
Regional Transportation Planning Organization (RTPO)	Means the voluntary organization conforming to RCW 47.80.020, consisting of counties and cities within a region containing one or more counties which have common transportation interests. [WAC 365-196-210(26)]
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.
Revised Code of Washington	A compilation of all Washington State law.
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 means the terrestrial vegetation that grows beside rivers, streams, and other freshwater bodies and that depends on these water sources for soil moisture greater than would otherwise be available from local precipitation.

Road Levy	A levy assessed on real property by the County; to be used to develop and maintain the County's road system.
Rural Development	Refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas. [RCW 36.70A.030(16)]
Rural Government Service	Include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4). [RCW 36.70A.030(17)]
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 365-196-210(27), 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. On-site disposal facilities are only considered sanitary sewer systems if they are designed to serve urban densities. [WAC 365-196-210]
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.
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.
Settled Out Agricultural Workers	Previously migratory farm laborers who have established permanent residences.
Shall	Is considered always mandatory or imperative; denotes definite obligation, and necessity. Indicates a requirement for compliance with the act. "It has the same meaning within this chapter as must." [WAC 365-196-210(29)]

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.
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.
Should	Used to express, duty, propriety, or desirability; discretionary. Indicates the advice of the department, but does not indicate a requirement for compliance with the act. [WAC 365-196-210(30)]
Solid Waste Handling Facility	Means any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators. [WAC 365-196-210(31)]
Special District	Deans a municipal or quasi-municipal corporation, other than a county, city, or school district.
Special Needs Populations (Housing)	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).
Support 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. SIED assists local government infrastructure development in order to promote development of communities.
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	The removal of the right to develop or build, expressed in units per acre of floor area ration, from one lot or parcel to another, or from a portion of a lot to another part of the same lot.
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 365-196-210(33)]
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. [WAC 365-196-210(34)]
Transportation System Management (TSM)	Means the use of low cost solutions to increase the capacity of the transportation system. Transportation System Management (TSM) strategies include but are not limited to signalization, channelization, ramp metering, incident response programs, and bus turn-outs. [WAC 365-196-210(35)]
Urban Governmental Services	Include those public services and public facilities at an intensity historically and typically provided in cities, specifically including 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 36.70A.030(18)]
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 land for the production of food, other agricultural products, or fiber, or the extraction of mineral resource, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. 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 36.70A.030(19), CWPP]
Urban Growth Areas	Means those areas designated by a county pursuant to RCW 36.70A.110. [RCW 36.70A.030(20), 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, and water, and for the disposal

	of sewage.[WAC 365-196-210(36)]
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 365-196-210(37)]
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 under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally included swamps, marshes, 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. However, wetlands may include those artificial wetlands specifically intentionally created from nonwetland areas to mitigate conversion of wetlands. [RCW 36.70A.030(21)]
Zoning	The classification of land by types of uses permitted and prohibited and by densities and intensities permitted and prohibited.

Appendix

HORIZON 2040

Documents adopted by Reference

- Chapter III Environmental Analysis for Plan 2015 – adopted 5/20/1997

CHAPTER III
ENVIRONMENTAL ANALYSIS ELEMENT

"Man is that uniquely conscious creature who can perceive and express. He must become the steward of the biosphere. To do this, he must design with nature."

Ian McHarg

SEPA REQUIREMENTS

The State Environmental Policy Act or SEPA (RCW 43.21C) requires government officials to consider the environmental consequences of actions they are about to take, and seek better or less damaging ways to accomplish those proposed actions. They must consider whether the proposed action will have a significant, adverse environmental impact on the following elements of the natural and built environment: earth, air, water, plants and animals, energy and natural resources, environmental health, land and shoreline use, transportation, and public services and utilities.

SEPA empowers local government to protect environmental quality, and it requires state and local officials to make decisions consistent with the policy set forth in the act. When necessary, it can be used to supplement agencies' authority to address gaps in laws affecting environmental quality. Policies, plans, and regulations adopted under GMA are considered nonproject actions subject to SEPA review.

SEPA AND GMA INTEGRATION

Sound planning requires establishing objectives, analyzing alternatives, selecting an alternative, and implementation. An environmental impact statement (EIS) is part of the planning process that analyzes and documents the environmental impacts and tradeoffs of a proposed action. Ideally, environmental analysis is continuous throughout the planning process. Discussion of policies and specific land use categories is framed by analyses of the economic, social, and environmental consequences of those choices.

SEPA and GMA requirements are similar in many ways. Integration of SEPA with GMA eliminates duplication of effort and assures consistency between SEPA and GMA requirements. The planning processes for SEPA and GMA come together at several points:

Public Participation. Both SEPA and GMA recognize public participation and agency coordination as critical to the planning process.

Existing Conditions. Both SEPA and GMA require collection and analysis of information regarding existing conditions.

Goals and Policies. Goals and policies play an important role in the development of the GMA comprehensive plan, and the SEPA evaluation of plan alternatives.

Impact Analysis. GMA requires collection and analysis of data for natural resource lands, critical areas, the mandatory plan elements (land use, rural, housing, transportation, utilities, capital facilities) urban growth areas,

and the siting of essential public facilities. SEPA requires the County to analyze the significant adverse impacts to elements of the natural and built environment that are identified during scoping.

Mitigation. GMA requires strategies to reduce the impacts of growth on the natural and built environment. These same strategies satisfy SEPA requirements for identifying ways to mitigate the significant adverse impacts identified during scoping.

Documents. Both SEPA and GMA require preparation of documents for the public participation and decision-making process, but they each have specific guidelines on the information and analysis that must or should be included.

Visioning and Scoping. Yakima County conducted a formal EIS scoping process for ***Plan 2015*** in 1993. Prior to that, the Countywide visioning effort identified the issues of concern to County residents, forming the basis for ***Plan 2015*** goals and policies. In one sense, the visioning process and other public participation efforts leading to development of the plan's goals and policies are considered part of the scoping process, in that they address both the natural and built environment. The issues that were raised during both EIS scoping and the visioning process have become a major foundation of the environmental analysis contained in this section. These "Major Issues" separately described in each of the Elements are summarized in this Chapter.

DEVELOPMENT AND ANALYSIS OF ALTERNATIVES

Yakima County engaged several citizen committees to assist in development and analysis of ***Plan 2015*** goals, policies and objectives, alternatives and mitigation measures (see Plan Development, Chapter II). In the early stages of the development of ***Plan 2015***, the environmental analysis took the form of presentations and issue papers made to the Shareholders Committee and Finance Task Force. Spirited discussion was prompted by the issues raised at each of their respective meetings, including such topics as:

- Rural lands classification
- Identification and mapping of rural lands based upon those classifications
- Potential development impacts and mitigation alternatives
- Responsibility for mitigation of impacts on public facility service levels
- Revised SEPA/GMA review process
- Set mitigation schedule

While the Shareholders focused their attention on the development of goals, policies, objectives, and land use alternatives, the Finance Task Force focused on the methods of addressing potential development impacts on public facilities and services. The Shareholders had the opportunity to deliberate on the impacts and potential mitigation measures associated with continued growth, and the Finance Task Force had the opportunity to review goals, policies and objectives related to capital facilities, utilities and land use.

From their deliberations, the Shareholders determined that the notion of rural transitional areas (areas transitioning from rural to urban character) and focused public investment areas or phased urban growth areas, should be tested in the land use alternatives. As Plan ***2015*** came together, each plan alternative was analyzed for its impact on

various aspects of the natural and built environment.

The Planning Commission continued with this process through a series of public hearings and extensive deliberations that resulted in refinement of the Shareholders' Preferred Alternative B, that also contains features of the other two alternatives A and C. The Commission's work is expressed in the December 30, 1996 version of ***Plan 2015.*** Consequently, the environmental analysis is an integral part of each plan element. For example, the Purpose Statements for the plan goals and policies provide a link to the environmental analysis from the presentations and issues papers. Thus, the EIS is combined with ***Plan 2015*** in a document that not only lets the reader see the end result, but understand how it was derived. The EIS discusses the interrelationships, impacts, mitigation, and tradeoffs that were considered in the planning process. Upon adoption of ***Plan 2015***, the final EIS will be incorporated into the appendices.

REGULATORY REFORM

As early as February 1992, the Washington State Department of Ecology and the Department of Community Development were encouraging the integration of SEPA with GMA. Although the benefits of preparing an EIS in conjunction with a comprehensive plan were acknowledged, legislation was needed to facilitate and fund this SEPA/GMA integration. This came about through concerns over regulatory reform, especially as it affects the development review process. An interim "emergency" rule encouraging integration of SEPA and GMA has been in effect since May 1994.

Yakima County received one of six state grants for pilot projects that effectively integrate SEPA and GMA. The goal of the County's project was to simplify the land development review process by identifying and mitigating many of the costs and impacts associated with development at the comprehensive plan level. During its 1995 session, the state legislature passed ESHB 1724, (RCW 36.70C) to help implement the recommendations of the Governor's Task Force on Regulatory Reform through the integration of growth management and environmental review.

Yakima County SEPA/GMA Integration Pilot Project

The Yakima County SEPA/GMA integration pilot project was designed to enable the County to address three key issues, each of which has application in a statewide context:

- Establish an integrated SEPA/GMA process to achieve regulatory reform in terms of both the time it takes to get through the review process and the ease of understanding what must be done;
- Determine a mitigation system, in the context of GMA and SEPA, that addresses the range of development issues, particularly for those lands already trending toward urban densities. Identify the roles of the regional service providers, including responsibility for various levels of mitigation, particularly in urban areas, and how mitigation will be financed; and
- Close the gap between the plan, SEPA review, and the mitigation measures resulting from SEPA review.

Yakima County has concentrated most of its integration effort around a basic implementation concern: regulatory reform based upon interrelated SEPA/GMA processes. The program developed by Yakima County used an integrated approach to identify system impacts, which could be

removed from the traditional formal review required by SEPA. System impacts, once *adequately* addressed in ***Plan 2015*** analysis, can be mitigated through a set of alternative mitigation measures, a "Cafeteria Plan" (See Appendix III-A). The pilot project developed a streamlined development review process and a model for mitigating system-wide project impacts. This approach reduces the level of environmental review at the application stage by focusing on site-specific impacts. In effect, the County invests its analytical resources in the evaluation of plan level, system-wide impacts instead of the case-by-case review of development applications.

After reviewing the results of the SEPA/GMA integration project, the County realized that the level of detail, which can be achieved in a Comprehensive Plan Programmatic EIS, may not *yet* prove adequate to allow the County to move immediately from ***Plan 2015*** adoption to implementation of the mitigation model. However, the process of integrating plan development with environmental evaluation has enabled the County to determine which systems are most critical in terms of potential adverse impacts. These will be prioritized for early inclusion in a mitigation model. Other source elements are in need of further research, and can only be addressed at the project or site-specific level.

Those processes will be modified once SEPA system level impacts that are adequately analyzed in ***Plan 2015*** merit streamlined review. The environmental review of certain selected systems include water supply, sewage disposal, roads, wetlands, habitat, floodplains, and geologic hazards).

Initially, some impacts will continue to be reviewed on a case-by-case basis until enough analysis is complete to allow them to be addressed in ***Plan 2015***. These "*transitional impacts*" will be evaluated as project-level impacts until additional analysis is completed, whereby they can be treated as *system impacts*. The added detail of subarea plans or facility master plans will allow transitional impacts to be evaluated as system impacts by the plan documents.

Project level impacts are generally site-specific. These impacts on public facilities and services and the natural environment can only be determined by specific analysis of individual development proposals. For example, site-specific review will still be needed for such impacts as road access, soil suitability, aesthetics, and drainage at the permit application stage.

The following matrix, Table III-1 illustrates the systems impacts that have been initially identified for inclusion in the mitigation model. Potential mitigation methods for each system are also identified. The matrix was developed as part of the County's citizen participation process, working with the Shareholders and Finance Task Force. This matrix is the foundation of Yakima County's mitigation model for ***Plan 2015*** implementation.

In developing ***Plan 2015***, the County used a public participation process to help define the systems that are most critical in terms of potential impacts. The Finance Task Force also recommended a priority for funding sources that the County could use to address the capital facilities requirements that will come with the County's growth. During the course of future SEPA analysis, priorities can be set for implementing the plan in terms of systems and/or subareas.

Mitigation Model Implementation

Subarea Plans and Facility Master Plans are the two primary approaches to furthering the development of the mitigation model. These plans will serve to link the countywide

evaluation of impacts in ***Plan 2015*** and the attributed mitigation measures for individual development based upon project size, type and location.

Subarea Plans
Subarea plans will contain detail that is not present in the countywide plan. The added detail will enable transitional system impacts to be evaluated for the subarea, rather than case-by-case review.

The following areas could be expected to undergo continued pressure for development. These areas could therefore be the focus of subarea plan development:

- Terrace Heights
- North Selah
- West Valley
- Buena
- Cowiche

Facility Master Plans
Similarly, updates of facility master plans for public facilities may provide sufficient detail to allow a transitional impact to graduate from project level to system level review. Completion of facility master plans must be accompanied by amendments to corresponding ***Plan 2015*** elements (transportation, utilities and capital facilities, etc.)

How the Mitigation Model Would Work
Once the mitigation model is up and running, development proposals could participate in a streamlined review process, consisting of the following steps:

1. The applicant for development submits an application that includes information needed to determine system impacts.
   A. Location
   B. Size/density/intensity (acres, dwelling units, square feet, etc.)
   C. Proposed Land Use

2. The County compares the proposed land use to the land use category in the ***Plan 2015***:
   A. If consistent, proceed to step 3.
   B. If not consistent, the applicant may pursue an amendment to ***Plan 2015*** in order to make the plan and proposed land use consistent.

3. The County compares the proposed project to the goals and policies of ***Plan 2015***, using a consistency review checklist;
   A. If consistent, proceed to step 4.
   B. If not consistent, modify proposal to be consistent and proceed to step 4 or proceed with traditional process for reviewing development proposals.

DEVELOPMENT IMPACTS AND MITIGATION ALTERNATIVES	**CAFETERIA PLAN MITIGATION**	Impact Fees	System Development Charges	Other Mitigation Payments	Land Dedication/Protection	Donate Facilities, Equipment & Furnishing	Wetland Creation	On-Site Stormwater Retention	Community Wells	Transfer Development Rights	Land Banking	County Satellite System	Greenway Program (or similar structure)
SYSTEM IMPACTS													
Water Supply			■						■			■	
Sewage Disposal			■									■	
Roads		■			■								
School		■			■	■							
Parks		■			■	■					■		■
Police				■	■	■						■	
Fire		■			■	■						■	
Courts				■	■	■							
Corrections				■	■	■							
Solid Waste				■								■	
Libraries				■	■	■							
Transit				■	■	■						■	
Non-motorized Transportation				■	■								■
Stormwater			■	■	■		■	■					
Wetlands				■	■		■			■	■		
Habitat				■	■		■			■	■		■
Flood Plain Protection					■			■		■			■
Geological Hazards										■	■		

Table III-1 Development Impacts & Mitigation Alternatives.

4. The County determines mitigation obligations from standardized impact information. The development proposal's system impacts have been accounted for in ***Plan 2015***, supporting sub-area plans and facility master plans. Therefore no further review of system impacts is required

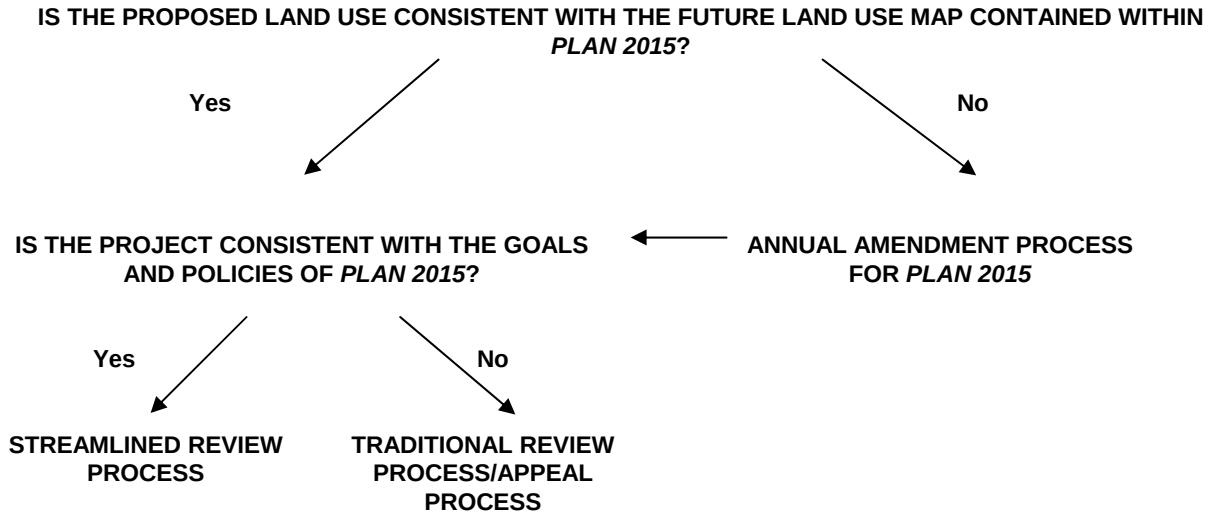
5. The applicant selects mitigation techniques from the cafeteria plan (refer to Table III-1, Cafeteria Plan Matrix).

6. The County conducts the review of project impacts. This step would be much faster and simpler because man impacts will have been identified and quantified through the stream lined review process for system impacts.

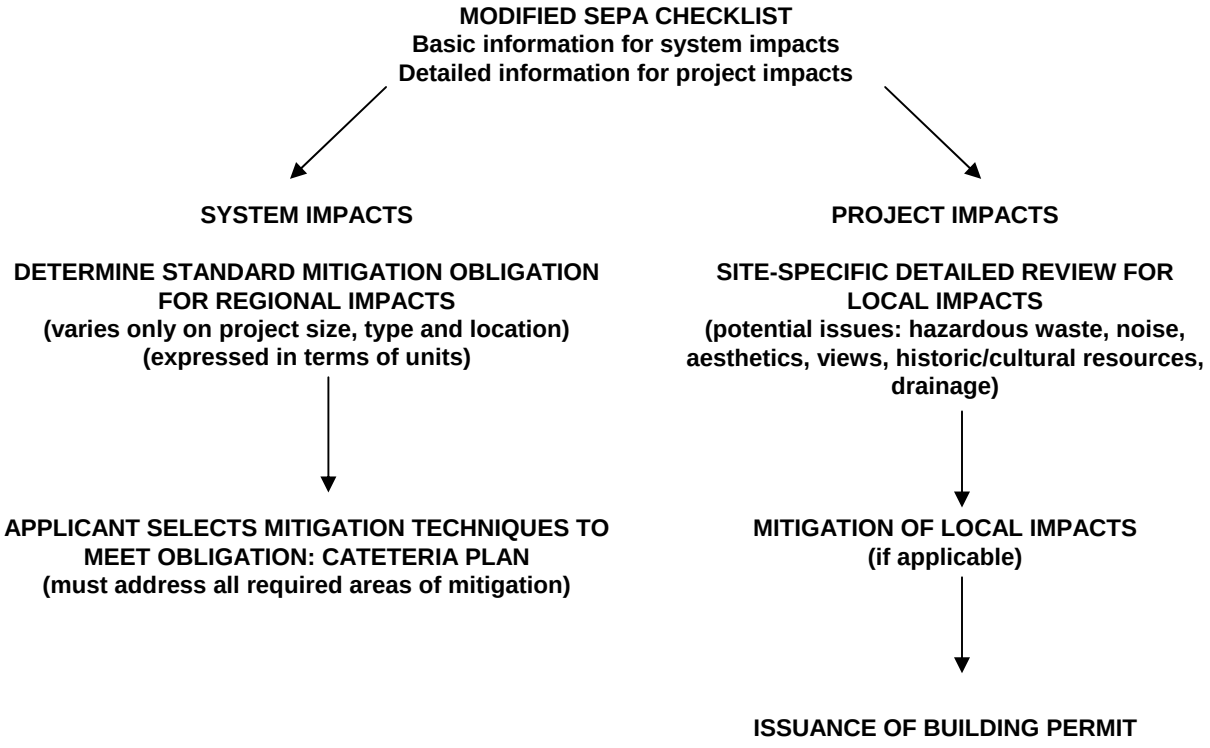
The following diagrams illustrate how this

process would work.

TWO – PATH APPROACH



STREAMLINED REVIEW PROCESS



Updating the Mitigation Model
The mitigation model is intended to be dynamic. As time passes, the appropriate mitigation measures and their characteristics will change. An update procedure for the model will be necessary.

The update procedure includes periodic review, tied to the formalized amendment procedure for ***Plan 2015.*** It is important to maintain the link between GMA and SEPA, not only to achieve integration in the planning and initial implementation stages, but throughout the life of the plan. The procedure will involve:

1. Annual updates to ***Plan 2015;***
2. Incorporation of facility master plans and subarea plans; and,
3. Assessment of cumulative impacts of development and mitigation.

DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

DESCRIPTION OF PROPOSED ACTION

Scope of Environmental Review

This chapter serves as the Draft Environmental Impact Statement (DEIS) for ***Plan 2015.*** In essence, the proposed action can be described as achieving compliance with the state's Growth Management Act. The DEIS provides a broad overview of the environmental impacts of future development under four alternative scenarios. This DEIS was prepared according to State Environmental Policy Act (RCW 43.21C) requirements. The scope of the DEIS was established through a process which included public notification of affected agencies and requests for comments identifying which issues should be addressed. The scope was also influenced by the input of the Shareholders Committee and the Finance Task Force.

The following is the list of major issues utilized in the environmental analysis of ***Plan 2015***. Each issue is described and evaluated within the referenced element:

MAJOR ISSUES

Natural Setting
- Critical Areas
- Water Supply
- Water Quality
- Loss of Fish and Wildlife Habitat
- Wetlands
- Geologically Hazardous Areas
- Shorelines/Flood Plains
- Air Quality
- Sustainability

Economic Development
- Adequate Infrastructure/Land Supply
- Business Recruitment/Retention
- Future Economic Base
- Role of Government in Economic Development

Land Use
- Phased Urban Growth
- Transition of Urban Land Uses
- *Cluster Development
- *Maintaining Livability
- Rural Character and Density
- Incompatible Development

Housing
- Affordable Housing
- Housing Type/Mix

Parks and Open Space
- Location of Open Space
- Relation of Open Space Needs to Resource Lands and Critical Areas
- Open Space Corridors and Greenbelts
- Public vs. Private Open Space

Cost of Open Space

Utilities
- Service Extensions
- Coordination of Service Providers
- Concurrency and Implications for Growth
- Environmental Sensitivity

Transportation
- Safety
- Mobility
- Economic Development
- Alternative Transportation Modes
- Neighborhood Transportation Needs
- Transportation Demand Management
- Funding

Capital Facilities
- Mitigation of Development Impacts
- Infrastructure Cost Recovery
- Siting of Essential Public Facilities
- Service Agreements
- Focused Public Investment
- Level of Service in Urban and Rural Areas
- Regional Infrastructure and Service Delivery

Non-Project Action
The adoption of a comprehensive plan is classified by SEPA as a non-project action. A non-project action is defined as an action which is broader than a single site specific project and involves decisions on policies, plans or programs. The EIS for a non-project proposal does not require site-specific analyses; instead, the EIS discusses impacts and alternatives appropriate to the scope of the non-project proposal and to the level of planning for the proposal.

Phased Environmental Review

SEPA encourages environmental review to begin at the earliest possible stage in the planning of a proposed project, and provides that the analysis be at a programmatic level. A programmatic EIS allows the flexibility of completing a broader analysis of environmental impacts early in the planning process, before individual, site-specific projects are proposed. It also allows for analysis of the proposed ***Plan 2015*** alternatives and provides environmental consideration prior to adoption of a preferred alternative.

Yakima County is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this DEIS Draft ***Plan 2015*** will be used to review the environmental impacts of other actions, including subarea plans, implementing development regulations and, where applicable, individual projects. In addition to this DEIS Draft ***Plan 2015***, the County intends to conduct additional environmental review of such actions as they are drafted in a phased process. This permits incremental review when subsequent implementing actions require a more detailed evaluation and as additional information becomes available.

DESCRIPTION OF ALTERNATIVE GROWTH SCENARIOS

Development of Alternatives

Four alternative growth scenarios were developed to meet the requirements of the State Environmental Policy Act. SEPA requires the inclusion of a No-Action Alternative as well as other reasonable alternatives. Alternative A is the No-Action Alternative.

The Shareholders Committee was created in part to help develop ***Plan 2015's*** goals and policies. The Shareholders Committee is comprised of representatives of the building

industry, business interests, agricultural interests, city interests, and general citizens. The representatives of this wide spectrum of interests developed a balanced set of land use policies that are reflected in Alternative B.

The Growth Management Act requires comprehensive plans to designate urban growth areas (UGAs) where urban growth should be encouraged because it is already characterized as urban, or is needed for urban growth and can be or is currently receiving urban level services like public sewer. Outside the UGA, growth should occur only if it is not urban in nature. The third alternative, Alternative C, most strictly adheres to this mandate in its assignment of densities and growth patterns within the rural lands and resource lands of the County.

Alternative D, the Planning Commission's Preferred Alternative refines the Shareholders' work and incorporates features from the other alternatives that will provide greater flexibility for individual landowners while protecting valuable resource lands.

SUMMARY OF ALTERNATIVE GROWTH SCENARIOS

Alternative A: (See Figure III-1A & B)
Under this alternative, the comprehensive plan would be based on the existing zoning designations and regulations. Development would occur in accordance with existing plans. This is the no-action alternative required under the State Environmental Policy Act (SEPA). No formal distinction would be made between the urban growth lands, the rural lands, and the economic resource lands. These lands would be treated as they would under current development regulations.

Alternative B: (See Figure III-2A & B)
Unincorporated Urban Growth Areas: Development in unincorporated portions of designated UGAs would be phased through the Utilities and Capital Facilities elements, to be guided into the areas of focused public investment that can accommodate urban densities. The County would enter into interlocal agreements with each jurisdiction to determine the appropriate phase/focused public investment area boundaries.

Rural Lands: Development of rural lands would be largely self sufficient with rural land use categories and densities as recommended by the land use policies. Rural transitional areas would be designated adjacent to established UGAs to recognize the unique conditions of these rural lands which have already developed at suburban densities not unlike those found in nearby urban lands. These transitional areas would be encouraged to continue densifying, through cluster development and community water and sewer systems where feasible, to a point where they could be interconnected and/or served by extension of local public services and facilities.

Economic Resource Lands: Economic resource lands would be protected from incompatible land uses through a relatively low-density requirement. Minimum lot sizes would be 20 and 40 acres for General and Exclusive Agricultural zoned land, respectively, and 80 acres for designated Forest Resource Land. In addition, there would be a one-time-only small lot segregations permitted.

Alternative C: (See Figures III-3A & B)
Unincorporated Urban Growth Areas: Development within unincorporated portions of designated UGAs would be similar to the pattern established in Alternative B. Within the unincorporated urban growth areas, focused public investment areas would be established based upon the level of service

that would be provided. Development would be phased based upon these established areas. Development outside of a focused public investment area would be discouraged.

Rural Lands: Development in rural lands would be primarily self sufficient with rural land use categories and densities similar to those recommended by the land use policies, but no transitional areas would be designated. Development within rural settlement areas would not be encouraged in order to deter urban level development within rural lands. Existing lands that have developed at densities nearing urban standards would still be considered rural, and further development at such densities would be discouraged.

Economic Resource Lands: Development of designated Agricultural, and Forestlands for residential use would be discouraged through elimination of the current small lot segregation regulations. Minimum lot size would be 40 acres for all designated agricultural land and 160 acres for designated forest resource lands.

Alternative D: (See Figures I-1A, B & C in Chapter I, the Policy Plan Element). This alternative is a refinement of the Shareholders' work by the Planning Commission, as a result of hearing testimony and extensive deliberation. Alternative D's foundation is in Alternative B, with some attributes or features of Alternatives A and C, which are discussed below.

Urban Growth Areas: Development within unincorporated portions of the designated UGAs would be basically as proposed in Alternative B, except that additional policy guidance is given to strengthen protection of existing agricultural operations, to reduce the size of urban areas where services cannot be provided within the twenty-year time frame of the cities'/service providers' plans, and to provide better guidance as to where future Urban area expansions should be encouraged.

Rural Lands: The rural development policies of this Alternative provide additional options for landowners. All of the categories are subject to a flexible parcel threshold policy. Several of the categories carry density allocation provisions, which allow grouping of residential lots on smaller parcels, with the balance of the property providing the overall density (i.e., houses per acre) for the category to be maintained. The notable exception is in the Rural Transitional category, which has a twenty percent density bonus as an incentive to encourage clustering. Transitional areas have also been expanded over those shown in Alternative B in both the upper and lower valley to accommodate a sizable share of future rural growth, and to set the stage for longer-term inclusion within urban growth areas. Alternative D's Rural Self Sufficient Category carries a five-acre average, unless the parcel is beyond reasonable response distance from a fire station, in contrast to the flat ten-acre average in Alternatives B and C. The Rural Remote/Extremely Limited Development Potential map category has been expanded to include floodways of the Yakima and Naches Rivers.

Economic Resource Lands: Alternative D carries the same eighty-acre parcel size as alternative B for designated Forestlands, with some additional policy direction to protect resource use from incompatible adjacent development. This Alternative establishes an overall minimum parcel of one quarter, quarter section (i.e., forty acres) within a single Agricultural Resource category. Two caveats: A small lot segregation to separate an existing residence once every fifteen years is provided. Other small lot divisions are allowed by special exception process to

provide additional flexibility where portions of the farm can be developed without impacting agricultural operations. Buffering, special setbacks for nonagricultural uses and a density allocation provision are provided in Alternative D to minimize the effect of nonfarm development in agricultural lands.

Table III-2 General Comparison of Residential Densities (Units/Acre)

	ALTERNATIVE A	ALTERNATIVE B	ALTERNATIVE C	ALTERNATIVE D
UNINC. URBAN	6/1 to 2/1	4/1	4/1	4/1
RURAL				
Self-Sufficient	2/1 to 1/1	1/10	1/10	1/10 to 1/5 #
Remote Rural	1/1	1/40	1/40	1/40
Rural Settlement	6/1	4/1	1/2	4/1
Transitional	2/1 to 1/1	3/4 w/cluster	none	1/2.5 (1/2 if clustered)
ECONOMIC RESOURCE				
Agricultural	1/20*	1/20**	1/40***	1/40****
	1/40*	1/40**		
Forest	1/2	1/80***	1/160***	1/80***

Note: The rural subcategories are fully described within the Land Use Element.
* Exclusive & General Ag. Zones allow one additional small lot once every 5 years, in addition to owner occupied segregation.
** Allows creation of one additional small lot once only.
*** No small lot provision.
**** Allows owner occupied segregation every 15 years. Other divisions by special exception permit.
# Clustering optional; 5 acre average lot sizes within fire district and 5 road miles of station.

Major Differences and Similarities

All alternatives are evaluated on the same 255,253 OFM Middle Range population forecast for the year 2015. However, the distribution of this population varies between the alternatives, particularly within the rural lands of the County. Furthermore, the buildout capacities vary widely between Alternative A and Alternative B and C.

Alternative A results in a sprawling development pattern which consumes more vacant urban, rural, agricultural and forestland than the other two alternatives. Existing zoning under Alternative A would continue to allow a high level of development which would accommodate several times the existing population.

Alternative B is the closest to representing the strategy shaped by the Shareholders Committee. It implements the requirements of GMA, while customizing densities and categories to reflect the local conditions in Yakima County. It represents a refinement of the Rural Land Use Planning effort engaged in the early 1980's but offers a wider array of rural categories and density choices.

Alternative C provides the greatest direction regarding where future development should take place and in what form. It goes further in meeting the strict intent of GMA than the other two alternatives, but offers somewhat less flexibility in siting new development outside of incorporated areas.

Alternative D, the Planning Commission's preferred scenario has its greatest differences in the rural and resource categories. It takes a closer look at transitional lands outside urban growth areas, allows for clustering, but maintains an overall one unit per two-acre

average in rural transitional areas. It also allows for a distinction between Rural Self Sufficient areas that have adequate emergency service and road access. It also allows clustering at the same average density to reduce infrastructure costs (i.e., wells and roads). Like Alternative C, it proposes one Ag. Resource category but provides significant flexibility to address the variety of farming and land forms found in Yakima County.

FULL DESCRIPTIONS OF GROWTH ALTERNATIVES BY LAND USE TYPE

Urban:

Alternative A: Growth would continue to follow past trends. The 1974 County zoning ordinance would remain in place within the UGAs, except in the existing Yakima Urban Area, where the 1986 Yakima Urban Area zoning ordinance would apply. Changes in zoning would occur on a case-by-case basis. Public facility capacity would be allocated on a first come, first served basis. Lack of planned allocation of resources within the UGA would result in a continued patchwork development pattern that has generally forced city and County capital improvement plans to react to, rather than anticipate growth.

Alternative B: This alternative would promote phased growth in the UGA. The first phase would encourage growth in development incentive corridors or areas through focused public investment in capital facilities and utilities. These corridors/areas could follow selected major arterials and water/sewer utility corridors, or they might represent the "inner tier" of growth nearest to the existing city limits. The second tier represents the remaining urban growth area outside the investment corridors/areas. These areas would be jointly identified with each city. Where water and/or sewer are not available, future urban transition would be facilitated by interim cluster developments. These developments would be served by community wells and/or septic systems that can eventually be connected to urban systems and developed at higher densities.

Alternative C: This alternative is similar to Alternative B but development in the second tier would be relatively limited. The County would not encourage substantial growth in these areas until urban services are extended. Where water and/or sewer are not available, future urban transition would be facilitated by interim cluster developments. These developments would be served by community wells and/or septic systems that are eventually connected to urban systems and developed at higher densities.

Alternative D: The Planning Commission's preferred alternative is virtually identical to Alternative B. Urban Land Use policies clarify the measures designed to protect agricultural uses in transition. Emphasis is given to delivery of urban services through focused public investment and other institutional or service provider alternatives. Policies favor directing future urban growth toward Rural Transitional lands, where feasible.

Rural:

Alternative A: Growth would continue to follow past trends. The 1974 County zoning ordinance would remain in place throughout the rural lands. The densities allowed throughout the rural land vary from one unit per acre to six units per acre. The continued development under existing zoning would alter the current rural character and density of these lands. Changes in zoning would occur on a case-by-case basis.

Alternative B: Development of rural lands would be largely self-sufficient. Designated self-sufficient areas would develop at a

relatively low density of one unit per 10 acres to retain existing rural character, protect groundwater supplies, and prevent sprawl. Residential development within remote rural and extremely limited development potential areas would be allowed at one unit per 40 acres due to the inaccessibility of services, with potential for flexible parcel sizing, provided the density standard is maintained. Rural settlement areas would be retained and, where water and sewer are available, infill development would be encouraged at four units per acre to retain their "village" character. Rural transitional areas would be designated adjacent to urban growth areas to recognize the unique conditions of these rural lands, which have developed at densities approximating those found in nearby urban areas. These transitional areas would be encouraged to continue densifying, through cluster development, to a point where they could be served by extension of local public services and facilities. Clusters, served by community water (and, in appropriate cases, sewerage systems), would allow densities of 3 units per 4 acres.

Alternative C: Development in rural lands would be similar to that proposed in Alternative B for the self-sufficient and remote rural areas, but no transitional areas would be designated. Development within rural settlement areas would be limited to one unit per two acres to deter urban level development within rural lands. Existing areas that have developed at densities nearing urban standards would still be considered rural, and further development at such densities would be discouraged.

Alternative D: Development in rural lands would be similar to Alternative B in terms of land use categories, but the mapping is somewhat different. Lands in agricultural use that were previously designated rural are now designated as resource lands. All rural categories have additional parcel size flexibility. Rural Self-Sufficient areas are subject to performance criteria related to access and emergency services, and this difference affects most of the category. Clustering is provided to allow landowners greater flexibility and infrastructure cost savings. The Transitional areas have been carefully expanded to include those areas already committed to a one unit per two and one half average density near the urban areas. A density bonus of twenty percent is provided for clustering and community water supply is required. Rural Settlement areas now include White Swan.

Economic Resource:

Alternative A: Growth would continue to follow past trends. The 1974 County zoning ordinance, including the small lot provision, would remain in place throughout the economic resource lands. Continued development within these productive lands will alter their pastoral character of the land and cause land use conflicts between incompatible land uses. Changes in zoning would occur on a case-by-case basis.

Alternative B: Economic resource lands would be protected from incompatible land uses through a relatively low-density requirement. Minimum lot sizes would be 20 and 40 acres for General and Exclusive Agricultural land, respectively, and 80 acres for designated Forest Resource Land. In Agricultural Resource areas, a small lot segregation, as allowed under existing zoning, would be permitted.

Alternative C: Development of designated Agricultural, and Forestlands for residential use would be discouraged through elimination of the current small lot segregation regulations. Minimum lot size would be 40 acres for all designated agricultural land and 160 acres for designated forest resource

lands.

Alternative D: Development of Resource Land for nonfarm or nonforest and residential use would be limited by minimum parcel sizes of one per quarter-quarter section (i.e., 40 acres) for Agricultural lands. Provision for farmworker housing is permitted and segregation of an owner-occupied dwelling would be allowed every fifteen years in order for a farm family to remain on the land. Nonproductive portions of the property may be divided and sold, subject to an Exception Permit Process, and a density allocation policy is established to encourage grouping of dwellings to protect agricultural operations. Incompatibility issues would be handled through buffering, setbacks, and disclosure covenants. Forest Resource lands would be subject to an eighty-acre minimum, additional buffering, and setback provisions to reduce use compatibility problems.

BUILDOUT CAPACITY OF ALTERNATIVES

The Demographics Element, (Chapter V) details population projections used by Yakima County in drafting ***Plan 2015.*** OFM's recommended middle range twenty-year forecast of 255,253 persons is used in the Land Use Element (Chapter VII) to evaluate whether the supply of vacant buildable land can accommodate expected growth. Each alternative has more than adequate capacity to accommodate this population growth and market choice, as noted in the Land Use and Housing Elements (Chapters VII and VIII).

SUMMARY OF RELATIVE IMPACTS, POTENTIAL MITIGATION MEASURES, AND UNAVOIDABLE ADVERSE IMPACTS

Unavoidable Adverse Impacts

Under all alternatives, unincorporated Yakima County will increase substantially in population and associated land development. Consequently, with additional growth will come unavoidable impacts. These include:

1. Increased use of land for both urban and rural development
2. Increased loss of open space, habitat, agricultural and forest watershed land
3. Increased need for building and maintaining public infrastructure
4. Increased overall travel demand and traffic congestion
5. Increased demand for transportation system improvements
6. Increased demand for public and private utilities
7. Increased demand for public services, including fire and police protection; library and park/recreation services; schools; health care; and social and human services
8. Increased surface water runoff causing increased erosion, surface water pollution, and groundwater impacts
9. Increased emissions to air
10. Increased noise levels

A series of tables in matrix format (Tables III-3 through III-10) has been used to summarize the relative impacts of the four alternatives at the end of each Plan Element, where appropriate. It is organized to be consistent with the ***Plan 2015*** elements and incorporates Major Issues raised during EIS scoping and the ongoing public participation process. Potential mitigation measures found in the goals and policies are identified for each of the Major Issues categories (Table III-11). In some cases, no significant adverse impacts were identified for an identified Major Issue, but are listed in the environmental matrices to communicate that the issues were considered in the SEPA/GMA process, but did not emerge as significant adverse impacts.

Table III-3 Environmental Matrix - Natural Setting

MAJOR ISSUES	SIGNIFICANT IMPACTS			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Critical Areas: Water Supply	Additional population throughout the County will cause a greater demand on the existing water supply. The potential use of domestic groundwater sources for irrigation purposes will dramatically increase demands placed on sources of potable water. Lack of state enforcement of restrictions on water use for irrigation by exempt wells will continue to undermine protection of water supply.			
	The existing pattern of development will put the most pressure on water resources as more wells are drilled throughout the rural lands. Additional irrigation of residential areas will also decrease the water supply.	The demand on water supply will be the greatest in the urban growth areas, as well as the rural settlement and transitional areas where development will be served mostly be community water systems.	Development would be concentrated in already urbanized areas served by public water. The impact on water supply in the rural lands would be minimal.	Same as Alternative B, except that there will be expanded use of community water systems in Self - Sufficient and Agricultural Resource areas. The Rural Transitional category is expanded, but the overall residential (hence well) density is reduced with clustering to one unit per two acres. The effect of this alternative will be to protect ground water supplies by increasing reliance upon regulated community wells instead of individual exempt wells. In the long term, well standards, monitoring and overall density reduction should allow better utilization of ground water sources.

Critical Areas: Water Quality	Increased densities and impermeable surfaces in the rural lands will affect water quality and increase stormwater runoff. Higher density unsewered areas may cause groundwater contamination.	Additional development in rural settlement and transitional areas will affect water quality as impermeable surfaces increase.	The greatest impact to water quality will occur in the urban growth areas as impermeable surfaces increase and non-point pollution sources are more difficult to control.	Alternative D policies encouraging development in areas served by public or community sewer systems will reduce the impact on water quality. Greater policy commitment to regional sewer service in urban areas and reduction in the overall density of Rural Transitional cluster development will decrease septic waste discharge to soils and thereby reduce likelihood of septic/well contamination. The lower density within the rural lands will lessen the area covered by impermeable surfaces, which in turn will reduce stormwater runoff.
Air Quality	Wood stove and gravel road dust pollution will be significant as development occurs in a dispersed pattern throughout the County.	Wood stove, auto emissions, and gravel road dust will increase in the rural settlement and transitional areas as densities increase in these areas.	Concentrated development in urban growth areas will increase auto and wood stove emissions in these areas.	Applying concurrency to access roads and providing specific policy direction to give greater priority to paving gravel roads in Rural Transitional and Settlement Areas will improve air quality.
Critical Areas: Fish and Wildlife Habitat	Wildlife habitat will be destroyed by human activity associated with development and clearing. Development will also lead to a fragmentation of riparian corridors.			
	Dispersed development throughout the County will disrupt wildlife migration corridors and create a greater impact on individual habitats.	Habitat areas will be impacted most in transitional areas and urban growth areas. Development in rural lands will have a minor impact on these habitats.	Fish and wildlife habitat and migration corridors will be impacted the least in rural lands as development occurs at a very low density.	Similar to Alternative B, except that clustering in the expanded Rural Transitional and other rural categories should result in more open space that can be used as habitat. Designation of floodways as Extremely Limited Development Potential will also enhance habitat retention.

Critical Areas: Wetlands	Development allowed under existing zoning will substantially impact the wetland system in the County as piecemeal development occurs. Mitigation of these impacts will occur on a case-by-case basis.	Development within UGAs, rural settlement, and transitional areas will impact the wetland system in these areas. Clustering provisions will allow siting of development in areas of least impact.	Urbanization of specified areas will result in the loss of wetlands within urban growth areas.	Expanded use of cluster development in this alternative will allow development to occur that is sensitive to the existing wetland system.
Critical Areas: Geologically Hazardous Areas - Steep Slopes	Development activity under each alternative may create unstable earth conditions and changes in topography.			
	The existing pattern of development will place the greatest amount of pressure on these areas as development is allowed at higher densities throughout the County.	Development within transitional areas will cause a higher impact on unstable slopes in these areas as densities increase.	Low-density development within the rural lands will lessen the impact on unstable slopes. Significant impact may be evident in urban growth areas in areas of steep slopes.	More precise use of Extremely Limited Development Potential category and expanded use of clustering will allow development to avoid unstable slopes, thereby reducing the impact on the natural environment and adjacent properties.
Critical Areas: Shorelines/ Floodplains	The continuation of existing development patterns in shoreline / floodplain areas will decrease the stability of these environments and increase the threat to built structures.	Development pressures on shoreline areas within transitional areas will decrease despite higher densities due to the use of clustering.	Shoreline areas within the rural lands will be protected by a very low-density threshold. The greatest impact on shoreline areas will occur in the urban growth areas.	Expanded use of the Extremely Limited Development Potential map category within floodways, coupled with plan policies encouraging clustering, will provide better protection for Shorelines and floodplains.
Achieving Sustainability	The existing pattern of development is not sustainable. The consumption of land at the current rate will dramatically impact the natural environment within the planning period.	The proposed development patterns will provide a balance between the desire for development options and the needs of the natural environment.	The concentration of development within urbanized areas will provide the least impact on the environment but provide fewer options for the landowner.	Alternative D land use policies provide a higher variety of densities and development options than B and C. It encourages greater reliance on community water systems and the retention of a sustainable development pattern.

Table III-4 Environmental Matrix - Economic Development

Major Issues	Significant Impacts			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Adequate Infrastructure/ Land Supply	The random pattern of development under existing zoning will not ensure adequate infrastructure for industrial land in all areas.	The formation of focused public investment corridors will ensure adequate infrastructure for industrial development since these areas will be "fully served." Concurrency requirements will also ensure adequate infrastructure at the time development occurs.		As in Alternatives B and C, policies governing focused public investment corridors and concurrency will ensure adequate infrastructure upon development. Clustering and utility policies will facilitate timely, cost-effective utility service options. Local economic development goals are linked to land use category criteria to ensure adequate urban land supply.
Commercial/Industrial Land	The amount of buildable commercial industrial land will depend upon existing zoning.	The calculation of existing and future land use needs, as part of the comprehensive plan process will ensure that enough commercial and industrial land is designated to meet the requirements of future development.		The designation of industrial land, as part of Plan 2015 implementation, based upon updated calculations of land use needs will ensure adequate commercial and industrial land for future development. Map designation criteria provide explicit and closer links to local economic development goals.
Business Recruitment/ Retention	No significant adverse impact.			New goal and policies added to emphasize workforce training in business retention and recruitment. Specific map designation criteria link economic development needs and land use allocation.

Future Economic Base	As residential growth continues in rural lands, agriculture and forestry will become less viable and weaken the economic base of the County. Residential impacts on mineral resource extraction will increase costs of development.	No significant adverse impact.	Policies protecting natural resource lands will allow the County to maintain agriculture and forestry as a solid component of our economic base, even while other Plan policies and the efforts of other public and private interests continue to work toward diversifying the local economy.
Role of Government in Economic Development	No significant adverse impact.		Clarifies County role in providing sufficient land supply, and in workforce training and education.

Table III-5 Environmental Matrix - Land Use

Major Issues	Significant Impacts			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Phased Urban Growth	Existing zoning allows a wide range of development options in most areas of the County. As a result, development occurs in a dispersed fashion.	Development could occur in transitional areas prior to full development of the urban growth areas. Phased growth of the urban growth areas discourages leapfrog development.	Phased growth in the focused public investment areas prohibits leapfrog development. Very low densities in the rural lands discourages over-development.	Same as B.
Cluster Development	Clustering development would not be an option. Development would continue to be dispersed and overly consumptive. The cost of providing services and continued environmental degradation increases.	Cluster development within urban growth areas and Rural Transitional areas will require the use and proper maintenance of community water (and sewer) systems. The cost of services and environmental impacts is lessened.	Clustering is used only in urban growth areas and not on rural land. While services provisions and environmental impacts are the least costly, the marketplace offers fewer rural land and lifestyle choices.	Rural cluster development will allow densities that can be adequately served by community water and, where appropriate, sewer systems. To protect rural character in the expanded Rural Transitional areas, the density bonus for clustering is reduced from 50% to 20%. Clustering options are provided for Rural Self-Sufficient and Ag. Resource Categories, but without density incentives. Design standards ensure that connection to a larger system, when available, is facilitated.

Maintain Livability	A wide variety of development options exist under current zoning. The elasticity of the current land supply is not likely to diminish.	Options for development outside of urban growth areas (e.g., clustering in transitional areas) provide more elasticity to the land supply.	The buildable land supply will become less elastic as buildout of the urban growth areas occur.	The 50% open space requirement coupled with density reductions in the expanded Rural Transitional category and density increase in the Rural Self-Sufficient areas will provide considerable elasticity in land supply without diminishing the livability of urban areas. Policies are provided to ensure that the land supply in urban growth areas is reviewed at least every five years to determine if additional urban land is required.
Transition of Urban Land Uses	As growth occurs, existing land uses will change. Agricultural land within the urban growth areas will transition to more urban uses.			
	Existing zoning allows residential development in most areas of the County. Agricultural and forestland will be developed for residential use.	Transitional areas will develop up to urban-like densities as public water and sewer are extended. Ultimately these traditionally residential areas will include commercial and other uses.	Urban growth areas will experience the greatest amount of transition as development is focused in these areas. Rural lands will experience little change.	Policies that limit densities in advance of full urban services will provide basic protection for existing non-urban uses i.e., agriculture. Alternative D is careful to provide a continuum of protection for farm use from urban to rural, using setbacks, buffers, declarative covenants, title notification and other measures that alert purchasers to the potential problems associated with the adjoining non-urban use.

Rural Character, Density and Services	Due to the fairly high densities allowed under existing zoning in the rural lands, these areas would lose their rural character as suburbanization occurs. The densities allowed within the rural lands under existing zoning cannot be supported with adequate services.	The transitional areas would experience a moderate increase in density and a slight change in neighborhood character. The amount of change within self-sufficient areas would theoretically be slowed. Transitional areas will be served by community water (and sewer) systems until public utilities are available. Other rural lands will be designated at a density that can be self-sufficient.	The amount of change in self-sufficient areas would be fairly insignificant. The pastoral character of the natural resource lands would be preserved through a very low-density threshold. Rural densities will be maintained at a very low density. These areas will not require urban level services.	Rural character is maintained by reducing Transitional density over that provided in Alternative B, encouraging clustering to maintain open space, limiting rural densities outside Transitional categories to 5, 10 and 40 acre averages and protecting agricultural/forest lands. Policies limiting densities in the rural lands will reduce the threat to public safety and welfare (e.g., groundwater contamination). Cluster development will allow densities that can be adequately served by community water (and sewer) systems. Transportation improvements and other emergency services are linked to land use by refined map designation criteria.

Incompatible Development	Existing zoning allows residential development within identified economic resource lands. This type of development heightens the conflict between residents and farmers/loggers.	The low densities proposed within the designated economic resource lands will reduce the number of land use conflicts. Land uses adjacent to and within these areas will be subject to specific setback and other requirements.	Alternative D densities within the economic resource lands, coupled with policies designed to mitigate impacts of residential uses, will substantially reduce land use conflicts. Setback and design requirements will also lessen the impact on viable natural resource lands. The impact of reducing the small lot provision (once every 15 years for a homestead) is balanced by the nonfarm dwellings/land divisions special exception process to provide flexibility and protection of farmlands for the long term.

Table III-6 Environmental Matrix - Housing

Major Issues	Significant Impacts			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Affordable Housing	The dispersed pattern of development allowed under existing zoning restricts low income housing in rural lands, because low-income households may lack reliable transportation to and from employment and services. Additional residential development in the rural lands without adequate infrastructure will lead to long-term costs, causing a rise in the cost of housing.	Low-income housing will be most accessible within urban growth areas, particularly within focused public investment areas. Opportunities for low-income housing may also be available in rural settlement and transitional areas. Cluster development allows more opportunity for affordable housing through smaller lot sizes in the transitional areas.	Focused public investment areas within urban growth areas will be the most likely area to locate low income housing, where public water and sewer are available. Housing in the rural lands will be less affordable due to the very low-density requirement. More land will need to be purchased for a single-family home.	The Rural Transitional areas are expanded and the clustering option is provided in Rural Self-Sufficient and Agricultural Resource categories. Policies allowing cluster development will reduce the amount of land and related infrastructure costs per dwelling unit and will encourage infill development within rural settlements and transitional areas as well as urban growth areas. Reduction of the density potential of Rural Transitional lands could affect the cost of land for rural housing.
Housing Type/Mix	Existing zoning allows the greatest flexibility in housing types and the largest mix of densities.	Cluster development offers an increased opportunity to site housing in the rural settlement and transitional areas.	The mix of housing is more distinct between the urban and rural lands. Less flexibility is provided in the rural lands.	Policies expanding the use of cluster development will allow more housing opportunities in the rural lands than Alternatives B and C. Farmworker housing options in the Ag. Resource category are clarified.

Table III-7 Environmental Matrix - Parks, Recreation, and Open Space

Major Issues	Significant Impacts			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Location of Open Space	As development occurs under current zoning, particularly within the rural lands, accessible open space will need to be designated within limited rural lands to meet the demands of future residents.	Open space within the rural lands will be more accessible as more land is preserved through lower densities. Park and recreational facilities will be located near urban growth areas to serve urban populations and rural transitional areas.	The possible locations for public open space will be more diverse outside of urban growth areas due to the concentrated form of urban development.	Expanded use of clustering option in rural and agricultural areas increase likelihood of permanent private open spaces throughout the County. Designation of floodways as Extremely Limited Development Potential also increases open space protection. Inadequate property management of private open spaces could become source of nuisance.
Relation of Open Space Needs to Resource Lands and Critical Areas	Current zoning allows the creation of small-non-productive parcels on resource lands, which reduces the open space function of these lands.	Larger minimum lot sizes in the resource lands will preserve productive resource lands, which will allow the retention of private open space. Open space needs can be partially met through the preservation of these large tracts of lands.		Same as B and C, except that clustering of residential development in Ag. Resource could protect more open space in active farming areas.
Open Space Corridors and Greenbelts	Current zoning will allow more residential development within riparian corridors, which will limit the provision of open space corridors and greenbelts. Growth in rural lands between communities will limit greenbelts.	Low densities in the rural lands, particularly the riparian corridors, will allow the extension of existing open space corridors and greenbelts. Additional land will be available for the creation of additional corridors to link the various jurisdictions.		Mapping of Extremely Limited Development Potential areas that include steep slopes and floodways, along with clustering options for rural and ag. lands provide greater protection of private open spaces. Perceived abundance of open spaces could undermine efforts to generate support for acquiring and developing public parks and open space systems for the future.

Public versus Private Open Space	The dispersion of growth resulting from current zoning will consume more land and limit the large tracts of private open space. Demand for additional public open space will increase.	The low densities allowed in the rural lands will limit extensive rural residential development and create more private open space. The concentrated densities in the urban areas will create more demand for public open space and park and recreational facilities within the urbanized areas.	As noted above, the clustering and other rural land use policies could result in greater amounts of private open space that is not accessible for public use. Perceived abundance of open spaces could undermine efforts to generate support for acquiring and developing public parks and open space systems for the future.
Cost of Open Space	The consumption of land in the rural lands will increase the demand for public open space, which provides maximum control but at the highest cost.	The low densities allowed in the rural lands will limit extensive rural residential development and create more private open space corridors and greenbelts. Fewer public dollars will need to be expended since private open space will be more plentiful.	Open space and current use tax assessment programs, if more broadly applied to private open space, could increase tax burden of other property owners. Acquisition of designated open space for public use would be less expensive.

Table III-8 Environmental Matrix - Utilities

Major Issues	Significant Impacts			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Service Provision	A dispersed pattern of growth will not lend itself to an efficient provision of services and will necessitate longer service extensions to scattered development.	A more concentrated pattern of growth within transitional and rural settlement areas as well as UGAs will limit the length of service extensions.	The concentration of growth within the urban growth areas will provide the most efficient provision of services.	Policies encouraging clustering in rural lands as well as the unincorporated urban growth areas will limit the physical length and costs of service extensions. Reduction of density in the Rural Transitional areas would decrease the likelihood of community septic systems that could be linked to a regional system in the future.
Coordination of Service Providers	Coordination between service providers will be minimal as development occurs in a sprawled pattern across the County.	Focused public investment corridors will coordinate service providers and guide the individual efforts of each agency. The methodical order of development will help each agency plan efficiently for the future, instead of responding to needs as they arise.		Policies governing service agreements, intergovernmental coordination, and focused public investment areas will increase the cooperation between service providers. Explicit references to need for regional wastewater solutions.
Concurrency and Implications for growth	Infrastructure improvements will not necessarily be concurrent with growth. Services and improvements will be supplied as the market demands.	Improvements will be concurrent with growth under the requirements of the Growth Management Act.		
Environmental Sensitivity	Satellite systems will be utilized on an as-needed basis throughout the County in response to threats to public health and safety.	Satellite systems will be utilized in the transitional and rural settlement areas and in the unincorporated urban growth areas.	Satellite systems will only be utilized in the unincorporated urban growth areas.	Expanded use of satellite systems is emphasized for both rural and urban lands. Thresholds for the use of satellite systems, including ownership and management are clarified to ensure the efficient distribution of management and financial responsibility of these systems while maintaining public health and safety.

Table III-9 Environmental Matrix - Transportation

Major Issues	Significant Impacts			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Safety	Ensuring the safety of the transportation system will be more costly as the extent of the system grows throughout the County.	The establishment of focused public investment corridors will focus safety improvements within these areas. Additional safety improvements will be prioritized by level of critical need.		
Mobility	Maintaining the transportation system will be more costly as the extent of the system grows throughout the County under existing zoning.	The concentrated form of development within the urban growth areas and the focused public investment areas will allow for more efficient and cost-effective maintenance of the transportation system. .		
Economic Development	Under each alternative, truck traffic associated with commercial or industrial uses will have an impact on the transportation system. These impacts can be anticipated through zoning and designated uses in the Plan.			
Alternative Modes	The dispersed nature of development under existing zoning will make the use of alternative transportation modes difficult.	The concentrated form of development within the urban growth areas and the focused public investment areas will accommodate alternative transportation modes more easily.		
Neighborhood Needs	Under existing zoning, the resulting dispersed pattern of development will impact more neighborhoods with additional traffic.	The additional traffic from concentrated development within the urban growth areas and the focused public investment areas will impact fewer neighborhoods, particularly within the rural lands.		Same as B and C, but in addition, Transportation Improvement Plans will be more specifically linked to Plan Map categories by concurrency and TIP project rating criteria.

Transportation Demand Management	The dispersed pattern of development under existing zoning would result in a less efficient and more costly method of transportation demand management as the extent of the system grows throughout the County.	The concentrated form of development within the urban growth areas and the focused public investment areas will allow for more efficient and cost-effective transportation demand management.	
Funding	Growth will occur throughout the County, which will create a demand for transportation improvements on a widespread basis, requiring more funds.	The establishment of focused public investment areas would concentrate the transportation improvements in areas of anticipated growth. As a result, funds will be used more efficiently and effectively than Alternative A.	Focused public investment in the urban areas, coupled with the link between density and road conditions in the Rural Transitional and Self-Sufficient areas will result in development within areas where road improvements have been made or are planned within the current TIP funding cycle.

Table III-10 Environmental Matrix - Capital Facilities

Major Issues	Significant Impacts			
	Alternative A	**Alternative B**	**Alternative C**	**Alternative D**
Mitigation of Development Impacts	Mitigation of development impacts will continue on a case-by-case basis, primarily under SEPA.	The analysis of development impacts of anticipated growth consistent with the County's comprehensive plan will determine mitigation requirements for future development.		
Infrastructure Cost Recovery	Cities and the County will continue to approach this problem on a case-by-case basis as annexations occur.	The coordination of infrastructure improvements between cities and the County will make it easier to determine methods of infrastructure cost recovery.		
Siting of Essential Public Facilities	No significant adverse impact.			
Service Agreements	The random pattern of development under existing zoning will make service agreements difficult.	Growth in anticipated areas will be managed by service agreements between districts, cities, and the County.		
Focused Public Investment	Infrastructure will be constructed on an as-needed basis as development occurs.	Focused public investment corridors will concentrate infrastructure improvements within these areas so that the land is "fully served" upon development.		Focused public investment more likely with this alternative's emphasis on regional services and community systems. Policies creating public investment corridors will improve service efficiency of public utilities.
Level of Service Measures	No significant adverse impact.			
Level of Service in Urban and Rural Lands	Urban levels of service may be found within rural lands as the market demands.	The level of service in rural lands will be consistent with the level of development in the different types of designated rural lands.	Urban levels of service will be found within urban areas while rural levels of service will be found within all rural lands.	Same as B, except that policies governing the type and level of service for each land category are more clearly distinguished in this alternative.
Regional Infrastructure and Service Delivery	The random pattern of development under existing zoning will regional coordination difficult.	The ability to anticipate growth in designated areas throughout the county will make it easier to coordinate and provide public facilities and services on a regional basis.		Alternative D provides a clear commitment to support equitable delivery of urban services within the UGAs. Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services.

Table III-11 Mitigation Measures

MAJOR ISSUES	MITIGATION
Natural Setting	
Critical Areas: Water Supply	Policies requiring community water systems in certain areas will reduce the demand on water resources in the rural lands. Encourage water conservation efforts.
Critical Areas: Water Quality	Policies encouraging development in areas served by public or community sewer systems will reduce the impact on water quality. Reduction of rural density will lessen well/on-site septic system impacts. The lower density within the rural lands will lessen the area covered by impermeable surfaces, which in turn reduces stormwater runoff.
Air Quality	Support air quality control efforts by appropriate agencies. Implement policies that encourage dust suppression on gravel roads and during construction. Encourage development within areas served by paved roads.
Critical Areas: Fish and Wildlife Habitat	Policies should ensure the protection of significant fish and wildlife habitat areas. Development proposals impacting significant habitat areas should be limited and/or mitigation measures required.
Critical Areas: Wetlands	Cluster development policies will allow development to occur that is sensitive to the existing wetland system.
Critical Areas: Geologically Hazardous Areas - Steep Slopes	Policies restricting development on unstable slopes will reduce the impact on the natural environment and adjacent properties. Clustering in rural lands will provide flexibility to move development away from the critical area without loss of development density.
Critical Areas: Shorelines/ Floodplains	The existing Shoreline Management Program within the Critical Areas Ordinance establishes regulations for the protection of designated shorelines. Cluster development will help by providing flexibility to move development away from shorelines and critical areas.
Achieving Sustainability	Land use policies that provide a variety of densities and development options but require sensitivity to the natural environment will create a sustainable development pattern.
Economic Development	
Adequate Infrastructure/ Land Supply	Policies governing focused public investment corridors and concurrency will ensure adequate infrastructure upon development. Clear, explicit linkage to city economic development strategies emphasized by mapping criteria. Local economic goals help determine urban land supply needs.

Commercial/ Industrial Land	The zoning designation of buildable commercial and industrial land based upon updated calculations of land use needs will ensure adequate commercial and industrial land for future development.
Business Recruitment/ Retention	None.
Future Economic Base	Policies protecting natural resource lands will allow the County to maintain agriculture as a solid economic base. Drafting clear and objective zoning performance standards will ensure that the exceptions process is appropriately applied to requests for nonfarm land divisions/development.
Role of Government in Economic Development	None.
Land Use	
Phased Urban Growth	The formation of focused public investment area focuses growth in fully served areas. Accompanying land use policies that limit densities outside these areas will restrict leapfrog development.
Cluster Development	Policies limiting densities in the rural and unserved urban lands will reduce the threat to public safety and welfare (e.g., groundwater contamination). Clustering development will allow higher densities that can be adequately served by community water and sewer systems. County maintenance and/or ownership of new systems provides qualified operation. Design standards ensure that tie into a larger system, when available, is facilitated.
Maintain Livability	Review the boundaries of the urban growth areas every five years to determine if additional urban land is required.
Transition of Urban Land Uses	Policies that limit densities in advance of full urban services will provide basic protection for existing non-urban uses i.e., agriculture. Additional policies that provide for setbacks and title notification alert purchasers to the potential problems associated with the adjoining non-urban use.
Rural Character, Density and Services	Policies limiting rural densities and protecting agricultural and forestlands will maintain the existing rural character of these areas. Policies limiting densities in the rural lands will reduce the threat to public safety and welfare (e.g., groundwater contamination). Cluster development will allow higher densities that can be adequately served by community water and sewer systems.
Incompatible Development	Policies restricting the densities within the economic resource lands will substantially reduce land use conflicts. Setback and design requirements will also lessen the impact on viable natural resource lands.

Housing	
Affordable Housing	Encourage public/private/nonprofit partnerships to provide low-income housing. Encourage local lending institutions to provide additional financing mechanisms for low-income housing. Policies allowing cluster development will reduce the amount of land and infrastructure costs required per dwelling unit. Encourage infill development within urban growth and transitional areas. Rehabilitate existing dwelling units. Work with the agricultural community and other interests to implement farmworker-housing policies.
Housing Type/Mix	Policies allowing cluster development will allow more housing opportunities in rural settlement and transitional areas.
Parks and Open Space	
Location of Open Space	Policies guiding the types of open space and priorities for open space preservation will dictate the general location where open space will be feasible.
Relation of Open Space Needs to Resource Lands and Critical Areas	The Critical Areas Ordinance preserves open space corridors through the establishment of vegetative buffers along streams and rivers. Policies limiting development of resource lands will help retain private open space.
Open Space Corridors and Greenbelts	Policies guiding development within riparian corridors will allow for uses other than primarily residential development.
Public versus Private Open Space	Policies directing growth in the rural lands will retain existing private open spaces. Policies guiding the provision of park and recreational facilities will meet the demand for these facilities and open space as growth occurs. However, the perceived abundance of private open space could undermine efforts to create public parks and open spaces.
Cost of Open Space	The Open Space Tax Program grants tax breaks based on the current use of the land. Increased use of tax benefits to encourage preservation of open space may shift the tax burden to other property owners (i.e., those not participating in the open space tax program). Other financing measures to establish and develop community and regional parks will need to be implemented.

Utilities	
Service Provision	Policies regarding clustering in the rural lands as well as the unincorporated urban growth areas will limit the length of sewer and water service extensions and provide more efficient service provision in the future. Common development standards will be needed to ensure that utility systems can interconnect, where appropriate.
Coordination of Service Providers	Policies governing service agreements, intergovernmental coordination, and focused public investment areas will increase the cooperation between service providers. Completion of the Coordinated Water Systems Plan and the Sewerage General Plan for the County will ensure the level of detail needed to coordinate services is provided.
Concurrency and Implications for growth	Policies detailing the requirements of concurrency will ensure that infrastructure is concurrent with development.
Environmental Sensitivity	Policies outlining thresholds for the use of satellite systems, including ownership and management, will ensure the efficient distribution of management and financial responsibility of these systems while maintaining the public health and safety.
Transportation	
Safety	None (see Land Use Coordination).
Mobility	Maintaining the transportation system (e.g., streets, roads, bridges and culverts) will ensure that the quality of life and economic vitality of the County are not degraded.
Economic Development	Adequate level of service standards and development standards will ensure that truck routes and other roads are designed and constructed to accommodate the amount and type of use designated.
Alternative Modes	Policies guiding denser development into certain areas will increase the feasibility of alternative transportation modes.
Neighborhood Needs	Rural settlements and transitional areas receive additional points in County's rating system for prioritizing paving of access roads.
Transportation Demand Management	By proper and effective land use planning, adjacent land use demands on the transportation system can be directed to corridors that have excess capacity, or have future improvements planned.
Funding	The concentration of improvements in focused public investment corridors along with lesser demand for improvements in rural lands will decrease the amount of funding necessary.

Capital Facilities	
Mitigation of Development Impacts	Refinement of the County's mitigation model and cafeteria plan of mitigation measures will reduce analysis at the plan review level.
Infrastructure Cost Recovery	The formation of service agreements will include guidelines for infrastructure cost recovery formulas.
Siting of Essential Public Facilities	None.
Service Agreements	Policies governing intergovernmental coordination will provide the groundwork for future service agreements.
Focused Public Investment	Policies creating public investment corridors will improve service efficiency of public utilities.
Level of Service Measures	None.
Level of Service in Urban and Rural Lands	Policies governing the type and level of service for each type of land designation will create a distinction of levels of service between urban and rural lands.
Regional Infrastructure and Service Delivery	Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services.

Exhibit B – Planning Commission Findings and Recommendations on the draft ***Horizon 2040*** (attached)

Yakima County Planning Commission
Findings of Fact and Recommendation
May 10, 2017

IN THE MATTER OF CONSIDERING BOTH THE YAKIMA COUNTY COMPREHENSIVE PLAN - ***PLAN 2015*** UPDATE AND THE CITY OF GRANDVIEW'S PROPOSED REZONE AND COMP PLAN MAP AMENDMENT AS PART OF THE 2017 GROWTH MANAGEMENT ACT (GMA) PERIODIC UPDATE.	))))))))	**FINDINGS OF FACT AND RECOMMENDATION** File No: ZON2017-001/ZON2017 002/SEP2017-011

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), rural element, housing element, capital facilities plan element, utilities element, and transportation element, economic development element, and park and open space element; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the Board of Yakima County Commissioners adopted the comprehensive plan - ***Plan 2015***, on May 20, 1997, and adopted the implementing development regulations on May 5, 2015; and

WHEREAS, RCW 36.70A.130 requires that Yakima County be a "fully planning" county; shall review and, if needed, revise its comprehensive plan and development regulations to reflect local needs, new data, and current laws on or before June 30, 2017, and every eight years thereafter; 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, in conformance with the RCW 36.70A.140 the Yakima County Planning Division developed a public participation plan and work program outlining the process and timelines for updating the Yakima County Comprehensive Plan – ***Plan 2015*** by the GMA mandated June 30, 2017 deadline; and

WHEREAS, the Planning Commission held study sessions July 9, 2014 and September 25, 2014 on the proposed public participation plan and work program; and

WHEREAS, on January 14, 2015 the Planning Commission approved the proposed public participation plan and work program and has rendered its recommendations to the Board of County Commissioners (BOCC) in the "Findings of Fact and Recommendation"; and

WHEREAS, on February 10, 2015 the Board held a properly advertised public hearing on this proposed public participation and work program, for which was adopted under Resolution 60-2015 on February 17, 2015; and

WHEREAS, a Vision 2040 report created through a "check in" process approved by the Planning Commission on April 08, 2015 provided updated visioning goals and policies for ***Plan 2015*** elements;

WHEREAS, Yakima County Planning Staff initiated a comprehensive plan amendment (ZON2017-002) as required by RCW 36.70A.130 to update ***Plan 2015*** as scheduled; and

WHEREAS, action was taken to update ***Plan 2015*** by combining Volumes 1 and 2 with text and map edits and rename the County's comp plan as ***Horizon 2040***; and

WHEREAS, a proposed Natural Hazards element was added to ***Horizon 2040***; and

WHEREAS, the proposed appropriate goals, policies, and maps of the Yakima Urban Area Comprehensive Plan 2025, Terrace Heights Neighborhood Plan, and West Valley Neighborhood Plan were integrated into ***Horizon 2040***; and

WHEREAS, the Yakima Urban Area Comprehensive Plan 2025, Terrace Heights Neighborhood Plan, and West Valley Neighborhood Plan will then be repealed; and

WHEREAS, the proposed text and map amendments to ***Horizon 2040*** (formerly ***Plan 2015***), were presented to the Planning Commission for their review on June 24, 2015, January 19, 2016, February 10, 2016, April 13, 2016, September 14, 2016, and February 22, 2017; and

WHEREAS, the proposed text amendments to the Land Use, Natural Settings, and Utilities elements as it relates to the Yakima Water Resource System rural water systems were presented to the Planning Commission for their review on March 8, 2017; and

WHEREAS, the City of Grandview and Yakima County Planning staff initiated a comp plan map amendment (ZON2017-001) to the future land use map of ***Horizon 2040*** (formerly ***Plan 2015***) and YCC Title 19 official zoning map as part of the 2017 GMA Periodic Update; and

WHEREAS, the proposed comp plan map amendment to ***Horizon 2040*** (formerly ***Plan 2015***) and YCC Title 19 were presented to the Planning Commission for their review on March 22, 2017; and

WHEREAS, on or around April 10, 2017 notices of application and environmental review were mailed to adjacent property owners within 300 feet of the proposed amendment properties and those agencies with environmental expertise; and

WHEREAS, on April 13, 2017 Yakima County provided a 60-Day notice to the Department of Commerce, as required by RCW 36.70A.106 on the proposed text and map amendments to ***Horizon 2040*** (formerly ***Plan 2015***) and comp plan map amendment; and

WHEREAS, the Planning Commission conducted a properly advertised public hearing on April 26, 2017 to hear testimony on the text and map amendments to ***Horizon 2040*** (formerly ***Plan 2015***) and proposed comp plan map amendment; and

WHEREAS, the Planning Commission held their deliberations on April 26, 2017 immediately after the close of the open record public hearing; and

WHEREAS, Yakima County staff prepared a *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2017 Comprehensive Plan and Zoning Amendments* which analyzed the environmental and growth management impacts of all proposed actions; and

WHEREAS, the Planning Commission, having carefully considered the staff recommendation, the applicant's justification, and the written and oral testimony in its deliberations, moved to accept, reject, or forward to the Board of County Commissioners their Findings and Recommendations on the proposed text and map amendments to ***Horizon 2040*** (formerly ***Plan 2015***) and comp plan map amendment to the ***Horizon 2040*** (formerly ***Plan 2015***) Future Land Use Map and the YCC Title 19 official zoning map; and,

NOW, THEREFORE, the Yakima County Planning Commission hereby makes and enters the following

I. REASONS FOR ACTION

The 2017 amendments before the Planning Commission are as follows:

1. The Planning Commission must hold an open record public hearing on any legislative rezones, comprehensive plan updates, and provide a recommendation to the Board of Yakima County Commissioners.

2. Yakima County is a "fully planning" county which shall review, and if needed, revise its comprehensive plan and development regulations, as necessary on or before June 30, 2017, and every eight years thereafter.

3. A revised comprehensive plan – ***Horizon 2040*** and a staff report for the City of Grandview comprehensive plan map amendment and concurrent rezone were provided to the Planning Commission that identified considerations for consistency and recommended approval, modification or denial of the proposed amendments. Following public testimony and deliberations, the

Planning Commission has determined which of the proposed amendments are needed to be consistent with state law, correct errors, address deficiencies or more closely correspond to the goals, policies and intent of the Yakima County comprehensive plan.

4. Both the proposed text and map amendment to ***Horizon 2040*** (formerly ***Plan 2015***) and comp plan map amendment are being considered the third and final phase of the 2017 GMA Periodic Update.

II. FINDINGS OF FACT

-1-

Yakima County adopted ***Plan 2015*** on May 20, 1997. The plan was designed to integrate SEPA and GMA consistent with the provisions of WAC 197-11- 210 through 197-11-235. ***Plan 2015***'s Volume 1, Chapter I, the Policy Plan and Chapter III, the Environmental Analysis Element along with Volume 3 Appendices, along with the *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2017 Comprehensive Plan and Zoning Amendments,* provide the environmental evaluation and documentation required under SEPA.

-2-

Yakima County must periodically review and, if needed, revise its comprehensive plan and development regulations – every eight years – to ensure compliance with GMA, as provided in RCW 36.70A.130.

-3-

As part of the initial phases (phase 1 in 2015, phase 2 in 2016) of the required GMA update Yakima County reviewed each of the fourteen designated Urban Growth Areas (UGAs) by using the Washington State Office of Financial Management's population forecasts, the County's 20-year population allocations and a detailed land capacity analysis process.

-4-

In a separate process the Planning Commission has also reviewed the Yakima County Critical Areas Ordinance as part of the comprehensive plan update.

-5-

The Planning Commission reviewed the proposed and required amendments at public meetings for the comp plan map amendment (ZON2017-001) on March 22, 2017 and comprehensive plan text and map amendments (ZON2017-002) on June 24, 2015, January 19, 2016, February 10, 2016, April 13, 2016, September 14, 2016, February 22, 2017, and March 8, 2017. The comprehensive planning elements reviewed in order of the dates included the Hazard Mitigation, Natural Settings, Parks and Open Space, Economic Development, Intergovernmental Coordination, Introduction, Housing, Utilities, Land Use, Transportation, and Capital Facilities. The comp plan map and zoning map amendments (ZON2017-001) and plan text and map amendments (ZON2017-002) are being considered.

-6-

Notice of applications and requests for comment on the comp plan map amendment were mailed to surrounding property owners and agencies on or around April 10, 2017.

-7-

Notice of environmental review and requests for comment on the comp plan map amendment were mailed to surrounding property owners and agencies on or around April 10, 2017.

-8-

Yakima County will issue a *Notice of Adoption of Existing Environmental Documents and Mitigated Determination of Non-Significance for 2017 Comprehensive Plan and Zoning Amendments* which analyzed the environmental and growth management impacts of all proposed actions and included individual reports on each of the proposed amendments.

-9-

On April 10, 2017 notice of the public hearing scheduled for April 26, 2017 was posted and mailed to the applicant, surrounding property owners, agencies and those commenting on the applications. Notice was published in the Yakima Herald on April 12, 2017.

-10-

The Planning Commission conducted a public hearing on the proposed amendments on April 26, 2017. Minutes of the hearings were taken and are on file.

-11-

The hearing was closed on April 26, 2017 and the Planning Commission immediately moved to deliberate and made recommendations on the proposed amendments.

-12-

The findings for the comp plan map amendment (see Exhibit 1).

ZON2017-001/SEP17-011/HORIZON 2040: City of Grandview/Hall/Rasmussen/Saldivar – Subject properties are located between Interstate 82, Willoughby Road, Bonnieview Road, and the Sunnyside Irrigation Canal east of the City of Grandview. Subject properties are identified as Assessor Parcels: 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016. Land Use: The Subject Properties are designated Urban Industrial and the proposal is to re-designate as Urban Residential. Zoning: Light Industrial (M-1) to Residential (R-1) – approximately 13.34 acres.

Six Planning Commissioners voted to recommend APPROVAL of the proposal. Planning Commission Member Mike Shuttleworth recused himself from the vote due to his employment with Yakima Valley Conference of Governments and planning services provided to the City of Grandview.

Therefore, the Commission recommends in a 6 to 0 vote with 1 abstention that the current land use designation of Urban Industrial be changed to the proposed Urban Residential designation of parcels 230913-33418, 230913-33417, 230913-33029, 230913-

33018, and 230913-33016 and a concurrent rezone on the 13.34 acres from Light Industrial (M-1) to Residential (R-1) (ZON17-001) be approved.

The findings for the Staff Initiated Plan Text and Map amendments (see Exhibit 2).

ZON2017-002/SEP2017-011/HORIZON 2040 – Yakima County Comprehensive Plan – ***Plan 2015*** proposed amendments to rename the plan as ***Horizon 2040***; combine Volumes 1 and 2 with text and map amendments; updated element visioning goals and policies; add a Natural Hazards Element; integrate the appropriate goals, policies, and maps of the Yakima Urban Area Comprehensive Plan 2025, Terrace Heights Neighborhood Plan, and West Valley Neighborhood Plan; repeal the Yakima Urban Area Comprehensive Plan 2025, Terrace Heights Neighborhood Plan, and West Valley Neighborhood Plan; and the proposed text amendments to the Land Use, Natural Settings, and Utilities elements as it relates to the Yakima Water Resource System rural water systems.

Motion was made by Michael Shuttleworth for the Planning Commission to recommend that the Board of Yakima County Commissioners adopt the proposed changes to the Comprehensive Plan subject to the comments from the Department of Commerce's 60-day notice response and that Yakima County work with the Yakima Valley Conference of Governments and those interested cities and towns of the County to coordinate with the Yakama Nation Cultural Resource Program to develop consistent permit review procedures and noticing among local jurisdictions regarding cultural resource and archeological sites. The motion was seconded by John Crawford. Nancy Charron made a second motion that the inclusion of the Growth Management Act's 6th goal regarding property rights be added to each element of the comprehensive plan to further illustrate the importance of keeping a balance between regulations and property rights. John Crawford seconded the motion.

Therefore, the Commission recommends in a 7 to 0 vote that the text and map amendment (ZON2017-002) be approved.

III. RECOMMENDATION

1) By motion and vote described in II. Findings of Fact, the Planning Commission recommends that the Board of Yakima County Commissioners approve this years proposed amendments.

Voting in favor of the findings and recommendation:

Zella West, Chair absent

Ed Burns, Vice Chair

Michael Shuttleworth absent

Nancy Charron

Ashley Garza

John Crawford

Jerry Craig

Attest:

Thomas D. Carroll,
Secretary

Voting against the findings and recommendation:

Dated: May 10, 2017

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Exhibit 1
Proposed Comp Plan Amendment

YAKIMA COUNTY
PUBLIC SERVICES - PLANNING DIVISION

YAKIMA COUNTY COMPREHENSIVE PLAN - *PLAN 2015*
2017 AMENDMENTS

STAFF REPORT
APRIL 26, 2017

Amendment Request Submitted by:	)
Anita Palacios, City Clerk, City of Grandview	) **ZON2017-01 | SEP2017-11|**
on behalf of Daniel Hall, Cindy Rasmusson,	**) HORIZON 2040**
and Mario Saldivar for an amendment to the	)
Future Land Use Plan Map of the Yakima	) **Staff Contact: Tua Vang**
County Comprehensive Plan *(Plan 2015)* with a	)
concurrent rezone.	)

A. SUMMARY OF RECOMMENDATIONS

The Yakima County Planning Commission and staff recommends **APPROVAL** of the requested comprehensive plan map amendment from Urban Industrial (UI) to Urban Residential (UR) and **APPROVAL** of the concurrent rezone from Light Industrial (M-1) to Residential (R-1) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016 (hereafter referred to as *Subject Properties*). Approval of this Comprehensive Plan Amendment is subject to consideration by the Planning Commission, the Board of Yakima County Commissioners, and testimony from neighbors and interested parties. Changes to the comprehensive plan policy map (major rezones) are subject to procedures and rules set forth in Yakima County Code (YCC) 16B. Specifically, approval criteria which must be met for a proposed major rezone are outlined in YCC16B.10.095. This Comprehensive Plan Map Amendment – major rezone will be included as part of the 2017 Growth Management Act (GMA) Update cycle.

B. SUMMARY OF REQUEST

The applicant request: (1) a change in Yakima County Comprehensive Plan - ***Plan 2015*** Future Land Use Plan Map from Urban Industrial (UI) to Urban Residential (UR); and (2) a concurrent rezone from Light Industrial (M-1) to Residential (R-1). The total number of acres to be rezoned are 13.34 acres. See Appendix A for map of *Subject Properties*.

APPLICANT:	City of Grandview, contact person Anita Palacios, City Clerk
PROPERTY OWNER 1:	Daniel and Shelby Hall
SUBJECT PROPERTY 1:	751 Bonnieview Road, east of the City of Grandview, WA
PARCEL NO:	230913-33418, approximately .74 acres.
SUBJECT PROPERTY 2:	751 E. Bonnieview Road, east of the City of Grandview, WA

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PARCEL NO:	230913-33417, approximately 6.43 acres.
SUBJECT PROPERTY 3:	150 N. Willoughby Road, east of the City of Grandview, WA
PARCEL NO:	230913-33029, approximately 2.88 acres.
PROPERTY OWNER 2:	Cindy Rasmusson
SUBJECT PROPERTY 4:	160 N. Willoughby Road, east of the City of Grandview, WA
PARCEL NO:	230913-33018, approximately 1.67 acres.
PROPERTY OWNER 3:	Mario Saldivar
SUBJECT PROPERTY 5:	711 Bonnieview Road, east of the City of Grandview, WA
PARCEL NO:	230913-33016, approximately 1.62 acres.

C. SUBJECT PROPERTY HISTORY

Prior to the adoption of ***Plan 2015***, the *Subject Properties* were zoned General Rural (GR) and then designated Urban (U) in May 1997. In February 2000, they were rezoned Industrial (I) to be consistent with the City of Grandview's ***1995 Comprehensive Plan Update*** and implementation of ***Plan 2015***. The adoption of Yakima County Code, Title 19, in October 1, 2015 rezoned them to Light Industrial (M-1). On January 1, 2016, Ordinance No. 8-2015 became effective and assigned new Urban Designations to Yakima County Unincorporated Urban Growth Areas (UGAs) which re-designated the *Subject Properties* to Urban Industrial (UI).

D. CURRENT COMP PLAN DESIGNATIONS, ZONING, AND CURRENT LAND USE

The current ***Plan 2015*** and YCC Title 19 designations, zoning, acres, number of parcels, and current land use for the *Subject Properties* and adjacent parcels are indicated in table below:

Location from Subject Property	Comp Plan	Zone	Acres	# of Parcels	Current Land Use
Subject Property 1 (Parcel 230913-33418)	UI	M-1	0.74	1	Single-family residence built in 1996 and workshop.
Subject Property 2 (Parcel 230913-33417)	UI	M-1	6.43	1	Five-unit residential built in 1964.
Subject Property 3 (Parcel 230913-33029)	UI	M-1	2.88	1	Single-family residence built in 1979, detached 2 car garage, carport, barn, and workshop.
Subject Property 4 (Parcel 230913-33018)	UI	M-1	1.67	1	Single-family residence built in 1950, detached garage, storage sheds and agricultural land used for grazing.

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Subject Property 5 (Parcel 230913-33016)	UI	M-1	1.62	1	Manufactured home placed in 1978 and detached garage.
North					Interstate 82.
East	UI	M-1	7.96	1	Agriculture.
East	UI	M-1	0.75	1	Single-family residence, accessory dwelling unit, storage shed, and detached garage.
South	UC	HTC	0.81	1	Single-family residence.
South	UC	HTC	3.71	1	Single-family residence.
West					Sunnyside Valley Irrigation District (SVID) Canal with easements approximately 95' wide.
West of SVID Canal	UR	R-1	1.86 2.85	2	Single-family residence, shed, and orchard. Mobile home.

E. INTENT OF PLAN DESIGNATIONS AND ZONES (CURRENT AND PROPOSED)

Ordinance No. 8-2015 – Amendment to the Yakima County Comprehensive Plan – ***Plan 2015***, Exhibit 3(a), "Proposed Text Changes to Plan 2015 Land Use Element pages I-LU-5 thru I-LU-8," provides the descriptions of *Urban Lands and Land Use Designations* to include the intent of current and proposed land use designation. **YCC Title 19** provides the descriptions of the current and proposed *zoning districts* text.

Ordinance No. 8-2015
Urban Lands
Urban Growth Areas
General Description Urban Growth Areas (UGAs) are the areas located within Urban Growth Area boundaries, which are established by the County in consultation with the cities and towns. In general, each of Yakima County's UGAs includes one of Yakima County's 14 cities and towns plus additional area extending beyond the city or town. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the 20-year planning period.

Urban Land Use Designations
In unincorporated areas within UGA boundaries, ***Plan 2015*** establishes several urban land use designations to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually

PC Recommended Draft

endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services.

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

The Urban land use designations for the unincorporated urban growth areas are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth Management Act (GMA) mandated Urban Growth Area and/or Comprehensive Plan update. The County's Urban designations are categorized into six general land use categories that are intended to be consistent with the plan designations found in the respective city's comprehensive, subarea or neighborhood plan.

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

Current Zoning – Light Industrial (M-1):
YCC 19.13.030 Light Industrial (M-1).
(1) Legislative Intent.

(a) Light Industrial District. The purpose of the Light Industrial (M-1) district is to:

(i) Establish and preserve areas near designated truck routes, freeways and the railroad for light industrial uses, which should not generate noise levels, light, odor or fumes that would constitute a hazard. Such uses are light manufacturing, processing, research and wholesale trade, storage and distribution facilities;

(ii) Direct truck traffic onto designated truck routes and away from residential streets; and

(iii) Minimize conflicts between uses in the light industrial district and surrounding land uses.

Ordinance No. 8-2015
Proposed Land Use Designation – Urban Residential (UR):
Purpose The intent of the Urban Residential land use category, adopted as part of the future land use map, is to provide for a full range of urban housing types, from single and multi-family development to high density family housing. The Urban Residential land use designation is a general designation

PC Recommended Draft

intended to accommodate all the urban residential land use designations listed in each of the fourteen cities' and towns' future land use maps.

Proposed Zoning – Residential (R-1):
YCC 19.12.010 Single-Family Residential Districts (R-1).

(1) Legislative Intent. The Single-Family Residential (R-1) district is intended to facilitate development at targeted urban densities under the Comprehensive Plans, and provide for low-density, single-family residential development in areas designated by the Comprehensive Plan, depending on availability of infrastructure. Lower densities facilitate future subdivision at urban densities as infrastructure availability increases.

(a) Single-Family Residential District. This district is further intended to:

(i) Facilitate coordinated and collaborative public infrastructure investment;

(ii) Prevent conversion of land to uses and densities that cannot be urbanized;

(iii) Require connection to public water and sewer systems;

(iv) Require full urban standards for developments within Urban Growth Areas;

(v) Locate low-density residential development, up to seven dwelling units per acre, in areas served by public water and sewer systems. In areas not served by public water or sewer, development on satellite utility systems will provide for an orderly, phased transition from rural to urban uses;

(vi) Maintain residential density permitted by zoning and limit density increases in the following areas:

(A) Areas where environmental constraints such as flooding exist, or where surface and groundwater quality make the land unsuitable for development to avoid potential health hazards, and

(B) Areas where public sewer and water will not be provided at the time of development, and the dwelling units have individual septic tanks.

(vii) Encourage residential cluster development prior to achieving maximum density, with a density of between four and seven dwelling units per acre on the developed portion sufficient to facilitate future urban development on adjacent sites, in areas with a public water supply and a community or regional public sewer system;

F. APPROVAL CRITERIA

YCC 16B.10.090 (Major Rezones) is described below.

YCC 16B.10.090 (Major Rezones) - Legislative rezones necessary to maintain consistency between the comprehensive plan policy plan map and the official zoning map shall be completed

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concurrently with the plan amendment process wherever appropriate. Major rezones shall not require additional fees or review processes. Rezones completed as part of the plan amendment process shall be reviewed against the criteria as for plan amendments in Section 16B.10.095 of this code, and YCC Section 19.36.040 and must be consistent with the requested plan designation as indicated in Table 19.36-1.

Applicable subsections of the review criteria such as the goals and policies of GMA and following plans: ***Plan 2015***, city's comp plan, County Wide Planning Policies (CWPP) will be used for "consistency" review and analyses. *Staff Findings* will provide the results.

Consistency with 16B:
YCC 16B.10.095 (Approval Criteria) provide six review considerations (1-6) with these sub-sections.

(1) The following criteria shall be considered in any review and approval of amendments to Yakima County Comprehensive Plan Policy Plan Maps:

(a) The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan, the Yakima Urban Area Comprehensive Plan and applicable sub-area plans, applicable city comprehensive plans, applicable capital facilities plans and official population growth forecasts and allocations;

Consistency with GMA: This major rezone is consistent with four of the thirteen GMA Planning goals, RCW 36.70A.020, without any order of priority or threshold requirement.

RCW 36.70A.020(1) Urban Growth – Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Staff Finding: The Subject Properties are located within the City of Grandview's UGA and currently self-sufficient in terms of well and septic. The City's 2016 Comprehensive Plan Update, Capital Facilities Element, "Water System Plan Update/EXISTING AND FUTURE SERVICE AREAS" map, Figure 3-1, identifies the Subject Properties within an existing service area. The City's current "Existing Water System" map shows a looped water main available at the southeast corner of Subject Properties where Bonnieview and Willoughby roads intersect. Grandview's "Existing Sewer System" map shows a sewer main on Bonnieview Road on the west side of the SVID Canal from Subject Properties.

RCW 36.70A.020(2) Reduce Sprawl – Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Staff Finding: The Subject Properties are already developed with low density single-family residences except for Subject Property 2 (Parcel 230913-33417) which has a multi-family, five-unit residence. The homes were built between 1950 through 1996 that could provide residential development opportunities to meet the R-1 higher density development standards. There are nine other single-family residences in adjacent industrial and commercial zones also built before the February 2000 countywide rezone. This is an ideal transition area from existing city residential to the surrounding residential unincorporated area. YCC 19.12.010(1)(v) allows up to seven dwelling units per acre only if served by public water and sewer system. YCC 19.34.035(2)(d) requires that all cluster developments require a minimum of five or more total

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acres in the R-1 zone where a community on-site sewage disposal system or regional sewer system is also provided for the new lots, (f) within UGAs where both a public water system and a community on-site sewage disposal or regional sewer system are provided. Refer to YCC Table 19.25-1 Water and 19.25-2 Sewer for more information.

RCW 36.70A.020(11) Citizen Participation and Coordination – Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Staff Finding: The Hall's want to subdivide Parcel No. 230913-33417 and build a new residence. The current M-1 zone does not allow for new residential development, only minimal expansions to existing residences. YCC 19.33.060(4)(c) Legal Nonconforming Dwellings states that "any alteration or expansion of a nonconforming dwelling shall not exceed an increase of 50% of the gross floor area (including attached structures) when the dwelling became nonconforming." This development guideline conflicts with the current use of the area. All subject property owners have signed a petition in favor of the rezone and are working with the County and City of Grandview.

RCW 36.70A.020(12) Public Facilities and Services – Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Staff Finding: Subject Properties are self-sufficient in terms of well and septic systems which will not decrease current service levels.

Consistency with *Plan 2015*: The following County's comp plan – Land Use Urban Goals and Policies were used to review for consistency.

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 1.5 Development should be located within designated urban growth areas in the following priority:

1. First in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;

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2. Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources;

3. Third in the remaining portions of the urban growth areas.

*Staff Finding: The proposal is consistent with all the above **Plan 2015** Goals and Policies.*

LU-U 1.8 The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, in no case will amendments be processed more than once a year. Only the County, cities, and towns may initiate amendments to UGA boundaries.

Staff Finding: On November 9, 2016, a meeting was held between the County planning staff, City officials, and Hall's to consider the rezone of Subject Properties as part of the County's 2017 GMA Comprehensive Plan update. The applicant completed their map amendment changes and made a formal request to the County on December 29, 2016. The City has provided the County with the following documentation: Department of Commerce – Notice of Adopted Amendment; Ordinance No. 2016-32 adopting GMA Update; Grandview City Council Minutes Excerpt; City of Grandview Future Land Use Map (FLUM) 2016; Hall and Subject Property owners' request letter; and Yakimap detailed parcel information (see Appendix B). The process to initiate the proposal is consistent with this urban land use policy.

Consistency with the City of Grandview 2016 Comprehensive Plan Update: A change to the City of Grandview's Future Land Use Designation Map requires 11 criteria (#22-32) to be reviewed as provided by the City's comp plan below. All of which will be analyzed for applicability and consistency.

City of Grandview Comprehensive Plan Update, November 2016. Adopted on December 13, 2016.
IV. CRITERIA APPROVING A CHANGE IN THE FUTURE LAND USE DESIGNATION MAP, page 7-6.

Standards
A change in the Future Land Use Map of the Comprehensive Plan shall only be granted after the advisory body and City Council have reviewed the proposed change to determine if it complies with the standards and criteria listed below. A change in the Future Land Use Map shall only be granted if such written findings are made:

22. The proposal is consistent with the provisions of the Growth Management Act (GMA) and other applicable state planning requirements;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section above (pages 6 and 7).*

23. The proposal is consistent with and will help implement the goals, objectives and policies of this plan;

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Grandview Comprehensive Plan, pages 2-33 thru 2-35.
Land Use Element
VI. GOALS AND POLICIES

GOAL 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2 The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.4 Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.

GOAL 3: To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.

Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.

Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

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Policy 4.6 Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

Policy 4.7 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

Staff Finding: The proposal is consistent with and will help implement the above goals and policies of the City's comp plan.

24. Required changes to implementing regulations are identified prior to adoption of the proposed change and are scheduled for revision so that these implementing regulations remain consistent with the comprehensive plan;

Staff Finding: N/A. This is a major rezone comp plan amendment.

25. The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses or on other uses legally existing or permitted in the area;

*Staff Finding: The current M-1 zone is an adverse impact on future residential development opportunities based the current and proposed use of the area. The proposed R-1 rezone is more consistent with the existing use and surrounding area (see **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl, pages 6 and 7). If the R-1 zone is approved, the benefit of having different zoning classifications with industrial and commercial will require development standards to protect and minimize impacts to Subject Properties from future incompatible uses (see **YCC 16B.10.095 (Approval Criteria)** (1)(g), page 14, for County and applicant future recommendations). YCC Table 19.13.030-1 provides the benefits of limiting impacts to the R-1 zone through setbacks as stated from the side and rear of adjoining parcels (one-half building height or fifty feet, whichever is greater), and not adjoining (zero feet). The distance of Bonnieview and Willoughby roads will also lessen the impacts to Subject Properties.*

26. The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7) and City FLUM criterion #25 above.*

27. The traffic generated by the proposal will not unduly burden the traffic circulation systems in the vicinity. The collector and arterial system currently serves or can concurrently be extended to serve the proposal, as needed;

Staff Finding: The Subject Properties are accessed from the city on Bonnieview Road, which is a paved two lane county roadway, classified as an urban access by Yakima County. This is a dead-end road that only serves the current residential and minor agricultural traffic. Therefore, the proposal will not unduly burden the circulation systems or need to be concurrently extended to serve the proposal. The applicant has commented that they have no

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plans and are unable to obtain an easement to make Bonnieview a through road to the interchange. Any road improvements for an intensive development would be a requirement of future land use approval.

28. Adequate public facilities and services exist or can be concurrently developed to serve the proposal;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** sections under RCW 36.70A.020(1) Urban Growth (page 6) and RCW 36.70A.020(12) Public Facilities and Services (page 7).*

29. The other characteristics of the proposal are compatible with those of other uses in the vicinity;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7).*

30. The other uses in the vicinity of the proposal are such as to permit the proposal to function properly;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7) and City FLUM criterion #25 above.*

31. If the proposal has significant adverse impacts beyond the City limits, the proposal has been jointly reviewed by Yakima County;

Staff Finding: The proposal is consistent with this criterion as it relates to County and City coordination for a joint review as identified within this staff report.

32. Any other similar considerations that may be appropriate to the particular case.

Staff Finding: N/A.

Consistency with CWPP:

A.3. URBAN GROWTH AREA POLICY STATEMENTS
The following countywide policies are related to the process and criteria for establishing and amending urban growth areas in Yakima County:

A.3.1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services.

A.3.2. All cities and towns will be within a designated urban growth area. Urban growth areas may include areas not contained within an incorporated city. [RCW 36.70A.110]

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A.3.3. All urban growth areas will be reflected in County and respective city comprehensive plans.

A.3.4. Urban growth will occur within urban growth areas only and not be permitted outside of an adopted urban growth area except for new fully contained communities. [RCW 36.70A.350]

A.3.10. The local jurisdiction may initiate an amendment to an existing urban growth area through the normal comprehensive plan amendment process, however in no case will amendments be processed more than once a year. [RCW 36.70A.130 (2)]

*Staff Finding: The rezone is consistent with CWPP and as discussed in the previous sections of **YCC 16B.10.095 (Approval Criteria)** (1).*

Official Population Growth Forecast and Allocations:
Staff Finding: Per the September 14, 2015 - Land Capacity Analysis for Grandview's UGA review, the city's population is projected to increase from 2015-2040 by 2,289 individuals and 771 households. Ordinance 8-2015 added 27 new residential acres to the city's UGA and increased its years of growth by one year. This proposal is requesting to rezone 13.34 M-1 acres to R-1. Only 8.6 acres of Subject Properties are vacant and will add less than a year to the city's growth. Grandview currently has 81 years of growth available in the UGA.

(b) The site is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing map designation;

*Staff Finding: The site is more consistent with the proposed Urban Residential designation than the criteria for the existing Urban Industrial designation as discussed in **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7) and City FLUM criteria #25 above (page 10).*

(c) The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity;

*Staff Finding: The site is suitable for the proposed Urban Residential designation as discussed in **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl* (pages 6 and 7), *City FLUM criteria #25 and 27 above (pages 10 and 11).*

(d) For a map amendment, substantial evidence or a special study has been furnished that compels a finding that the proposed designation is more consistent with comprehensive plan policies than the current designation;

Staff Finding: The City's 1973 comp plan Land Use Plan showed Subject Properties as part of a planned residential sub-area outside the city limits. A Water Mains map displayed an existing eight-inch water main line extended from the city onto Cemetery Road, east to the southeast corner of Subject Properties, where Bonnieview and Willoughby roads intersect. In 1997, the creation of UGAs added Subject Properties as part of Grandview's UGA. This area was then zoned industrial to be consistent with the City of Grandview's 1995 Comprehensive Plan Update, due to the proposed location of the interstate interchange. The relocation of I-82, exit

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75 interchange, was relocated a half-mile, south-southeast of Subject Properties, which would not allow any through access across the interstate or provide full development opportunities for the current industrial and commercial zoning districts. Due to these reasons, the proposed designation is more consistent than the existing designation.

(e) To change a resource designation, the policy plan map amendment must be found to do one of the following:

Staff Finding: N/A. Proposal is not a resource designation change.

(i) Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or

Staff Finding: N/A.

(ii) Better implement applicable comprehensive plan policies than the current map designation; or

Staff Finding: N/A.

(iii) Correct an obvious mapping error; or

Staff Finding: N/A.

(iv) Address an identified deficiency in the plan. In the case of Resource Lands, the applicable de-designation criteria in the mapping criteria portion of the land use subchapter of Yakima County Comprehensive Plan, Volume 1, Chapter I, shall be followed. If the result of the analysis shows that the applicable de-designation criteria has been met, then it will be considered conclusive evidence that one of the four criteria in paragraph (e) has been met. The de-designation criteria are not intended for and shall not be applicable when resource lands are proposed for re-designation to another Economic Resource land use designation;

Staff Finding: N/A.

(f) A full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools;

Staff Finding: See ***YCC 16B.10.095 (Approval Criteria)*** *(1)(a)* ***Consistency with GMA*** *sections under RCW 36.70A.020(1) Urban Growth (page 6), RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7),* and *RCW 36.70A.020(12) Public Facilities and Services (page 7) for information on available city water connection and development standards. The Hall's did state that the purpose of the rezone is to allow for a single-family residence. The UGAs plan designation is an area where property owners are responsible for providing a level of service for water, sewer, and stormwater drainage that is adequate for the uses they will develop. Therefore, the rezone is consistent with this factor. At the time of application for the single-family residence, or any other land uses that would be permitted within the R-1 zoning district, the property owner will be required to adhere to the water, sewer, stormwater requirements of*

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the current zoning ordinance and the Comprehensive Plan. Subject Properties are also near city limits where schools, police and fire services are accessible.

(g) The proposed policy plan map amendment will not prematurely cause the need for nor increase the pressure for additional policy plan map amendments in the surrounding area.

Staff Finding: The proposed policy plan map amendment will not prematurely cause the need for nor increase the pressure for additional policy plan map amendments in the surrounding area. However, County staff has spoken to the applicant and agreed that this constrained area between Interstate 82 and the SVID canal should be revisited during the next UGA update. There is interest from a non-contiguous property owner to rezone his three properties to R-1; nine other single-family homes on smaller lots; and two dead-end roads insufficient to meet the industrial and commercial needs. The decision to not include the interested property owner in this proposal is due to his two large vacant parcels, totaling 20.98, which would increase unnecessary residential years of growth to the city's UGA.

(2) The following criteria shall be considered in any review and approval of changes to Urban Growth Area (UGA) boundaries:

Staff Finding: N/A. Proposal is not requesting changes to UGA boundary.

(a) Land Supply:

(i) The amount of buildable land suitable for residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted population allocation and density targets;

(ii) The amount of buildable land suitable for purposes other than residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted forecasted urban development density targets within the succeeding twenty-year period;

(iii) The Planning Division will use the definition of buildable land in YCC 16B.02.045, the criteria established in RCW 36.70A.110 and .130 and applicable criteria in the Comprehensive Plan and development regulations;

(iv) The Urban Growth Area boundary incorporates the amount of land determined to be appropriate by the County to support the population density targets;

Staff Finding: N/A.

(b) Utilities and services:

(i) The provision of urban services for the Urban Growth Area is prescribed, and funding responsibilities delineated, in conformity with the comprehensive plan, including applicable capital facilities, utilities, and transportation elements, of the municipality;

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(ii) Designated Ag. resource lands, except for mineral resource lands that will be reclaimed for urban uses, may not be included within the UGA unless it is shown that there are no practicable alternatives and the lands meet the de-designation criteria set forth in the comprehensive plan.

Staff Finding: N/A.

(3) Land added to or removed from Urban Growth Areas shall be given appropriate policy plan map designation and zoning by Yakima County, consistent with adopted comprehensive plan(s).

Staff Finding: N/A.

(4) Cumulative impacts of all plan amendments, including those approved since the original adoption of the plan, shall be considered in the evaluation of proposed plan amendments.

Staff Finding: The cumulative impacts will be addressed as part of Yakima County's 2017 GMA Comprehensive Plan Update in SEP2017-11. Section "H" of this staff report describes the environmental review criteria as required.

(5) Plan policy and other text amendments including capital facilities plans must be consistent with the GMA, SMA, CWPP, other comprehensive plan goals and policies, and, where applicable, city comprehensive plans and adopted inter-local agreements.

Staff Finding: GMA, Yakima County and City of Grandview goals and policies, and CWPP addressed in previous sections under ***YCC 16B.10.095 (Approval Criteria)*** *(1). SMA is N/A. Yakima County's Master Interlocal Agreement is addressed below.*

Consistency with Master Interlocal Agreement: Yakima County's Master Interlocal Agreement provides the following review considerations for consistency under Section – E. Planning Implementation (2)(a)(b), Urban Growth Area Future Land Use Designations and Zoning Districts.

2. Amending Urban Growth Area Future Land Use Designations and Zoning Districts
   a. Future Land Use Designation Amendments

   Amendment requests to change future land use designations for properties located within unincorporated urban growth areas will be accepted by the County during the scheduled biennial amendment cycle, set forth in YCC 16B.10. Amendment requests by property owners and/or jurisdictions will be evaluated based on the criteria and requirements under YCC 16B.10 and this Agreement.

   Future land use designations and zoning for properties located within unincorporated urban growth areas were developed as part of a coordinated effort between Yakima County and the cities during the county-wide UGA review process. Therefore, if a property owner requests a future land use designation amendment outside of the scheduled five year UGA review process Yakima County will notify the applicable city of the proposed amendment request for their recommendation. The city's recommendation will be forwarded to the Yakima County Planning Commission and to the Board of Yakima County Commissioners for consideration as part of the legislative amendment review process. Amendment requests by property owners and/or jurisdictions outside of a scheduled county-wide UGA review process will be evaluated based on the criteria and requirements under YCC 16B.10,

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this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

Staff Finding: The proposal is being considered as part of the County's 2017 GMA update cycle and reviewed as required under YCC 16B.10.

Amendments to future land use designation for property located within the unincorporated urban growth area, must refer to the applicable County Future Land Use/Zoning Consistency Table to determine whether the desired plan designation is consistent with the plan designation as shown in the County Future Land Use Consistency Table.

Staff Finding: The proposed R-1 zoning district has been reviewed under Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations, as also required to be reviewed under YCC 16B.10, and consistent with the Urban Residential plan designation.

b. Zoning District Amendments Property owners wishing to rezone land within the unincorporated urban growth area to a different zoning district must show that the rezone is consistent with the applicable County Future Land Use/Zoning Consistency Table. Rezones that are contingent upon legislative approval of a comprehensive plan map amendment, as indicated in Table 19.36-1 shall be considered a major rezone and subject to the procedures and requirements set forth in subsection a. above, YCC 16B.10 and YCC 19.36.

Staff Finding: See comment above.

(6) Prior to forwarding a proposed development regulation text amendment to the Planning Commission for its docketing consideration, the Administrative Official must make a determination that the proposed amendment is consistent with the GMA, CWPP, other comprehensive plan goals and policies, and, where applicable, city comprehensive plans and adopted inter-local agreements.

Staff Finding: N/A. The proposal is a comp plan amendment rather than a development regulation text amendment. As conditioned, the proposal will satisfy applicable criteria necessary for rezone approval and meet compliance with Yakima County's development regulations, so the rezone is consistent with this requirement.

YCC 19.36.040 (Major Rezones) is described as follows:
Amendments to the zoning map that are contingent upon legislative approval of a comprehensive plan amendment shall be considered a major rezone and are subject to the procedures outlined in YCC Chapter 16B.10.

Staff Finding: The proposal is consistent with this section as required for review and addressed under **YCC 16B.10.090 (Major Rezones)** above starting on page 5.

Table 19.36-1 *Zoning District consistency with Comprehensive Plan Future Land Use Designations:*

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Staff Finding: The proposal is consistent with this section as required for review and addressed under **YCC 16B.10.090 (Major Rezones)** above starting on page 5. See ***YCC 16B.10.095 (Approval Criteria)*** *(5)* ***Consistency with Master Interlocal Agreement*** *(2)(a) and (b) (pages 15 and 16).*

G. ALLOWABLE USES

Staff Finding: If approved, the applicant's request will change the Yakima County Zoning Ordinance's Official Zoning Map by rezoning the M-1 zoned Subject Properties to R-1. The following uses are allowed in the R-1 zone per YCC 19.14 Allowable Land Use Table:

As Type 1 (permitted) uses: Agriculture, silviculture, and animal feeding operations (Excluding: concentrated animal feeding operations, livestock auction/sale yards, rendering plants and slaughter houses), Agricultural building, Irrigation distribution/drainage facilities, Family home services, other than safe/shelter home, Hazardous waste treatment and storage facilities subject to the State siting criteria of Chapter 70.105 RCW: Onsite, and storage of chemicals and empty chemical containers, Single-family site built or modular dwelling, Mobile or manufactured homes of any size in approved or existing mobile/manufactured home parks, Multi-wide manufactured home on an individual lot: Not Previously Titled (New), Temporary sales office within a residential or mixed-use project while units in the project are sold by the developer, Bed and breakfast inn with a maximum of two guest bedrooms and without receptions, group meetings or special gatherings, Home business-minor.

As Type 2 (usually permitted) uses: Agricultural stands not exceeding 1,000 square feet in area, Parks, playgrounds, greenways and other public or private outdoor recreational facilities, Church or other place of worship, Safe/shelter home (see Family Home Services), Group care facilities (large), foster family homes (large), or licensed boarding homes for more than six residents (Exceed definitions under Family Home Services), Public buildings and uses, School bus storage & maintenance facilities, Extraction of mineral resources as part of a federal or state approved fish or wildlife habitat restoration/enhancement project (Temporary), Federal or state approved wetland mitigation projects requiring extraction of mineral resources (Temporary), Solid waste drop box site, Stockpiling of Earthen Materials Not within FEMA Flood Plain, Accessory dwelling unit – Attached, Single-family detached dwelling (zero lot line), Single-family attached dwelling (common wall), Single-wide manufactured home on an individual lot: Previously Titled (Used)/Not Previously Titled (New), Multi-wide manufactured home on an individual lot: Previously Titled (Used), Bed and Breakfast inn with a maximum of five guest bedrooms and/or receptions, group meetings and/or special gatherings, Home business-major, Impoundment of water, including dams and frost ponds, Linear transmission facilities.

As Type 3 (usually not permitted) uses: Aquaculture, Golf courses, clubhouses, pro shops, driving ranges, Historic landmark allowable use permits, Cemetery, crematorium columbaria and mausoleums, Community center, Crisis residential facilities, Day care center, child, Health care facilities, Libraries, Museums, art galleries, Police, fire station, ambulance service, Residential care facility, Schools: Elementary and middle, senior high school, Business school, Community college/university, Vocational school, Accessory dwelling unit – detached, Two-family dwelling (duplex), Sewage treatment plants, Utility services (substations, reservoirs, etc.), when the building or series of buildings exceeds 120 sq. ft. or the SEPA threshold is exceeded, Utility services (substations, reservoirs, etc.), when no building or series of buildings exceeds 120 sq. ft. and the SEPA threshold is not exceeded.

As Type 4 (Quasi-judicial applications) uses: None.

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*Amateur radio antenna and support structure, communication tower, anemometer or personal wind energy tower and related facilities – Note 1: The type of review of towers and associated structures varies depending on height, diameter and other factors listed in Section 19.18.490.

Staff Conclusion: The Subject Properties are properly suited for the proposed R-1 zone however Subject Property 2 will be a legally nonconforming use.

H. DISCUSSION OF ENVIRONMENTAL ANALYSIS (SEPA)

SEPA review is concurrent with this review and a final SEPA determination will be issued prior to the final decision of this rezone.

CONCLUSION

1. The major rezone proposal meets the approval criteria of YCC 16B.10 and complies with goals and policies of GMA, ***Plan 2015***, Grandview comp plan, CWPP, and Master Interlocal Agreement.

2. This is a non-project rezone request, however, the Hall's did state that the intent for the rezone is to allow for residential development opportunities. The County's SEPA Responsible Official will analyze the environmental impacts associated with the major rezone (SEP2017-11) and then issue a determination.

3. Prior to the proposed construction of I-82 and implementation of ***Plan 2015***, the area was zoned General Rural and designated for residential. A total of 13 homes and one five-unit residence in this area was built before the rezone of the area to Industrial and Highway Commercial. The adoption of YCC Title 19 rezoned this area Light Industrial and Highway/Tourist Commercial due to the proposed location of the I-82 interchange.

   The M-1 zoning district does not allow for new residential development however it does allow for a limited expansion of the legally nonconforming residential status. The area has never been used for industrial or commercial purposes. Interstate 82 and the relocation of the proposed Exit 75 interchange, a half-mile southeast of Subject Properties, restricted the access to Bonnieview Road with no through access and cannot support industrial or commercial activity besides the current residential and minor agricultural traffic. The applicant has commented that they do not have any plans to connect a through road to the interchange and are unable to get an easement to do so.

4. *Subject Properties* are self-sufficient with well and septic systems. A private-looped watermain is available at the intersection of Bonnieview and Willoughby roads. A city sewer main is also available on Bonnieview Road across the SVID canal to the west of *Subject Properties*.

5. The rezone of the five partially developed parcels would add less than a year to the city's UGA residential years of growth.

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PLANNING COMMISSION RECOMMENDATION

The Yakima County Planning Commission held a hearing and deliberation on April 26, 2017. The Planning Commission voted 6-0 with 1 abstention recommending ***Approval*** of the comprehensive plan amendment from Urban Industrial (UI) to Urban Residential (UR) and ***Approval*** of the concurrent rezone from Light Industrial (M-1) to Residential (R-1) to tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

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APPENDIX A



Light Industrial (M-1) *Subject Properties,* 1 thru 5, proposed rezone to Residential (R-1).

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G:\Long Range\Projects\Plan Amendments\2017 Plan Amendments\ZON17-001 Grandview Rezone\BOCC Drafts\BOCC Study Session\Staff Report_ZON17-01_Grandview_Major Rezone M1 to R1_PC Recommended Draft.docx

I-82
I-82 Hwy
I-82
N Elm St
Elm St
N Willoughby Rd
R-1 Zone
Willoughby Rd
N Elm St
E Bonnieview Rd
Adams St
Washington St
S Elm St
E Wine Country Rd
Fir Ave

GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit C - Grandview Comprehensive Plan Amendment and Major Rezone

Yakima County Comprehensive Plan - Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient
- Agricultural Resource
- Tax Lots
- City Limits
- Rezone Boundary

0 95 190 380 570 760 Feet

1 inch equals 0.04 miles

Yakima County GIS

Yakimap.com

N S

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This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.

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Exhibit 2
Proposed Plan Text and Map Amendments





CHAPTER 1. ~~POLICY PLAN~~ INTRODUCTION

1.1 ABOUT YAKIMA COUNTY

Yakima County is located in south central Washington State among seven neighboring counties. The geography varies from densely timbered, mountainous terrain in the west, rolling foothills, broad valleys and arid regions to the east and fertile valleys in its central and southern parts. Yakima County's development was shaped largely by the Northern Pacific Railroad and the Yakima River. Most of the county's population is concentrated along this river, largely because irrigation was critical to the success of the communities and the farmers who settled in this area. Agriculture has been the staple of the economy as far back as 1880s when Yakima settlers developed the land into a commercial agricultural enterprise. With irrigation and railroads, commercial fruit production flourished. Yakima established wine grape vineyards in 1869 and hops acreage in 1872, which remain major parts of its agricultural industry today. Forestry and livestock, dairies and the growing, storage and shipping/processing of deciduous tree fruits (cherry, pears, apples, etc.), are bedrocks of Yakima County's agricultural industry. Yakima County has 558,000 irrigated acres of private land used for agriculture. The most recent federal decennial census for 2010 had Yakima County at a population of 243,231 and the Washington State Office of Financial Management (OFM) has the County at a 2015 population of 249,970. Yakima County is the second largest county by land area in Washington State at 4,296 square miles or 2.75 million acres and is the state's leading agricultural county ($850 million per year).

1.2 GROWTH MANAGEMENT ACT

The Washington State Growth Management Act (GMA), enacted in 1990, is a state law that requires local governments to manage growth by identifying and protecting critical areas, natural resources, designating urban and rural areas and preparing comprehensive plans and implementing them through development regulations and capital investments. The GMA was adopted because the Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and the quality of life in Washington. Rather than centralize planning and decision-making at the state level, the GMA focuses on local control. The GMA establishes state goals, set deadlines for compliance, offers direction on how to prepare local comprehensive plans and regulations and sets forth requirements for early and continuous public participation. Within the framework provided by the mandates of the Act, local governments have many choices regarding the specific content of comprehensive plans and implementing development regulations. The following 14 goals listed in Table

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1.2-1 are adopted under GMA to guide the development and adoption of comprehensive plans and development regulations.

Table 1.2-1 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.
Shoreline Management	The goals and policies of a shoreline master program for a county shall be considered an element of the county or city's comprehensive plan.

Source: RCW 36.70A.020

The comprehensive plan of Yakima County is required to consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. The comprehensive plan shall be adopted and amended with adequate public participation as required by the Act. The comprehensive plan shall include a plan, scheme, or design for each of the following elements: a land use element, a housing element, a capital facilities element, a utilities element, and, for counties, a rural element. Yakima County's Comprehensive Plan includes the required elements as well as optional elements addressing: natural environment, parks and open spaces, natural hazards, intergovernmental coordination, economic development and subarea planning.

The GMA has changed Washington planning law in several ways:

1. Local governments must develop comprehensive plans and adopt regulations that are consistent with the plan. This changes the historic position in this state that the plan is to serve only as a "guide" to decision-making;
2. Land use authorized by the plan must be supported by adequate public facilities and services;
3. Local plans must comply with state planning goals and regulations and countywide planning policies. Plans that are not consistent with these requirements may be appealed. Penalties, imposed by the state, may be applied to communities whose plans do not conform to the state and regional requirements;
4. Urban Growth Areas (UGAs) must be designated. The UGAs are intended to direct growth to areas with adequate facilities and services, to reduce sprawl and to provide a distinct boundary between urban and rural areas; and
5. A process is required to accommodate essential public facilities (e.g. prisons, wastewater plants, etc.).

THE GROWTH MANAGEMENT ACT
ESTABLISHES THE PRIMACY OF THE COMPREHENSIVE PLAN.
THE COMPREHENSIVE PLAN IS THE STARTING POINT
FOR ANY PLANNING PROCESS
AND THE CENTERPIECE OF LOCAL PLANNING.

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1.3 THE COMPREHENSIVE PLAN – *HORIZON 2040*

The Yakima County Comprehensive Plan – ***Horizon 2040*** is not just a plan for County government. *Horizon 2040* ensures that Yakima County complies with requirements of the Growth Management Act including the fourteen planning goals and represents Yakima County's means for achieving compliance consistent with Central Washington values, customs and culture. Developed out of input from thousands of people in our community at different times over decades, ***Horizon 2040*** truly is the community's plan. Many goals and policies call for coordination and collaboration among individual citizens, neighborhoods and civic groups, and city government. As always, there will be challenges and change, but the intent is to build on the creativity and strength of our community to shape how we develop. ~~1 Purpose~~

Yakima County residents have expressed a vision for the future that includes a healthy environment, family wage jobs, convenient transportation, affordable housing, accessible health care, and a diversified economy~~ic development~~. Yakima County's Comprehensive Plan—***Horizon 2040*** serves as the blueprint for making this vision a reality.



Horizon 2040 is a set of goals, policies, maps, illustrations, and implementation strategies that state~~s~~ how the county should grow physically, socially, and economically. The plan emphasizes innovative and flexible

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strategies to guide growth and development. One of the central themes of ***Horizon 2040*** is the promotion of economic development that occurs in harmony with environmental protection and preservation of natural resources. ***Horizon 2040*** recognizes the interest of the entire community and promotes cultural and ethnic diversity.

Yakima County Comprehensive Plan - ***Horizon 2040*** establishes a pattern of land uses to shape the future in desirable ways. Land use plan map designations include: residential, commercial, industrial, urban, rural, and resource areas. Identifying and defining these land use categories ensures compatibility among uses, protection of property values, and efficient provision of infrastructure and services. ***Horizon 2040's*** land use plan map also identifies urban growth area (UGA) boundaries. UGAs are intended to reduce sprawl and provide a clear separation between urban and rural areas.

The benefits to Yakima County of developing and implementing a comprehensive plan include:

1. Identifying the major trends and issues that will affect the county's future form, livability and overall health;
2. Assuring the protection and enhancement of the county's natural resources, environmental systems and neighborhood and community character in the midst of anticipated growth and change;
3. Using capital improvements, regulatory programs and incentives to guide new development and encourage appropriate redevelopment; and
4. Acting strategically to improve the county's economic future and its ability to attract and retain well-paying jobs.

1.3.1~~1~~ Plan ~~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?"*~~

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~~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.~~

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~~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:~~

Each Element of ***Horizon 2040*** is generally organized to include the following sections:

- **INTRODUCTION** ~~and **PURPOSE**~~ section~~s~~ provide~~s~~ a brief overview of the specific context of the chapter.

- **GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS** outlines the legal framework for the element~~,~~ and the topics covered by ~~***Plan 2015***~~***Horizon 2040*** goals and policies. Table ~~I~~1.2-1 lists the state goals in RCW 36.70A.020 that form the basis for GMA.

- **M~~AJOR ISSUE~~OPPORTUNITIES** examines issues specific to Yakima County, the topics are also ~~and which are~~ addressed later in the goals ~~,~~and policies section~~, 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 AND POLICIES** ~~contained in Volume I~~ formulate strategies for resolving the major issues. The ~~basis for these sources are found in the~~ Yakima County Visioning reports originally published in 1992, and through a "check-in" process an addendum to the Visioning Reports was published on April 8, 2015, ~~-~~and the County-wide Planning Policies, described in the Intergovernmental Element~~y~~ are the basis for the basis for the goals and policies in each Element.~~, 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.

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- **ENVIRONMENTAL ANALYSIS** summarizes the probable significant environmental impacts according to the four alternatives and suggests mitigation measures. A Supplemental Environmental Impact Statement has been issued with the 2017 Comprehensive Plan Update to address changes in goals and policies that may have a significant impact on the environment and mitigating factors to mitigate those impacts.

Each element provides the information needed to understand how ~~***Plan 2015***~~***Horizon 2040*** ~~is intended~~will ~~to~~ guide ~~the~~ growth and development ~~of~~for Yakima County. Each~~, but the chapters~~element is also required to be internally consistent so that goals and policies in one element do not conflict with goals and policies in a different element. An external consistency requirement provides for ***Horizon 2040*** and all other plans, development regulations, and all other guidance documents to work together to take Yakima County in the same direction. Table 1.~~2~~3.1-1 below lists each of ***Horizon 2040*** Comprehensive Plan Elements.

Table 1.3.1-1 Horizon 2040 Elements

Chapter	Element
Chapter 1	Introduction
Chapter 2	Natural Setting
Chapter 3	Hazard Mitigation
Chapter 4	Economic Development
Chapter 5	Land Use*
Chapter 6	Capital Facilities*
Chapter 7	Housing*
Chapter 8	Parks and Open Space
Chapter 9	Utilities*
Chapter 10	Transportation*
Chapter 11	Intergovernmental Coordination

*** Asterisk denotes GMA required elements.**

~~IVChapter V Demographics+~~
~~Urban Lands~~
~~Rural Lands*~~
~~Resource Lands~~
~~+ This Element does not have goals and policies.~~
~~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~~1.3.2~~1 E. Goals and Policies~~

1.3.2.1 Goal Setting

Much time and considerable effort by many people have been invested in developing goals and policies, as documented in Chapter 2. ***Horizon 2040*** takes into account the requirements of the Growth

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Management Act, the Yakima County-wide Planning Policies, results of the visioning check-in process, comments received during 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.

1.3.2.2 Background/Major Opportunities or 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.

1.3.2.3 Purpose Statements

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.

1.3.2.4 Goals

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."

1.3.2.5 Objectives

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.

1.3.2.6 Policies

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.

1.4 PRINCIPAL *HORIZON ~~2015~~ 2040* CONCEPTS AND ASSUMPTIONS

The following concepts, and the assumptions that underlie them, are basic to the approach in ***Horizon ~~Plan~~ 2040***:

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 the original *Focus 2010, Vision 2010 and in the Visioning "Check-In" in 2015*.

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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.

5. Future land use within Urban Growth Areas (UGAs) is designated by both 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 non-urban 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, non-resource residential development should be discouraged in resource areas (agriculture, forestry and mining).

8. The Plan must be reasonably internally consistent, well integrated, financially feasible, and generally capable of implementation.

9. ***Horizon 2040*** 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 or partnership approach to service provision and development finance between the public and private sectors as well as across jurisdictional lines.

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1.5 *HORIZON 2040* IMPLEMENTATION

~~**C. IMPLEMENTATION**~~

Horizon ~~***Plan 2015***~~ ***2040*** 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. ***Horizon*** ~~***2015***~~ ***2040*** 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 ***Horizon*** ~~***Plan 2015***~~ ***2040*** is adopted, several key implementing actions must take place. The County will develop specific measures to implement ***Horizon 2040***. These measures start with development regulations. Development regulations implement our community's comprehensive plan. The GMA does not dictate where a community has to place these regulations in their municipal codes, so the locations vary. GMA regulations may be divided into separate municipal code titles including Zoning, Subdivision, Critical Area and Shoreline Management, or they may be consolidated in a unified development code. Yakima County currently has a unified land development code for zoning and subdivision. Central to the implementing process will be the re-evaluation of these existing development regulations, as well as other ordinances, County policies and procedures, to identify the changes needed to make them consistent with plan goals and policies and whether they reflect the philosophy of ***Horizon 2040***. Where action is needed to implement the plan, specific strategies and schedules will be developed.

Before adopting any development regulation intended to carry out ***Horizon*** ~~***2015***~~***2040***, the County will review its terms to make sure that it is consistent with and implements the comprehensive plan, and will make a finding to that effect. When the entire implementation strategy has been developed, the County will review it to make sure that it is consistent with the comprehensive plans of other Counties or cities with which it shares common borders or has related regional issues.

In addition, the Master Interlocal Agreement between Yakima County and the fourteen incorporated cities addresses urban growth policies for joint areas of planning concern. The Master Interlocal Agreement also implements the comprehensive plan by addressing land use regulations, service provision, and development and construction standards for the unincorporated portions of the urban growth areas. The Agreement specifies the process by which affected local governments may review and comment on comprehensive plan amendments, zone changes and development applications processed by another jurisdiction within urban growth areas (CWPP F.3.4). Sub-agreements may be negotiated for appropriate allocation of financial burdens resulting from the transition of land from county to city jurisdiction.

1.6 PLAN DEVELOPMENT

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Yakima County adopted its first GMA compliant comprehensive plan – ***Plan 2015*** on May 20, 1997. The development of that Plan was an extraordinary community effort and is well documented in the Policy Plan Element of ***Plan 2015***. The Growth Management Act under RCW 36.70A.130, required Yakima County to review and evaluate its comprehensive plans and development regulations and take legislative action, if needed, to ensure the plan and regulations comply with the requirements of the Growth Management Act. The initial GMA compliant update deadline established for Yakima County was December 2007. Yakima County made changes to ***Plan 2015*** as part of its first GMA required comprehensive plan update, which was completed on December 18, 2007.

As of 2015, ***Plan 2015*** has outlived its initial twenty-year planning horizon. With a new GMA (RCW 36.70A.130) mandated update deadline of June 30, 2017, Yakima County made the decision to conduct a simplistic approach to the update of ***Plan 2015***. After the initial plan review, Yakima County was unable to adopt a finding of GMA consistency without first making at least some revisions to ***Plan 2015*** and development regulations. This is because ensuring consistency requires: (1) a consideration of updated population projections; (2) changes in the community vision; (3) amendments to GMA statutes; and (4) Growth Management Hearing Board and court interpretations of GMA regulations.

1.6.1 Population Projections

So, the first step Yakima County took was to extend the planning horizon out another twenty-years. Instead of using 2037, it was decided to use year 2040, which corresponded to the recent Washington State Office of Financial Management's population projections that went to 2040. Under RCW 43.62.035, the Office of Financial Management (OFM) must develop county population projections for growth management planning. State and county populations are provided at five-year and single year interval projections out to 2040 to accommodate the various GMA planning targets specified by counties. RCW 36.70A.115 requires Yakima County to ensure that comprehensive plans and development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their projected and allocated employment growth consistent with the twenty-year population forecast from OFM. These projections and allocations of growth are foundational inputs that will inform many aspects of the comprehensive planning process over the next few years.

As mandated by the GMA, the OFM has developed low, medium, and high population forecasts for each county. The GMA requires Yakima County to select a 20-year GMA planning target that is within the high and low growth projections prepared by OFM. Projections are statements about the future based in a particular set of assumptions. The medium series is considered the most likely because it is the best foreseeable future based on assumptions that have been validated with past and current information. Yakima County choose the OFM's medium population projections as the baseline for the 20 year planning horizon (see Demographic section).

1.6.2 Visioning

Now with the planning horizon and population projections determined, the next step in the process was to ensure that the original vision of ***Plan 2015*** was still appropriate for Yakima County's new comprehensive plan **– *Horizon 2040*.** Traditionally, comprehensive planning has been a community's

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effort to understand where it has been and what direction it plans to take during the next 20 years. Citizen participation is at the heart of Yakima County's planning process. Recognizing that the comprehensive plan must reflect the people it serves, citizen input is necessary and required under GMA. To accomplish this, the community examines its needs, problems, and potentials and then prepares its vision for the future. From that vision, a comprehensive plan is developed: a working document stating the community's goals and policies and providing direction and vision for the future.

Visioning:

1. Emphasizes community assets rather than needs.
2. Assesses community options and opportunities on the basis of shared purposes and values.
3. Stresses early and continuous public involvement in the process.
4. Acts as a stand-alone process or part of a comprehensive planning process.

TTo ensure the appropriate development of ***Horizon 2040***, Yakima County conducted a visioning "check in" to "validate" the goals from the original ***Vision/Focus 2010*** process. ~~The unqualified success of the two citizen participation efforts has resulted in state-wide recognition. Yakima County, the City of Yakima, and the Visioning Steering Committee; were jointly awarded the prestigious Honor Award by the Washington Chapter of the American Planning Association and the Planning Association of Washington in April 1992. The award recognized the outstanding effort, which combined urban and rural area citizens in a public deliberation, selection, and presentation process for a preferred future.~~

The "check in" process was conducted through a series of online surveys over a two month period in late 2014 in both English and Spanish. Over the course of 8 weeks the community had the opportunity to take the survey for the Upper Valley, Lower Valley, or both and to state if they still, (1) agreed with the goal, (2) thought the goal was already achieved, (3) thought the goal was no longer relevant, (4) if they neither disagree nor agree, (5) if they did not agree with the goal, or (5) if they wanted modification of an existing goal.

Inset 1. Horizon 2040 Visioning Goals

General Goals

Humanity and Family:

A. Provide Quality Education.
B. Provide Economic Opportunity.
C. Ensure Cultural Diversity.
D. Support Human Services.
E. Enhance Transportation.

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With 1,158 surveys completed, the results were compiled and provided to the Yakima County Planning Commission. The Planning Commission held numerous study sessions, paying close attention to comments submitted in the survey, the original intent of the ***Vision/Focus 2010*** process, and their own understanding of the desired future for Yakima County. The updated visioning goals were published simply as a "check in". This "check in" document helped affirm the direction Yakima County Planning Division, the Planning Commission, and the public took in the development of the Yakima County Comprehensive Plan - ***Horizon 2040***.

1.6.3 Consistency with New GMA Laws

The Washington State Department of Commerce develops a checklist that is intended to help counties that are fully planning under the Growth Management Act (GMA) to conduct the "periodic review and update" of comprehensive plans and development regulations required by RCW 36.70A.130(4). Counties can use the checklist to identify components of their comprehensive plan and development regulations that may need to be updated to reflect the latest information, or to comply with changes to the GMA since their last update. Commerce's checklist includes only components of the comprehensive plan and development regulations that are specifically required by the GMA. Yakima County utilized the checklist as part of the development of ***Horizon 2040*** to help identify new components of the GMA that may not have been addressed in previous annual updates or other amendments outside of the required periodic update process.

1.6.4 Growth Management Hearings Board and Court Decisions

Yakima County utilized recent hearings board and court decisions throughout the development of ***Horizon 2040***. It was important to ensure that the decisions being made on goal and policy development of ***Horizon 2040*** were adequately reviewed against all applicable hearings board and court cases. If a particular issue arose, planning staff, Planning Commission or the Board of Yakima County Commissioners consulted with Yakima County Corporate Counsel for proper legal advice. If Corporate Counsel deemed the issue potentially non-compliant a change was made to ensure the plan was GMA compliant.

1.7 HORIZON 2040 BIENNIAL AMENDMENTS AND MAINTENANCE

As previously mentioned, the Growth Management Act requires local jurisdictions to update their comprehensive plan and development regulations on regular intervals to ensure the plan and regulations comply with any recent amendments to the Growth Management Act. A process for Plan amendments to ensure ***Horizon*** ~~***Plan 2015***~~ ***2040*** remains current and consistent with state law sets the stage for full-scale reviews every eight years and annual check-ups to identify urgent problems and review proposed changes and opportunities.

1.7.1 Plan Amendments

The Growth Management Act makes the comprehensive land use plan and development regulations subject to continuing evaluation and review by the County (RCW 36.70A.130). Yakima County Code 16B.10

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provides procedures and criteria for adopting, amending and updating the Yakima County Comprehensive Plan, as well as their respective implementing development regulations. Plan amendments may involve changes in the written text or policies of the plan, to the comprehensive plan maps, or to supporting documents, including capital facilities plans. Plan amendments will be reviewed in accordance with Chapter 16B.10, the state Growth Management Act (GMA), the Yakima County-wide Planning Policy, the goals and policies of the Yakima County Comprehensive Plan, local city comprehensive plans, inter-local agreements, applicable capital facilities plans, official population growth forecasts and growth indicators.

1.7.2 Initiation

Horizon ~~2015~~ 2040 Amendments may be initiated:

1. By request of the Board of Yakima County Commissioners or Planning Commission;
2. The Planning Commission may hold a meeting each year to report to the public on progress in implementing the comprehensive plan. At that time, the Planning Commission will accept oral and written public comments and suggestions from any interested party regarding changes needed in the comprehensive plan and development regulations. The Planning Commission will consider the proposed changes for docketing as set forth in YCC 16B.10;
3. By a property owner filing an application for a plan map amendment with the Planning Division on a standard form with a fee.

1.7.3 Timing

T~~T~~he Growth Management Act allows amendments to the comprehensive plan no more often than once a year~~, except in an emergency~~ (RCW 36.70A.130)~~or in the case of a neighborhood plan, as noted above. Proposals to amend the comprehensive plan map will be accepted at any time, and will be considered along with all other proposals as part of the annual comprehensive plan review and amendment process.~~, except under the following circumstances:

1. The initial adoption of a subarea plan. Subarea plans adopted under this subsection (2)(a)(i) must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under chapter 43.21C RCW;
2. The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;
3. The adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;
4. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of a county or city budget; or

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5. The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031 (2), provided that amendments are considered in accordance with the public participation program established by the county and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment.
6. Emergency situations that require amendments outside of the normal schedule must be based on findings that show that the amendment was needed to deal with an emergency situation affecting a neighborhood, community, or the County as a whole, and not a personal emergency of a particular applicant or property owner. Before they consider whether to allow an emergency amendment, the Board of County Commissioners must approve written findings that document the nature of the emergency.

~~1.~~

~~The Planning Commission will begin its annual review at a date, which will allow adequate time for review and recommendation to the Board of Yakima County Commissioners prior to December of each year. The review schedule will also allow the commission to make a timely recommendation to the Board during the annual budget cycle. {Amended 12/98}~~

~~The Planning Commission will receive applications for amending, supplementing, or modifying maps of ***Plan 2015*** up until 90 days prior to its annual review, to allow adequate time for processing the motion or application and allow for public notification of the proposals. Applications received after that date will need to wait until the next year's plan amendment cycle. {Amended 12/98}~~

~~All proposals to amend the plan will be considered at the same time to evaluate their cumulative effects. Map amendments will be reviewed for consistency with the goals, objectives, and policies of ***Plan 2015***, along with the map designation criteria found in Chapter 1. After the Planning Commission has reviewed applications, it will hold a public hearing to receive comments on the proposed modifications. {Amended 12/98}~~

To make sure that ~~***Plan 2015***~~***Horizon 2040*** stays consistent, the Planning ~~Department~~ Division will evaluate it for consistency internally, with the plans of other jurisdictions, and with the development regulations. The results of this review will be provided to the Planning Commission for their consideration (WAC 365-195-630) as part of its annual ~~***Plan 2015***~~***Horizon 2040*** review.
~~{Amended 12/98}~~

Yakima County has adopted a biennial plan amendment cycle. This every other year cycle allows Yakima County time to effectively analyze and review the results of each plan amendment. Applications for plan amendments, with the exception of Urban Growth Area boundaries, will be considered on a biennial basis and must be submitted in writing, to the Planning Division, no later than the prescribed deadline in order to be considered for that biennium's amendment process. The plan amendment process may be suspended by the Board during a general plan or code update process.

At its first regularly scheduled meeting following the biennial plan amendment deadline, the Planning Commission will review the suggested plan changes for docketing and those development regulation changes for docketing consideration. When the Planning Commission has completed its review, it will set the docket of proposed amendments. The Planning Commission will begin its review at a date, which will

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allow adequate time for review and recommendation to the Board of Yakima County Commissioners prior to December of each year.

The GMA requires Yakima County to review its designated Urban Growth Areas and the densities permitted within both the incorporated and unincorporated portions of each urban growth area the UGAs at least every ten years, and revise ~~***Plan 2015***~~ ***Horizon 2040*** to accommodate the urban growth projected for the next 20 years (RCW 36.70A.130). Practically, that review should occur at each major update or completion of five of a six year Capital Facility Planning cycle.

1.7.4 Approval Criteria

Map amendments will be reviewed for consistency with the goals, objectives, and policies of ***Horizon 2040***, along with the plan and development regulation amendment approval criteria found in YCC Title 16B and YCC Title 19 – Unified Land Development Code. To make sure that ***Horizon 2040*** stays consistent, the Planning Division will evaluate it for consistency internally, with the plans of other jurisdictions, and with the development regulations. All proposals to amend the plan are subject to environmental review under the State Environmental Protection Act (SEPA) and an evaluation of their cumulative effects on the plan. After the Yakima County Planning Division reviews the proposed amendments, a staff recommendation of approval, denial or modification will be submitted to the Yakima County Planning Commission for their consideration.

1.7.5 Public Hearings

After the Planning Commission has reviewed applications and staff's recommendation, it will hold a public hearing to receive comments on the proposed modifications. The Planning Commission will then deliberate and submit their recommendation and the record to the Board of Yakima County Commissioners for their consideration.

The record that accompanies any amendment to ***Horizon 2040*** or development regulations will be similar to the record for the adoption of the initial plan and regulations. This means that whenever a provision of the comprehensive plan or development regulations is based on factual data, that data or a clear reference of its source will become part of the record of adoption. In addition, the record will describe how public participation requirements were met. Public hearings will be recorded, and tape recordings of the proceedings will be kept (WAC 365-195-640).

After due notice and public hearing, the Board of Yakima County Commissioners may amend, supplement or modify the proposed amendments to ***Horizon 2040.***

1.7.6 Adoption and Submission to the State

After Board adoption all amendments to ***Horizon 2040*** or development regulations will be submitted to the Washington State Department of Commerce in the same manner as the initial plan and development regulations. This Notice of Adoption starts the GMA required 60-day appeal period.

1.7.7 Continuous Citizen Involvement

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As required by the Growth Management Act, Yakima County established procedures for "early and continuous" public participation in the development and amendment of ***Horizon 2040*** and its implementing development regulations implementing those plans (RCW 36.70A.140). In developing ***Horizon 2040***, the County undertook a major communication and information program. That program was designed to develop a shared vision of the future; assure consideration of a wide range of viewpoints and interests; develop a dialogue with the general public to identify and explore the problems and opportunities that would need to be addressed in developing ***Horizon 2040***; present and get feedback on the proposals and alternatives that were being considered; provide opportunities for written comments; hold public meetings after giving effective notice; allow for open discussion in various locations and formats, and assure consideration of and response to public comments. Except for the visioning effort, a similar process will precede the adoption of development regulations.

The Planning Commission will monitor compliance with ***Horizon 2040*** and the development regulations. At least biennially, the Planning Commission will convene a public meeting to provide information on how implementation of the plan is progressing, and receive public input on any changes that may be needed (WAC 365-195-610). When amendments are proposed for adoption, the same public hearing procedure will be followed that was used for the initial adoption of ***Horizon 2040*** (RCW 36.70A.106; WAC 365-195-600).

1.8 ~~D.~~ DEMOGRAPHICS OVERVIEW

1.8.1 Introduction

This~~e~~ ~~D~~demographics ~~Element~~section describes the people who live in Yakima County now, and the people who will live here during the next 20 years. It defines who we are: our ages, cultural heritage, education, and income. From that definition we can predict the challenges that face us and use that information to estimate the County's future land use, housing, capital facilities, utilities, transportation, and other requirements. Understanding who we are now and how we're changing provides the foundation for ***Horizon ~~Plan 2015~~2040***.

1~~.1.1~~.8.2 Purpose of the ~~Element~~Section

The ~~Demographics Element~~ is section provides the statistical foundation to build the rest of the comprehensive plan. How many people will need to be housed? Who are they, and what will they need? 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. Additional demographic information is also included in other elements.

1~~.1.2~~8.3 Washington State's Growth Management Act (GMA) Requirements

The Growth Management Act (GMA) does not specifically require a Demographics Element, however it does require that the Land Use, Housing, Capital Facilities Elements include population densities, building intensities, and estimates of future population growth**.**

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~~**1.1.3 Vision of the Future**~~

~~***Vision 2010***, the Upper Valley visioning report, identified retirees as a target user group in its economic called for promoting Yakima as a "retirement Mecca." It noted that "The stunning diversity of the population of Yakima is both an asset and a challenge" It envisioned eradication of poverty through education and employment training, which would be provided without racial, cultural, handicapping or gender bias. It identified the need for cultural sensitivity and cross-cultural appreciation to ensure a stable society as the County becomes more diverse.~~

~~It also acknowledged that an aging population will require affordable housing, accessible health care, recreational opportunities, social services for independent living, transportation, and opportunities to continue to contribute to society.~~

~~*Focus 2010*, the Lower Valley visioning report, also called for vocational education, economic diversification and expansion, and full employment, with agricultural employees becoming a more respected, valued and integral part of the community.~~

~~**County-wide Planning Policies**~~

~~**The following County-wide Planning Policies contain references to coordination and application of population projections. These policies have not been revised to address the legislative amendment regarding the 20-year population forecasts [i.e., RCW 43.62.035].**~~

~~**A.3.5. The baseline for twenty-year County-wide population forecasts shall be the official 1990 Census count (188,823) plus an estimated 5.2 percent estimated undercount. A process for allocating forecasted population will be cooperatively developed.**~~

~~**A.3.6. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences.**~~

~~**E.3.1. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty-year population and employment forecasts to determine short and long range affordable housing needs.**~~

~~**F.3.3. Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area.**~~

~~**I.3. Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources.**~~

~~1.1.4 major issues~~
~~1.1.4.1 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 based on per capita and certain social service agencies are funded according to formula 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 farm workers. The possible undercount reported in the demographics element has potentially staggering implications for service delivery, because most major service providers to this population are substantially under-funded, and our response to such issues as housing are likewise understated.~~

~~1.1.4.2 changing population characteristics~~
~~Up until the 1980s, yakima county's population characteristics were fairly static; little incremental changes were noted. The pace of change and growth quickened in the 1980s.~~

~~It is apparent that some fairly significant change in community demographics is underway. Age, sex, race, ethnic background, educational level and income of county residents is 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.~~

1.~~2~~8.4 EXISTING CONDITIONS

1.8.4.1~~12~~ Historical Growth Trends

~~Irrigation projects were the driving force in the County during the late 1800's, followed closely by the presence of the railroad. Water and rail service meant that the arid desert of the lower valley could be plowed and planted with crops or pasture land, and that produce or livestock could be shipped by rail to outside markets.~~
~~As the irrigation network of smaller ditches and canals expanded, more and more dry land acreage was put into crops and pasture. As additional farmers came to the area and cultivated more land, the flourishing agricultural economy attracted the interests of land speculators and business entrepreneurs. The County began to grow.~~
Table ~~V-1~~1.~~7~~8.4~~-1~~ shows the Census population by decade for Yakima County from 1910 through ~~1990~~2010, and the change per decade. During the period from 1910 to 1940, the County's growth 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 1940's and 1950's 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 diminished during the 1950's as construction concluded on major irrigation projects and agricultural growth slowed.

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During the 1960's, Washington State followed a nationwide rural to urban migration pattern. Population growth slowed. 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, approximately 0.1 percent.

~~Between 1970 and 1990~~1990, Yakima Valley's agricultural patterns changed. Acreage in potatoes and irrigated pasture declined, while acreage in hops, alfalfa, wheat, apples, and grapes increased. ~~Sugar beet production ceased during the 1970's when the area's last sugar beet factory closed.~~

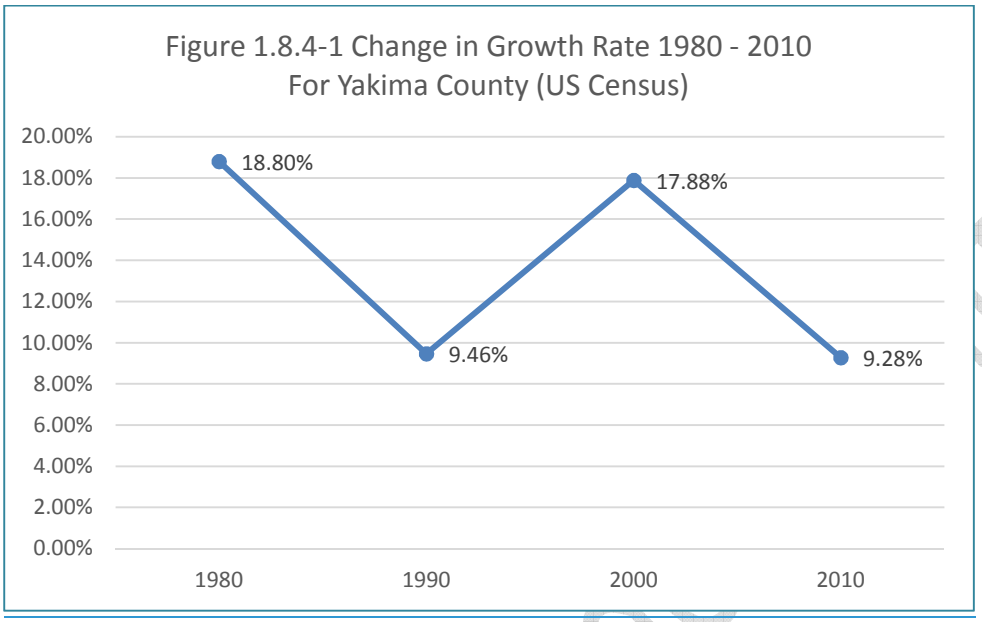
~~Some of the County's growth during the 1980's has been attributed to the "settling out" of the largely Hispanic migrant farmworker population. The passage of the Immigration Reform and Control Act of 1986 encouraged this trend. However the County's growth during the 1980's is largely due to natural increase, with more than twice as many births as deaths. This more than compensated for the loss due~~

Table 1~~.2~~ 4.1 Yakima County Historic Growth Trends

Year ~~1910~~	Population ~~41,709~~	~~—~~ Change from Previous Decade	% Change ~~—~~
1910	41,709	- -	- -
1920	63,710	22,001	52.75%
1930	77,402	13,692	21.49%
1940	99,019	21,617	27.93%
1950	135,723	36,704	37.07%
1960	145,112	9,389	6.92%
1970	145,212	100	0.07%
1980	172,508	27,296	18.80%
1990	188,823	16,315	9.46%
2000	222,581	33,758	17.88%
2010	243,231	20,650	9.28%
Source: US Census			

~~Table 1.2 1 Yakima County Population Trends~~

Population growth between 1980 and 2010 has shown a consistent up and down by decade as shown in the figure ~~1~~1.~~2~~8.4-1.



~~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 been declining ever since. The County's average rate of change over the past 80 years has ranged from a high of 5.3 percent per year between 1910 and 1920 to virtually no growth between 1960 and 1970. Possible explanations for the historic pattern have been discussed.~~

1.8.5 Population Growth and Demographics

Yakima County has grown from a population of 41,709 in 1910 to a ~~1990~~ 2010 population of ~~188,823~~243,231 (~~1990~~2010 US Census), and an estimated ~~1996~~2015 population of ~~2~~249,970~~07,600~~ according to the Washington State Office of Financial Management (OFM). RCW 43.62.030 states that OFM shall annually determine the April 1 populations of all cities and towns of the state. OFM population estimates for cities and towns are used in state program administration and in the allocation of selected state revenues (RCW 43.62.020). Population estimates for counties are used to allocate revenues as specified in RCW 36.13.100 and RCW 43.62.030.

T~~t~~able ~~V-2~~1.8.5-~~2~~1 shows the OFM population estimates from 2010 to 2015 for the County and indicates how the population is divided between the unincorporated and incorporated areas.
The distribution of population in the unincorporated and incorporated areas has been generally consistent for the five year period between 2010 and 2015.

~~**1.2.3 Present Situation**~~

~~OFM estimates that the County population increased by 8.0 percent between 1990 and 1996 (Table V-2). However, many local officials and other knowledgeable residents believe that this substantially underestimates the County population.~~

~~**Table 1.2-2.3-1 Yakima County Population Estimates, 1990-1996**~~

	~~1990~~	~~1991~~	~~1992~~	~~1993~~	~~1994~~	~~1995~~
~~**Yakima County**~~	~~188,823~~	~~190,500~~	~~193,900~~	~~197,000~~	~~202,100~~	~~204,000~~
~~**Unincorporated**~~	~~88,214~~	~~86,854~~	~~88,790~~	~~90,328~~	~~94,248~~	~~94,425~~
~~**Incorporated**~~	~~100,609~~	~~103,646~~	~~105,110~~	~~106,672~~	~~107,852~~	~~109,575~~

~~Table 1.2.2-1 Yakima County OFM Estimates, 2010-2015~~

Table 1.8.5-1 Yakima County OFM Estimates, 2010-2015

Jurisdiction	2010	2011	2012	2013	2014	2015
Yakima County	243,231	244,700	246,000	247,250	248,800	249,970
Unincorporated	83,755	84,300	84,800	84,910	85,410	85,985
Incorporated	159,476	160,400	161,200	162,340	163,390	163,985

Source: WA. State Office of Financial Management (OFM)

~~Source: WA. State Office of Financial Management (OFM)~~

~~The distribution of population in the unincorporated and incorporated areas has been generally consistent for the five year period between 2010 and 2015.~~ The County's overall population growth from 2010-2015 averaged roughly 1~~,2~~347 persons per year (see Table 1.8.5-2), with an average annual growth rate of 0.54% per year (see Table 1.8.5-3).

Table 1.8.5-2 Yakima County OFM Annual Change in Total Population, 2010-2015

Jurisdiction	Annual Change in Total Pop 2010-2011	Annual Change in Total Pop 2011-2012	Annual Change in Total Pop 2012-2013	Annual Change in Total Pop 2013-2014	Annual Change in Total Pop 2014-2015	Average Annual Change in Total Pop 2010-2015
Yakima County	1,469	1,300	1,250	1,550	1,170	1,347

Source: WA. State Office of Financial Management (OFM)

Table 1.8.5-3 Yakima County OFM Annual Change in Total Population, 2010-2015

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Jurisdiction	Annual % Change in Total Pop 2010-2011	Annual % Change in Total Pop 2011-2012	Annual % Change in Total Pop 2012-2013	Annual % Change in Total Pop 2013-2014	Annual % Change in Total Pop 2014-2015	Average Annual % Change in Total Pop 2010-2015
Yakima County	0.60%	0.53%	0.51%	0.63%	0.47%	0.54%

Source: WA. State Office of Financial Management (OFM)

Population increases since the last federal census are due to both natural increase and net migration. Natural increase (see Table 1.8.5-6) in population is the difference between the numbers of births per year (see Table 1.8.5-4) versus the number of deaths per year (see Table 1.8.5-5 Deaths).

Table 1.8.5-4 Yakima County OFM Births Per Year, 2010-2015

Jurisdiction	Births 2010-2011	Births 2011-2012	Births 2012-2013	Births 2013-2014	Births 2014-2015
Yakima County	4,401	4,212	4,008	4,034	4,066

Source: WA. State Office of Financial Management (OFM)

Table 1.8.5-5 Yakima County OFM Deaths Per Year, 2010-2015

Jurisdiction	Deaths 2010-2011	Deaths 2011-2012	Deaths 2012-2013	Deaths 2013-2014	Deaths 2014-2015
Yakima County	1,828	1,800	1,826	1,838	1,879

~~Population increases since the last federal census are due to both natural increase and net migration. Natural increase (see Table 1.2.2-6) in population is the difference between the number of births per year (see Table 1.2.2-4) Births) versus the number of deaths per year (see Table 1.2.2-5 Deaths)~~

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Table 1.8.5-6 Yakima County OFM Natural Increase Per Year, 2010-2015					
Jurisdiction	Natural Increase 2010-2011	Natural Increase 2011-2012	Natural Increase 2012-2013	Natural Increase 2013-2014	Natural Increase 2014-2015
Yakima County	2,573	2,412	2,182	2,196	2,187

Source: WA. State Office of Financial Management (OFM)

The residual net migration represents the adjusted number of Yakima County residents that moved into or moved out of Yakima County. A positive number would be an increase in residual net migration, while a negative number indicates a decrease in residual net migration (see Table 1.8.5-7).

Table 1.8.5-7 Yakima County OFM Residual Net Migration Per Year, 2010-2015					
Jurisdiction	Residual Net Migration 2010-2011	Residual Net Migration 2011-2012	Residual Net Migration 2012-2013	Residual Net Migration 2013-2014	Residual Net Migration 2014-2015
Yakima County	-1,104	-1,112	-932	-646	-1,017

Source: WA. State Office of Financial Management (OFM)

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The difference between the natural increase (Table 1.8.5-6) and residual net migration (Table 1.8.5-7) equates to the overall annual change in total population (see Table 1.8.5-2) for Yakima County.

Yakima County

- ~~Yakima CountyThe~~ developed the twenty-year population ~~se projection~~allocations using OFM's middle range as the baseline and ~~were~~ provided them to each city as part of the GMA mandated comprehensive plan and Urban Growth Area update process~~in May 1995~~, ~~and are~~as shown below i~~o~~n Table ~~V-4~~1.8.5-8.

~~Using this technique, the population of the County in the year 2015 was estimated to be 236,484 persons.~~

- ~~addition to the base projections made by the County, there is a high range projection which includes a 25 percent increase of the urban base. This percentage was selected as a reasonable choice in the marketplace~~

Table 1.8.5-8 Yakima County Twenty-year Population Projection and Allocations

	2015	2020	2025	2030	2035	2040
Yakima County*	256,341	269,347	282,057	294,445	306,636	318,494
Unincorporated Total	91,460	97,047	102,478	107,784	112,977	117,983
Incorporated Total	164,881	172,300	179,579	186,661	193,659	200,511
Grandview	11,269	11,762	12,239	12,695	13,137	13,558
Granger	3,561	3,905	4,269	4,652	5,057	5,484
Harrah	650	677	703	727	751	773
Mabton	2,325	2,401	2,471	2,535	2,595	2,649
Moxee	3,831	4,430	5,108	5,871	6,733	7,701
Naches	830	881	931	982	1,033	1,084
Selah	7,489	7,965	8,445	8,926	9,412	9,899
Sunnyside	16,365	17,030	17,668	18,271	18,850	19,397
Tieton	1,272	1,357	1,443	1,529	1,617	1,706
Toppenish	9,004	9,241	9,454	9,642	9,810	9,955
Union Gap	6,185	6,404	6,611	6,803	6,984	7,151
Wapato	5,073	5,232	5,380	5,514	5,638	5,750
Yakima	93,825	97,493	100,993	104,288	107,433	110,387
Zillah	3,202	3,523	3,864	4,226	4,610	5,016

Source: Office of Financial Management (OFM)* and Yakima County Planning

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~~Since the projections for individual cities could not be reconciled with the 1992 OFM County wide projection 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 population ~~projections~~allocations in Table 1.8.5-8 are based on the following assumptions:

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

Table 1.8.5-9 Urban Growth Area Population Estimates 2010-2015

	2010 US Census	2011 OFM Pop Est.	2012 OFM Pop Est.	2013 OFM Pop Est.	2014 OFM Pop Est.	2015 OFM Pop Est.
Total Urban Growth Area Population	21,784	21,840	21,873	21,756	21,884	22,238
Grandview UGA	746	752	756	754	759	755
Granger UGA	95	98	98	98	98	97
Harrah UGA	33	38	38	38	38	38
Mabton UGA	340	344	353	356	359	365
Moxee UGA	727	730	731	658	652	597
Naches UGA	143	146	146	145	148	148
Selah UGA	1,587	1,595	1,579	1,582	1,579	1,359
Sunnyside UGA	2,043	2,036	1,961	1,959	1,956	1,957
Tieton UGA	173	177	176	176	176	176
Toppenish UGA	941	945	950	949	949	951
Union Gap UGA	798	800	807	801	805	807
Wapato UGA	2,618	2,628	2,632	2,632	2,634	2,640

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Yakima UGA	11,212	11,220	11,315	11,331	11,455	12,073
Zillah UGA	328	331	332	275	276	275

Source: Office of Financial Management (OFM)

Table 1.8.5-9 below provides a breakdown of the overall population estimates for the County's fourteen urban growth areas. These estimates make up both the incorporated population of the fourteen cities and towns and the population of the unincorporated portions of the urban growth area.

When Yakima County conducted the original Visioning process for the comprehensive plan in the mid-1990's, a citizen preference for population distribution throughout the County was identified. The distribution was 75 percent of the total population will be living in the cities or their surrounding Urban Growth Areas, while the remaining 25 percent of the total will locate in the rural and resource lands. This population distribution is not required by the Growth Management Act. Yakima County however, has used the same 75% urban and 25% rural population distribution as the County's benchmark since adoption of the comprehensive plan in 1997.

Using the 2015 OFM population estimates for the County, the urban growth areas and the incorporated cities and towns, a population distribution between urban and rural population can be calculated, as shown in Table 1.8.5-10. The table shows a population distribution of 74% urban and 26% rural.

Table 1.8.5-10 2015 OFM Population Distribution of Yakima County (Urban vs. Rural)

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

Source: Office of Financial Management (OFM)

~~• approximately 55 percent of the County's population will be living in cities or towns by the year 2015. Another 20 percent will be living within the unincorporated urban growth areas. The remaining 25 percent of the total population will reside in rural and resource areas.~~

~~1.2.4 Estimated Undercount~~

~~Yakima County, the City of Yakima and the Yakima Valley Conference of Governments suspected an undercount when the U.S. Census Bureau placed the County's 1990 population at 188,823. This figure was 2,777 less than OFM's 1990 population projection of 191,600. When Yakima County staff analyzed recent building permits, County assessor and rural addressing records, it appeared that the Census had undercounted the County's population by at least 6,000 to 8,000 persons.~~

~~The County formally protested the 1990 Census, but the Bureau of the Census did not agree to a statistical adjustment. The OFM adjusted its figures downward to match the 1990 Census. In December, 1991, the OFM's preliminary 20 year forecast showed an annual growth rate of approximately 0.9 percent. Although local officials questioned OFM's methodology and data, OFM declined to change its preliminary forecast, either in the base population or the future migration component. This decision was made in part because the national, state and local counts must balance. If Yakima County's population were to increase under OFM methodology, population must be "lost" elsewhere in the State to reconcile the totals with the Census.~~

~~A key issue in the undercount is the effect of the migration and settling-out of seasonal farmworkers, who are primarily Hispanic. Historically, the U.S. Census has had a difficult time counting this portion of the population.~~

~~1.2.5 Migrant and Seasonal Farm workers~~

~~Migrant and seasonal farmworkers in Yakima County are inadequately represented in the Census data for a variety of reasons. First of all, the Census figures for Yakima County did not include any migrant farmworkers who are not permanent residents of the County. Second, there is no occupational code for "seasonal agricultural labor." Third, work-related questions asked, *what did you do the week preceding April 1?* a time most seasonal farmworkers are not employed.~~

~~In order to plan adequately for the future, Yakima County required additional information about farmworkers. Larson & Colleagues conducted a study to estimate both the number of farmworkers in the County and the unmet need for farmworker housing. A demand for labor model was used to estimate the number of agricultural jobs requiring seasonal hand labor. It was estimated that approximately 58,500 persons are required at the peak of the harvest season in Yakima County & that approximately 85 percent of them are now permanent residents in the County. These numbers for farmworkers translate into approximately 30,000 farmworker households, of which 26,000 to 28,000 are permanent residents.~~

~~While the Larson & Colleagues study estimated 26,000 to 28,000 permanent farmworker households, the 1990 Census reports only 9,816 Hispanic households in Yakima County, a difference of 16,184 to 18,184 households. This undercount is compounded when considering that Census data show only 5,454 Hispanics (out of a reported Hispanic workforce of 14,525) are employed in the "farming, forestry and fisheries" occupation.~~

~~Although most Hispanics are not farmworkers, sources indicate that most farmworkers are Hispanic. Of all persons employed in agricultural & related occupations, excluding farm operators and managers, 72.2 percent are Hispanic. Social service databases in the County show that 96 percent of farmworker~~

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~~clients are Hispanic. Employment Security records from July 1, 1992 - June 30, 1993 indicate that 87 percent of job applicants registered in the category "Agriculture, Forestry and Fishing" were Hispanic.~~

~~It is difficult to forecast the growth of the farmworker population because of the lack of data. Nevertheless, as part of the Larson study, the demand for farm labor was discussed as well as the elements which drove that demand: amount of land in production of crops which require manual labor, availability of water and irrigation rights, new technology which reduces the need for manual labor and new consumer markets which require more hand labor. Given these issues, it was not anticipated that there would be any dramatic changes in the demand for manual farm labor in Yakima County. However, there will be growth in the families of farmworkers as a result of natural increase and immigration.~~

1.8.~~6~~ 6 Race and Ethnicity

Table 1.8.6-1 presents race and ethnicity data for Yakima County using 2010 Census population data. Based on that data, 63.7 percent of the County's population is white, 1.0 percent is black, 4.3 percent is American Indian, Eskimo or Aleut, 1.1 percent is Asian, 26.1 percent is classified as some other race, 3.7 as two or more races, 45.0 percent as Hispanic or Latino (of any race).

Table 1.8.6-1 Yakima County, Race and Ethnicity, 1990-2010

Race	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Total population	188,823	100%	222,581	100%	243,231	100%
One race			214,830	96.5%	234,122	96.3%
White	139,514		146,005	65.6%	155,056	63.7%
Black or African American	1,938		2,157	1.0%	2,320	1.0%
American Indian and Alaska Native	8,405		9,966	4.5%	10,568	4.3%
American Indian, specified [1]					8,682	3.6%
Alaska Native, specified [1]					128	0.1%
Both American Indian and Alaska Native, specified [1]					11	0.0%
American Indian or Alaska Native, not specified					1,747	0.7%
Asian	1,922		2,124	1.0%	2,560	1.1%
Native Hawaiian and Other Pacific Islander			203	0.1%	204	0.1%
Some Other Race	37,044		54,375	24.4%	63,414	26.1%
Two or More Races			7,751	3.5%	9,109	3.7%
Two races with Some Other Race					3,979	1.6%
Two races without Some Other Race					4,543	1.9%
Three or more races with Some Other Race					206	0.1%
Three or more races without Some Other Race					381	0.2%
HISPANIC OR LATINO						
Total population			222,581	100%	243,231	100%
Hispanic or Latino (of any race)			79,905	35.9%	109,470	45%
Mexican			69,413	31.2%	102,047	42%
Puerto Rican			345	0.2%	432	0.2%
Cuban			93	0.0%	113	0.0%
Other Hispanic or Latino [2]			10,054	4.5%	6,878	2.8%

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Not Hispanic or Latino			142,676	64.1%	133,761	55%
RACE AND HISPANIC OR LATINO						
Total population					243,231	100%
One race					234,122	96.3%
Hispanic or Latino					104,451	42.9%
Not Hispanic or Latino					129,671	53.3%
Two or More Races					9,109	3.7%
Hispanic or Latino					5,019	2.1%
Not Hispanic or Latino					4,090	1.7%

Source: 1990, 2000 and 2010 US Census Data. Data gaps due to lack of enumerated category during that specific census count.

~~From 1980 to 1990, all segments of the County's population grew except for the number of white, non-Hispanic residents. The number of Blacks, American Indians, Asians & Hispanics all grew but there was a loss of 5,187 non-Hispanic whites.~~

~~Changes in the County's population since the 1990 Census are shown in Table V-3. The decrease in the number of white, non-Hispanic residents has continued into the 1990's.~~
~~Although the Asian population has the greatest rate of growth, 46.9 percent between 1990 and 1994, the Hispanic population is also growing quite rapidly and, in raw numbers, is by far the area's largest minority.~~
~~Many Hispanics first came to the Yakima Valley to harvest crops. 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. Many families, particularly from Texas began to settle in the area early on. Over time, these families were no longer employed in farm labor but became land owners, managers and professionals. However, the need for manual labor remained and a continual stream of farm workers came into the Valley.~~
~~By the mid-1980's, increasing numbers of these new 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. Statewide, 80 percent of these were of Hispanic origin, and Yakima County led the state in these filings. In Yakima County, the Hispanic population went from 25,387 (14.7 percent) in 1980 to 45,114 (23.9 percent) in 1990. In 1990, Yakima County surpassed King County to have the highest concentration of Hispanics in the state. However, as stated before, there is concern that the Hispanic population may be undercounted in the 1990 Census, especially those employed in farm labor.~~

~~1.2.6-1 Yakima County, Race and Ethnicity , 1990-94~~2010

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	~~1990~~	~~1991~~	~~1992~~	~~1993~~	~~1994~~	~~% Increase 1990-1994~~
~~White~~	~~139,514~~	~~137,843~~	~~137,445~~	~~137,351~~	~~136,074~~	~~-2.5%~~
~~Black~~	~~1,938~~	~~1,987~~	~~2,059~~	~~2,154~~	~~2,360~~	~~21.8%~~
~~Indian~~	~~8,405~~	~~8,585~~	~~8,846~~	~~9,064~~	~~9,467~~	~~12.6%~~
~~Asian~~	~~1,922~~	~~2,057~~	~~2,210~~	~~2,383~~	~~2,823~~	~~46.9%~~
~~Other~~	~~37,044~~	~~40,028~~	~~43,340~~	~~46,048~~	~~51,376~~	~~38.7%~~
~~Total~~	~~188,823~~	~~190,500~~	~~193,900~~	~~197,000~~	~~202,100~~	~~7.0%~~
~~% Increase~~	~~—~~	~~0.9%~~	~~1.8%~~	~~1.6%~~	~~2.6%~~	~~—~~
~~Hispanic Origin~~	~~45,114~~	~~48,572~~	~~52,496~~	~~55,527~~	~~62,462~~	~~38.5%~~
~~% Increase~~	~~—~~	~~7.7%~~	~~8.1%~~	~~5.8%~~	~~12.5%~~	~~—~~

~~Source: 1990 U.S. Census; Larson & Colleagues; 3/24/95.~~

~~Additionally, the 1990 Census for the County (sample data) showed a foreign born population of 20,400 (10.8 percent of the population), of which 10,861 had entered the United States between 1980 and 1990. Most of these persons, 9,810, came from Mexico, Central America and the Caribbean.~~

1.8.~~7~~ 7 Age and ~~Sex~~ Gender Structure

Age, gender and population trends play an important role in community planning. As the demographic makeup of an area changes, the demand for housing, utilities, economic development and County services shifts. Yakima County must consider many options available to it to meet the needs of a shift in population and demographics. Table 1.8.7-1 outlines the age and gender breakdown in five year increments for Yakima County, while Figure 1.8.7-1 shows the same population breakdown in a population pyramid for a more graphic representation.

Table 1.8.7-1 Yakima County, Age and Gender, 2010

AGE AND GENDER	Male Number	Female Number
Total population	121,676	121,555
Under 5 years	10,950	10,459
5 to 9 years	10,399	10,057
10 to 14 years	10,196	9,663
15 to 19 years	10,454	9,510
20 to 24 years	8,593	7,937
25 to 29 years	8,156	8,161
30 to 34 years	7,855	7,746
35 to 39 years	7,500	7,447
40 to 44 years	7,345	7,139
45 to 49 years	7,729	7,646
50 to 54 years	7,574	7,394
55 to 59 years	6,607	7,049

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60 to 64 years	5,750	5,793
65 to 69 years	4,287	4,541
70 to 74 years	3,007	3,364
75 to 79 years	2,211	2,707
80 to 84 years	1,666	2,272
85 years and over	1,397	2,670

Source: 2010 US Census

The Table shows that males outnumber females in total population throughout the County, however the distribution by age and gender shows that females from the age of 55 and over dramatically outnumber males of the same age. This distribution is common throughout the county and state, and is primarily due life expectancy between males and females. As mentioned above, these age and gender breakdowns can be a valuable tool in forecasting future facility and infrastructure needs. For example, identifying the age groups between 5 and 19 years can be beneficial for forecasting primary and secondary school enrollments. The Table also shows that there is a significant population drop off in the 20 to 24 year old increment for both males and females; this out migration of young adults could be attributed to college enrollment, military enlistment or out of County employment. Obviously the age distribution for those 20 years old or older have a significant relationship with forecasting future housing needs.

~~The population pyramid in Figure V-3 shows the ages of the general population in 1980 and 1990. Yakima County has one of the youngest populations in the state with a median age of 31.5 years. This is due to the young Hispanic (Figure V-4) and American Indian populations which have median ages of 20.3 years and 23.7 years respectively. Blacks are also younger than the population as a whole with a median age of 26.1 years. With more people in the childbearing years, continued growth due to new births is expected.~~

~~As a result of the age distribution of the County's population, schools are expected to see a continued increase in student enrollment, particularly minority students. For Blacks in the County, the number of children four years old and younger in 1990 was high compared to other age groups. This means that more babies were born in the late 1980's than in most previous decades and they are now entering the school system. Since the 1990 Census, there has been a 46 percent increase in Hispanic student enrollment in Yakima County schools. This reflects larger family size on average for Hispanics and may indicate additional growth due to in-migration.~~

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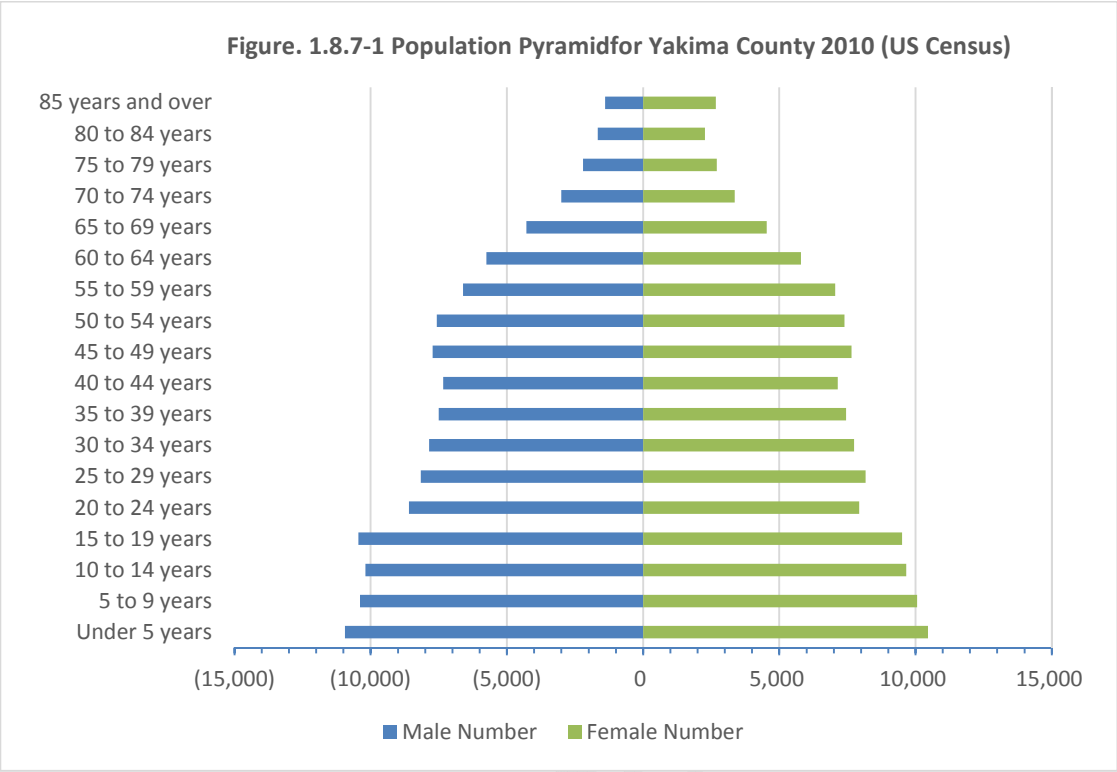

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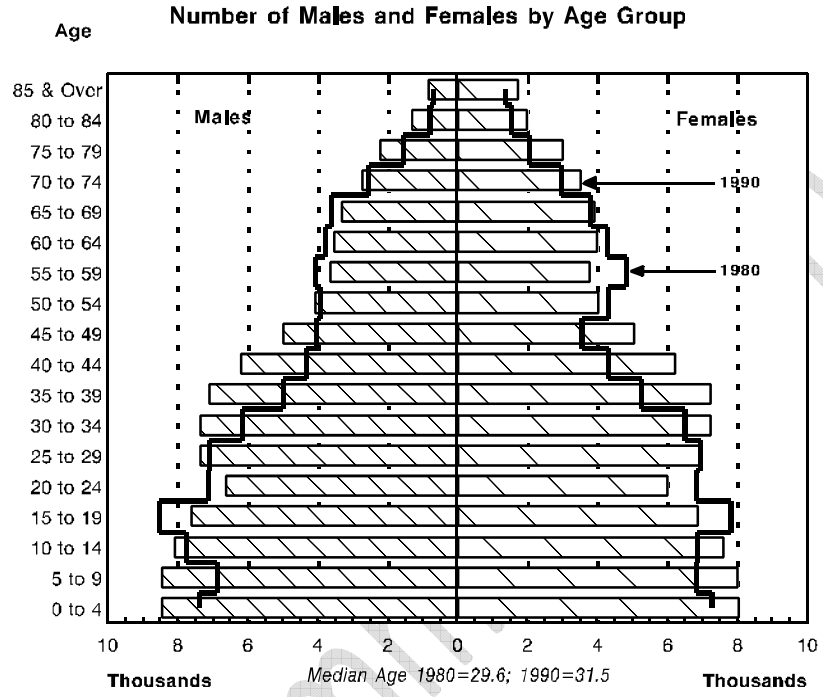
~~Figure 1.2.7-1 Population Pyramid for Yakima County, 1990~~

Population Pyramids for Yakima County: 1980 and 1990



Population Change for Total, Male and Female Populations

Age	Total Population Number 1980	Total Population Number 1990	Total Population Change #	Total Population Change %	Males Number 1980	Males Number 1990	Males Change #	Males Change %	Females Number 1980	Females Number 1990	Females Change #	Females Change %
85 & Over	2028	2522	494	24.4	676	804	128	18.9	1352	1718	366	27.1
80 to 84	2345	3294	949	40.5	798	1307	509	63.8	1547	1987	440	28.4
75 to 79	3612	5234	1622	44.9	1550	2219	669	43.2	2062	3015	953	46.2
70 to 74	5492	6243	751	13.7	2526	2723	197	7.8	2966	3520	554	18.7
65 to 69	7397	7212	-185	-2.5	3599	3310	-289	-8.0	3798	3902	104	2.7
60 to 64	8039	7520	-519	-6.5	3762	3539	-223	-5.9	4277	3981	-296	-6.9
55 to 59	8875	7385	-1490	-16.8	4061	3629	-432	-10.6	4814	3756	-1058	-22.0
50 to 54	8239	8110	-129	-1.6	3910	4081	171	4.4	4329	4029	-300	-6.9
45 to 49	7581	10026	2445	32.3	4028	4985	957	23.8	3553	5041	1488	41.9
40 to 44	8640	12385	3745	43.3	4318	6187	1869	43.3	4322	6198	1876	43.4
35 to 39	10254	14313	4059	39.6	4978	7093	2115	42.5	5276	7220	1944	36.8
30 to 34	12649	14601	1952	15.4	6131	7358	1227	20.0	6518	7243	725	11.1
25 to 29	14051	14293	242	1.7	7104	7359	255	3.6	6947	6934	-13	-0.2
20 to 24	13963	12626	-1337	-9.6	7121	6634	-487	-6.8	6842	5992	-850	-12.4
15 to 19	16313	14483	-1830	-11.2	8506	7618	-888	-10.4	7807	6865	-942	-12.1
10 to 14	14647	15678	1031	7.0	7765	8071	306	3.9	6882	7607	725	10.5
5 to 9	13702	16420	2718	19.8	6859	8429	1570	22.9	6843	7991	1148	16.8
0 to 4	14681	16478	1797	12.2	7397	8439	1042	14.1	7284	8039	755	10.4
Total	172508	188823	16315	9.5	85089	93785	8696	10.2	87419	95038	7619	8.7

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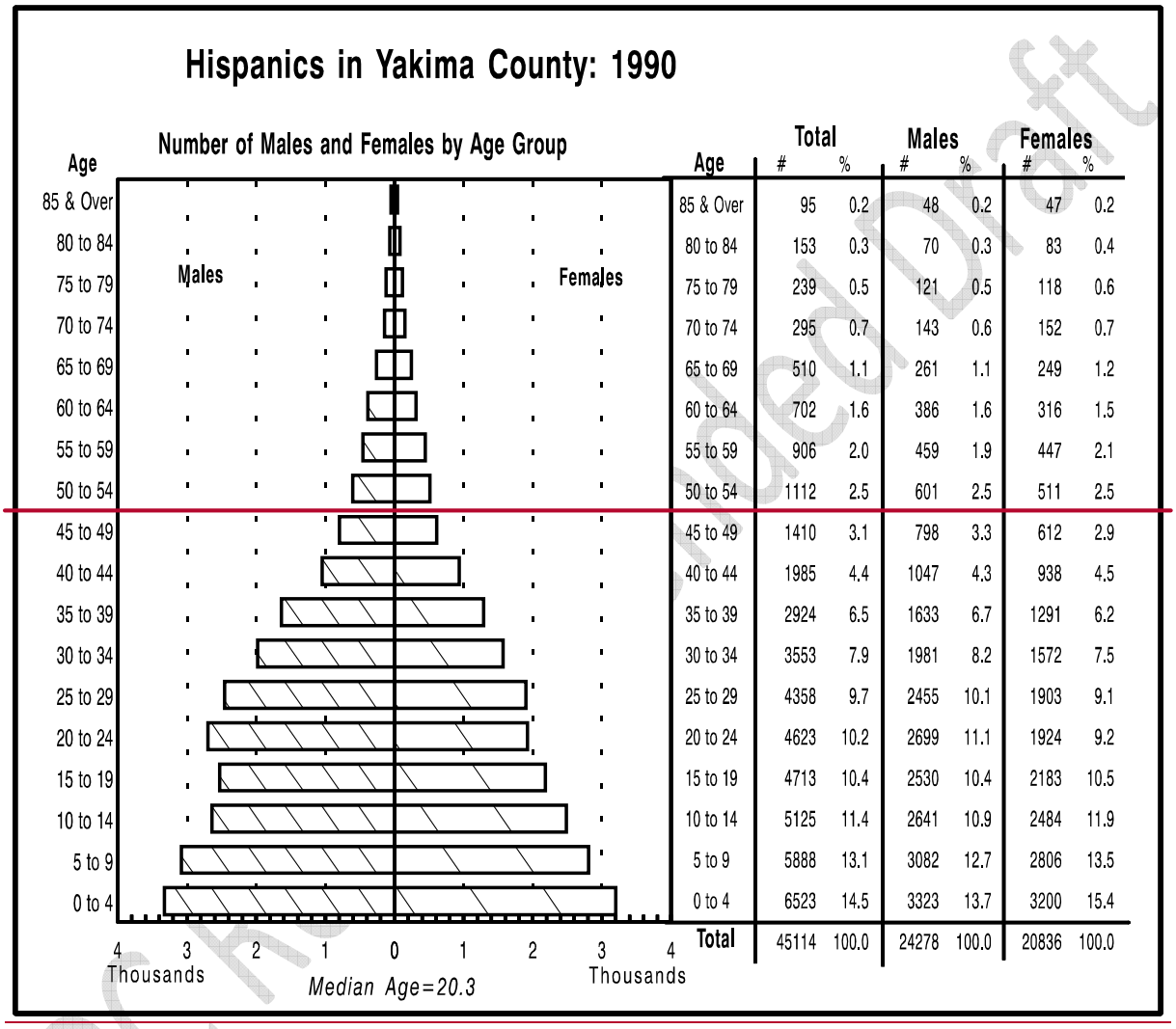
~~Figure 1.2.7-1 Yakima County - Hispanic Population Pyramid~~



Age	Total #	Total %	Males #	Males %	Females #	Females %
85 & Over	95	0.2	48	0.2	47	0.2
80 to 84	153	0.3	70	0.3	83	0.4
75 to 79	239	0.5	121	0.5	118	0.6
70 to 74	295	0.7	143	0.6	152	0.7
65 to 69	510	1.1	261	1.1	249	1.2
60 to 64	702	1.6	386	1.6	316	1.5
55 to 59	906	2.0	459	1.9	447	2.1
50 to 54	1112	2.5	601	2.5	511	2.5
45 to 49	1410	3.1	798	3.3	612	2.9
40 to 44	1985	4.4	1047	4.3	938	4.5
35 to 39	2924	6.5	1633	6.7	1291	6.2
30 to 34	3553	7.9	1981	8.2	1572	7.5
25 to 29	4358	9.7	2455	10.1	1903	9.1
20 to 24	4623	10.2	2699	11.1	1924	9.2
15 to 19	4713	10.4	2530	10.4	2183	10.5
10 to 14	5125	11.4	2641	10.9	2484	11.9
5 to 9	5888	13.1	3082	12.7	2806	13.5
0 to 4	6523	14.5	3323	13.7	3200	15.4
Total	45114	100.0	24278	100.0	20836	100.0

~~This school-age population is anticipated to grow based on the youthfulness of the Hispanic population as well as other minority groups.~~

~~Overall, approximately 30 percent of the County's population is under the age of 18, and 13 percent of the population is 65 and older. In looking at the population pyramid for Yakima County, there is an indentation at the 20- to 24-year-olds. This indicates that young adults leave the area in search of jobs and educational opportunities elsewhere. Population pyramids for racial and ethnic groups in the County showed the same indentation, except for Hispanics (see Figure V-4). This may indicate a~~

~~tendency for Hispanic, young adults to remain near one's family and may also reflect the Hispanics in the farm labor market.~~

~~There were slightly more Hispanic males ages 20 to 39 than females in 1990, as illustrated in Figure V-4. This is most likely due to labor in-migration. It is expected that these numbers will even out as families become established and settled.~~

~~The number of persons 65 to 79 years of age in 1990 was smaller than expected considering the number of persons aged 55 to 69 in 1980. Thus, in addition to mortality for that age group, there was probably out-migration. The increase in the number of persons over 70 was due primarily to the aging of younger and slightly larger age groups. In many of the cities in the Lower Valley, the number of elderly, non-Hispanic whites is much larger than any other age group. There are more older women than men in Yakima County. This reflects the fact that women live seven years longer than men on average.~~

1.8.8 Economic Status of the Population

~~In 1989~~The US Census (5-Year American Community Survey for the years 2009-2013), has Yakima County's median household income ~~was~~at $43,506~~23,612~~, well below the $59,478~~31,183~~ median for Washington State. The County's per capita income was $19,433, compared to $30,742 for the State~~10,735~~. ~~These figures are lower in many of the cities and towns. Moreover, the median household incomes for Hispanics and American Indians in 1989 were $17,856 and $16,083 respectively.~~ OFM estimates are slightly lower for the County and the State. OFM has Yakima County's ~~1994~~2014 median household income ~~to be~~at $43~~30,077~~,336 ~~further~~ behind the ~~1994~~2014 state median income of $58,686~~40,398~~.

~~OFM uses a combination of Census money income and the Bureau of Economic Analysis (BEA) personal income data, which is available annually, for their estimates. Since different sources for income are used, especially between Census years, it is important to note some differences. The BEA reported per capita income at $14,296 for Yakima County in 1989, notably higher than Census figures. However, the BEA includes more items in its definition of money income than does the Census, such as employer-paid pension and medical benefits.~~

~~When comparing income information from one Census to the other it is important to consider the effects of inflation over that same time period. Although income may appear to have grown substantially, when adjusted for inflation, the median income in 1979 in Yakima County (in 1989 dollars) was $24,766, indicating a 4.7 percent loss in real income over the ten year period. However, the median income for the entire state saw a 1.3 percent increase in real income in 1990.~~

According to the ~~1990~~ U.S. Census (5-Year American Community Survey for the years 2009-2013)~~of Population and Housing (sample data)~~, 2~~0.~~2.6 percent of the population of Yakima County was living below the poverty level ~~in 1989~~, an increase of ~~43.4~~2.4 percent since ~~1979~~1990. In comparison, only 13.4~~0.9~~ percent of all persons in ~~the state of~~ Washington State live below the poverty level. ~~Not unexpectedly, the percentage of households in the County receiving public assistance increased between 1979 and 1989 from 9.6 percent to 11.7 percent. At the state level, the percentage of households with public assistance increased only slightly during the same period, from 6.4 percent to 6.7 percent.~~

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~~**According to the Office of Rural and Farmworker Housing, most migrant and seasonal farmworker households have very low annual incomes. Median household income for these households range from $7,050 to $12,350.**~~
~~**Additional information on economic conditions is located in the Housing and Economic Development Elements.**~~

1.8.9 Education

Educational attainment is a good indicator of the earnings potential of an individual. It also reveals the quality of our labor force. The US Census ~~1990 Census~~(5-Year American Community Survey over the years 2009 to 2013), ~~-~~shows that in Yakima County, 16.8~~7.3~~ percent of all persons aged 25 years and over have less than a 9th grade education, while ~~13.7~~15.5 percent of the same age group had four or more years of college education. In comparison, at the state level, ~~5.5~~4.0 percent have less than 9 years and ~~22.9~~31.6 percent have four or more years of college. Census data for the educational status for ~~16- to 19-~~18 to 24 year-olds indicates that 31.2 percent of Yakima County have less than high school diploma~~d a drop-out rate of 20.0 percent~~ as compared to ~~10.5~~16.4 percent for the state.

~~Other issues in education include the increasing number of students and the additional costs associated with bilingual classrooms and migrant education services. The reasons for the growth in the number of students have already been discussed and minority enrollments for all school districts in Yakima County have increased. Hispanics are the largest part of this population. The majority of migrant students and students in bilingual classrooms are Hispanic. Migrant education statistics for Yakima County school districts show an increase in student enrollments from the 1989-90 school year of 9,618 students to 15,909 students in the 1993-94 school year. A dramatic increases occurred between the 1991-92 school year and the 1993-94 school year when the migrant student population grew by 52 percent. Population Projections, Methodology and Application~~
~~In 1992, OFM issued a year 2013 population forecast for each County, reconciled with its overall State of Washington total. Each County planning under GMA is required to allocate population growth to urban areas (cities and UGAs) and rural areas. To address the suspected Census undercount, Yakima County and its cities developed a population forecast in March, 1994. Subsequently, the Growth Management Hearings Boards ruled in a number of cases that the cities and counties must use the official OFM projections as the minimum target population they must address in their comprehensive plans.~~
~~1.2.11 Yakima County In cooperation with the cities, Yakima County provided population allocations. This was done using the original County-wide OFM projection, extended through 2015, as the *minimum* planning population to be allocated among Yakima County cities, their interim Urban Growth Areas (IUGAs), and unincorporated rural areas.~~
~~Table 1.2.11-1 Yakima County Population Projections and Allocations by Jurisdiction; 1993-2015~~

~~City/UGA~~	~~1993~~	~~2000~~	~~2001~~	~~2005~~	~~2010~~	~~2015 [low range]~~	~~UGA 25% [high range]~~
~~Grandview~~	~~8,257~~	~~9,253~~	~~9,405~~	~~10,037~~	~~10,887~~	~~11,810~~	~~14,763~~

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Granger	2,152	2,307	2,330	2,425	2,549	2,679	3,349
Harrah	467	501	506	526	553	581	726
Mabton	1,898	2,035	2,055	2,139	2,248	2,362	2,953
Moxee	1,455	1,560	1,576	1,640	1,723	1,811	2,264
Naches	710	761	769	800	841	884	1,105
Selah	7,840	8,406	8,490	8,834	9,285	9,759	12,199
Sunnyside	13,474	14,446	14,590	15,183	15,957	16,771	20,964
Tieton	1,053	1,129	1,140	1,187	1,247	1,311	1,639
Toppenish	7,794	8,310	8,386	8,699	9,107	9,534	11,918
Union Gap	6,362	6,821	6,889	7,169	7,535	7,919	9,899
Wapato	5,734	5,963	5,996	6,131	6,305	6,484	8,105
Yakima	80,716	86,239	87,058	90,414	94,791	99,380	124,225
Zillah	2,216	2,475	2,514	2,678	2,898	3,135	3,919
TOTAL URBAN	140,128	150,205	151,704	157,861	165,925	174,419	218,024
RURAL	56,872	58,475	58,708	59,648	60,845	62,065	74,479
TOTAL	197,000	208,681	210,412	217,510	226,770	236,484	283,781

Source: Yakima County Planning Department.

1.2.13 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. As stated earlier, and prior to passage of this legislation, the County and cities had established their population allocations in May, 1995 (see Table V-5).

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

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's and OFM's high range projections, however, this figure narrows over the twenty-year time frame. For purposes of comparison, Table V-5 shows the Yakima County population projections along with the revised OFM projections.

RCW 43.62.035 states, "A comprehensive plan adopted or amended before December 31,1995, shall not be considered to be in noncompliance with the twenty-year growth management planning projection if the projection used in the comprehensive plan is in compliance with the range later adopted under this section."

Some of the cities within the County have adopted their comprehensive plans prior to the deadline established in RCW 43.62.035. As stated above, this enables the jurisdictions to utilize previous population projections, and does not create noncompliance with the statute.

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~~Those jurisdictions may have to amend their comprehensive plans to ensure consistency between these population figures, especially within urban growth areas.~~
~~Although Yakima County did not adopt Plan 2015 prior to the deadline, it does not anticipate the methodology established for its projections will endanger the overall growth strategy established. In accordance with the statute, the County will assess whether these population projections figures should be reconciled during the annual amendment cycle.~~
~~Listed below is an explanation of how Yakima County has integrated these population figures into several population sensitive elements of Plan 2015.~~

~~Table 1.2.13-1 Office of Financial Management and Yakima County Population Projections~~

~~Source~~	~~2000~~	~~2005~~	~~2010~~	~~2015~~
~~Yakima Co. Low Base~~	~~208,680~~	~~217,510~~	~~226,770~~	~~236,484~~
~~OFM Low Range~~	~~212,328~~	~~220,687~~	~~228,579~~	~~239,937~~
~~OFM Middle Range~~	~~215,637~~	~~227,623~~	~~239,435~~	~~255,253~~
~~OFM High Range~~	~~219,316~~	~~235,457~~	~~251,898~~	~~273,122~~
~~Yakima Co. High Range~~	~~250,416~~	~~261,012~~	~~272,124~~	~~283,781~~

1.8.~~11~~ 10 Capital Facilities & Transportation Elements

~~The locally generated base figure of 236,484 was used in developing t~~The Level of Service (LOS) standards found in the Capital Facilities and Transportation Elements was developed using Yakima County's 20-year population projections, which were based on OFM's middle population projection of 318,494.

Yakima County does not anticipate in Policy CF 3.2 that the Level of Service standards will be diminished ~~despite the slight difference between the County and OFM figures~~. As part of each annual amendment to ***Horizon 2040***, the County will assess the LOS standards and reconcile any LOS calculations based on the revised OFM population forecasts.

1.8.~~12~~ 11 Land Use Element

T~~T~~he Land Use Element applies ~~the~~ Yakima County's 20-year population projections ~~middle OFM range figure of 255,253~~of 318,494 people ~~–~~(County-wide), which was based on OFM's middle population projection for the year 2040. ~~and generally uses the same assumptions found in the May, 1995 population allocations.~~

1.8.~~13~~ 12 Housing Element

The Housing Element examines current population trends from the US Census, ~~both the~~ OFM ~~range~~ and Yakima County's population forecast with respect to the future demand for additional housing.

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1.9 ANALYSIS OF ASSETS, NEEDS, AND OPPORTUNITIES

Who we are and who we are becoming will influence the land use policies we choose and, in turn, those land use policies will affect us. As ~~Plan~~ Horizon 2015~~40~~ is developed, adopted, and then reviewed annually, it will continue to consider the unique, diverse and dynamic characteristics of Yakima County's population. ~~In general, the demographic data presented here indicate that major demographic shifts are taking place.~~ Overall our population is young, as shown in Figure 1.~~7~~8.7-1 Population Pyramid for Yakima County 2010, but the senior population is growing. As indicated in Table 1.~~7~~8.6-1 Yakima County, Race and Ethnicity, 1990-2010, ~~C~~culturally we are becoming more diverse.

These changes will affect future housing needs, recreational preferences, economic development opportunities, income levels, and a variety of other needs. Growing populations will require particular consideration. They include school-age youth, minorities, the elderly, the poor, and persons with limited English proficiency.

Another challenge for County residents is to address the effects of poverty and to prevent poverty at its source. Residents must understand and be sensitive to the relationships between the following: education and income, a trained workforce and economic development, births to teen mothers and poverty, limited English skills and poverty, lack of affordable housing and homelessness, as well as poverty and crime.

Some of these issues are given greater attention in other parts of ~~Plan~~ Horizon **2040.** For example, affordable housing issues are explored in the Housing Element while the quality of the workforce and jobs are discussed in the Economic Development Element.
~~Other issues do not have a place in Plan~~ Horizon **2040** but have important impacts on the lives of Yakima County residents. Crime and the perception of crime affect residents and people considering moving here. The fact that the County spends more than ~~70~~ 80 percent of its general fund~~budget~~ on law and justice indicates the significance of this issue.
~~The rising number of students entering the school systems is another critical issue. This issue is compounded by the number of students with limited English proficiency and Spanish monolingual parents. The 1990 Census revealed that 22 percent of the total County population speaks a language other than English, but 6.3 percent do not speak English well (a percentage which has almost doubled since 1980). This number is expected to increase and English as a Second Language classes around the County are already full.~~

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~~Given this population was undercounted in the last Census, the full impact of these issues is still unknown. Having a bilingual population is a resource; having a non-English monolingual population with limited resources or educational opportunities is a challenge.~~

~~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.~~

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~~Population Trends~~

~~Yakima County has grown from a population of 41,709 in 1910 to 222,581 in 2000 (U.S. Census), and an estimated 2005 population of 229,300 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.~~

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~~**Present Situation**~~

~~The Washington State Office of Financial Management (OFM) estimates that the County population increased by 4.1 percent between 2000 and 2006.~~

~~**Population Forecasts and Their Use in *Plan 2015***~~

~~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 2025, as the *minimum* planning population to be allocated among Yakima County cities, and unincorporated rural areas. Using this technique, the population of the County in the year 2025 is estimated to be 326,254 persons.~~

~~Since the projections for individual cities could not be reconciled with the earlier 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 then 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.~~

~~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~~

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~~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.~~

~~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 OFM range figure of 326,254 people (County-wide) and utilizes the same assumptions found in the May, 2002 population allocations.~~

~~Population Characteristics~~

~~Race, Ethnicity, and Age~~

~~Based on 2000 Census population data, 65.6 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, 27.9 percent, is included under the Census classification of "other." The County's population includes 79,905 people, or 35.9 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 2000 Census for the County showed a foreign born population of 37,575 (16.9 percent of the population and a 6.1 percent increase from 1990), of which 17,212 had entered the United States between 1990 and 2000. Of the foreign born population; 91.5 percent or 34,379 came from Latin America.~~

~~Approximately 334.9 percent of the County's population is under the age of 18, and 11.2 percent of the population is 65 and older.~~

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~~Economic Status of the Population~~

~~According to the 2000 U.S. Census of Population and Housing (sample data), 19.6 percent of the population of Yakima County was living below the poverty level in 1999, an decrease of 5.8 percent since 1989. In comparison, only 10.6 percent of all persons in the state of Washington live below the poverty level.~~

~~In 1999, Yakima County's median household income was $34,828, well below the $45,776 median for Washington State. The County's median family income that year was $27,507, and its per capita income was $15,606. These figures are lower in many of the cities and towns. Moreover, the median household incomes for Hispanics and American Indians in 1999 were $26,662 and $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.~~

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EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing Volume 1 language is in black text, the existing Volume 2 language is in purple text. Blue underlined is new, red strikethrough is deleted.

CHAPTER 2. NATURAL SETTINGS

2.1 INTRODUCTION/PURPOSE

Yakima County recognizes the integral link between the health of the natural setting and the health of its inhabitants. Therefore, it has chosen to include a natural setting element within ~~Plan 2015~~***Horizon 2040***. To maintain our present quality of life "as defined through our natural surroundings" while accommodating ~~possibly 60,000 more residents over the next 20 years~~population growth, certain measures must be taken. If we are able to accommodate our natural setting by anticipating and preventing environmental problems, we can avoid the long-term costs associated with correcting them. The ~~long-term~~prevailing objective ~~goal~~ is to work with the natural environment rather than against it. By doing so, we can all live better, healthier lives.

The Natural Setting Element emphasizes the conservation and protection of our natural environment while preserving people's lifestyles and property. Yakima County and the communities within it can and will continue to grow, but this growth must occur in a way which balances nature's needs with our own. By embracing a philosophy of sustainable land use management, the County can help prevent many environmental problems and avoid the unforeseen costs associated with correcting them.

Our natural setting involves and affects all other plan elements. While the County is protecting those natural features most sensitive to growth and development (wetlands, flood plains, shorelines, and shrub-steppe habitat) through ~~adoption of a~~the Critical Areas Ordinance and Shoreline Master Program, other aspects of our physical and cultural landscape deserve consideration as well.

The Natural Setting Element serves two purposes. The first is to clarify the relationship between the natural environment and our built-out ~~surroundings~~environment. The second is to secure a balanced or sustainable approach to future development.

Environmental degradation or depletion of our natural resources negates some of the many reasons people wish to live here. Sensitive areas such as wetlands, open spaces, and fish and wildlife priority

species and priority habitat contain much of the natural wealth valued by County residents. Other sensitive areas, such as land located outside fire districts or those prone to flooding are important because of the risk to lives and property posed by developing in them.

Continued population growth is expected to occur in Yakima County. Over the twenty-year time frame of ~~***Plan 2015***~~***Horizon 2040***, another ~~30,000 to~~ estimated 60,000 people are expected to live here. This projected growth will have significant adverse impacts on our fiscal and natural resources unless measures are taken to address them in an environmentally sound manner. ~~-~~By anticipating and preventing environmental problems we can avoid the unforeseen costs associated with correcting them. ~~-~~By doing so, we can all live better, healthier lives.

To help complete these purposes, the following guiding principles and assumptions were used:

- Our cultural landscape "where we work, live and play" is shaped by our natural surroundings.
- Our economic base of agriculture and forest products is dependent upon the County's natural setting and its resources.
- In order to protect the long-term capacity of the environment to support growth, we need to understand the limits of natural systems.
- Responsible growth requires us to work with and within our natural setting. We must work with nature rather than against it.
- We must recognize our limits. Humankind's problems, especially in regards to the natural setting, cannot always be solved with better science or a technological fix.

2.2 ORGANIZATION OF ELEMENT

The Natural Settings Element consists of six major sections: Introduction/Purpose, Growth Management Act Requirements, Major Opportunities, Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives and Policies.

2.3 GROWTH MANAGEMENT ACT REQUIREMENTS

The Washington State Growth Management Act (GMA) does not require a Natural Settings Element in ~~***Plan 2015***~~***Horizon 2040***, but RCW 36.70A.020 – Planning Goals ~~it does~~ require that ~~it address~~ the following related items are addressed:

(6) Property rights – Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall not be protected from arbitrary and discriminatory actions.

(8) Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

(9) Open Space and Recreation - ~~Encourage the retention of~~Retain open space, ~~and development of~~enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and ~~discourage incompatible uses~~develop parks and recreation facilities.

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(10) **Environment -** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(13) **Historic Preservation -** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. To view ~~T~~the list of ~~sixteen~~ sites within Yakima County that are currently listed on the state or Federal historic register contact the Washington State Department of Archaeology & Historic Preservation ~~are shown on Figure IV-1~~.

2.3.1 Critical Areas

The GMA also requires local jurisdictions to designate five critical areas and adopt development regulations which protect these them (RCW 36.70A.170(1)(d)). The Washington Administrative Code (WAC) Chapter 365-190 identifies "Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas" (hereafter referred to as *Minimum Guidelines).* Yakima County is required to consider the definitions found in the *Minimum Guidelines* when designating environmentally sensitive areas. The general extent and scope of certain critical areas, such as the 100-year floodplain, over steepened slopes and wildlife habitat areas are ~~shown on Figures IV-2A and IV-2B~~depicted on the Yakima County Geograhic Information System (GIS). Yakima County also maintains a more detailed series of maps specifically for administering its Critical Areas Ordinance, these too are located in GIS. The following description summarizes the definition of each critical area according to the *Minimum Guidelines,* with some discussion of their functions and importance:

2.3.2 Wetlands

Wetlands are areas which have saturated soils or standing water for at least part of the year, contain hydric soils, and which contain water-loving vegetation. Areas such as swamps, marshes, and bogs are generally considered wetlands. The ~~*Minimum Guidelines* suggest that local jurisdictions~~Critical Areas Ordinance uses a four-tier rating system for wetlands, recognizing that some wetland systems are more valuable or irreplaceable than others. The rating system is based on the wetland's functions and values, degree of sensitivity to disturbance, rarity, and ability to compensate for destruction or degradation (WAC 365-190-~~080~~090).

Wetlands are economically, biologically, and physically valuable resources to Yakima County. They are the most biologically productive ecosystems in nature, even though they constitute only a small percentage of the County's total landscape. For many species, including waterfowl, birds, fish, reptiles, invertebrates, and mammals, wetlands are essential habitat for feeding, nesting, breeding, and cover. Illustrative of wetland importance is the fact that at least one-third of the state's endangered and threatened species require wetlands for their survival. The state Department of Fish and Wildlife lists over 175 wildlife species that use wetlands for primary feeding habitat and 140 species that use them for primary breeding habitat. Since the turn of the century, the Department of Fish and Wildlife estimates that Washington State has lost half of its original wetlands. Consequently, the functions and values of the existing wetlands increase and require more protection.

Wetlands are important nursery and spawning areas and provide nutrient sources critical to the survival of fisheries. These fisheries in turn support a strong commercial and recreational industry. Wetlands are

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also potential sources for harvesting of marsh vegetation and aquaculture and under proper management, forested wetlands are an important source of timber. Wetlands play important functions in local and regional hydrologic cycles. These functions include:

1. ~~a.~~ Lessening flood damage by slowing and storing flood waters;
2. ~~b.~~ Reducing shoreline erosion by waves and currents;
3. ~~c.~~ Protecting water quality by filtering out sediment and other water pollutants;
4. ~~d.~~ Biological processes that recycle and restore nutrients; and
5. ~~e.~~ Storing and recharging water to both surface and ground water systems, thereby helping to maintain stream flows during periods of low flow and replenishing drinking water supplies.

Wetland areas within Yakima County have been identified through the National Wetland Inventory (NWI) mapping efforts, as well as a landscape assessment by County staff. "Potential Wetland" locations are available through Geographic Information System (GIS) mapping efforts both within Yakima County Public Services and available online at www.yakimap.com. This mapping system, along with aerial photography interpretation, is used to review projects that have the potential to disturb wetland areas. Both project level and non-project level actions are reviewed on a case-by-case basis to ensure there is no loss of wetland functions and values. Depending on the location, protection of the wetlands are accomplished through development standards in the Critical Areas Ordinance or Shoreline Master Program.

2.3.3 Critical Aquifer Recharge Areas

Critical Aquifer Recharge Areas (CARAs) within Yakima County have been identified and mapped using the Washington State Department of Ecology publication "Critical Aquifer Recharge Area Guidance Document" (Publication 05-10-028). Using the procedures set forth by the guidance document, Yakima County has identified and mapped wellhead protection areas, sole source aquifers, susceptible groundwater management areas, special protection areas, moderately or highly vulnerable aquifer recharge areas, and moderately or highly susceptible aquifer recharge areas.

Some areas in Yakima County are underlain by soils which are highly permeable and allow surface waters to infiltrate into the ground water. Below the surface, the percolating water enters the geologic layer saturating the aquifer and supplying water in sufficient quantities and quality to be used as a resource. These conditions create aquifer recharge areas. Some of these aquifer recharge areas are highly vulnerable to ground water contamination. Soils, depth to ground water and hydraulic conductivity must all be analyzed to determine their vulnerability.

Ground water is the primary source of drinking water for most rural County residents. The city of Yakima is the only city within the County that uses surface water as a primary source (Naches River). All other jurisdictions currently depend upon the County's aquifers as their primary source of water. Once ground water is contaminated it is difficult, costly, and often impossible to clean up. Some contaminants like microbial organisms can cause sickness and discomfort while others like organic chemicals, inorganic metals, and radio nuclides can cause neurological disorders, cancer, mutations and even death.

The quality and quantity of ground water resources used for drinking water in Yakima County is generally good. The greatest potential for problems exist in the valley bottoms. In these areas most wells tap

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shallow aquifers (less than 100 feet) which are extremely susceptible to surface contamination. Groundwater sampling over the past decade throughout Yakima County indicates that in some areas nitrate concentration shave risen significantly over the natural concentrations, and in several cases are approaching the maximum contaminant levels allowed by the state for nitrates. In 2011, Yakima County created the Lower Yakima Valley Groundwater Management Area (GWMA) to find solutions to prevent contamination and protect residents who might be exposed to high levels of nitrate in their drinking water. The primary long-term goal of GWMA is to reduce nitrate levels in groundwater to below state drinking water standards. The objectives have been divided into six categories: data and monitoring, problem identification, measures to reduce groundwater contamination, education, drinking water systems, and other general objectives. The effort is ongoing It is anticipated that GWMA group will issue their recommendations in 2018.

2.3.4 Fish and Wildlife Habitat Conservation Areas

"Fish and wildlife habitat conservation" means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean not degrading or reducing populations or habitats so that they are no longer viable over the long term. Yakima County contains large areas of some of the most diverse and unique fish and wildlife habitat found anywhere in the country. Habitat types range from upland forest to high arid desert. Lakes, wetlands, pristine streams, forests, shrub-steppe and alpine meadows provide support for a variety of plants, fish and wildlife species. Protection of these environments provide places where animals can find food, water, shelter and security, and act as gene pools to assure continued genetic diversity. Large intact blocks of these habitat parcels also provide critical movement corridors that allow animals to disperse across the landscape, which is vital to their continued existence on the landscape.

In addition to supporting fish and wildlife populations, habitat diversity and types can provide biological indicators of the health of the environment. Habitat conservation provides for water quality protection, flood control and preservation of biological diversity.

Fish and wildlife need food, water and shelter. Locations such as riparian (streamside), upland areas meet these needs and are called habitat areas. The *Minimum Guidelines* (WAC 365-190-130(2)) identify critical fish and wildlife habitat as the following (a)~~:~~ areas with which endangered, threatened and sensitive species have a primary association; (b) habitats and species of local importance; (e) naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat; (f) waters of the state; (g) lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and, (h) state natural area preserves, natural resource conservation areas, and state wildlife areas.~~commercial and recreational lakes, ponds, streams; and, established state natural area preserves and natural resource conservation areas.~~

Fish and wildlife habitat conservation areas are protected through Yakima County's Critical Area Ordinance and Shoreline Master Program. Critical areas and shoreline jurisdiction mapping is available at www.yakimap.com. Projects that are proposed in fish and wildlife habitat conservation areas are

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evaluated on a case by case basis. When required, Yakima County provides notice of proposed projects to other agencies, such as the Washington Department of Fish and Wildlife, who can require their own permits and/or suggest project design revisions or mitigation to protect species or their habitat. In addition, projects that are not exempt from environmental review under the State Environmental Policy Act (SEPA) require the proponent to assess impacts to species of importance and their habitat. The County, along with the input of other agencies, can require project design revisions or mitigation to protect species of importance and their habitat.

Preserving a wide range of habitats provides numerous benefits to County residents, including: ensuring the protection of rare species and maintaining sensitive ecosystems; reaping significant economic benefits from commercial and recreational fishing and hunting; preserving of cultures, lifestyles, and livelihood which center on fish and wildlife resources; and providing aesthetic and open space values which contribute to the overall quality of life.

2.3.5 Frequently Flooded Areas

Flood plains and other areas subject to flooding (wetlands) perform important hydrologic functions including storing and slowly releasing floodwaters, reducing floodwater velocities, and settling and filtering sediment. Frequently flooded areas provide natural areas for wildlife and fisheries habitat, recreation areas and rich agricultural lands. Development in frequently flooded areas diminishes these values and can present a risk to persons and property on the development site and/or downstream from the development. Building in flood hazard areas also results in additional costs for installing flood protection measures to protect life and property. Additional costs are incurred when flooded property must be repaired.

Flooding is the most commonly occurring natural disaster in Yakima County, posing threats to lives, properties, and resources. Floods occur when a stream or river receives more water than its channel can accommodate. Floods can originate from natural causes such as heavy rainfall or snowmelt. However, human activities such as building can often increase the frequency, magnitude and displacement of the flood, hence causing flooding in other areas of the river. Frequently flooded areas are normally adjacent to rivers or other water bodies and include the entire 100-year floodplain, that area which has a one percent chance of flooding in a given year. The floodplain receives water which overflows from the main floodway of a stream or river.

Loss of vegetation and soil often occurs when areas are developed. This causes a loss in permeable surfaces, thereby increasing the volume of storm water which is released directly into streams, rather than being absorbed by vegetation or soil. In a similar manner, extensive logging of forest lands can increase storm water runoff erosion, and sedimentation. The result of these actions is an increase in the area which can be expected to be covered by floodwaters. Structures built in flood prone areas are often damaged or destroyed by floods. At times, people's lives are jeopardized.

~~Special~~ Frequently ~~f~~Flooded ~~hazard a~~Areas (FFA), defined as ~~including~~ floodways, ~~and the~~ 100-year floodplain~~,~~ ~~are~~as identified by the Federal Emergency Management Agency (FEMA), preliminary updated FIRM maps, floods of records and mapped channel migration zones. Projects that are proposed on parcels that have mapped special flood hazard areas are reviewed under the authority of Yakima County's Critical

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Area Ordinance and Shoreline Master Program and require a flood hazard determination or flood hazard permit. Projects within special flood hazards areas must comply with building standards that are designed to protect property and not cause a rise in the base flood elevation.

2.3.6 Geologically Hazardous Areas

Geologic Hazards pose a threat to the health and safety of County citizens when development and associated infrastructure is sited in areas of significant hazard. In some cases the risk to proposed activities, and/or the environment within or near geologic hazards can be reduced (or mitigated) to acceptable levels by engineering design, or modified construction practices. In areas where these measures are not sufficient to reduce the risk from geologic hazards, building or disturbance is best avoided. Land use controls should reflect the degree of hazard and risk.

Other reasons for controlling land-use activities proposed in areas of geological hazardous areas include:

1. Preventing damage or loss of property;
2. Protecting water quality and preventing increased flooding problems;
3. Minimizing public expenditures for repairing or preventing damage to public and private property;
4. Reducing the amount of additional tax dollars that must be spent for various public utilities and public services within geological hazardous areas because of specialized engineering or equipment requirements;
5. Protecting aesthetic resources (e.g. integrity of steep slopes) and natural character of the landscape.

For example, failing to control drainage on development sites up-gradient from a landslide hazard or steep slope area could result in slope failure. Slope failure can lead to loss of life, be very difficult and expensive to mitigate, scar the landscape, and can degrade water quality and cause flooding problems. Projects that are proposed in or near a mapped geological hazard are evaluated on a case by case basis under the authority of Yakima County's Critical Area Ordinance and Shoreline Master Program. The proponent may be required to prepare a geological hazard report (typically mandatory in identified landslide areas) and receive a development authorization. Projects that may contribute to an increase in the hazard or in the risk to life and property on or off the site would be required to mitigate those risks to an acceptable level through design and construction methods.

2.3.7 Cultural Resources

The location of many areas of cultural significance are unknown to most property owners and typically will remain confidential to protect their integrity. However, Yakima County utilizes the Washington State Department of Archaeology and Historic Preservation's (DAHP) archaeological and historic database and the Yakama Nation's Cultural Resource Program to determine if prospective land use permits may impact archaeological or cultural resources. As part of permit review, if a proposal requires public notice Yakima County notifies the Yakama Nation Cultural Resources office soliciting comments regarding cultural resources. In addition, if the property is within 500' of an identified archaeological or cultural resource site, as determined by DAHP's database applicants will be required to consult with both the Confederated Tribes and Bands of the Yakama Nation (Yakama Nation) and DAHP to determine if their project has any potential impacts to those resources. On project permits beyond 500' of an identified archaeological or

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cultural resource site, Yakima County will rely on the Yakama Nation comments on projects that require notification, as well as DAHP's comments through the SEPA register.

2.3.8 Critical Areas Ordinance

Following a number of hearings and considerable public testimony, Yakima County adopted a Critical Areas Ordinance (CAO) in July, 1994 that focused on the protection of twenty selected stream corridors. This original ordinance was challenged, and under orders from the Eastern Washington Growth Management Hearings Board, was amended by the Board of Yakima County Commissioners in July, 1995. In compliance with the requirements of the Growth Management Act, Yakima County updated the 1995 CAO in December 2007. The 2007 update of the CAO started in May of 2004 with three public workshopsd at three different geographic locations to introduce the CAO draft update strategy. At that time, the draft update strategy was dispersed throughout the county and was used to encourage discussion between the public and the project staff so that general strategies could be understood before writing the ordinance.

From May 2004 to August 2004, planning staff held twenty-five meetings with interest groups, local and State agency representatives, local government groups, The County-Wide Planning Policy Committee, and the Yakima County Planning Commission in order to solicit comments on the draft update strategy. From these meetings, project staff compiled a list of all comments received on the draft update strategy. Comments received were closely reviewed and compiled into a separate document for public review.

After reviewing all comments, staff applied edits to the update strategy. With the edited update strategy, staff ultimately received final consensus and input on the broad strategy concepts and began to draft the more technical draft ordinance language (the CAO). Input continued to be solicited from a broad section of interests and the public throughout the update process, including roundtable meetings with the Planning Commission, which played a large role in how Yakima County met State requirements for updating the CAO.~~In addition to addressing the Hearings Board's order, the amended CAO combined the regulatory provisions of the Shoreline Master Program and the Flood Hazard Ordinance into a single ordinance. Other sensitive lands requiring protection under GMA, such as upland game habitat and geologically hazardous slopes and aquifer recharge areas, are effectively addressed by the Preferred Land Use scenario discussed in ***Plan 2015's*** Land Use Element. On September 25, 1995, the Hearings Board found the amended CAO in compliance with GMA.~~

The 2017 update of the CAO took a more simplistic approach then the 2007 CAO update. Text edits to the CAO were limted to those required by state law, or those necessary to accommodate changes in Best Available Science (BAS).

Since a good deal of Yakima County's critical areas, like floodplains, wetlands and important habitat, lie along our numerous stream corridors, the focus of the ~~1995 amended~~ CAO is to protect these "hydrologically related critical areas." The stream corridor and other hydrologically related critical areas are designated critical areas and include one or more of the following features:

(1) Any floodway and floodplain identified as a special flood hazard area. Special flood hazard areas are those identified by the Federal Insurance Administration in the Flood Insurance Study for Yakima County which, together with accompanying Flood Insurance Rate Maps and frequently flooded ,

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isareas are hereby adopted by reference and declared to be a part of this title as set forth in Chapters 16C.05.20 through 16C.05.72;

(2) Perennial and intermittent streams, excluding ephemeral streams, including the stream main channel and all secondary channels within the Ordinary High Water Mark;

(3) Naturally occurring ponds under twenty acres and their submerged aquatic beds; and man-made lakes and ponds created within a stream channel designated under (2) above;

(4) All wetlands, that meet the definition found in Section 16C.02.425, as required by WAC 365-190-080(1), and as designated in Section 16C.07.02(1) of the wetland chapter;

(5) Where specifically cited, any flood-prone area not included in a designated floodway and floodplain, but indicated as flood-prone by U.S. Soil Conservation Service soil survey data or geologic evidence developed through professional geologists or engineers (i.e. specific flood frequency, stream channel migration), by information observable in the field such as soils or geological evidence, or by materials such as flood studies, topographic surveys, photographic evidence or other data.;

(6) A buffer area extending on a horizontal plane from the ordinary high water mark of a stream channel, lake, or pond, designated in this section or from the edge of a wetland designated in this section according to the distances set forth in Section 16C.06.16 (Vegetative Buffers);~~These areas are defined as all shoreline streams, lakes and ponds of the state as included in the Shoreline Management Act; all lands within the 100-year flood plain; wetlands meeting the CAO definition as such; and all other streams, both intermittent and perennial, within Yakima County.~~

Each stream in the County is typed according to their relative function and value into a five tiered ranking system. Type 1 Streams and Shoreline lakes and ponds are ~~the same as those~~ protected by the County's ~~1974~~ Shoreline Master Program (SMP). ~~For simplicity, the CAO retained the same environment designations for Type 1 Streams that they had under the SMP ("natural," "conservancy," "rural," or "urban") but what was previously a structural setback is now a buffer that prohibits the wholesale clearing of shoreline vegetation.~~ Vegetative buffers along the other four stream types vary according to their size with Type 5 streams (intermittent drains) having no buffer requirements ~~unless deemed appropriate by the Administrative Official~~. ~~Lakes and ponds subject to the SMP have been similarly designated by the CAO and also protected with vegetative buffers.~~

CAO-defined wetlands are classified by a system modeled after the Department of Ecology's four-tiered rating system. This allows the County to distinguish between the most environmentally significant wetlands (Type 1) and those minor wetlands having slight to moderate function and value (Type ~~IV~~4). Vegetative buffers have been established that relate to the wetland type and are used to protect them.
As it was merged into the CAO, the County's 1985 Flood Hazard Ordinance was updated to meet minimum federal and state requirements to maintain eligibility in the National Flood Insurance Program. Development meeting the vegetative buffering requirements from nearby streams and wetlands, but that will still remain in the 100-year floodplain, are processed through the flood hazard permit system administered directly by the Building Department.

2.4 MAJOR ~~ISSUES~~OPPORTUNITIES

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While Yakima County is rich in both natural and cultural resources, many related issues presently confront us. Certain problems, such as air quality, will always be with us and will require our constant attention. Other matters involve conflicts between resource uses and users, like the effect of timber harvesting on late summer water supplies or irrigation water runoff degrading in-stream water quality. These dilemmas are often so interrelated it's nearly impossible to deal with them singularly. And still other concerns, as yet unknown, are likely to evolve over the twenty year time frame of ~~Plan 2015~~***Horizon 2040***. But if we develop and practice principles that sustain our resources rather than weaken and neglect them, we'll be better prepared to address the problems that face us.

2.4.1 Critical Areas

While many of the other major issues identified in this section are closely related to the protection of critical areas, the administration and enforcement of the Critical Areas Ordinance (CAO) and Shoreline Master Program (SMP) will be ~~an~~ on-going ~~issue facing~~in Yakima County. Yakima County staff reviews proposed development to ensure that development does not negatively impact critical areas. One major area of contention has been the intersection between agricultural activities and critical areas. To address the issue, Yakima County opted into the Voluntary Stewardship Program (VSP). The VSP removes regulatory requirements of agricultural activities when they are within or adjacent to critical areas, and emphasizes non-regulatory protection of critical areas. The VSP requires a workgroup comprised of various stakeholders to create a Work Plan that identifies benchmarks in the protection and enhancement of critical areas. The Work Plan is reviewed and approved or disapproved by the Washington State Conservation Commission (WSCC). The benchmarks identified in the Work Plan and approved by WSCC must be met, or agricultural activities will fall back under jurisdiction of the Critical Areas Ordinance. ~~Often just talking about the protection of things like habitat and water quality will rankle people who already feel unnecessarily restricted or controlled. Now that critical area protection is required, education efforts on why it's important may be the best way to address feelings of resentment by the public.~~

2.4.2 Water Supply

As with much of the West, water in Yakima County serves competing, and often conflicting, uses. Securing certainty in our water supply will be a major issue over the next twenty years. Reliable access to water is necessary for direct human uses like household, agriculture, commercial and industrial operations, and for indirect human needs such as habitat and recreation.

Today, irrigated agriculture is the biggest user of water. Yakima County agriculture depends largely on irrigation surface water supplied U.S. Bureau of Reclamation's Yakima Project. But recently the needs of other surface water uses, particularly those dealing with the protection and restoration of anadromous fish runs, have been ~~fiercely fought for~~argued. Anadromous fish are those species, like salmon and steelhead that are born in fresh water and eventually migrate out to sea where they spend a large part of their life~~. Ultimately, they attempt to~~ return~~ing~~ to the fresh water stream in which they were hatched in order to reproduce. ~~With the possible listing of several of these species as endangered, the competition for water will only continue. But a~~Along with the water needs of habitat, the demand for water to serve ~~our~~ the County's growing urban and rural areas will significantly increase.

The basin was characterized as over-appropriated in 1904 and Yakima Basin surface water rights were subsequently defined in concert with the U. S. Bureau of Reclamation authorization of the Yakima Project in May of 1905, which is also the priority date of Reclamation's water rights in the Basin. More recent

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court cases have established that the Yakama Nation has a water right to maintain fish life as a result of the 1855 treaty with the United States, the priority date of that water right is "time immemorial". Since surface waters within the Yakima River Basin are over appropriated, our dependence on ground water for our domestic uses is likely to continue. To sustain growth, every resident and jurisdiction within Yakima County must meet the ongoing challenge of protecting and managing our water resources.

It is now generally accepted that Yakima River basin surface water and ground water are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private wells). The withdrawal of water from these groundwater sources may have an adverse impact on senior water rights established before and including 1905. RCW 90.44.050 provides for the supply of rural domestic water through the use of "exempt wells", which can pump up to 5,000 gallons per day for residential use. Permit exempt groundwater withdrawals don't require a water right permit. However, to the extent the groundwater is beneficially used, the water user withdrawing groundwater under the exemption establishes a water right that enjoys the same privileges as a water right permit or certificate obtained directly from Washington State Department of Ecology. Though such withdrawals are "permit exempt", they are still subject to Washington State law regarding the seniority of water withdrawals.

Water use of any sort is subject to the "first in time, first in right" clause, originally established in historical western water law and now part of Washington State law. This means that a senior right cannot be impaired by a junior right. Seniority is established by priority date - the date an application was filed for a permitted or certificated water right or the date that water was first put to beneficial use in the case of claims and exempt groundwater withdrawals. Although exempt groundwater withdrawals don't require a water right permit, they are always subject to state water law. In some instances, Ecology has had to regulate, stop or reduce groundwater withdrawals when they interfere with prior or "senior" water rights, including instream flow rules.

Recent State Court decisions on the requirements of the Washington State Growth Management Act and County Land Use plans result in a positive duty for Yakima County to ensure that water for development is legally and physically available. Closure of the portions of the Yakima Basin to exempt well construction has already occurred in Kittitas County, which in turn has had effects on the development patterns and a large effect on the value and marketability of legal lots which can no longer be developed with the use of exempt wells. Therefore, Yakima County must secure future domestic water supply for its projected rural population growth.

On December 10, 2013, in anticipation of the possibility that the Department of Ecology might, by rule, declare the unavailability of water for development in Yakima County, the Yakima County Board of Commissioners adopted Resolution 399-2013, "In the Matter of the Formation of the Yakima County Water Resource System." Yakima County's Water Resource System (YCWRS) expands its current water systems to address a County-wide rural-domestic water supply to be available to those who would otherwise rely on the "exempt" well strategy offered by RCW 90.44.050. Yakima County understands that groundwater withdrawal may have effects on senior water rights, including the Yakama Nation Water right for the protection of fish life. Thus, the potential effects of future groundwater withdrawals on senior water users and habitat conditions have been addressed by the County in the technical report title "Assessment of the Availability of Groundwater for Residential Development in the Rural Parts of Yakima

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County," which was completed on January 2016. The report identifies mitigation strategies for providing water for rural development, while avoiding impacts to flows in main stem reaches and tributaries. To implement the strategies identified in the report the County has developed the Yakima County's Water Resource System (YCWRS). A more detailed description of Yakima County Water Resource System is outlined in the Utilities Element of ***Horizon 2040***.

2.4.3 Water Quality

The water quality of our streams, lakes, and ground water influences the domestic, economic, recreational, and natural environments of Yakima County. We all need clean water for daily use in our homes. Residents and tourists alike use our lakes and streams extensively for recreational activities such as boating, fishing, and swimming. Many industries require clean water for manufacturing processes. Some uses, such as commercial fishing and fish hatcheries, are ~~entirely~~ dependent on a constant source of high quality water. ~~But historically, clean water has been taken for granted.~~ As growth and development have increased, so have the problems associated with maintaining water quality. ~~From industry to the individual, and commercial business to agriculture, each of us contributes in some way to reduced water quality. From this perspective, each of us must work towards its protection.~~ A specific area of water quality concern is in the Lower Yakima Valley, where high levels of nitrates have contaminated drinking water supplies.

In 2011, the Lower Yakima Valley Groundwater Advisory Committee (GWAC) developed a Groundwater Management Area program which is a multi-agency, citizen-based, coordinated effort to reduce groundwater nitrate contamination in the lower Yakima Valley. Yakima County, as the GWMA lead agency under RCW 173-100-080, was responsible for development of the program that shows the responsibilities and roles of each of the advisory committee members as agreed upon by the committee. The GWAC was responsible for overseeing the development of the program. The primary goal of the GWMA is to reduce concentrations of nitrate in groundwater to below Washington State drinking water standards. The program objectives have been divided into six key categories: data and monitoring, problem identification, measures to reduce groundwater contamination, eduction, drinking water systems and other general objectives. The GWMA is currently working towards the development of best management practices (BMPs) and strategies for implementing those BMPs such as technical assistance, education, ordinances, support enforcement of new and existing laws and ordinances and the coordination with other regulatory and nonregulatory programs. The anticipated conclusion of the GWMA is 2018.

2.4.4 Air Quality

We all contribute to air quality problems. Our daily lives are filled with single person car trips, smoke from woodstoves and the burning of brush and yard wastes. More traffic on gravel roads increases dust for residents and agricultural operations. Commercial and industrial operations also contribute to air quality problems, but the primary source of air pollution in Yakima County is motor vehicles. Although state and federal laws regulate some emissions, however, air pollution will increase as the population grows. Our challenge is to maintain or improve air quality as growth continues, particularly within urban areas. To that end, Yakima County works closely with the Yakima Regional Clean Air Agency to improve the quality of our air and minimize potential impacts resulting from development.

2.4.5 The Loss of Fish and Wildlife Habitat

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Statewide, much of the historical fish and wildlife habitat has been lost to habitat conversion. In the Columbia Basin, over half of the historical extent of shrub-steppe has been converted by development or crop production and in some eastern Washington counties as much as 75 percent of the historical extent of shrub-steppe has been lost. The shrub-steppe habitats that remain are often fragmented and degraded by frequent fires and invasive weeds such as cheatgrass. Due to its ability to support rich agricultural use, the deep soil shrub-steppe communities that many priority wildlife species depend on have been disproportionately converted at a higher rate than other shrub-steppe communities.

The riparian management zones that line the regional rivers and streams are critically important to our regional fish and wildlife species, comprising one of the most biodiverse ecosystems in Washington State. Historically an estimated 900,000 adult anadromous fish returned to the Yakima River Basin annually, ranking second only to Idaho's Snake River. But as more of our natural resources have been put to use, the number and types of anadromous fish have rapidly declined. -By the 1920's, the once awe-inspiring fish runs had dwindled to less than one percent of their historical numbers. Coho salmon became extirpated in the Yakima Basin in the early 1980's, and sockeye were extirpated from the Yakima River in the early 1900's with the construction of irrigation dams on the Keechelus, Kachess, Cle Elum, and Bumping lakes. Sockeye require lakes to spawn to as part of their life history, and when the dams were constructed without access, the sockeye were extirpated in the Yakima River Basin.

In the Yakima Basin, these riparian management zones have been reduced to narrow corridors, reducing the functionality of the riparian areas for both the fish and wildlife species that depend on them. Reduction of these corridors have resulted in reduced aquatic habitat for our important fish species and reduced breeding, wintering and migration habitat for wildlife. Reduction of these management zones increases pressure on the border between the riparian zones and other land use activities in the adjacent uplands with many wildlife species becoming stressed or disappearing due to the decreased riparian management zones.

Meanwhile, as wildlife and the habitat they need declines, our culture's recreational and land use activities that impact riparian and upland habitats have greatly increased. As demands on fish and wildlife habitat grow in light of our growing communities, to maintain functional fish and wildlife populations we need to maintain core areas of both upland and aquatic habitat while also ensuring that connectivity corridors exist through more heavily used areas to allow healthy populations of fish and wildlife species to maintain and thrive in Yakima County and the Yakima Basin.

~~Statewide, the Department of Fish and Wildlife estimates the loss of fish and wildlife habitat to be over 30,000 acres per year, including 5,000 acres of wetlands. This rapid conversion of land for development has eradicated an estimated 1.5 million animals between 1975 and 1990. Historically an estimated 900,000 adult anadromous fish returned to the Yakima River Basin annually, ranking second only to Idaho's Snake River. But as more of our natural resources have been put to use, the number and types of anadromous fish have rapidly declined. By the 1920's, the once awe-inspiring fish runs had dwindled to less than one percent of their historical numbers. Coho salmon became extinct in the Yakima Basin in 1975 and summer steelhead are now on the brink of extinction. Meanwhile, as wildlife and the habitat they need declines, our culture's recreational activities have greatly increased. In Yakima County, stream~~

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~~side or riparian zones and the outlying rural lands adjacent to or within existing public lands areas are the most heavily impacted by this combination of habitat conversion with increased recreational use.~~

2.4.5.1 Priority Habitats and Species List (PHS)

The PHS List is a catalog of habitats and species considered to be priorities for conservation and management. Priority species require protective measures for their survival due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority species include State Endangered, Threatened, Sensitive, and Candidate species; animal aggregations (e.g., heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable.

Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type (e.g., shrub-steppe) or dominant plant species (e.g., juniper savannah), a described successional stage (e.g., old-growth forest), or a specific habitat feature (e.g., cliffs).

In general, areas of priority habitats of greater importance to fish or wildlife tend to have one or more of these characteristics:

- Habitat areas that are larger are generally better than areas that are smaller,
- Habitat areas that are more structurally complex (e.g., multiple canopy layers, snags, geologically diverse) are generally better than areas that are simple.
- Habitat areas that contain native habitat types adjacent to one another are better than isolated habitats (especially aquatic associated with terrestrial habitat),
- Habitat areas that are connected are generally better than areas that are isolated.
- Habitat areas that have maintained their historical processes (e.g., historical fire regimes) are generally better than areas lacking such processes

Table 2.4.5.1-1 below represents the PHS list (updated 2016) for Yakima County.

Table 2.4.5.1-1 Priority Habitat and Species in Yakima County

Priority Habitats	
Species or Habitat	**Priority Area**
Aspen Stands	Pure or mixed stands greater than 1 acre
Biodiversity Areas & Corridors	
Inland Dunes	
Old-Growth/Mature Forest	
Oregon White Oak Woodlands	Stands greater than 5 acres in size
Shrub-Steppe	
Riparian	
Freshwater Wetlands & Fresh Deepwater	

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Instream	-
Priority Habitat Features	
Caves	-
Cliffs	Greater than 25 feet high and occurring below 5000 ft
Snags and Logs	-
Talus	-

Fish		State Status	Federal Status
Pacific Lamprey	Any Occurrence	-	Species of Concern
River Lamprey	Any Occurrence	Candidate	Species of Concern
White Sturgeon	Any Occurrence	-	-
Leopard Dace	Any Occurrence	Candidate	-
Umatilla Dace	Any Occurrence	Candidate	-
Mountain Sucker	Any Occurrence	Candidate	-
Bull Trout	Any Occurrence	Candidate	Threatened
Chinook Salmon	Any Occurrence	-	-
Coho	Any Occurrence	-	-
Kokanee	Any Occurrence	-	-
Rainbow Trout/ Steelhead	Any Occurrence	Candidate *	Threatened *
Sockeye Salmon	Any Occurrence	-	-
Westslope Cutthroat	Any Occurrence	-	-
Reptiles and Amphibians		**State Status**	**Federal Status**
Cascade Torrent Salamander	Any occurrence	Candidate	-
Larch Mountain Salamander	Any occurrence	Sensitive	Species of Concern
Van Dyke's Salamander	Any occurrence	Candidate	Species of Concern
Columbia Spotted Frog	Any occurrence	Candidate	-
Western Toad	Any occurrence	Candidate	Species of Concern
Common Sharp-tailed Snake	Any occurrence	Candidate	Species of Concern
Striped Whipsnake	Any occurrence	Candidate	-
Sagebrush Lizard	Any occurrence	Candidate	Species of Concern
Birds		**State Status**	**Federal Status**
Western grebe	Regular concentrations, Breeding areas, Migratory stopovers,	Candidate	-

	Regular occurrences in winter		
E WA breeding concentrations of: Grebes, Cormorants	Breeding areas	-	-
E WA breeding: Terns	Breeding areas	-	-
Black-crowned Night-heron	Breeding areas	-	-
Great Blue Heron	Breeding areas	-	-
Cavity-nesting ducks: Wood Duck, Barrow's Goldeneye, Common Goldeneye, Bufflehead, Hooded Merganser	Breeding areas	-	-
Harlequin Duck	Breeding areas	-	-
Tundra Swan	Regular concentrations		
Waterfowl Concentrations	Significant breeding areas, Regular concentrations in winter		
Bald Eagle	Breeding areas, Communal roosts, Regular concentrations	Sensitive	Species of Concern
Ferruginous Hawk	Breeding areas, including alternate nest sites. If breeding area is not known, approximate with a 7.0 km2 (4.35 mi2) area around known nest sites, foraging areas	Threatened	Species of Concern
Golden Eagle	Breeding and foraging areas	Candidate	-
Northern Goshawk	Breeding areas, including alternate nest sites, post-fledging foraging areas	Candidate	Species of Concern
Peregrine Falcon	Breeding areas, Regular occurrence	Sensitive	Species of Concern
Prairie Falcon	Breeding areas	-	-
Chukar	Regular concentrations in WDFW primary management zones for chukar	-	-
Ring-necked Pheasant	Self-sustaining birds observed in regular concentrations in WDFW's eastern Washington Primary Management Zone for pheasant	-	-

Sage Grouse	Breeding areas, leks, Regular concentrations	Threatened	Candidate
Sooty Grouse	Breeding areas, Regular concentrations	-	-
Wild Turkey	Regular concentrations and roosts in WDFW's Primary Management Zones for wild turkeys	-	-
Sandhill Crane	Breeding areas, Regular concentrations, migration staging areas	Endangered	-
E WA breeding occurrences of: Phalaropes, Stilts and Avocets	Breeding areas	-	-
Band-tailed Pigeon	Regular concentrations, Occupied mineral sites	-	-
Yellow-billed Cuckoo	Any occurrence	Candidate	Candidate
Burrowing Owl	Breeding areas, foraging areas, Regular concentrations	Candidate	Species of Concern
Flammulated Owl	Breeding sites, Regular occurrences	Candidate	-
Spotted Owl	Any occurrence	Endangered	Threatened
Vaux's Swift	Breeding areas, Communal roosts	Candidate	-
Black-backed Woodpecker	Breeding areas, Regular occurrences	Candidate	-
Lewis' Woodpecker	Breeding areas	Candidate	-
Pileated Woodpecker	Breeding areas	Candidate	-
White-headed Woodpecker	Breeding sites, Regular occurrences	Candidate	-
Loggerhead Shrike	Regular occurrences in breeding areas, Regular concentrations	Candidate	-
Sage Sparrow	Breeding areas. Regular occurrences in suitable habitat during the breeding season	Candidate	-
Sage Thrasher	Breeding areas. Regular occurrences in suitable habitat during the breeding season	Candidate	-
Mammals		**State Status**	**Federal Status**
Merriam's Shrew	Any occurrence	Candidate	-
Preble's Shrew	Any occurrence	Candidate	Species of Concern

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Roosting Concentrations of: Big-brown Bat, Myotis bats, Pallid Bat	Regular concentrations in naturally occurring breeding areas and other communal roosts		
Townsend's Big-eared Bat	Any occurrence	Candidate	Species of Concern
Black-tailed Jackrabbit	Regular concentrations	Candidate	
White-tailed Jackrabbit	Regular concentrations	Candidate	
Western Gray Squirrel	Any occurrence	Threatened	Species of Concern
Townsend's Ground Squirrel	Breeding Area, Occurrence, Regular concentrations	Candidate	Species of Concern
Cascade Red Fox	Any occurrence	Candidate	
Fisher	Any occurrence	Endangered	Candidate
Marten	Regular occurrence		
Wolverine	Any occurrence	Candidate	
Bighorn Sheep	Breeding areas, Regular concentrations		
Columbian Black-tailed Deer	Regular concentrations, Migration corridors		
Mountain Goat	Breeding areas, Regular concentrations		
Northwest White-tailed Deer	Migration corridors, Regular concentrations in winter		
Elk	Calving Areas, Migration Corridors, Regular concentrations in Winter and in foraging areas along coastal waters		
Rocky Mountain Mule Deer	Breeding areas, Migration corridors, Regular concentrations in winter		
Invertebrates		**State Status**	**Federal Status**
Mardon Skipper	Any occurrence	Endangered	Species of Concern
Silver-bordered Fritillary	Any occurrence	Candidate	

*Steelhead only *Steelhead only

Important Note

These are the species and habitats identified for Yakima County. This list of species and habitats was developed using the distribution maps found in the Priority Habitat and Species (PHS) List (see http://wdfw.wa.gov/conservation/phs/). Species distribution maps depict counties where each priority species is known to occur as well as other counties where habitat primarily associated with the species exists. Two assumptions were made when developing distribution maps for each species:

1) There is a high likelihood a species is present in a county, even if it has not been directly observed, if the habitat with which it is primarily associated exists.
2) Over time, species can naturally change their distribution and move to new counties where usable habitat exists.

Distribution maps in the PHS List were developed using the best information available. As new information becomes available, known distribution for some species may expand or contract. WDFW will periodically review and update the distribution maps in PHS list.

2.4.6 Achieving Sustainability

~~Sustaining our natural resources while preserving our local economy will become a major issue as we enter the 21st Century.~~ Practicing sustainable land management ~~doesn't mean nature's needs must pre-empt our community's. Nor does it mean unbridled development. It~~ means finding a balance between the environment and diversifying ~~our need for~~future economic growth. ~~-~~Among other things, the concept of sustainability recognizes that our health and prosperity are directly linked with our ability to use ~~only~~ what we need without impacting the needs for the future. We must recognize that what we use has opportunity costs associated with it.

The timber industry and its harvesting practices provides an outstanding example of sustainability. We will always need wood products. ~~-~~They provide us with a wide range of beneficial uses ranging from building our homes to heating them. ~~-~~For many years, the most cost-effective way of providing this resource was to clear cut vast stretches of our forested lands, starting with the closest trees to town. But in recent years the long term effects of this practice have raised some interesting and difficult questions. Do we want wood products at any cost, even if the price is undermining our water supplies, water quality and habitat? Are there places and situations where our forested lands are worth more over the long run by being preserved for their recreational values? Often this analysis can be done in terms of outright dollars and cents. Yet our actions should also be evaluated for their effects on the quality of life we enjoy today and want to see for our children. Sustainability means leaving something for the next time, the next generation. This practice applies equally to the trees we harvest and the streams we divert water from. We need to look closer at the long term costs and benefits of our activities. This includes the operation of large scale extractive industries and our individual daily actions.

2.5 ~~CONSIDERATIONS~~ EXISTING CONDITIONS

2.5.1 The Physical and Cultural Landscape

Yakima County contains an impressive array of landscapes. Ranging from the western snow fields of the Cascade Mountains to the arid basalt ridges of the east, the collective histories of these landscapes is what makes Yakima County such a vibrant place to live. The dynamic forces which shape our natural setting must be considered when planning for continued and sustained growth.

As we examine our natural setting, we must also explore its relationship to our manmade or cultural landscape. ~~-~~We often observe our assembled surroundings but we seldom think about them in terms of their ties to the natural environment. ~~But in fact o~~Our built-out environment is directly influenced by the ways in which we utilize our natural surroundings. ~~-~~Understanding the linkages between our natural and cultural landscapes is an important dimension of sound growth management. ~~For a more complete description of the various aspects of our physical and cultural landscape, the reader should refer directly~~

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~~to the Natural Setting Element. For purposes of this background report, the following components are presented:~~

2.5.2 Hydrology

Water is Yakima County's most precious resource. ~~-~~Water~~, Yakima County's most publicized and precious resource,~~ is available from various rivers, springs, lakes and underground sources. ~~While t~~The majority of Yakima County is drained by the Yakima River and its tributaries, the far northeastern and southwestern sections of the County drain into the Columbia River. When viewed as a watershed, the Yakima River Basin is the largest drainage contained wholly within Washington State, ~~and~~ about half of which ~~it~~ lies within Yakima County. ~~Water is Yakima County's most precious resource. The majority of the County is drained by the Yakima River and its tributaries. In the northern part of County the river is contained along high basalt columns; below Union Gap, it widens into a broad riparian plain sometimes several miles in width.~~ Mean annual precipitation ranges from over 100 inches in parts of the Cascades to less than 8 inches in the eastern lowlands.

2.5.2.1 Surface Water

The headwaters of the Yakima River begin in the Cascade Mountains above Keechelus Lake in northern Kittitas County. ~~–~~After flowing through the Cle Elum and Kittitas Valleys, the river enters Yakima County along the high basalt columns of Yakima Canyon and emerges onto a broad alluvial plain just north of the city of Selah. Through the upper Yakima Valley, the Yakima River flows in a north-south direction past the cities of Selah, Yakima and Union Gap. ~~-~~As the river cuts its way through Umptanum, Yakima and Ahtanum Ridges, its flow is augmented by numerous streams in (downstream order) the Wenas Valley and Selah area, the Naches Valley, the Moxee area, and the Ahtanum Valley. ~~-~~Below Union Gap, the Yakima River flows onto a broad riparian plain sometimes several miles wide.

~~Here i~~In the lower Yakima Valley, the Yakima River collects water from even more streams and drains, the most notable being Satus, Toppenish and Simcoe Creeks. Scattered across the floodplain is evidence of a highly active Yakima River, one that wandered frequently and sometimes far from its present course. Dozens of old channel scars and partially filled oxbows remind us that the Yakima River is perhaps our most dynamic natural feature. As it leaves the County south of Grandview, the Yakima River continues running in a southeasterly direction through Benton County before emptying into the Columbia River near Richland. Throughout its 200-mile course, the Yakima is supplemented with irrigation and storm water runoff which is of a far lesser quality than when it was withdrawn. ~~–~~The combined actions of overwithdrawl, pollution and vegetation removal produce a waterway that leaves Yakima County completely altered from the one that begins near Snoqualmie Pass.

Yakima County and the larger Yakima River Basin is the site of the federally developed Yakima Project. The purpose of the Yakima Project is to store and deliver irrigation water, with hydroelectric power generation as an associated function. ~~–~~The six project reservoirs (see Table 2.5.2.1-1) also provide incidental flood control, recreation benefits, and some flows for fish. Three of the project's six reservoirs, Rimrock Lake, Clear Lake and Bumping Lakes, lie within Yakima County in the upper Naches River basin. The other three reservoirs (Cle Elum, Kachess & Keechelus) are located in the upper Yakima basin near its headwaters in Kittitas County. The three upper reservoirs supply water to lands in the basin above the Yakima-Naches River confluence. They are also the main water suppliers of the large irrigation districts in

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the lower Yakima Valley. The upper Naches reservoirs provide irrigation water to lands in the lower Naches Valley. They also make a small irrigation contribution to lands in the lower Yakima Valley. Total storage capacity of all reservoirs is approximately 1.07 million acre feet, total diversions average over 2.5 million acre feet.

Table 2.5.2.1-1 Major reservoirs in the Yakima Subbasin.

Reservoir	River system	Storage Capacity (acre-feet)
Keechelus Lake	Upper Yakima	157,800
Kachess Lake	Upper Yakima	239,000
Cle Elum Lake	Upper Yakima	436,900
Rimrock Lake	Naches	198,000
Bumping Lake	Naches	33,700
Clear Lake	Naches	5,300

Yakima County and the larger Yakima River Basin are also the site of the Yakima River Basin Water Enhancement Project (YRBWEP). The Yakima River Basin Integrated Water Resource Management Plan (Integrated Plan) is a component of YRBWEP. The purpose of the Integrated Plan is to address a variety of water resource and ecosystem problems affecting fish passage, fish habitat, and water supplies for agriculture, municipalities, and domestic uses. The plan includes the elements of: reservoir fish passage, structural and operational changes to existing facilities, surface water storage, groundwater storage, habitat/watershed protection and enhancement, enhanced water conservation, and market reallocation.

The Integrated Water Resource Management Plan Alternative (Integrated Plan) was selected as the preferred alternative and represents a comprehensive approach to water management in the Yakima River basin. It is intended to meet the need to restore ecological functions in the Yakima River system and to provide more reliable and sustainable water resources for the health of the riverine environment and for agriculture and municipal and domestic needs. The Integrated Plan is also intended to provide the flexibility and adaptability to address potential climate changes and other factors that may affect the basin's water resources in the future.

The Integrated Plan includes three components of water management in the Yakima basin - Habitat, Systems Modification, and Water Supply. The intent of the Integrated Plan is to implement a comprehensive program that will incorporate all three components using seven elements to improve water resources in the basin:

- Reservoir Fish Passage Element (Habitat Component);
  - Provide fish passage at the five major Yakima River basin dams – Cle Elum, Bumping Lake, Tieton, Keechelus, and Kachess – as well as Clear Lake Dam.
- Structural and Operational Changes Element (Systems Modification Component);
  - Cle Elum Pool Raise,
  - Kittitas Reclamation District Canal Modifications,
  - Keechelus-to-Kachess Pipeline,

- Subordinate Power at Roza Dam and Chandler Powerplants, and
- Wapatox Canal Improvements.

- Surface Water Storage Element (Water Supply Component);
  - Wymer Dam and Pump Station,
  - Kachess Reservoir Inactive Storage,
  - Bumping Lake Reservoir Enlargement, and
  - Study of Columbia River Pump Exchange with Yakima Storage.

- Groundwater Storage Element (Water Supply Component);
  - Shallow Aquifer Recharge, and
  - Aquifer Storage and Recovery.

- Habitat/Watershed Protection and Enhancement Element (Habitat Component);
  - Targeted Watershed Protections and Enhancements, and
  - Mainstem Floodplain and Tributary Enhancement Program.

- Enhanced Water Conservation Element (Water Supply Component);
  - Agricultural Conservation, and
  - Municipal and Domestic Conservation Program.

- Market Reallocation Element (Water Supply Component).

Reclamation and Ecology worked with the YRBWEP Workgroup to develop a package of projects to meet the goals of the Integrated Plan. These projects are described individually; however, Reclamation, Ecology and the YRBWEP Workgroup intend that the Integrated Plan would be implemented in a comprehensive manner, incorporating all elements of the proposed plan. Implementing the different elements of the Integrated Plan as a total package is intended to result in greater benefits than implementing any of the seven elements independently.

~~The use of surface water from the Yakima River and its tributaries is the focus of one of the most hotly contested water rights cases in the nation. State v. Acquavella is the general water rights adjudication that has been proceeding in the Yakima County Superior Court since its initiation by the Washington State Department of Ecology in 1977. In its adjudication, the court is addressing all claimed surface water rights through one of four pathways:~~

- ~~state-based rights of major claimants;~~
- ~~state-based rights for other claimants, by sub-basin;~~
- ~~federally reserved rights for non-Indian claims;~~
- ~~federally reserved rights for Indian claims.~~

~~The legal rulings (or decrees) on these pathways are nearly complete and their final outcome is likely to have profound effects on Yakima County's future growth.~~

2.5.2.2 Groundwater

Groundwater in Yakima County is found in the basalt that underlies most of the area, in the alluvium deposits located along the various watercourses, and in the Ellensburg formation which both overlies and

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interbeds within the basalt flows. The following sections describe the three principal aquifers of Yakima County in more detail.

2.5.2.3 Yakima Basalt

Yakima Basalt, a subgroup of the Columbia Basalt, include confined aquifers in interbeds sandwiched between layers of basalt. Within the region, the basalt aquifers vary in their water-yielding character from 100 gal./min. to 2,000 gal./min. Although some deep municipal and irrigation wells penetrate the Yakima Basalt, the source appears relatively untapped and is potentially the most productive and least impacted of Yakima County's three principal aquifers.

Some portions of the interbed aquifers may involve fossil waters which have no source of recharge. Potential recharge areas include contacts between the Columbia basalt flows and the units within the Cascade ~~range~~Range, surface and subsurface drainage along exposed interbeds associated with anticlinal ridges, at gaps where streams have cut through uplifted basalt exposing interbeds, and along fault zones which bisect basalt layers. The Yakima Basalt may also be recharged in upper valley reaches by overlaying gravels and unconsolidated alluviums.

2.5.2.4 Ellensburg Formation

The Ellensburg Formation consists largely of layers of gravels, sand, silt, and clay sediments transported from the westerly portion of Yakima County on to, and in some areas inter-bedded with, the upper basalt flows. The capacity of the formation as an aquifer ranges from poor to good, depending on its depth and composition. Underlying basalt layers generally dip toward the center of valleys and easterly such that more productive Ellensburg aquifers are located in the center of lower valley reaches having deeper profiles of the formation. Principal aquifers in the formation are generally confined, weakly cemented, permeable layers of gravel and well-sorted sands interbedded with less permeable layers of clay and shale. A basal layer of this formation which lies directly above the uppermost basalt flow may be one of its more productive water-bearing zones.

Recharge is by infiltration from precipitation and irrigation, by effluent seepage from surface waters, and by upward leakage from the Yakima Basalt. ~~-~~The most important current source of recharge is considered to be upward leakage from the underlying basalt. Susceptible recharge areas are those where the formation is exposed at the surface or where saturated alluvial gravels directly overlie the formation. Where the formation contains significant aquifers, the largest natural discharge is potentially the upward seepage to overlying gravel units and alluviums.

2.5.2.5 Upper Aquifer

The Upper Aquifer generally consists of gravel units and principally stream-deposited, unconsolidated alluviums distributed in variable thicknesses along the valley floors. The largely cemented gravel units are considered a viable aquifer only where they contain deeper profiles of weakly cemented sand and gravel. The most productive aquifer (second only to the Yakima Basalt) is the unconsolidated alluvium. The alluvium aquifer is generally unconfined, with its thickest, most productive units occurring in syncline centers. The Upper Aquifer is generally associated with a shallow ground water table which supports the bulk of Yakima County's domestic water supplies.

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~~Snowpack accumulations at the higher elevations supply irrigation water for much of the agricultural use found in the lowland areas. Most of the snowpack run-off flows into reservoirs outside of Yakima County. However, Tieton Reservoir (Rimrock Lake) and Clear Lake on the Tieton River and Bumping Lake on the Bumping River lie within the County. There is also a small private reservoir in the Wenas Valley. Even with these facilities, there is frequently a shortage of water in tributaries of the Yakima River. Transmission losses and over irrigation aggravate the problems of water shortage, drainage, erosion, and alkali and salt accumulation.~~

~~All available surface water is presently allocated to irrigated land. Development of more irrigated land will require additional storage capacity, the use of more underground sources, or additional water saving measures. In all likelihood, a combination of solutions will be necessary to deal with the demand for additional water. While more irrigated land above the Roza Canal in the Moxee Valley and on the south flanks of Rattlesnake Ridge could be developed, few other areas have potential for irrigation because of the limited productivity of the soils and the high cost of delivering water.~~

~~Groundwater, meanwhile, supplies most of the County's drinking water. While groundwater supplies are considered vast, no one really knows how much is available. And the cost of obtaining ground water from deep sources can be prohibitive. The deeper aquifer generally has more metals and minerals as well, which may create problems for industrial or domestic use.~~

~~Surface and groundwater, while adequate to support the native habitat, were never intended to irrigate upland areas. Yet an additional 20,000 to 60,000 people in the County will increase demand for both drinking water and irrigation, placing additional strain on surface and groundwater supplies.~~

~~To cope with additional water demands, the County may need to take a position on the transfer or sale of water. *Water transfers* involve the creation of a system to convey already allocated water from one system or place to another. It may take the form of leasing or outright sale of water.~~

~~Although water transfers would satisfy the immediate need for water, they do not address the issue that water is a limited resource.~~

2.5.3 Climate

Yakima County's climate is an important yet often overlooked aspect of our natural setting. The long sunny days and cool nights have helped Yakima County become one of the top agricultural producing counties in the United States. ~~-~~Our attractive climate has also boosted the County's tourism industry. With over 300 days of sunshine per year and a central location within the state, Yakima County is an increasingly popular site for conventions, softball and tourism.

Climatic variation within Yakima County is extreme. ~~-~~The Rocky Mountains partly shield the region from strong arctic winds, so winters, while cold, are generally not too severe. In summer, Pacific Ocean winds are partially blocked by the Cascade Range. Thus the days are hot, but the nights are fairly cool. In winter the average temperatures at Yakima, Rimrock and Sunnyside are 32, 29, and 35 degrees Fahrenheit, respectively. In summer the average temperature is 68 degrees at Yakima, 61 degrees at Rimrock, and 70

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degrees at Sunnyside. [USDA Soil Survey For Yakima County 1985, pg. 3] Temperatures elsewhere within the County can vary greatly from those measurements given. Scientific research supports the presence of the current climatic pattern over the last 2,500 years (Ubelacker 1986; Calder; 1974; Chatters 1981).

Yakima County's climate is an important yet often overlooked aspect of our natural setting. The long sunny days and cool nights have helped Yakima County become one of the top producing agricultural counties in the United States. The average length of our growing season is 195 days. Annual precipitation ranges from over 100 inches in parts of the Cascades to less than 8 inches in the eastern lower elevations. We depend upon significant snowpack accumulations at the higher elevations to supply irrigation water for much of the agricultural uses found in the lowland areas.

Our attractive climate has also boosted Yakima County's tourism industry. Tourism is a big business in Yakima County and it's growing. One reason people visit Yakima County is for our four full seasons of outdoor recreational opportunities. Our climate and central location within the state makes Yakima County an increasingly popular site for large conventions. And every summer hundreds of sports teams travel with their families to play in our parks and stay in our motels. It's clear that Yakima County's climate is a major contributor to the health of our local economy.

2.5.3.1 Climate Change

Climate change, as the name suggests, refers to the changes in the global climate which result from the increasing average global temperature. For example, changes in precipitation patterns, increased prevalence of droughts, heat waves, and other extreme weather, etc. "Global warming" refers to the increase in Earth's average surface temperature due to rising levels of greenhouse gases. ***Horizon 2040*** doesn't debate the cause of climate change only discusses the effects it has on our environment.

Climate models predict that Washington State will become warmer and wetter in the Cascades in the coming years. Warmer, wetter Cascades means while there may be more precipitation falling on the mountains, it may be in the form of rain instead of snow. Yakima Valley depends on snowpack in the Cascades to act as a reservoir for irrigation; over half of the irrigation water Yakima Valley farmers depend is stored as snow in the mountains. A lower snowpack in the Cascades leads to less water available for irrigation in Yakima Valley. Meanwhile, drought in the Yakima Valley is expected to become more common in these climate models. In Washington State, likely climate change impacts and indicators that may need to be addressed include:

- Likely increase in frequency and intensity of heat waves.
- Retreating glaciers and reduced snowpack in the mountains.
- Likely rise in sea level accompanied by coastal erosion.
- Change in volume and timing of precipitation with possible landslides and flooding.
- Greenhouse gas emissions increase.
- Degraded air quality.
- Fish and wildlife habitat destruction; highly altered critical areas and ecosystems.

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Local governments are concerned with climate change, but most do not yet have the level of local awareness, financial resources, information or state guidance to address this challenge. However, recent legislation and broader climate change efforts are beginning to help local governments address climate change. For example, in 2008 the Washington State Legislature established limits on the state's greenhouse gas emissions. Washington State Department of Ecology (DOE) is required to review these limits and make recommendations regarding revisions using science from the University of Washington's Climate Impacts Group (CIG). Ecology's latest recommendations are in the Washington Greenhouse Gas Emission Reduction Limits report that was provided to the state Legislature in December 2016, which includes:.

Existing state greenhouse gas limits:

- By 2020, reduce overall emissions of greenhouse gases in the State to 1990 levels.
- By 2035, reduce overall emissions of greenhouse gases in the State to 25 percent below 1990 levels.
- By 2050, the state will do its part to reach global climate stabilization levels by reducing overall emissions to 50 percent below 1990 levels, or 70 percent below the State's expected emissions that year.

Recommended limits:

- By 2020, reduce overall emissions of greenhouse gases in the State to 1990 levels.
- By 2035, reduce overall greenhouse gas emissions in the state to 40 percent below 1990 levels.
- By 2050, reduce overall greenhouse gas emissions in the state to 80 percent below 1990 levels.

Additionally the state has adopted a statewide goal to reduce annual per capita vehicle miles traveled for light-duty vehicles. Comprehensive planning is an excellent venue to address both the reduction of greenhouse gases and vehicle miles traveled. Almost half of all greenhouse gas emissions in our state result from the transportation sector. Land use and transportation strategies that promote compact and mixed-use development and infill reduce the need to drive, reducing the amount of greenhouse gas emissions.

The Yakama Nation's Climate Adaptation Plan for the Territories of the Yakama Nation was published in April, 2016 . The Climate Adaptation Plan represents the first collective effort by the Yakama Nation to identify (1) important resources and cultural components most likely to be impacted by climate change, (2) work the Tribe is currently undertaking that recognizes and will help to reduce climate change impacts, and (3) specific recommendations for deeper analyses of vulnerabilities and risks to their most important interests and adaptation actions that should be implemented. The Climate Adaptation Plan's goal is to be a starting point for the conversation about climate change and planning for adaptation throughout all of the territories of the Yakama Nation. It is derived from the experience of the Yakama Nation people, its tribal programs, and findings from regional experts on these important topics. This document is one way to educate ourselves about current vulnerabilities and future risks and share ideas about actions that may need to taken to build climate resilience. It is a living document that will be revisited and adjusted over time to reflect new information, new understandings, and new priorities.

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Some local governments in the state are taking action to address climate change through a combination of mitigation and adaption techniques in their operational and comprehensive plans. While addressing climate change or energy are not specific requirements under the Growth Management Act (GMA), many counties and cities are addressing climate change through land use and transportation planning or by adding climate change policies or even optional elements to their comprehensive plans. The expected return on investment of addressing climate change issues through planning at the local level is that development will occur where urban services exist or are planned for, where transportation choices can be more efficiently provided, and where the majority of jobs and housing are located.

This also conserves resource lands (designated agricultural, forest, and mineral lands of long-term commercial significance) and rural areas (lands outside of designated urban growth areas that are not formally designated resource lands). It may also result in a greater likelihood of transportation alternatives to the single-occupancy vehicle, fewer vehicle miles traveled, a greater mix of land uses and densities in urban areas, and a better jobs/housing balance. In fact, it is believed that the desired outcomes of addressing climate change are also the desired outcomes of the Growth Management Act.

In addition to the GMA, Yakima County may address potential impacts of climate change through the administration of State Environmental Policy Act (SEPA). Under SEPA, actions by a governmental entity, such as granting a development permit, must be assessed for potential impacts to the natural and built environment. To perform this assessment, Yakima County relies on the use a SEPA checklist.

The SEPA checklist consists of a series of questions that ask for information about a proposal, such as a subdivision, a commercial building or a public building. Part of the checklist requests information describing the proposed actions impact on climate, but there is no guidance on whether or how to quantify, analyze and mitigate for greenhouse gas emissions at this time. To begin to provide such guidance, DOE is engaged with a SEPA working group to help clarify the SEPA rules and prepare important guidance information to:

- Clarify how, where and when to incorporate climate change considerations into the environmental review of a proposal.
- Recommend changes to the SEPA rules and/or environmental checklists, threshold determination, and/or Environmental Impact Statements (EIS).
- Provide instruction or guidance to local and state governments on how to determine possible mitigation strategies, and whether the impacts of climate change may affect the project over its lifetime.
- Encourage greater use of SEPA in a programmatic, upfront manner that results in streamlining permitting for compact development in urban growth areas or urban centers.

2.5.3 Air Quality

The primary source of air pollution in Yakima County is motor vehicles. Air quality is lowest during the winter, when the valley's shape and weather patterns combine to create an inversion layer of trapped air. Wood smoke, car exhaust, road dust (track out), and other emissions collect in this trapped layer and

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remain until weather conditions permit their dilution. –With increased population, we will face an increasing challenge to maintain and improve air quality, particularly in urban areas.

Under state law, growth must be focused in urban areas. -Yet more people locating into Yakima's Urban Growth Areas (UGA) will concentrate growth in a setting that traps air pollution. –Gravel road dust is tracked out of rural areas into urban areas and is re-suspended. In order to maintain air quality, pollution from cars, wood smoke and industry must be addressed. -The County's focus should be 1) to reduce single occupancy vehicle (SOV) trips, 2) reduce dependence on wood stoves as sole source of heat, and 3) work with local industries to help them comply with air quality standards.

One of mankind's most basic needs is the air we breathe. -Polluted air contributes to a variety of health problems and consumes millions of dollars in medical costs each year. Polluted air also obscures visibility, creates unpleasant odors, and adversely affects animal and plant life. –The attractiveness and ~~liveability~~livability of Yakima County is directly related to the quality of our air.

Air quality concerns in Yakima County are the greatest during the winter months. -The weather patterns combine with our valley's topography shapes to create an inversion layer of trapped air. -Wood smoke, car exhaust, ~~re~~suspended road dust, and other emissions collect in this trapped layer where they stay until the weather dilutes them. Polluted air contributes to a variety of health problems. Polluted air also obscures visibility, creates unpleasant odors, and adversely affects animal and plant life. -Heavily traveled gravel roads also contribute to our air quality concerns in dry seasons. Yet the cost of solving the problem increases proportionately with the increased traffic resulting from Yakima's growth.

2.5.4 Geology

Between 16 and 10 million years ago, the central and eastern portions of Yakima County were overrun repeatedly by massive flows of molten lava. -These flows originated from large fissures or rifts in what is now southeastern Washington and northeastern Oregon. Over and over again, each flow incident spread westward and eventually cooled to form basalt.- The layers of basalt thin to the west and are generally absent at the crest of the Cascade Range. However, basalt exposures exist near the crest at Jumpoff Peak, Meeks Table and the Little Naches-American Fork River junction (Campbell, 1984). The local accumulation of these flows are known as the Yakima Basalt Group and are the youngest members of the greater Columbia River Basalts.

Near the end of the last great basalt flows, the Cascade Mountain Range was in the early stages of formation. -Between basalt flood episodes came the deposition of volcanic materials, mostly large mud flows (lahars), from the newly-forming Cascades. These deposits, known as the Ellensburg Formation, are found both overlying and between Yakima basalt flows and ended about 4 million years ago. Because the basalts become thinner and pinch out to the west, the interbeded deposits are difficult to distinguish from the overlying deposits.

Subsequent folding of the basalts and volcanic deposits has formed a series of five east-to-west trending anticlinal (upfolds of rock) ridges with broad synclinal valleys lying in between. Collectively named the Yakima Fold Belt, the ridges are individually named Umtanum, Yakima, and Ahtanum/Rattlesnake Ridges; Cleman Mountain and the Horse Heaven Hills. -Their folding occurred at different rates, at times fairly

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rapid and others very slowly. As uplift of the ridges occurred, the Yakima River was able to down-cut rapidly enough to generally maintain its present course. ~~Yakima County's landscape was shaped by massive flows of molten lava. These flows, which cooled to form basalt, have formed a series of five east-to-west trending anticlinal (upfolds of rock) ridges called the Umptanum, Yakima, and Ahtanum/Rattlesnake Ridges; Cleman Mountain; and the Horse Heaven Hills.~~ Most are used primarily as rangeland. Between the ridges are basin valleys that are tributary to the Yakima Valley. ~~-~~These include the Wenas, Naches, Moxee, and Ahtanum valleys. ~~-~~These valleys are quite extensive and are the main areas used for irrigated crops.

The ridges and basins form the visual perspective of Yakima County and provide community definition. The quality of our human environment is dependent, in part, on the quality of these ridges and basins. For example, the quality of surface water may be seriously degraded if the ridge drainages are disturbed by development or erosion due to overgrazing. Wildlife habitat for upland game birds and big game may also be destroyed.

Water quality can also be degraded by development in the valley bottoms. As additional areas are paved, run-off collects urban-area pollutants which are transferred back to the surface and ground water environment. The ridges are also vulnerable to degradation as a visual resource from the construction of transmission lines, towers, houses, and roads.

The cost of developing along the ridges is high. Infrastructure costs more because water must be piped farther and upwards against gravity. Poor road networks make it difficult to reach developments. Slopes create difficulty in siting septic systems. ~~–~~ An excessively drained septic system, for example, may contaminate wells located down slope. ~~–~~These conditions will not be solved in the near future by technology or a "quick fix" instead, they support the ***Visioning*** statement that "we must recognize that we can't live everywhere."

About one million years ago, lava began flowing from a volcano lying near the Goat Rocks region of western Yakima County. One eruption of this andesite lava flowed down the Tieton River toward the City of Yakima forming what is now Naches Heights. Another flow of this Tieton Andesite forced the Naches River northward from its original course along what it now Cowiche Creek. Today, the most striking exposures of the Tieton Andesite are found across from the Oak Creek Wildlife Recreation Area near the confluence of the Tieton and Naches Rivers.

During the last ice age, a glacial dam formed to block the Clark Fork of the Columbia River in Idaho. ~~-~~This blockage backed up a tremendous amount of water known as Glacial Lake Missoula. When this ice dam broke, the lake rushed westward to scour the top of the basalt flows and create the channeled scab lands of the Columbia Basin. Glacial flood events of this type were repeated as many as forty times during the last 30,000 years. The flood waters flowed out to the mouth of the Columbia River and up the Yakima Valley depositing gravel and slack water sediments as far north as Union Gap. ~~-~~These flood deposits can be seen in several places in the Lower Valley including the gravel pits south of Grandview, along old Highway 12 near Buena, and along the north side of Snipes Mountain.

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With the notable exception of the eruption of Mount St. Helens in 1980, recent geologic history has been a time of little change. While several minor landslides and tremors have occurred, uplift of the ridges has almost stopped. The large scale erosive events of the past have diminished, but the Yakima River and its side streams continue to down cut, transport and deposit sediments.

The geologic history of Yakima County has provided us with rich volcanic and river deposited soils that have proven outstanding for agriculture. ~~-~~This aspect of our landscape, along with abundant cattle grazing opportunities, is what originally spurred people to move here. Although our economy has become more diversified, agriculture and its related industries are still Yakima County's biggest business. ~~-~~In this regard, our success is tied directly to our geologic past. But while large areas remain productive for agriculture, growth within Yakima County continues to remove substantial tracts of the best agricultural land for urban and suburban development. ~~–~~We will continue to face some difficult challenges in preserving our best agricultural ground as we continue to develop home sites and diversify our economy.

Another important local enterprise tied to our geologic past is the sand and gravel mining industry. While not a major local employer, these operations provide us with important construction materials. ~~–~~The primary source for these aggregates is the Yakima River flood plain although several sites have been developed along the ridges.

2.5.5 Soils

The geologic history of Yakima County has provided us with rich volcanic and river deposited soils that have proven outstanding for agriculture. Although our economy has diversified over time, agriculture and its related industries are the County's leading industry. In this regard, our success is tied directly to our geologic past. But while large areas remain productive for agriculture, growth within Yakima County continues to remove substantial tracts of the best agricultural land for urban and suburban development. Yakima County encourages agricultural producers to coordinate their activities with local, state, and federal agencies to limit loss of soil due to erosion. ~~–~~Our challenge is to preserve our best agricultural ground as we continue to develop home sites and diversify our economy.

Another important local enterprise tied to our geologic past is the sand and gravel mining industry. While not a major local employer, these operations provide us with important construction materials. ~~–~~The primary source for these aggregates is the Yakima River flood plain although several sites have been developed along the ridges.

2.5.6 Vegetation

Natural vegetation in Yakima County reflects the wide range of climatic conditions found here. ~~–~~The eastern portions of the County are dominated by steppe and shrub-steppe plants common to the greater Columbia Basin. Eastern slopes and ridges are generally treeless and in their native condition are covered with sagebrush and desert grasses. Typical community dominants include shrubs such as big sagebrush, bitterbrush and stiff sagebrush.~~big leaf sage, bitter brush, and small sage.~~ Stiff perennial grasses such as blue bunch wheat grass, Idaho fescue and giant wild rye were once commonplace. Traveling west and upward in elevation, the vegetation changes with climate and hydrology to allow an abundance of plant life, and includes extensive tracts of ponderosa pine, mountain hemlock, Douglas fir and various other

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conifer species. Ultimately, the harsh conditions of the highest points in the Cascades allow for little vegetative growth. What does survive has adapted to the extreme conditions found there.

Along ~~the main stem of the Yakima River and its adjacent~~ stream corridors are vegetative belts that contain various kinds of shrubs, trees and grasses such as;~~. Water loving trees like~~ black cottonwood, aspen and alder~~ are found along many stream banks~~. These well vegetated stream-side riparian zones provide substantial food and shelter for wildlife. Many aquatic organisms feed on leaf litter and woody debris that collect in these streams. Insects and other invertebrates falling from these plants provide an important source of food for many fish species. Birds and land animals depend on stream-side vegetated areas for food, thermal protection, visual cover and as a migratory corridor to other parts of their habitat. It is the sum of these parts, from microorganism to migrating fish, that make habitat vibrant and healthy.

As development takes place, native vegetation is often indiscriminately removed and as a result, wildlife habitat is lost. Birds as diverse as osprey, heron and wood ducks all need large trees adjacent to streams for nesting. Early logging practices in the headwaters of the Yakima River removed many of the larger trees from these reaches and thus ended the gathering of large organic debris along the river's banks. The commonly accepted actions we take in developing our resources disrupt the natural cycle that is essential to the continued health of riparian areas.

Livestock, logging and irrigated agriculture have irrevocably altered the native vegetation of Yakima County. While our success at modifying our surroundings has driven our local economy, another perspective sees the missed opportunities. Stream corridors stripped of their vegetation no longer support the fish they once did. The "stair step" appearance along many of the ridges are long-term signs of overgrazing. With the difficulty these lands have in recovering, pressure mounts to convert them to other uses, most often housing.

The County's dominant native vegetative pattern is steppe and shrub-steppe. In the higher western elevations, trees become more abundant. The majority of Yakima County's commercial timber lies above 3,000 feet and much of this is outside of local land use jurisdiction. The health of the timbered areas contributes to the prosperity of the County's agriculture. With fewer trees in the mountains, water runs off faster and isn't retained for later seasonal use. Although standard forest practices encourage replanting, re-vegetation is more difficult on the eastern slopes of the Cascades. The practice of mono-cropping also makes the ecosystem more vulnerable to disease and other problems.

The introduction of livestock and agricultural production in the mid- to late 1800's has also drastically changed the County's vegetation patterns. This in turn has reduced wildlife habitat since the native vegetation they depend upon is reduced. Native plants have been edged out by invaders and all this increases wind and water erosion.

2.5.7 Visual

Perhaps the most popular "postcard" image of Yakima County is a bountiful orchard stretching westward with Mount Adams visible in the background. A somewhat lesser known image is the nearby ridge lines and valley bottoms. And intermixed with the ridges and valleys are other places that hold people, roads,

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buildings and lights. For most of us, these urban images dominate our daily visual perspective. They seem more dynamic and fluid than ridges, orchards and valleys. We see the changes in our urban setting more readily than anywhere else because that is where most of us live. But in Yakima County, many feel that what once looked rural and open has become increasingly filled up and more urban in appearance. We won't see our rural lands disappearing until it's already happened.

The ridge lines of Yakima County have become more than striking natural visual features. As Yakima County has grown, many of these high points have become highly coveted places in which to live and build homes. Areas like the Naches Heights west of Yakima, Lookout Point south of Selah and Yakima Ranches above Terrace Heights all offer outstanding views of the valley bottoms and seclusion from crowded city streets. Other ridge lines, such as Ahtanum and Rattlesnake Ridges, are serving the needs of a growing communication industry for the placement of transmitter towers. Yet we forget that these high points present problems for development due to the costs of providing services like roads, water and sewer. Past land use and subdivision practices have diminished the function of many ridge lines as important wildlife habitat. These same practices have also reduced the ridges' ability to serve the more traditional uses applied to them as range or agricultural land.

The open spaces in Yakima County come in many forms, some of it dedicated and protected while others are informal and not publicly accessible. The majority of Yakima County is owned and/or managed by federal, state or Tribal interests. While these lands lie largely outside of County jurisdiction, they provide the bulk of our open spaces. Most of Yakima County's recreational opportunities lie within them and they contribute significantly to other open space values such as wildlife habitat. To protect the informal, privately held open spaces, Yakima County has an Open Space Tax Program which reduces the tax assessment on agricultural and timber lands in open space. Other open space lands can also qualify for reduced assessments if their preservation provides some public benefit.

The provisions of Yakima County's adopted Critical Area Ordinance (CAO) also encourages open spaces by establishing vegetative buffers along our streams and wetlands. The vegetative buffering provisions of the CAO 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.

The ~~preferred land use alternative scenario detailed in the~~ Land Use Element advocates a large lot rural zoning pattern to preserve the remaining openness of these areas. Past zoning and subdivision regulations have allowed lots down to one-half acre in size anywhere in the County. This permissiveness has resulted in a sprawling rural land use pattern that has consumed large areas of our informal open spaces.

2.6 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

2.6.1 Natural Resource Protection

As discussed in the preceding section, Yakima County is rich in both natural and cultural resources. This inheritance puts us in an enviable position for future growth. However, the prosperity of our near- and long-term future is in our hands and in many ways we are at a crossroads. Will we continue to meet our

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short-term needs at the expense of our long-term resources? Or will we meet the challenge of sustaining growth while preserving options and resources for both ourselves and upcoming generations?

For individuals, sustaining resources can be simple actions: turning off the bathroom tap while brushing your teeth. Recycling and properly disposing of hazardous materials like motor oil and antifreeze. Or finding alternative ways to get to work. Likewise, businesses can help build a sustainable community by "adding value" to locally produced renewable resources, providing internships and job training. These types of actions, if practiced by enough of us, foster a commitment to place and bring stability to both the economy and the environment.

To better meet this challenge, five components of sustainable land use management have been identified. These components are referred to throughout the Natural Setting goals and policies of ~~***Plan 2015***~~***Horizon 2040*** and include:

- *Strategies to foster improvement of the natural resources common to us all, particularly air and water quality;*
- *Protection of designated critical areas, including wetlands, stream corridors, and frequently flooded areas;*
- *Education efforts that will further awareness of environmental issues;*
- *Incentives that encourage the use of long-term, least-cost alternatives; and*
- *Performance measures that assess the state of certain key natural amenities today so they can be compared to their condition in the future.*

~~The concerns identified in the Major Issues section can be dealt with through a combination of the above sustainable land management components. With respect to certainty in our water supply, we need to develop a marketing system that allows water to be transferred once the water rights adjudication has been resolved. Our water supply will be better protected by effective administration of the Critical Areas Ordinance and additional conservation practices in our building code. By educating ourselves and our children as to the limited availability of water, we will begin to develop personal habits that conserve the resource. The incentives we provide for water conservation like shortened permit processing time and savings on our water bills, will have tangible returns for users. And finally, we must continue to collect data on the state of our water supply: who uses it, how much is used for what purposes, and at what cost. This data can then be chronicled and compared to future uses, users and costs to determine the performance of our efforts.~~

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2.7 GOALS, OBJECTIVES AND POLICIES

To help guide development of the Goals and Policies for the Natural Setting Element, several principles have been identified:

- *Landscapes, both cultural and natural, provide clues to a region's human personality; The way we live our lives and create our cultural landscape is a function of the natural setting, of our environment. In turn, the long-term capacity of the environment to support significant population growth is directly related to our understanding the limits of natural systems. Rather than relying on often expensive technological fixes, we should work to attain a symbiotic relationship between the natural setting and the cultural landscape, a relationship that is sustainable.*

- *The natural setting and its resources drive our economic base and define our cultural landscape. It shapes our quality of life.*

- *While landscapes and natural systems can be hard to read, we must work with and within them in order to plan for growth wisely.*

- *The perception of a deficiency in any one of the County's resources is a human construct and as a culture, most Americans do not like to recognize limits. The widespread attitude in our society is that all of mankind's problems can be solved with better science or that a technological fix will overcome any obstacle nature presents us.*

2.7.1 Visioning "Check In"

Yakima County took part in a "Visioning check in" process in 2014 and 2015. This effort used online surveys to gain feedback from Yakima County residents on whether they feel the original Visioning Goals that influenced Yakima County's Comprehensive Plan - ***Plan 2015*** are still relevant today or should be updated or discarded. A total of 254 people took the survey related to the natural environment, resulting in the list of revised Visioning Goals below.

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Visioning Goals - Environment

1. Water:

A. Improve and maintain water quality and quantity.
B. Promote increased levels of water management for the purposes of conservation, storage, delivery, and flood control.
C. Provide effective management for diverse and conflicting water uses: agricultural, municipal, and industrial; recreational and fishery base flows; wildlife habitat; wetlands; and rural residential.
D. Manage the Yakima River Basin as a unique resource.
E. Restore the water quality of the Yakima River.
F. Identify future needs and promote increased water supplies through coordinated management and conservation efforts.
G. Improve and maintain ground and surface water quality.

2. Land:

A. Coordinate land uses to reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.
B. Preserve and protect critical areas.
C. Inventory public open space lands and define those to preserve for future generations.

3. Air:

A. Address air quality challenges while recognizing the different existing and future growth patterns and regulations for urbanizing and rural areas.
B. Identify the impact on air quality caused by industrial and community growth patterns, such as the quantity, size, location, and nature of the growth.
C. Determine what threshold of air quality we wish to achieve and maintain for health and aesthetics.
D. Establish county-side quality standards based on best management practices.

4. Education and Awareness:

A. Promote environmental education opportunities.
B. Foster awareness necessary to address environmental challenges.
C. Develop an educational awareness program which informs people of the value of their resources and the steps for their protection.

5. Other Programs:

A. Create resources or incentives that will promote actions which enhance the natural environment.
B. Increase the community's participation in recycling and other innovative solid waste disposal programs.
C. Create a comprehensive image that links together environmental, resources and quality of life elements.
D. Preserve wetlands, open lands, and other habitat areas.
E. Establish and enforce standards for light, glare, and noise to minimize incompatibilities within and between land use areas and to enhance quality of life.
F. Consider energy supply alternatives and energy conservation opportunities.

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EDUCATION

PURPOSE STATEMENT NS 2

The failure to recognize environmental limits results in depleted resources, and as a result, diminishes our present quality of life. If the County is to achieve sustainable development, residents need to look beyond the short-term benefits of their actions. This goal and related policies encourage education as a means to inform County residents and visitors that preserving environmental quality will help maintain the County's quality of life for the long term.

Goal NS 2:	Inform residents and visitors on how living and doing business in Yakima County can be satisfying and profitable without degrading environmental values.
Policies:	
NS 2.1	Make information available for the general public which outlines the various land use permitting processes. This should focus on reasons for the regulation and the basic permitting steps.
NS 2.2	Provide information and education on planning issues to schools and the community at large.
NS 2.3	Develop an educational brochure that illustrates the functions and values of Yakima County's wetlands and the natural history of the Yakima County stream corridors.
NS 2.4	Work with school districts to increase understanding of planning issues; make locally oriented planning curriculum available.

AIR QUALITY

PURPOSE STATEMENT NS 3

~~*Focus 2010 envisioned a dramatic improvement in the Lower Valley's air quality by the year 2010 as result of both federal clean air standards and local initiative. The Upper Valley's Vision 2010 mentioned aesthetics and health as reasons for securing and maintaining air quality.*~~

Federal and state standards have been set for ~~inhaleable~~inhalable particulate ~~(PM$_{10}$)~~matter (PM$_{10}$) ~~and~~ and carbon monoxide ~~(CO)~~, both of which are of some concern, particularly in the Yakima urbanized area. Reductions in pollution must be realized from existing as well as future sources in order to accommodate growth without causing violation of any of the standards.

~~*Since 1991, most of the Yakima area (including the areas in and around Yakima, Selah, Gleed, and Union Gap) has been considered an inhaleable Particulate Matter (PM-10) Nonattainment Area because it has a history of exceeding federal air quality standards for PM-10 (fine particles). Nonattainment areas are required to take steps to improve air quality. In the Yakima PM-10 Nonattainment Area, a combination of control strategies, conversion from wood stoves to other heating methods, and mild winters has succeeded in preventing any exceedances since 1991. The Yakima Regional Clean Air Authority is preparing a long-term maintenance plan to prove to EPA that these improvements will be maintained. If EPA approves the plan, Yakima will be considered an attainment area.*~~

~~*In addition, Yakima is currently an unclassified attainment area (neither attainment nor nonattainment) for carbon monoxide (CO) because of serious exceedances in the past, although none has occurred since 1991. To achieve attainment status, a long-term maintenance plan is also needed for CO.*~~

~~*Areas that are in nonattainment for any federal standard, including CO and PM-10, may be subject to sanctions. Federal transportation monies could be withheld. Also, when a new source of CO or PM-10 is proposed, it could not be authorized unless some way were found to reduce the level of that contaminant in the air by at least twice as much as the new source would contribute. This could have a negative effect on industrial development, at least for some industries.*~~

~~*New lower standards are being considered for ultrafine inhaleable particulate (PM 2.5) and ozone. It is unknown whether Yakima will violate either standard if and when approved. Typical sources of PM 2.5 include road dust, construction dust, wood smoke, and internal combustion engine exhaust. Typical sources of ozone are oxides of nitrogen, which are combustion by products; and volatile organic compounds, which are solvents and by products of incomplete combustion from internal engines and many industrial processes.*~~

Goal NS 3:	**Make steady improvement in the air quality of the Yakima Valley by reducing dust, odor, auto emissions, smoke, and other contaminants.**
Policies:	
NS 3.1	Support the Yakima Regional Clean Air Agency in researching the nature, magnitude, and potential solutions to problems caused by airborne particulates, taking appropriate actions, and monitoring results.
NS 3.2	Require control of emissions to the air during land development and construction projects.
NS 3.3	Participate in the review and planning efforts of the Yakima Regional Clean Air Agency to reduce smoke, odor, dust, and other air contaminants.
NS 3.4	To the extent physically and financially possible, control dust on County roads.

CULTURAL RESOURCES

PURPOSE STATEMENT NS 4

Cultural resources are those items, both tangible and intangible, that provide us with ties to the past, a better understanding of the present, and a means to evaluate what the future might hold. The following goal and policies stress the importance of cultural resources to Yakima County's health and prosperity.

Goal NS 4:	**Promote the identification and protection of archaeological and significant historical sites and structures.**
Policies:	
NS 4.1	Develop a local process, in conjunction with state agencies and the Yakama ~~Yakima~~ Nation for evaluating the significance of historic, cultural, and archeological resources to help ensure that archeological and significant historic sites and structures are identified within the County. ~~{Amended 12/98}.~~
NS 4.2	Maintain a process to evaluate impacts of proposed land use actions on County-designated historic, cultural and archeological sites to help ensure that archeological and significant historic sites are not disturbed or destroyed through any action of the county, or through any action permitted by the county. ~~{Amended 12/98}.~~
NS 4.3	When the original or present use of a designated historic structure ceases to be feasible, provide for adaptive reuse of the structure when it is determined that a more

	intensive use would encourage and facilitate rehabilitation and preservation of the landmark.
NS 4.4	Prior to demolition, moving or alteration of any designated historic, cultural, or archeological landmark, ensure that due consideration is given to its preservation or, at a minimum, documentation of its historic value.
NS 4.5	When available, utilize existing archaeological and cultural resource information from the Washington State Department of Archaeology and Historic Preservation and the Yakama Nation.

NOISE

PURPOSE STATEMENT NS 5

~~*Noise pervades our daily lives.*~~ *The following goal and policies attempt to address the adverse effects that can result from noise.*

Goal NS 5:	**Promote an environment free from excessive noise that jeopardizes the public health, safety and welfare.**
Policies:	
NS 5.1	Review the adequacy of local noise control/abatement measures and mitigation standards.
NS 5.2	Enforce noise standards.
NS 5.3	Enforce the use of standard construction industry practices to control noise, including the use of noise-muffling equipment and observance of normal hours of operation.
NS 5.4	Evaluate specific projects for their effects on noise-sensitive uses, such as residences, schools, churches, libraries, and health care facilities, sensitive wildlife species, and establish mitigating conditions.

VISUAL

PURPOSE STATEMENT NS 6

Perhaps the most popular "postcard" image of Yakima County is a bountiful orchard stretching westward with Mount Adams looming in the background, or the image of the nearby ridge lines and valley bottoms. Intermixed with the ridges and valleys are other places that hold people, roads, buildings and lights. For most of us, these urban images dominate our daily visual perspective. They seem more dynamic and fluid than ridges orchards and valleys. Changes in our urban setting are seen more readily than anywhere else because that is where most of us live. But in Yakima County, many feel that what once looked rural and open has become increasingly filled up and more urban in appearance. The following goal and policies address the importance of our urban and rural visual surroundings.

Goal NS 6:	**Protect property values by improving the appearance of the Yakima Valley.**
Policies:	
NS 6.1	Protect the natural, historic, and visual quality of remote areas.

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NS 6.2	Utilize programs that would enable open lands to remain in a natural state to maintain scenic beauty and aesthetic qualities.
NS 6.3	Develop standards for light and glare appropriate to each land use designation to minimize incompatibilities.
NS 6.4	Continue to enforce nuisance laws requiring clean-up of yards (garbage, clutter, junk cars, etc.).
NS 6.5	Encourage new telecommunications towers to be located and designed to minimize visual and land use impacts.
~~**NS 6.6**~~	~~Establish siting standards for mobile/manufactured homes outside approved mobile/manufactured home parks or subdivisions.~~
NS 6.6	Assure that lot coverage, height and setback regulations are appropriate to the purpose and intent of the zoning district.
NS 6.7	Include landscaping, signage and other aesthetic standards in the commercial and industrial site plan review process.
NS 6.8	Encourage private efforts to improve the appearance of the Yakima Valley.
NS 6.9	Provide incentives for the reconfiguration of parcels to enhance open space character.

SHORELINES

PURPOSE STATEMENT NS 7

The goals and policies of the Shoreline Master Program are directed towards land and water uses and their impact on the environment. ~~-~~As the population continues to increase, the pressures upon our shorelines will also increase. The goal of the Shoreline Master Program is to protect the shorelines of the state.

Goal NS 7.1:	**Implement the general policy goals of the Shoreline Management Act as listed below (WAC 173-26-176(3)):**
a.	Utilize Shorelines for economically productive uses that are particularly dependent on Shoreline location or use.
b.	Utilize Shorelines and the waters they encompass for public access and recreation.
c.	Protect and restore the ecological functions of shoreline natural resources.
d.	Protect the public right of navigation and corollary uses of waters of the state.
e.	Protect and restore buildings and sites having historic, cultural, and educational value.
f.	Plan for public facilities and uses correlated with other shoreline uses.
g.	Prevent and minimize flood damages.
h.	Recognize and protect private property rights.
i.	Preferentially accommodate single-family uses.
j.	Coordinate shoreline management with other relevant local, state, and federal programs.

Goal NS 7.2:	**Protection measures for local Shorelines should use the following Shoreline Management Act principles in order of preference as listed below (RCW 90.58.020):**

1.	Recognize and protect the state-wide interest over local interest;
2.	Preserve the natural character of the shoreline;
3.	Result in long term over short term benefit;
4.	Protect the resource and ecology of the shoreline;
5.	Increase public access to publicly owned areas of the shorelines;
6.	Increase recreational opportunities for the public in the shoreline;
7.	Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

Goal NS 7.3:	**Maintain, restore and where necessary improve the shoreline terrestrial and aquatic ecosystems so that they maintain viable, reproducing populations of plants and animals while providing the maximum public benefit of limited amounts of shoreline areas. Accomplish this through the policies in the required shoreline elements listed below.**

SHORELINE ENVIRONMENTS

Goal NS 7.4:	**Shorelines areas should be classified into specific environmental designations. The designation system should be based on the existing and future land use pattern as well as the biological and physical character of the shoreline. These environments should include the Urban, Rural, Conservancy, Natural Floodway / Channel Migration Zone (CMZ), and Urban Conservancy environments. Land uses and activities should be limited to those that are consistent with the character of the environment designation.**

Shorelines: Urban Environment

Policies:	
NS 7.5	The Urban Environment is to be used for the most intensely developed areas or areas where intensive development is desirable or tolerable. The basic principle in an Urban Environment is oriented toward quality of development in harmony with the shoreline. The Urban Environment should insure optimum utilization of shorelines occurring within urbanized areas by providing for public access and by managing development so that it enhances and maintains the shorelines for a multiplicity of uses.
NS 7.6	The following criteria should be used for the designation of Urban Environments:
1.	Areas presently supporting high intensity land use including residential, commercial, industrial and recreational uses.
2.	Areas which are planned to accommodate urban expansion of residential, commercial, industrial and recreational uses.
3.	High land values.
4.	Major public or private capital investments.
5.	Close proximity to services and utilities.
6.	Few biophysical limitations to development.

7.	Potentially low flood hazard.
NS 7.7	Water-oriented commercial, industrial, and recreation uses should be given high priority in the Urban Environment, and may be accompanied by non-water oriented uses in mixed-use developments. Residential uses should be discouraged. Recreational uses are preferred uses within the urban environments.

Shorelines: Rural Environment

Policies:	
NS 7.8	The Rural Environment should restrict intensive development along undeveloped shoreline areas that might interfere with the normal operations or economic viability of an agricultural activity located on adjacent associated shoreline areas. The Rural Environment maintains open spaces and provides opportunities for recreational uses compatible with agricultural activities.
NS 7.9	The following criteria should be used for the designation of Rural Environments:
1.	Intensive agricultural or recreational uses.
2.	Those areas with potential for agricultural use.
3.	Those undeveloped natural areas that lie between agricultural areas.
4.	Low-density residential development.
5.	Moderate land values.
6.	Potential low demand for services.
NS 7.10	Generally, allowed uses in the Rural Environment should focus on resource and recreation uses. Commercial and industrial uses should be carefully limited. Residential uses should sustain shoreline functions.

Shorelines: Conservancy Environment

Policies:	
NS 7.11	The Conservancy Environment classification is should be used for areas where maintenance of the existing character of the area is desirable. This does not necessarily mean preservation, but rather a use of natural resources on a sustained yield basis. Thus, the harvesting of timber as well as recreational activities are to be the primary uses permitted. Areas that are isolated from services, have poor drainage, high flood danger, poor ground for septic tanks, unstable earth, or steep slopes should also be designated Conservancy.
NS 7.12	The following criteria should be used for the designation of Conservancy Environments:
1.	Very low intensity land uses; primarily sustained-yield activities or pasture-range land.
2.	Larger acreages.
3.	Relatively low land values.
4.	Relatively minor public or private capital investment.
5.	Considerable biophysical limitations, making commercial, industrial, or medium to high-density residential development unsuitable.

NS 7.13	Generally, commercial and industrial uses should not be allowed in the Conservancy Environment, except when they are water oriented. Resource uses should be of low enough intensity to sustain shoreline functions with preference for non-permanent structures. Low-density residential development should sustain the character of the shoreline. Diffuse recreational uses are preferred use. Uses should avoid hazardous areas.

Shorelines: Natural Environment

Policies:	
NS 7.14	The Natural Environment should protect those shoreline areas which are considered unique by virtue of their existence and valuable only to the extent that the natural integrity is preserved for the benefit of future, as well as, present generations. Prime targets for classification into the Natural Environment will be certain shorelands owned or controlled by the various Federal and Tribal wildlife management agencies with limited access and certain private lands which are seen to be proper for Natural classification.
NS 7.15	The following criteria should be used for the designation of Natural Environments:
1.	The presence of a natural, historical, cultural, scientific, or educational feature considered valuable by virtue of its existence in a natural or original state and thereby warranting preservation for the benefit of present and future generations.
2.	Those areas generally intolerant of intensive human use.
3.	Areas with severe biophysical limitations.
4.	Natural areas with strong limits on access.
NS 7.16	Generally, commercial, industrial, mining, non-water oriented recreation, roads, utilities, and parking areas should not be located in Natural Environment. Other uses, including residential, should be carefully limited in the Natural environment. Restrict activities that may degrade the actual or potential value of this environment, and severely restrict development in hazardous areas.

Shorelines: Floodway / Channel Migration Zone (CMZ) Environment

Policies:	
NS 7.17	The Floodway/Channel Migration Zone environment should protect the water areas, associated vegetation; islands, associated overflow channels, and channel migration areas. This environment acknowledges the river's need to move within parts of its floodplain, and emphasizes the preservation of the natural hydraulic, geologic and biological functions of the county's shorelines that are constrained by severe biophysical limitations.
NS 7.18	A Floodway/Channel Migration Zone designation should be assigned to shoreline areas that are within mapped Channel Migration Zones and/or within a designated FEMA Floodway. The extent of the Floodway/Channel Migration Zone should never extend beyond the 100-year flood plain.

NS 7.19	Generally, commercial, industrial, mining, non-water oriented recreation, roads, utilities, parking areas, and residences should not be located in the Floodway/Channel Migration Zone Environment. Other uses (recreation, resource uses, etc.) should be carefully limited to protect shoreline functions. Restrict activities that may degrade the actual or potential value of this environment, and severely restrict development in hazardous areas. Modifications that harden or fix stream banks and channels should be discouraged.

Shorelines: Urban Conservancy Environment

Policies:	
NS 7.20	The Urban Conservancy environment should protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.
NS 7.21	The following criteria should be used for the designation of Urban Conservancy Environments;
1.	areas that lie in incorporated municipalities and urban growth areas;
2.	areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area;
3.	areas that are suitable for water-enjoyment uses;
4.	areas that are open space or floodplain, or that retain important ecological functions that should not be more intensively developed;
NS 7.22	Generally, allowed uses should focus on recreational uses. Commercial, industrial and residential uses should be carefully limited, and when allowed should result in restoration of ecological functions. Uses that preserve the natural character of the area or promote the preservation of open space, floodplain or sensitive lands (either directly or over the long term) should be the primary allowed uses. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

GENERAL SHORELINE POLICIES

Shorelines: Critical Areas, Restoration, and Vegetation Conservation

Policies:	
NS 7.23	New development or new uses, including the subdivision of land, should not be established when it would be reasonably foreseeable that the development or use would require structural flood hazard reduction measures within the channel migration zone or floodway.
NS 7.24	Only allow new structural flood hazard reduction measures in shoreline jurisdiction when it can be demonstrated that they are necessary to protect existing development, that nonstructural measures are not feasible, that impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss, and that appropriate vegetation conservation actions are undertaken.

NS 7.25	Protect all shorelines of the state so that there is no net loss of ecological functions from both individual permitted development and individual exempt development. Encourage protections that incorporate substantive fish habitat elements or follow Stream Bank Protection Guidelines.
NS 7.26	In development of the Shoreline Master Program, evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions and other shoreline functions to ensure no net loss of ecological function. Develop a means to allocate the burden of addressing cumulative effects.
NS 7.27	Provide, where feasible and desirable, restoration of degraded areas along the shorelines of Yakima County.
NS 7.28	Critical areas within shoreline jurisdiction should be protected with the critical area policies and standards protecting all of the County's critical areas, including those for CMZ's and Flood Control.
NS 7.29	Protect shoreline streams, lakes, ponds, and wetlands with a vegetative buffer as described in the Shoreline Master Program.
NS 7.30	For existing agriculture encourage through a variety of voluntary means the maintenance of a permanent vegetative buffer between tilled areas and associated water bodies to reduce bank erosion, retard surface runoff, reduce siltation, improve water quality and provide habitat for fish and wildlife. For new agriculture, buffer requirements should be applied.
NS 7.31	Natural vegetation within shoreline jurisdiction should be retained to the greatest extent feasible. This should be accomplished by applying the stream corridor and wetland buffer requirements. Activities covered by the State Forest Practices Act should not be subject to vegetation conservation standards, but should be subject to buffer requirements when under County jurisdiction. Require developers to indicate how they plan to preserve shore vegetation and control erosion in a long term management plan.
NS 7.32	Selective pruning of trees for safety and view protection, and the removal of noxious weeds should be allowed.
NS 7.33	Upon completion of construction/maintenance projects on shorelines, disturbed areas should at a minimum be restored to pre-project configuration wherever possible, replanted with native species and provided maintenance care until the newly planted vegetation is established.

Shorelines: Public Access – Physical and Visual

Policies:	
NS 7.34	Protect navigation of waters of the state, the space needed for water-dependent uses, and views of the water through development standards.
NS 7.35	Transportation and parking plans within Shoreline jurisdiction shall include systems for public access, including pedestrian, bicycle, and public transportation where appropriate.
NS 7.36	To provide public access planning in conformance with WAC 173-26-221(4), Yakima County uses the following approach to provide public access to Shoreline areas:

1.	Yakima County has a very high proportion of federal, state and other publicly owned or conservancy owned lands in Shoreline areas. These publicly owned Shoreline areas constitute a large portion of the county's total shoreline area. Yakima County emphasizes the use of those public lands to provide public access.
2.	Many of the above lands have improved sites and locations to promote physical access to shorelines. Yakima County relies on these agencies to develop new public access facilities as they deem appropriate.
3.	Many of the above lands are open to unimproved public access, as well.
4.	Many Shoreline areas are also along transportation corridors which provide visual access to much of the County's shoreline areas.
5.	Due to the nature of Yakima County's shorelines, commercial water oriented uses, existing and new, tend to be highly related to water enjoyment uses and recreation.
6.	Due to the nature of Yakima County's shorelines, recreational uses, existing and new, tend to be highly oriented toward the water, thereby providing access to shoreline areas.
7.	Yakima County relies on the development of commercial water oriented uses and recreational uses to provide additional public access opportunities.
8.	Development standards for dedicated and improved public access to the shoreline and visual quality should be required for public developments, with few exceptions. All projects should provide public access, except where it is demonstrated to be infeasible due to reasons of safety, security, impact to the shoreline environment, or constitutional or legal limitations.
NS 7.37	Promote and enhance diversified types of public access to shorelines in Yakima County which may accommodate intensified use without significantly impacting fragile natural areas intolerant of human use and without infringing on rights of private ownership.
NS 7.38	Access to recreational areas should emphasize both areal and linear access (parking areas and trails or bicycle paths, for example) to prevent concentrations of use at a few points. Linkage of shoreline parks and public access points by means of linear access should be encouraged.
NS 7.39	Development standards should be established to assure preservation of unique, fragile, and scenic elements and to protect existing views from public property or large numbers of residences. Where aesthetic impacts are not avoidable, provide mitigation.
NS 7.40	Where there exists a conflict between public access or a water-dependent use, and the maintenance of an existing view from adjacent properties, the physical public access or water dependent use should have priority unless there is a compelling reason to the contrary.
NS 7.41	Proper design, location, and construction of road and railroad facilities should be exercised to provide to the degree practical, scenic corridors, rest areas, view points, and other public oriented facilities in public shoreline areas.
NS 7.42	Wherever feasible, utility facilities should be placed underground.
NS 7.43	Outdoor sign size, spacing and lighting should conform to the Scenic Vistas Act (RCW 47.42) and standards in the Zoning Ordinance.

Shorelines: Archaeological and Historic Resources

Policies:	
NS 7.44	Encourage the protection and restoration of areas and sites in Yakima County having historic, archaeological, cultural, educational or scientific value. Wherever possible, sites should be permanently preserved for scientific study and public observation.
NS 7.45	Development along shorelines should include consultation with professional archaeologists, historians, and biologists to identify areas containing potentially valuable data, and to establish procedures for salvaging the data or maintaining the area in an undisturbed condition.
NS 7.46	Shoreline permits should contain special provisions which require developers to immediately stop work and notify local governments, the Office of Archeological and Historic Preservation, and affected tribes, if any possible archaeological or historic resources are uncovered during excavations.
NS 7.47	Development which would destroy archaeological or historical sites or data may be delayed for a reasonable time to allow the appropriate agency or organization to purchase the site or to recover the data.

Shorelines: Water Quality, Stormwater, and Pollution

Policies:	
NS 7.48	Shoreline water quality should be protected as follows:
1.	Rely on a County stormwater program meeting state and federal stormwater control requirements where possible;
2.	Use Critical Aquifer Recharge Area protection measures in the Critical Areas Ordinance;
3.	Control drainage and surface runoff from all non-agricultural facilities requiring large quantities of fertilizers and pesticides (such as golf courses and play fields) to prevent contamination of water areas;
4.	All developments shall comply with County Health regulations, when applicable;
5.	Handle and dispose of pesticides in accordance with provisions of the Washington Pesticide Application Act (RCW 17.21) ~~and the Washington Pesticide Act (RCW 14.47)~~;
6.	Proper design, location, and construction of all facilities should be exercised to prevent the entry of pollutants or waste materials into the water body.
7.	When earthen materials are moved within shoreline areas, measures to adequately protect water quality should be provided.
8.	Water quality protection measures should be balanced with recreation opportunities
NS 7.49	Agricultural erosion control measures should conform to rules and standards established by the Conservation Districts of Yakima County.
NS 7.50	In planning for marina location and design, special water quality considerations should be given to:
1.	Fuel handling and storage facilities to minimize accidental spillage;
2.	Proper water depth and flushing action for any area considered for overnight or long-term moorage facilities;
3.	Adequate facilities to properly handle wastes from holding tanks.

NS 7.51	Prohibit sanitary landfills along shoreline areas. Otherwise the disposal of all solid wastes should proceed in accordance with the Yakima County Solid Waste Management Plan.

SHORELINE USE POLICIES

Shorelines: General Use

Policies:	
NS 7.52	Establish a system of shoreline uses that:
1.	Gives preference to uses with minimal impacts and that are dependent on the proximity to the water;
2.	Protects the public's health, safety, and welfare; ecological functions; and property rights;
3.	Establishes conditional uses to provide extra protection for the shoreline.
NS 7.53	Assure that new shoreline development in Yakima County is consistent with a viable pattern of use suitable to the character and physical limitations of the land and water.
NS 7.54	Encourage sound management of renewable and nonrenewable natural resources.

Shorelines: Recreation

Policies:	
NS7.55	Assure the preservation and expansion of diverse, convenient recreational opportunities along the public shorelines of Yakima County for public use, consistent with the capacity of the land to accommodate such activity. Accomplish this by ensuring that shoreline recreational development is given priority and is primarily related to access, enjoyment and use of the water and Shorelines of the State
NS 7.56	Where the uses designated for a specific recreational area are planned to satisfy a diversity of demands, these uses must be compatible with each other and the environment of the area.
NS 7.57	Where feasible and desirable, encourage the use of public lands for recreational facilities as a more economical alternative to new acquisitions by local agencies.
NS 7.58	Locate, design, construct and operate recreational facilities to prevent undue adverse impacts on natural resources of an area and on adjacent or nearby private properties.

Shorelines: Transportation and Parking

Policies:	
NS 7.59	Encourage a transportation network in Yakima County capable of delivering people, goods, and services, and resulting in minimal disruption of the shorelines' natural system.
NS 7.60	When it is necessary to locate major highways, freeways and railways along stream drainages or lake shores, such facilities should be sufficiently set back so that a useable

	shoreline area remains. Care should also be taken to insure that a minimum land area is consumed.
NS 7.61	To avoid wasteful use of the limited supply of shore land, locate access roads and parking areas upland, away from the shoreline whenever such options are available. Access to the water should be provided by pathways or other methods. Parking facilities in shorelines are not a preferred use and should be allowed only as necessary to support an authorized use.
NS 7.62	Proper design, location, and construction of road and railroad facilities should be exercised to:
1.	Minimize erosion and permit the natural movement of water;
2.	Use existing topography to maximum advantage and preserve natural conditions to the greatest practical extent.
NS 7.63	Extensive loops or spurs of old highways with high aesthetic quality or bicycle route potential should be kept in service as pleasure bypass routes.

Shorelines: Agriculture

Policies:	
NS 7.64	Allow lawfully established agricultural activities occurring on agricultural lands to continue as they historically have. New agricultural activities on land not currently used for agriculture, conversion of agricultural lands to other uses, and other development on agricultural land that does not meet the definition of agricultural activities (including any agricultural development not specifically exempted by the provisions of RCW 90.58.030(3)(e)(iv)) should meet shoreline requirements.
NS 7.65	Encourage animal feedlot operations to locate away from shorelines.

Shorelines: Aquaculture

Policies:	
NS 7.66	Consider aquaculture a preferred shoreline use when consistent with the control of pollution and prevention of damage to the environment.
NS 7.67	Ensure that aquacultural uses do not conflict with other water-dependent uses or navigation, spread disease, establish non-native species that cause significant ecological impact, or significantly impact the aesthetic qualities of the shoreline. Protect spawning areas designated by the Department of Fish and Wildlife from conflicting uses.

Shorelines: Boating Facilities and Marinas

Policies:	
NS 7.68	Ensure that boating facilities are located only at sites with suitable environmental conditions, shoreline configuration, access, and neighboring uses. All marinas should be developed and operated in accordance with all state and local requirements.
NS 7.69	In planning for marina location and design, special consideration should be given to

	necessary facilities such as adequate access, parking, and restroom facilities for the public. Such facilities should be located away from the immediate water's edge.

Shorelines: Forest Practices

Policies:	
NS 7.70	Shoreline areas having well-known scenic qualities (such as those providing a diversity of views, unique landscape contrasts, or landscape panoramas) should be maintained as scenic views in timber harvesting areas. Timber harvesting practices, including road construction and debris removal, should be closely regulated so that the quality of the view and viewpoints along shorelines of statewide significance in the region are not degraded.
NS 7.71	Forest management shall proceed in accordance with regulations established by the Washington State Forest Practices Act, including coordination with Yakima County on forest practice conversions and other Class IV-forest practices where there is a likelihood of conversion to non-forest uses.
NS 7.72	Ensure that timber harvesting on shorelines of statewide significance does not exceed the limitations established in RCW 90.058.150 (regarding selective harvest requirements), except as provided in cases where selective logging is rendered ecologically detrimental or is inadequate for preparation of land for other uses.

Shorelines: Mining

Policies:	
NS 7.73	Remove sand, gravel, and minerals from only the least sensitive shoreline areas. Due to the risk of avulsion and mine pit capture by the river, mining within the stream channel and channel migration zone should not be allowed. In special cases where it is allowed, it should be a conditional use. Restoration or enhancement of ecological function is encouraged.
NS 7.74	Require land reclamation plans of any mining venture proposed within a shoreline. Mining reclamation shall be done in conformance with the Washington State Surface Mining Act (RCW 78.44).
NS 7.75	Ensure that mining and associated activities are designed and conducted consistent with the applicable environment designation and the applicable critical areas ordinance.
NS 7.76	Ensure that proposed subsequent use of mined property and the reclamation of disturbed shoreline areas is consistent with the applicable environment designation and that appropriate ecological functions are provided consistent with the setting.

Shorelines: Residential Development

Policies:

NS 7.77	Design subdivisions at a density, level of site coverage, and occupancy compatible with the physical capabilities of the shoreline and water, and locate them to prevent the need for new shore stabilization or flood hazard reduction measures.
NS 7.78	Restrict subdivisions in areas subject to flooding.
NS 7.79	Encourage cluster development wherever feasible to maximize use of the shorelines by residents, maximize both on-site and off-site aesthetic appeal, and minimize disruption of the natural shorelines.

Shorelines: Commercial Development

Policies:	
NS 7.80	Limit commercial development to those activities that are particularly dependent upon a shoreline location. Other commercial uses should be encouraged to locate upland. Give first preference to water-dependent commercial uses over non-water-dependent commercial uses; and give second preference to water-related and water-enjoyment commercial uses over non-water-oriented commercial uses. Allow non-water-oriented commercial uses in limited situations.

Shorelines: Utilities

Policies:	
NS 7.81	New utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities that are non-water-oriented should not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available. Expansion, updating, and maintenance of existing facilities is allowed but should be designed to minimize the impacts as much as possible.
NS 7.82	Wherever possible, transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, should be located outside of the shoreline area. If location within the shoreline cannot be prevented, confine utilities in a single corridor or within an existing right-of-way.
NS 7.83	Locate new sewage treatment, water reclamation, and power plants where they do not interfere with and are compatible with recreational, residential or other public uses of water and shore lands. New waste treatment ponds for industrial waste should be located upland when feasible.

Shorelines: Industry

Policies:	
NS 7.84	Allocate sufficient quantities of suitable land for water related industry. Give preference to water-dependent industrial uses over non-water-dependent industrial uses; and second, give preference to water-related industrial uses over non-water-oriented industrial uses. Allow non-water-oriented industrial development in limited situations.
NS 7.85	Discourage industries which have proven to be environmentally hazardous from

	locating along the shorelines.

Shorelines: In-stream Structural Uses

Policies:	
NS 7.86	The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.
NS 7.87	All in-stream structures should provide for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources, including, but not limited to, fish and fish passage, wildlife and water resources, shoreline critical areas, hydro-geological processes, and natural scenic vistas.

SHORELINE MODIFICATION POLICIES

Shorelines: General Shoreline Modification

Policies:	
NS 7.88	Allow shoreline modifications only where they are shown to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or they are necessary for mitigation or enhancement work.
NS 7.89	Limit shoreline modifications to the minimum necessary to accomplish the objective, while still protecting ecological functions. Give preference to shoreline modifications that have a lesser impact on ecological functions.

Shorelines: Shore Stabilization

Policies:	
NS 7.90	New structural stabilization measures should only be allowed for the following instances, and then only when meeting specific criteria:
1.	When necessary to protect an existing primary structures;
2.	In support of existing development;
3.	To protect projects for the restoration of ecological functions or hazardous substance remediation projects.
NS 7.91	Avoid flood protection and stabilization measures which result in or tend toward channelization of streams such as, hardening of stream banks, or fixing channel locations.
NS 7.92	All shore stabilization activities must be designed and constructed to accepted engineering standards.

Shorelines: Fill

Policies:	
NS 7.93	Allow normal and reasonable land grading and filling where necessary to develop a land area for a permitted use. There should be no substantial changes made in the natural drainage patterns and no reduction of flood water storage capacity that might endanger other areas. Allow fill within the ordinary high water mark only when necessary to support water dependent uses, public access, transportation facilities, mitigation, restoration, enhancement, and certain special situations listed in WAC 173-26-231(3)(c).
NS 7.94	In evaluating fill projects, such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, impediment to irrigation systems, reduction of water quality, and destruction of fish and wildlife habitat should be examined.
NS 7.95	Locate and design shoreline fills or cuts to avoid creating a hazard to adjacent life, property, and natural resources systems, and to provide all perimeters of fills with vegetation, retaining walls, or other mechanisms for erosion prevention.

Shorelines: Dredging

Policies:	
NS 7.96	Dredging should only be permitted for maintaining existing navigation uses, not for obtaining fill material or mining.
NS 7.97	Permit deposit of spoils in water areas only to improve habitat or when the alternative is more detrimental than depositing in water areas.

Shorelines: Piers and Docks

Policies:	
NS 7.98	Piers and docks should only be allowed for water dependent uses and public access, except that water enjoyment and water related uses may sometimes be included as part of a mixed use development. New piers and docks must have a specific need and must be the minimum size necessary. Such structures in stream are not reasonable to site at all locations and the effects of winter ice on a structure must be considered in design and deployment. Encourage the cooperative use of shared docks.

CRITICAL AREAS: GENERAL

PURPOSE STATEMENT 8

Critical Areas are an important part of the natural setting in Yakima County. Their protection is required by the Growth Management Act and important to the quality of life of the residents of this county. Critical Areas include groundwater, fish and wildlife priority species and habitat (which includes surface waters), wetlands, frequently flooded areas, and geologic hazards. The protection of critical areas must include certain general approaches, which are provided for in the goals and policies below.

Goal NS 8:	Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.
Policies:	
NS 8.1	Use the best available science to develop regulations to protect the functions and values of critical areas.
NS 8.2	Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety.
NS 8.3	Use a preference-based system of mitigation sequencing for the County's stream, lake, pond, wetland, floodplain and fish and wildlife priority species and habitat critical areas that reduces impacts using approaches ranging from avoidance to replacement.
NS 8.4	In order to encourage Critical Area protection and restoration, the density and lot size limits stipulated in other policies may be adjusted or exceeded to accomplish clustering and bonus provisions adopted under the (Critical Areas Ordinance) CAO. The use of incentive based programs is encouraged.

WATER QUALITY AND QUANTITY

CRITICAL AREAS: GROUNDWATER AND CRITICAL AQUIFER RECHARGE AREAS (CARAS)

PURPOSE STATEMENT NS 9

Groundwater is the primary source of drinking water for ~~most~~ many ~~rural County residents~~people. ~~The City of Yakima is the only city within Yakima County that uses surface water as a primary source (Naches River). All other jurisdictions currently use groundwater (wells) as their primary source of water.~~ Once groundwater is contaminated it is difficult, costly, and often impossible to clean up. ~~Some contaminants like microbial organisms can cause sickness and discomfort while others like organic chemicals, inorganic metals, and radio-nuclides can cause neurological disorders, cancer, mutations and death.~~

~~Wells provide a potential source of contamination of both the shallow and deeper aquifers. The proliferation of individual domestic and irrigation wells increases the risk that contamination may find its way into the groundwater. Although the quality of groundwater resources used for drinking water in Yakima County is generally good, the potential for problems exists because many wells tap shallow aquifers (less than 100 feet) which are extremely susceptible to surface contamination.~~ The following goal and policies address these concerns by encouraging the identification of aquifers and taking steps to reduce potential contamination.

Goal NS 9:	Maintain and manage the quality of the groundwater resources in Yakima County as near as possible to their natural conditions and in compliance with state water quality standards.
Policies:	
NS 9.1	Identify and map important aquifers, critical aquifer recharge areas, and surface waters.

NS 9.2	Develop performance standards and regulate uses for activities which adversely impact water quantity and quality in aquifers, wetlands, watersheds and surface waters.
NS 9.3	Evaluate the potential impact of development proposals on groundwater quality, and require alternative site designs to reduce contaminant loading where site conditions indicate that the proposed action will measurably degrade groundwater quality.
NS 9.4	Continue data collection and evaluation efforts to better understand the County's groundwater system and its vulnerability to contamination.
NS 9.5	Encourage the retention of natural open spaces in development proposals overlying areas highly susceptible for contaminating groundwater resources.
NS 9.6	Conduct and support educational efforts which inform County citizens of measures they can take to reduce contaminant loading of groundwater systems.
NS 9.7	Encourage development and expansion of community public water systems to lessen the reliance on individual wells.
NS 9.8	Ensure that abandoned wells are closed properly.
NS 9.9	Ensure sufficient water quantity exists to support residential development and land use activities.
NS 9.10	Support efforts to develop long-term solutions to prevent contamination of domestic wells.

CRITICAL AREAS: SURFACE WATER

PURPOSE STATEMENT NS 10~~0a~~, 11~~0b~~ & 10~~2c~~

~~*The Yakima River and its many tributaries are perhaps the most dynamic and used natural features in Yakima County. Throughout its 200-mile course, water from the Yakima is withdrawn to feed agricultural operations that drive our economy. Irrigation and other water uses developed both inside and outside the Yakima Irrigation Project, developed under the 1903 Reclamation Act, are relatively unique in that all of the water for irrigation is generated, stored and distributed in the Valley. The tributaries, the Naches River and the Yakima River are used as the conduit for the water distributions system in the Valley. The Yakima River is used as the trunk of the water distributions system, is the most important component of the Yakima Project, and probably is the most important piece of infrastructure in the Valley. Agriculture, industry, recreation and the Cities within the basin are dependent on this distribution system for water supply for domestic, industrial, agricultural and residential uses. The demands of this economy are continuing to increase, while existing operations return flows of a far lesser quality. The combined historic actions of over withdrawal, pollution and vegetation removal have produced a waterway that exits Yakima County completely altered from the condition in which it begins near Snoqualmie Pass. To deal with the situation, e~~E~~fforts by many parties~~ *have been made to improve stream corridors within the County, especially in the areas of water quality and habitat. The following goals and policies ~~address actions and attitudes that~~ should guide decisions related to surface water.*

Goal NS 10a: Enhance the quantity and quality of surface water.

Policies:	
NS 10.1	Improve water conservation through education and incentives.
NS 10.2	Encourage groundwater detention and storage where the practice benefits stream base flow characteristics and flood-risk reduction.
NS 10.3	Protect water quality from the adverse impacts associated with erosion and sedimentation

Goal NS 11:	**Identify future needs and promote increased water supplies through coordinated development and conservation efforts.**
Policy:	
NS 11.1	Support local and regional cooperative efforts which help to accomplish this goal, such as the Yakima Basin Integrated Plan.

Goal NS 12:	**Restore, maintain or enhance the quality of the Yakima River Basin's surface water.**
Policies:	
NS 12.1	Maintain local control over water quality planning by: 1) providing guidance to state and federal agencies regarding water quality issues, priorities and needs; and 2) demonstrating progress in accomplishing the goals and objectives of locally developed water quality plans, thereby pre-empting externally-imposed solutions to water quality problems as much as possible.
NS 12.2	Make use of local and regional data sources to assess water quality progress.
NS 12.3	Participate in water quality improvement planning and implementation efforts by local, regional, state, federal, and tribal agencies, as well as coalitions such as local watershed planning efforts.

CRITICAL AREAS: STORMWATER

PURPOSE STATEMENT NS 131~~a~~ & 141~~b~~

~~*While stormwater management may be of less concern in Yakima County than in areas that receive more precipitation, localized flooding does occur in certain areas, such as Wide Hollow Creek, Ahtanum Creek, and Cowiche Creek. If*~~*When the amount of impervious area in a watershed increases, and provisions are not made for retaining stormwater on-site,* ~~*up-watershed areas*~~*development can contribute to the flooding hazards of their down-stream neighbors, and flooding becomes more frequent and more severe. If the natural drainage courses are obstructed with fill material, buildings, or roads that lack adequately-sized culverts, storm water can cause localized flooding, with property damage and disruption of services.*

~~*Yakima County is subject to state and federal water quality and Underground Injection Control (UIC) regulations. Some Urban Areas within Yakima County are also subject to state and federal stormwater regulations.*~~ *The following goals and policies should guide decisions related to stormwater.*

Goal NS 13:	**Prevent increased flooding from stormwater runoff.**

POLICIES:	
NS 13.1	Require on-site retention of stormwater.
NS 13.2	Preserve natural drainage courses.
NS 13.3	Minimize adverse storm water impacts generated by the removal of vegetation and alteration of land forms.

Goal NS 14:	**Improve water quality through improved stormwater management.**
Policies*:*	
NS 14.1	Review the recommendations of locally adopted stormwater management plans, and develop an implementation schedule.
NS 14.2	Control stormwater in a manner that has positive or neutral impacts on the quality of both surface and groundwater.

CRITICAL AREAS: FISH AND WILDLIFE HABITAT, WETLANDS, AND FREQUENTLY FLOODED AREAS

PURPOSE STATEMENT NS 15~~2a~~, 16~~2b~~, 17~~2c~~ & 18~~2d~~

~~*Yakima County contains some of the most diverse and unique fish and wildlife habitat found anywhere in the country. These environments provide places where animals can find food, water, shelter, and security, and act as gene pools to assure continued genetic diversity. The following goal and supporting policies encourage the protection of fish and wildlife habitat in order to protect the environment for multiple uses. While fish and wildlife habitat includes upland habitat includes upland habitat, state administrative code implementing the Growth Management Act (WAC 365-190-080(5)) focuses on habitat that is related to water. The Shoreline Management Act at RCW 90.58.020 contemplates protecting adverse impacts to "..the land its vegetation and wildlife, and the waters of the state and their aquatic life". Thus the standard for protecting existing ecological function, expressed in fish and wildlife and their habitats, is more comprehensive than the Growth Management Act. {Amended 02/2010}*~~

Stream corridors, lakes, ponds, wetlands, flood plains and other areas subject to flooding perform important hydrologic functions including storing and slowly releasing flood waters, reducing floodwater velocities, settling and filtering of sediment and nutrients, shading surface waters, and other functions. These areas also provide natural areas for wildlife and fisheries habitat, upland wildlife habitat, recreation areas, and rich agricultural lands. Development in these areas diminishes their functions and values and can present a risk to persons and property on the development site and/or downstream from the development. Building in frequently flooded areas also results in high costs for installing flood protection measures to protect life and property and to repair flood damages.

~~*Wetlands are an economically, biologically, and physically valuable resource. They are the most biologically productive ecosystems in nature, even though they constitute only a small percentage of the total landscape. They provide important nursery and spawning areas, which in turn support a strong commercial and recreational industry. Wetlands also play an important function in local and regional hydrologic cycles.*~~

The following goals and policies work toward preserving, protecting and managing fish and wildlife habitat and wetlands by adopting, boundaries, and a data system to track them, and establishing development regulations for their protection. -These goals and policies also seek to reduce the hazards and impacts of development through comprehensive flood control planning, directing facility development away from these areas, and developing site development standards.

Critical Areas: Fish and Wildlife Habitat

Goal NS 15:	**Provide for the maintenance and protection of habitat areas for fish and wildlife.**
Policies:	
NS 15.1	Encourage the protection of aquatic, riparian, upland and wetland fish and wildlife habitat. This can be approached from both a region-wide and site specific perspective to ensure that the best representation and distribution of habitats remains to protect the natural values and functions of those habitats. Fish and wildlife habitat protection considerations should include:
1.	The physical and hydrological connections between different habitat types to prevent isolation of those habitats;
2.	Diversity of habitat types both on a local and regional scale;
3.	Large tracts of fish and wildlife habitat
4.	Connectivity between tracts of habitat;
5.	Areas of high species diversity;
6.	Locally or regionally unique and rare habitats; and
7.	Winter range and migratory bird habitat of seasonal importance.
NS 15.2	Direct development away from areas containing significant fish and wildlife habitat areas, especially areas which are currently undeveloped or are primarily dominated by low intensity types of land uses such as forestry.
NS 15.3	Encourage the retention of sustainable natural resource based industries such as forestry and agriculture in order to protect important fish and wildlife habitat.
NS 15.4	Coordinate fish and wildlife protection efforts with state and federal agencies and the Yakama Nation to:
1.	Avoid duplication of effort;
2.	Ensure consistency in protecting fish and wildlife habitat which crosses political boundaries;
3.	Facilitate information exchanges concerning development proposals which may impact fish and wildlife habitat; and
4.	Take advantage of any available financial, technical, and project review assistance.
NS 15.5	Protect fish and wildlife habitat for all native species in Yakima County, so as to maintain current population over time. Protect the habitat of Washington State Listed Species of Concern and Priority Habitats and Species in order to maintain their populations within Yakima County.
NS 15.6	Work with the resource agencies to prioritize habitats and provide appropriate measures to protect them according to their relative values.

NS 15.7	Support efforts to enhance fish and wildlife habitat made by local organizations, local agencies, state agencies, federal agencies, and the Yakama Nation.

Goal 16:	**Conserve, protect and enhance the functions and values of stream corridors to provide for natural functions and protect hydrologic connections between features.**
Policies:	
NS 16.1	Flood Development projects should not be authorized if they obstruct fish passage or result in the unmitigated loss or damage of fish and wildlife resources.
NS 16.2	Encourage and support the retention of natural open spaces or land uses which maintain hydrologic functions and are at low risk to property damage from floodwaters within frequently flooded areas.
NS 16.3	Protect public and private properties by limiting development within hazardous areas of the stream corridor.
NS 16.4	Support restoration of floodplain topography and historic drainage features to regain normative stream functioning.
NS 16.5	Give special consideration to conservation and protection measures necessary to preserve or enhance anadromous fisheries.
NS 16.6	Establish a system of vegetative buffers landward from the ordinary high water mark of streams, lakes and ponds and the edge of wetlands.

Critical Areas: Frequently Flooded Areas

Goal 17:	**Prevent the loss of life or property and minimize public and private costs associated with repairing or preventing flood damages from development in frequently flooded areas.**
Policies:	
NS 17.1	Support comprehensive flood control planning (i.e. Comprehensive Flood Hazard Management Plans).
NS 17.2	Yakima County should conduct additional analysis and mapping of frequently flooded areas in cases where the 100-year floodplain maps prepared by the Federal Emergency Management Agency do not adequately reflect the levels of risk or the geographic extent of flooding.
NS 17.3	Direct new critical facility development away from areas subject to catastrophic, life-threatening flood hazards where the hazards cannot be mitigated.
NS 17.4	Where the effects of flood hazards can be mitigated, require appropriate standards for subdivisions, parcel reconfigurations, site developments and for the design of structures.
NS 17.5	Plan for and facilitate returning Shoreline rivers to more natural hydrological conditions, and recognize that seasonal flooding is an essential natural process.
NS 17.6	When evaluating alternate flood control measures on Shoreline rivers:
1.	Consider the removal or relocation of structures in the FEMA 100-year floodplain;
2.	Where feasible, give preference to nonstructural flood hazard reduction measures over structural measures;
3.	Structural flood hazard reductions measures should be consistent with the County's

	comprehensive flood hazard management plan.

Critical Areas: Wetlands

Goal 18:	**Provide for long term protection and no net loss of wetland functions and values.**
Policies:	
NS 18.1	Preserve, protect, manage, and regulate wetlands for purposes of promoting public health, safety and general welfare by:
1.	Conserving fish, wildlife, and other natural resources of Yakima County;
2.	Regulating property use and development to maintain the natural and economic benefits provided by wetlands, consistent with the general welfare of the County;
3.	Protecting private property rights consistent with the public interest; and
4.	Require wetland buffers and building setbacks around regulated wetlands to preserve vital wetland functions and values.
NS 18.2	Adopt a clear definition of a regulated wetland and a method for delineating regulatory wetland boundaries.
NS 18.3	Classify regulated wetland areas to reflect their relative function, value and uniqueness.
NS 18.4	Develop a wetlands data base.
NS 18.5	Manage and mitigate human activities or actions which would have probably adverse impacts on the existing conditions of regulated wetlands or their buffers.
NS 18.6	Require mitigation for any regulated activity which alters regulated wetlands and their buffers. Develop ratios, performance standards, monitoring, and long-term protection.

Critical Areas: Geologic Hazards

PURPOSE STATEMENT NS 193

Geologic hazards pose a threat to the health and safety of County citizens when incompatible commercial, residential, or industrial development and associated infrastructure is sited in areas of significant hazard. The following goal and policies address the risk associated with these areas by encouraging engineering designs or modified construction practices that will mitigate problems, and prohibiting building where problems cannot be mitigated.

Goal NS 19:	**Protect the public from personal injury, loss of life or property damage from geologic hazards.**
Policies:	
NS 19.1	Ensure that land use practices in geologically hazardous areas do not cause or exacerbate natural processes which endanger lives, property, or resources.
NS 19.2	Locate development within the most environmentally suitable and naturally stable portions of the site.
NS 19.3	Classify and designate areas on which development should be prohibited, conditioned, or otherwise controlled because of danger from geological hazards.

NS 19.4	Prevent the subdividing and development of known or suspected landslide hazard areas, side slopes of stream ravines, or slopes 40 percent or greater for development purposes.

CRITICAL AREAS: FIRE HAZARDS

PURPOSE STATEMENT NS 2014

~~Much of~~Areas of Yakima County ~~receives little natural precipitation and is~~ are highly susceptible to fire hazard during much of the year. ~~Meanwhile, more people are moving to previously uninhabited forest and rural areas. As this number increases, the need to provide adequate and efficient fire services to these areas also increases.~~ The following goal and policies address this need by establishing road, bridge and building standards which will ensure better fire protection in forest and rural areas.

Goal NS 20:	**Protect life and property in rural Yakima County from fire hazards.**
Policies:	
NS 20.1	Encourage the development of adequate water supply/storage for new development which is not connected to a community water/hydrant system. A storage facility/fire well should be accessible by standard firefighting equipment and adequate for the needs of the structure(s) and people being protected.
NS 20.2	Roofing used in the construction of residential development shall be of a Class "A" fire retardant material when located outside of 5 road miles of a full service fire station.
NS 20.3	Encourage, where feasible, the undergrounding of electrical utilities to reduce their exposure to fire.
NS 20.4	Require new residential construction to provide for a fuel break around structures.
NS 20.5	Require proposed developments to provide sufficient access for heavy-duty firefighting equipment.
NS 20.6	Bridges, culverts, road drains and other structures shall be constructed and maintained in a manner to accommodate firefighting apparatus on a year around basis.
NS 20.7	Residences and driveways shall be clearly marked and visible with the appropriate address assigned by Yakima County.

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CHAPTER 3.~~X.~~ NATURAL HAZARDS MITIGATION

Edit Note: Natural Hazards Mitigation is a new Element in ***Horizon 2040***. In this case Blue Underline is new language and red strike through added or deleted *since the Element was reviewed by the Planning Commission 1/13/16*

3.1 INTRODUCTION

Over the years, residents of Yakima County have dealt with a variety of disasters, most notably several major floods, ash fallout from Mt. St. Helens, and a landslide that demolished a state highway and blocked the Naches River. According to the Washington Department of Emergency Management, there have been 13 federal disaster declarations in Yakima County since 1956. The vast majority of the disaster declarations have been due to flooding or severe winter weather, the~~,~~ most notable exception being the 1980 eruption of Mt. St. Helens. ~~with the exception of the eruption of Mt. St. Helens.~~ While comprehensive planning cannot prevent a volcano from erupting, there are many ways in which planning policies can prevent loss of life and damage to property from natural disasters.

When planning for natural hazards, the county must balance public safety with the protection of individual property rights. Goal 6 of the Growth Management Act (GMA) states:

> "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."

In some cases - for example, the identification and designation of landslide hazard areas - a careful balance must be struck between notifying (and protecting) property owners of the hazard, while still protecting the value and use of their property.

3.2 HAZARD MITIGATION PLANNING

3~~3~~.2.1 Hazard Mitigation Element

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The intent of this new Comprehensive Plan Element is to establish goals and policies resulting in development that minimizes loss of life and property from natural disasters. Including hazard mitigation in the Comprehensive Plan establishes hazard mitigation planning as a priority in Yakima County.

Mitigation is an action taken with the intention of permanently reducing or alleviating losses of life, property, and injuries resulting from hazards through long and short-term strategies. While the timing of natural hazards is often unpredictable, planners and emergency management professionals can identify areas that are at risk of a natural hazard within a reasonable timeframe.

By including hazard mitigation into ***Horizon 2040***, mitigation measures captured in associated plans are integrated into policies. These policies provide a legal basis for implementing mitigation measures though land use regulations.~~¥~~

3.~~3~~2.2 Yakima County Multi-Jurisdictional Hazard Mitigation Plan

Yakima Valley Office of Emergency Management coordinates the Multi-Jurisdictional Hazard Mitigation Plan (HMP), which is updated every five years; the most recent update was in 2015. The Yakima County Multi-Jurisdictional Hazard Mitigation Plan includes resources and information to assist county residents, public and private sector organizations, and others interested in participating in planning for natural and technological hazards. The mitigation plan provides a list of activities that may assist Yakima County in reducing risk and preventing loss from future hazard events. The action items address multi-hazard issues, as well as activities for flood, landslide, avalanche, drought, severe winter storm, windstorm, wildfire, extreme temperatures, hail, lightning, tornado, earthquake, volcanic eruption and hazardous materials.

Section 322 of the Robert T. Stafford -Disaster Relief and Emergency Assistance Act (Stafford Act) 42 U.S.C. 5165, as amended by the Disaster Mitigation Act of 2000 (DMA) (P.L. 2 &390) provides for States, Tribes, and Local governments to undertake mitigation planning. The National Flood Insurance Program (NFIP) links flood mitigation assistance programs with communities' mitigation plans. Section 322 of the amended Stafford Act states that as a condition of receiving a disaster loan or grant:

"The state **and** local government(s) shall agree that natural hazards in the areas affected shall be evaluated and appropriate action taken to mitigate such hazards, including safe land-use and construction practices. For disasters declared after November 1, 2004, all potential applicants (sub-grantees) must have either their own, or be included in a regional, locally adopted and FEMA approved all hazard mitigation plans in order to be eligible to apply for mitigation grant funds."

The regulations governing the mitigation planning requirements for local mitigation plans are published under 44 CFR §201.6. Under 44 CFR §201.6, local governments must have a FEMA-approved Local Mitigation Plan in order to apply for and/or receive project grants under the following hazard mitigation assistance programs:

- Hazard Mitigation Grant Program (HMGP)
- Pre-Disaster Mitigation (PDM)
- Flood Mitigation Assistance (FMA)
- Severe Repetitive Loss (SRL[KM1])

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3.34 SPECIAL DISTRICTS/PROGRAMS

3.34.1 Yyakima Ccountywide Fflood Ccontrol Zzone Ddistrict/Yyakima Ccounty Wwater Rresources Ddivision

In response to damaging floods that occurred in the 1990s, on January 13, 1998, the Board of Yakima County Commissioners established the Yakima Countywide Flood Control Zone District (FCZD). The activities of the district can include, but are not limited to, flood warning and emergency response, flood proofing and elevation of structures, property acquisition, implementation of consistent development regulations that recognize the impacts of flooding, basin wide flood planning, and the identification, engineering, and construction of capital projects to mitigate and/or address flooding problems[KM2].

- **3.3.1.1 Comprehensive Flood Hazard Management Plans (CFHMPs):**

Comprehensive Flood Hazard Management Plans contain recommendations on future flood hazard management alternatives for problematic areas. Once the plan is adopted by the local government, it serves as a policy document for the County and Cities that adopt it. The Plan itself is not a regulatory document, but identifies and prioritizes flood control and mitigation projects for the community. Adoption of the plans increases the chances of State and Federal funding of projects and post flood disaster relief.

1. Upper Yakima CFHMP: The Upper Yakima CFHMP was adopted in 1998 as a response to Yakima County's desire to identify flooding issues along the Yakima River from the Yakima Canyon to Union Gap and along the Naches River from Twin Bridges to its mouth. The purpose of this Plan, the first CFHMP adopted in the County, was to gain an understanding of flood hazard management alternatives that appropriate and informed management proposals and decisions, and to develop flood hazard management program to address identified flooding issues. The Plan was amended in 2007.
2. Naches CFHMP: The Naches River Comprehensive Flood Hazard Management Plan (CFHMP) covers the Naches River from the confluence of the Naches and Tieton Rivers to the Twin Bridges northwest of Yakima. The Naches River CFHMP was adopted in 2007.
3. Ahtanum-Wide Hollow CFHMP: The Ahtanum-Wide Hollow CFHMP covers the entire Ahtanum and Wide Hollow watersheds, focusing on the Ahtanum Valley Floor, West Valley, Union Gap, and parts of Yakima. The Yakama Nation is a partner in the project - Ahtanum Creek forms the northern boundary of the Yakama Reservation. This plan was ~~forwarded to the local governments for adoption in October 2011 and~~ adopted by the Board of County Commissioners ~~on 2/16/12~~in 2012.

- **3.3.1.2 Hazus Mapping Efforts**

Since 2011, Yakima County ~~Flood Control District~~FCZD has been using FEMA's Hazus program, a modeling technique, to estimate physical, economic, and social impacts of flooding in Yakima County using Geographic Information Systems (GIS). ~~-~~Hazus provides risk assessments and is used to determine the most beneficial mitigation measures to reduce loss.

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3.34.2 Yakima County Fire and Life Safety Division

~~Yakima County Fire and Life Safety Division~~

~~Yakima County Fire and Life Safety Division~~

~~3~~3.2.1

~~1. 1.~~ **Yakima Valley Fire Adapted Communities** Coalition**.**

Fire Adapted Communities (FAC) are communities within wildfire prone areas that collaborate between residents, businesses, government agencies, and non-profit organizations to prepare for the effects of wildland fires. These communities acknowledge the risks associated with living in or among fire prone ecosystems. FAC address wildfire risks through activities that prevent destructive wildfires, provide recovery from wildfire damage, and increase resilience to the effects of wildfires. In 2014, Yakima County Fire and Life Safety Division, in collaboration with other agencies, organizations, and community members, launched the Yakima Valley Fire Adapted Communities Coalition to promote and enhance wildfire mitigation activities across the county. In addition, Yakima County adopted the first Wildland Urban Interface building code in Washington. Other FAC programs and plans adopted by Yakima County include:~~Firewise Program~~

~~Firewise is a national program that addresses a community's vulnerability to wildfire, and uses outreach, education, and community events to mitigate the hazard. The mitigation activities include improving access and directional signage for emergency vehicles, implementing landscaping techniques, using fire resistant building materials, and reducing fuel loads. Yakima County dedicated a full-time staff to manage the local Firewise program in 2015.~~

- Firewise Program: Firewise is a national program that addresses a community's vulnerability to wildfire, and uses outreach, education, and community events to empower communities to mitigate for the hazard. The mitigation activities include improving access and directional signage for emergency vehicles, implementing landscaping techniques, using fire resistant building materials, and reducing fuel loads. Yakima County dedicated a full-time staff to manage the local Firewise program in 2015.

~~2.~~ 2014 Yakima County Community Wildfire Protection Plan (CWPP):

- Community Wildfire Protection Plans clarify and refine a community's mitigation priorities in the wildland-urban interface. It provides a framework to collaborate with Federal land management agencies on the implementation of strategic forest management and hazardous fuel reduction projects.

~~3.~~ 2012 Cowychee Mountain Community Wildfire Protection Plan:

- The Cowychee Mountain CWPP identifies concurrent fire mitigation activities, implementers, and funding opportunities to reduce the risk of and be prepared for future fires. ~~-~~This plan focuses on a shrub-steppe environment, which distinguishes it from the other CWPPs in the region that focus more on forested habitats. The plan focuses on safety, shrub-steppe ecological principles, multijurisdictional collaboration, and education.

~~4.~~ 2005 State Highway 410 and U.S. Highway 12 CWPP:

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- The Highways 410 and 12 CWPP set goals to improve fire prevention, reduce hazardous fuels, ~~restore fire adopted communities~~[KM3], ~~promote~~ community assistance, recognize and adhere to environmental laws and policies, and tie to existing and approved emergency response plans within Yakima County. This plan is for a specific area within Yakima County; therefore it contains more detail than the County-wide plan.

3.34.3 ~~1.4.3~~ Federal/State Programs

33.3.3.1 ~~1.~~ Yakima River Basin Water Enhancement Project/ Yakima River Basin Integrated Water Resource Management Plan

T~~T~~his ongoing U.S. Bureau of Reclamation project aims to provide supplemental water for irrigated lands, water for new lands, water for increased in-stream flows for aquatic life, and a comprehensive plan for efficient management of basin water supplies. ~~-~~The Yakima Basin Plan includes measures to increase water storage and provide water supply reliability for farmers and communities.~~-~~ Strategies include increasing the size of the Bumping Lake reservoir, creating more efficient means to convey water, ground water injection, and a water trading system.



Figure 3.1-1 City of Toppenish Flooding, February 1996
Source: Yakima County FCZD

3.5 ~~5~~ 4 NATURAL HAZARD MITIGATION

33.45.1 Flood

Flooding is a major concern in Yakima County. ~~-~~A 50- to 70-year flood event in 1996 caused $18 million worth of damage in the County. Development pressures in the recent years have increased the percentage of impervious surfaces both inside and outside of the floodplain. Without vegetative surfaces, stormwater and meltwater can form streams and flow directly into surface water, instead of being slowly absorbed into the soil. Additional impervious surfaces and development cause the intensity of the floods and subsequent flood damages to increase.

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With current conditions, according to Hazus analysis, Yakima County expects an average annualized loss due to flood damage of over $3 million. The Yakima FCZD and FEMA have addressed flood hazards through updating flood maps, land purchases, and levee setbacks. Yakima County's existing Critical Area Ordinance and the Shoreline Master Plan protect streams, wetlands, and vegetative buffers from development. These areas provide floodwater storage, a critical function during flood events. In 2015, Yakima County had contained 51,556 acres of land in 7,774 separate parcels in within a the floodplain or floodway, including 6,1247,329 acres of land designated by ***Horizon 2040*** for residential and/or urban development ***residentially zoned land*** in 2,421 separate parcels (Table 3.4-1X.1).

Table 3.4-1 Yakima County Land within FEMA Floodplain and Floodway

Plan Designations 2015	Acres within 100yr Floodway and Floodplain	Number Parcels within 100yr Floodway and Floodplain
Urban (Urban Growth Area)	3,398	2,136
Forest Resource	1,124	300
Agricultural Resource	9,857	1,456
Fed/Trust Lands/Closed Areas	19,018	303
Rural Settlement LAMIRD	43	105
Rural Self-Sufficient	3,223	1,498
Rural Remote/Ltd. Dev.	8,728	1,491
Rural Transitional	665	485
Total	**46,057**	**7,774**

Yakima Countywide Flood Control Zone District, with funding from the Washington Department of Ecology, has taken steps to both improve floodwater conveyance and fish habitat, as part of the Floodplain by Design program. The County has begun to purchase land along the Yakima and Naches Rivers and remove or set back existing levees. Many of these levees, some of them existing since the 1940s, act to constrict the natural flow of the rivers and cause additional erosion and flooding in unprotected areas. Additionally, the levees cause water to flow faster and deeper through the smaller space. Moving the levees away from the river reduces the constriction, slowing the flow and reducing the amount of property damage up and downstream of the constrictions. In addition, levee set-backs improve fish and wildlife habitat and allow the river to flow more naturally. The more space the water has to travel unimpeded, the less a community will suffer from property losses and flood safety concerns.

3.54.3 Wildfire

Wildfire is a risk for several areas in Yakima County. As Yakima County's population has increased, development has expanded into traditionally rural and resource lands. Expansion into these areas has increased the threat of wildfires to life and property while also straining the capabilities of existing fire protection systems/fire districts. Wildfire risk increases in years with low snowpack and drought-like conditions. A dry winter and spring leads to less moisture in the soils and more vulnerability for wildfires. Invasive species, such as cheatgrass, can increase risk of wildfires spreading in the shrub-steppe habitat.

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Native vegetation in shrub-steppe plant communities involve bunch grasses, which grow in distinct clumps, generally with spaces of soil in between. The cheatgrass grows in continuous sections, which means a fire can rapidly spread through the area.

Recent wildfires in Yakima County have caused $4 million dollars in property damage. Additional impacts of wildfire, such as the costs of fighting the fires and the indirect impacts to the economy and air quality, can be much higher. Yakima County's Firewise program serves to address wildfire risks in partner communities. As of 2015, several communities along the Highway 410 and 12 ~~corridor~~corridors were participating in the program. Firewise serves to reduce the economic impact of wildfires, as well as reduce the risk to personal safety and private property.

3.~~5~~4.4 Drought

Drought is defined as a prolonged period of abnormal dryness that impacts people, agriculture, and habitats. Washington state law (RCW Chapter 43.83B.400) identifies drought conditions as: 1) water supply in the area is below 75 percent of normal and 2) water uses and users in the area will likely incur undue hardships because of the water shortage. Drought is different than other natural hazards because the onset can occur slowly and it can last for years. Yakima County is one of Washington State's counties most vulnerable to drought. Historically, Yakima County has been in some form of drought 10 to 15 percent of the time.

Climate models predict that Washington State will become warmer and wetter in the Cascades in the coming years. A warmer, wetter weather pattern in the Cascades means while there may be more precipitation falling on the mountains, it may be in the form of rain instead of snow. The Yakima Valley depends on snowpack in the Cascades to act as a reservoir for irrigation; over half of the irrigation water Yakima Valley farmers depend is stored as snow in the mountains. A lower snowpack in the Cascades leads to less water available for irrigation in Yakima Valley. Meanwhile, drought in the Yakima Valley is expected to become more common in these climate models.

Drought can have devastating effects on Yakima County's economy. A 2001 drought caused $140 million in economic losses; a similar drought in 2005 caused losses upwards of $195 million within the Yakima River Basin. Perennial crops, such as apples and cherries, are especially sensitive to drought; fruit trees can take several years to mature, so a loss of an orchard will have economic impacts that last for many years afterward. Extreme drought can cause problems with municipal water and sewer systems. In addition, prolonged drought can have health impacts. Water restrictions may cause reductions in sanitation options. A reduced amount of water can lead to higher concentration of contaminants in water, which can lead to water being dangerous or unhealthy for consumption. Much of Washington's electricity is produced by hydroelectric dams. Extreme and lingering drought conditions may impact the dams' ability to produce sufficient electricity for a growing population. The combination of these factors can cause excess stress, which has its own health implications.

3.~~5~~4.5 Multi-Hazard

Natural hazards have the potential to compound. A drought can increase wildfire risk; in turn, wildfire can lead to fall floods and spring landslides because of fire damage to vegetation. A landslide can block a river

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channel and lead to upstream flooding. Certain areas of Yakima County, such as the Nile Valley, are susceptible to cumulative hazards.

3.~~5~~4.6 Recovery

Despite the best efforts of planning officials, emergency management personnel, and others to mitigate for loss, natural disasters will occur. The Yakima County Multi-Hazard Mitigation Plan outlines mitigation efforts undertaken prior to a disaster and relief responsibilities in the immediate aftermath of a disaster. Recovery plans, created prior to the disaster and implemented after the disaster, provide a framework for long-term resiliency in the face of calamity. A recovery plan allows community leaders and the public to identify the next steps in rebuilding once the immediate threat has passed. These plans are the final step in being fully prepared, should a major disaster strike the community.

3.7 NATURAL HAZARD MITIGATION GOALS AND POLICIES

*This Goals and Policies Section is new, as the Natural Hazards Element is new. However, many goals and were taken directly from the ***Plan 2015*** Natural Settings Element. Others come from the 2015 ***Yakima Mulit-Hazard Mitigation Plan***, and in consultation with the Yakima County Fire Division and Flood Control Zone District.

NH 1 Flooding (*Plan 2015* NS 15 policies 1-4))

Goal NH 1-1: Prevent the loss of life or property and minimize public and private costs associated with repairing or preventing flood damages from development in frequently flooded areas.~~and its cities while protecting public health, safety, and quality of life.~~	
POLICIES:	
NH 1.1	Support comprehensive flood control planning.
HN 1.2	Yakima County should conduct additional analysis and mapping of frequently flooded areas in cases where the 100-year floodplain maps prepared by the Federal Emergency Management Agency do not adequately reflect the levels of risk or the geographic extent of flooding.
NH 1.3	Direct new critical facility development away from areas subject to catastrophic, life-threatening flood hazards where the hazards cannot be mitigated.
NH 1.4	Where the effects of flood hazards can be mitigated, require appropriate standards for subdivisions, parcel reconfigurations, site developments and for the design of structures. {Amended 12/98}
NH 1.5	Plan for and facilitate returning rivers to more natural hydrological conditions, and recognize that seasonal flooding is an essential natural process.
NH 1.6	When evaluating alternate flood control measures on rivers:
	1) Consider the removal or relocation of structures in the FEMA 100-year floodplain;
	2) Where feasible, give preference to nonstructural flood hazard reduction measures over structural measures;
	3) Structural flood hazard reductions measures should be consistent with the County's comprehensive flood hazard management plan.
NH 1.7	New development or new uses, including the subdivision of land, should not be established when it would be reasonably foreseeable that the development or use would require structural flood hazard reduction measures within the channel migration zone or floodway.

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NH 1.8	Restrict subdivisions in areas subject to flooding.

***(Plan 2015* Goal NS 12; policies 1-4)**

Goal NH 1-2: Prevent increased flooding from stormwater runoff.	
Policies:	
NH 1-2.1	Require on-site retention of stormwater.
NH 1-2.2	Preserve natural drainage courses.
NH 1-2.3	Minimize adverse storm water impacts generated by the removal of vegetation and alteration of land forms.
NH 1-2.4	Encourage the use of Low-Impact Development and other best management practices for capturing and infiltrating stormwater.

(*Plan 2015* Goal NS 14; policies 1-2)

Goal NH 1-3: Protect the hydrologic functions of natural systems to store and slowly release floodwaters, reduce flood velocities, and filter sediment.	
Policies:	
NH 1-3.1	Flood control measures should not be authorized if they obstruct fish passage or result in the unmitigated loss or damage of fish and wildlife resources.
NH 1-3.2	Encourage and support the retention of natural open spaces or land uses which maintain hydrologic functions and are at low risk to property damage from floodwaters within frequently flooded areas.

NH 2 Geologic Hazards (*Plan 2015* Goal NS 16; policies 1-4 (policies 4-6 new))

Goal NH 2: Protect the public from personal injury, loss of life or property damage from geologic hazards.	
Policies:	
NH 2.1	Ensure that land use practices in geologically hazardous areas do not cause or exacerbate natural processes which endanger lives, property, or resources.
NH 2.2	Locate development within the most environmentally suitable and naturally stable portions of the site.
NH 2.3	Classify and designate areas on which development should be prohibited, conditioned, or otherwise controlled because of danger from geological hazards.
NH 2.4	Prevent the subdividing of known or suspected landslide hazard areas, side slopes of stream ravines, or slopes 40 percent or greater for development purposes.
NH 2.5	Maintain the integrity and moisture regimes of oversteepened slopes and other areas at risk for landslides
NH 2.6	Ensure that geologic hazard information is readily available to the public.

NH 3. Goals and Policies – Wildfire (New)

Goal NH 3: Protect life and property in rural Yakima County from fire hazards.
Policies:

NH 3.1	Encourage the development of an adequate water supply/storage for new development which is not connected to a community water/hydrant system. A storage facility/fire well should be accessible by standard firefighting equipment and adequate for the needs of the structure(s) and people being protected.
NH 3.2	Reflect best practices in structural fire resistance design for new construction.
NH 3.3	Roofing used in the construction of residential development shall be of a Class "A" fire retardant material when located outside of 5 road miles of a full service fire station.
NH 3.4	Encourage, where feasible, the undergrounding of electrical utilities to reduce their exposure to fire.
NH 3.5	Require new residential construction to provide for a fuel break around structures.
NH 3.6	Require proposed developments to provide sufficient access for heavy-duty firefighting equipment.
NH 3.7	Bridges, culverts, road drains and other structures shall be constructed and maintained in a manner to accommodate firefighting apparatus on a year around basis.
NH 3.8	Residences and driveways shall be clearly marked and visible with the appropriate address assigned by Yakima County.
NH 3.9	Encourage cluster developments and reduce density in wildfire hazard areas.
NH 3.10	Support the activities of the Fire Adapted Communities Coalition.

NH 4 Drought (New)

Goal NH 4: Limit the impact of drought on property and safety.	
Policies:	
NH 4.1	Collaborate with interested agencies to develop a drought mitigation and response plan.
NH 4.2	Ensure sufficient water quantity for new developments.
NH 4.3	Encourage xeriscaping and other landscaping options that limit the need for irrigation.
NH 4.4	Promote design that captures and infiltrates stormwater, meltwater, and irrigation runoff.

NH 5 Multi-Hazard (New)

Goal NH5: Protect property, life, and health from impacts of multiple and cumulative natural hazards.	
Policies:	
NH 5.1	Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values, and functions of the natural environment or to safeguard the public from hazards to health and safety.
NH 5.2	Encourage mechanisms to restrict or minimize development in high-risk hazard areas to protect public health and safety.
NH 5.3	Maintain existing infrastructure to reduce the risk of infrastructure fail during a natural disaster.
NH 5.4	Locate critical facilities and infrastructure outside of high-risk hazard areas.
NH 5.5	Ensure new developments in high-risk hazard areas include secondary egress.
NH 5.6	Develop processes and procedures for streamlining projects intended to mitigate for natural hazards.

NH 6 Disaster Recovery (New)

Goal NH6: Be prepared to recover from a major natural disaster.

Policies:	
NH 6.1	Develop a Recovery Plan to guide the redevelopment, public participation process, and long-term recovery after a natural disaster.
NH 6.2	Provide a process and procedure to streamline projects intended to provide relief and recovery from a natural disaster.

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Edit Note: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. Blue Underline is new, and red strike through is deleted language.

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CHAPTER 4. ECONOMIC DEVELOPMENT ELEMENT

4.1 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.

This element compiles selected economic data and analyses from a variety of sources, including local-based organizations, and the Washington State Employment Security Department. This data is presented to provide guidance in the planning process. It is not meant to duplicate more comprehensive economic analyses undertaken by others.

~~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).~~

4.1.1 Growth Management Act - Economic Development

According to RCW Chapter 36.70A.70 (7), an economic development chapter in a comprehensive plan should contain: a summary of the local economy such as payroll, employment and business sectors; a summary of the local economy's strengths and weaknesses; and, an identification of policies, programs, and projects to foster economic growth and development and to address future needs.

4.1.2 State Planning Goals Related to Economic Development:

Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. ~~The Growth Management Act (GMA) refers specifically to~~ Four GMA goals (goals 5, 6, 7, and 8) ~~goals which are directly related~~ specifically relate to economic development:

(5) 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 ~~disadvantag~~disadvantaged persons, and encourage growth, all within the capacities of the state's natural resources, public facilities, and public services.

(6) 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.

(7) ~~)~~ Permits - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

4.1.3 County Wide Planning Policy

The County-wide Planning Policy (CWPP) represents a composite framework of policies intended to balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act (GMA). The following CWPPs address the need for affordable and diverse housing for all economic segments of the population:

G.3. Countywide Economic Development Policy Statements:
The following policies relate to a general strategy to help ensure future economic vitality, broaden employment opportunities to meet the needs of projected future growth while maintaining a high-quality environment:

G.3.1. Encourage economic growth within the capacities of the region's natural resources, public services and public facilities.

- Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
- Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment.

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G.3.2. Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:

- Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
- ~~.~~ Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;
- Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
- Identify changes in urban growth areas as necessary to accommodate the land and infrastructure needs of business and industry;
- Support housing strategies and choices required for economic development.

G.3.3. Coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County should be encouraged by:

- Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);
- Defining roles and responsibilities for carrying out economic development goals, objectives and strategies.

4.1.4 Visioning "Check In"

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

~~• This element compiles selected economic data and analyses from a variety of sources. This data is presented to provide guidance in the planning process. It is not meant to duplicate more comprehensive economic analyses undertaken by others.~~

4.1.5~~4~~ Yakima County's Economy – Historical Setting

Yakima County has historically been an agricultural economy, dependent on irrigation. Beginning in the 1880s, Yakima County's development was shaped largely by the Northern Pacific Railroad and the Yakima River. The Yakima Project of 1905 was one of the first and largest irrigation projects completed by the US Bureau of Reclamation. With the availability of irrigation and railroads, commercial fruit production grew, bringing along with it more farmers and the development of the towns that make up Yakima County. Today, Yakima County is Washington State's leading agricultural county.

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4.1.~~5~~6 Who is Involved in Economic Development?

Economic growth requires investment in ~~the County's~~ transportation facilities, ~~its~~ water and sewer systems, and private utilities. Having competitive, ready-to-go sites at a price acceptable ~~-~~to the northwest region is a prerequisite to effectively participating in the competition for companies. ~~Changes in the County's economy are reflected in the demographic composition of its population, and affect both the type and location of housing needed. Since economic development can have detrimental outcomes, system wide effects of proposed activities must be recognized and addressed. Activities which are not sustainable within the given constraints ultimately do not contribute to the well-being of the County.~~

Within Yakima County there are a number of agencies with roles in economic development. Roles are defined and each organization works in a coordinated and cooperative manner with the other organizations. The primary providers are:

- Yakima County Development Association (YCDA, or New Vision)
- Kittitas-Yakima Resource Conservation and Economic Development District (RC&EDD)
- Visitor & Convention Bureau
- Chambers of Commerce (Cities' Chambers of Commerce, Hispanic Chamber of Commerce)
- Yakama Nation Economic Development Department
- The City of Yakima Economic Development Department

YCDA, also known as New Vision, is a private, nonprofit agency supported primarily through contributions from the business community in Yakima County. New Vision is also the official, state-designated economic development organization for the county and has service contracts with Yakima County and other local government jurisdictions within the county. The Analysis of Assets, Needs, and Opportunities section of this element is based primarily on two reports produced in cooperation with the YCDA (Blueprint Yakima, 2008); and the Yakima and Kittitas Counties Regional Comprehensive Economic Development Plan (CEDS), completed in 2013 and updated in 2015. New Vision's priorities are to:

- Build local business;
- Recruit new industry; and
- Provide workforce and community leadership.

Since 1987, New Vision has helped 12 firms locate or expand in Yakima County. These firms have invested a total of $82.2 million in facilities and equipment and have paid an estimated $12.7 million annually in

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wages and salaries. One example of a New Vision recruitment effort is the Wal-Mart distribution center, which began operations in Grandview in 2004. Wal-Mart was the county's second largest private employer in 2012, employing 1,155 employees, 600 of whom work in the distribution center.

Inset 1. Horizon 2040 Visioning Goals

Economic Development and Training:

1. Infrastructure and Facilities:

A. Ensure an adequate supply of industrial property throughout the county by supporting infrastructure for industrial purposes.
B. Enhance our transportation facilities, including air, rail, highways, and non-motorized.
C. Develop infrastructure and facilities to support our economic development.
D. Improve all modes of transportation to support our economic development.
E. Develop commercial districts through economic restructuring, infrastructure improvements, and new business recruitment.
F. Develop an ongoing beautification program designed to improve the appearance of the Yakima Valley.

~~***"Check In"***~~

4.2 EXISTING ECONOMIC CONDITIONS AND ISSUES

4.2.1 Economic Indicators - General

~~The Economic Development Element is related to other elements of this comprehensive plan. Since the natural resource base, the infrastructure and the residents of the County are the building blocks for economic development, the elements for Natural Setting, Land Use, Capital Facilities, Utilities, Transportation and Demographics are sources for complimentary information. The Housing Element describes and plans for adequate housing for all residents, inclusive of the work force, and the Parks and Open Space Element affects their quality of life.~~

There are a variety of statistics that can be used as economic indicators. These ~~statistics~~indicators are selected to suggest how the economy is doing. Economic indicators commonly used include personal income, per capita income, industry earnings and employment figures. Readers should examine not only the gross figures, but also look at the sub-component parts to gain a better interpretation.

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Inset 2. Horizon 2040 Visioning Goals

Economic Development and Training:

2. Business Development:

A. Support the development and operation of business incubators and home businesses.
B. Attract retirement, tourism, recreational and convention businesses to Yakima as a destination option.
C. Existing Businesses:
   i. Develop a strong value added product industry which supports our agricultural base.
   ii. Expand the export of our area's good and services.
   iii. Support retention and expansion of existing industry.
   iv. Develop a supportive community environment for business.
D. Business Development and Attracting New Businesses:
   i. Expand the export of our area's good and services.
   ii. Effect legislation which promotes business development (Industrial, commercial, community, etc.)
   iii. Secure private and public capital for economic development (Industrial, commercial, community, etc.)
   iv. Develop and encourage incubation format for industries and home businesses.

4.2.2 Economic Base

~~1.~~ Resource based industries, particularly agriculture, have been and still are backbone of Yakima County's economy. Growing, storage and shipping/processing of deciduous tree fruits (apples, cherries, pears, etc.), as well as livestock and dairies, make up the majority of Yakima County's agricultural industry. The Yakima Valley is number one in the nation for the production of apples, hops and mint. The Yakima Valley alone produces approximately 77% of the total hops grown in the United States. The production of wine grapes, and associated local wineries, are part of a growing wine industry in Washington State that brings with it additional tourist-related income.

~~***Horizon 2040 Visioning Goals Sampling***~~

- ~~Develop a strong value added product industry which supports our agricultural base.~~
- ~~Expand the export of our area's good and services.~~
- ~~Support retention and expansion of existing industry.~~
- ~~Attract visitors and tourists through a combination of special events, programs, the development of quality areas and facilities, and the effective marketing of the Yakima Valley.~~

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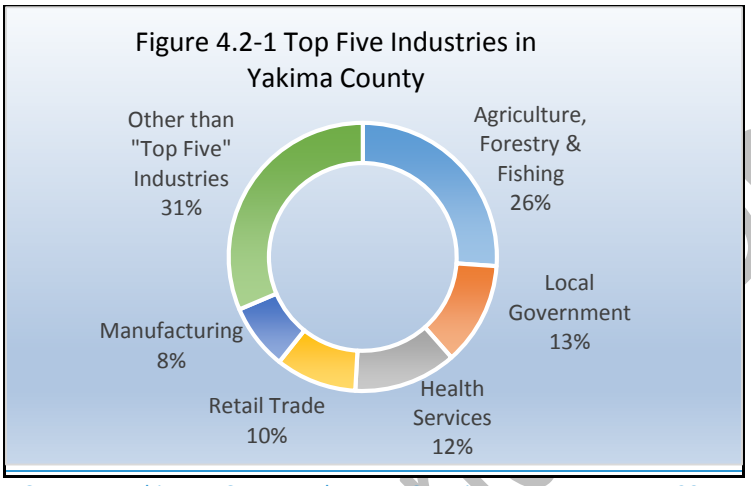
Government (federal, state, and local) is also a major employer, providing 12.4% of total covered employment in 2013. Health Services is the third largest employment sector in Yakima County, currently almost on par with government services for total employment numbers. Figure 4.2-1 below shows the top five industries in Yakima County.



Source: Washington State Employment Security Department, Nov. 2014

In 2013, agriculture, forestry and fishing provided approximately a quarter of all employment in the valley. Because of the county's reliance on resource-based jobs, the economy has struggled to match the level of economic growth and job quality experienced in other areas of Washington State. On the other hand, the agricultural sector showed remarkable resistance to the Great Recession of the late-2000s. Agriculture, forestry and fishing employment grew steadily between 2007 and 2012, while jobs were lost in almost all other sectors of the economy. The other sector showing increased growth in the County was Health Services. This represents an important trend in Yakima's economy, because as opposed to many resource-based jobs, many health services jobs are high paying jobs (See Figure 4.2-2). ~~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.~~Figure 4.2-1 shows the changes in the Top 5 Industry Sectors in Yakima County's economy between 2004 and 2013, according to the Washington State Employment Security Department.

Table 4.2-1 Changes to Top 5 Industries, Yakima County 2004-2013

Year	2004	2013	2004-2013
	Total Jobs	Total Jobs	Percent Change
1. Agriculture, forestry and fisheries	20,057	27,044	+34.8%
2. Government Services	12,209	12,863	+5.4%
3. Health Services	10,914	12,172	+17.3%
4. Retail Trade	9,145	10,172	+11.2%

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5. Manufacturing *	9,181	8,222	-10.4%
**** Manufacturing jobs have been increasing since 2012***			

Source: Washington State Employment Security Department, Nov. 2014

4.2.3 Employers

Yakima County's largest single employers are medical centers, schools and colleges, distributors, agriculturally related shippers and processors, and governmental organizations (local, state and federal). At the time of the drafting of this document, Yakima Valley Memorial Hospital (now Virginia Mason) was the valley's largest employer, employing 2,500 workers in 2012; followed by the Yakima School District. The Figure 4.2-2 shows the top 25 employers in Yakima County, in 2012.

Table 4.2-2 Top 25 Employers, Yakima County 2012

All Sectors	Company	City	Industry	Employees #
1	Yakima Valley Virginia Mason Memorial Hospital	Yakima	Medical	2,500
2	Yakima School District	Yakima	Education	1,756
3	Wal-Mart - Yakima/ Sunnyside/Grandview	Yakima	Distribution Center/Retail	1,555
4	Borton Fruit *	Yakima	Fruit Growers/Shippers	1,212
5	Yakima County	Yakima	Government	1,027
6	Monson Fruit *	Selah	Fruit Growers/Shippers	1,023
7	Yakima Valley Farmworkers Clinic	Yakima	Medical	964
8	Yakima Regional Cardiac & Medical	Yakima	Medical	927
9	AB Foods – Washington Beef	Toppenish	Food Processing	900
10	Sunnyside School District	Sunnyside	Education	740
11	Yakama Nation Legends Casino	Toppenish	Education	696
12	City of Yakima	Yakima	Government	681
13	Tree Top, Inc.	Selah	Food Processing	615
14	Yakima Training Center	Yakima	Government	491
15	WA State Dept. of Transportation	Yakima	Government	463
16	West Valley School District #208	Yakima	Education	460
17	Yakima Valley Community College	Yakima	Education	440
18	Washington Fruit & Produce	Yakima	Fruit Packing	440
19	Toppenish School District	Toppenish	Education	408
20	Shields Bag & Printing	Yakima	Manufacturing	378
21	Grandview School District	Grandview	Education	350
22	Selah School District	Selah	Education	340
23	Central WA Comprehensive Mental Health	Yakima	Medical	334
24	Yakama Forest Products	Toppenish	Foresting	325
25	E.P.I.C.	Yakima	Social Service Agency	310
****Denotes temporary employees calculated into full-time equivalents***				

Source: ***New Vision***

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4.2.4 Strength of Selected Indicators

4.2.4.1 Income and Earnings

Income for individuals and families in Yakima County lags behind the average for Washington State and the nation as a whole. Table 4.2-3 shows how Yakima County compares with the state and the nation in per capita income, median household income and poverty level.

Table 4.2-3 Income and Poverty, Yakima County, Washington State, US 2009- 2013 (2013 dollars)

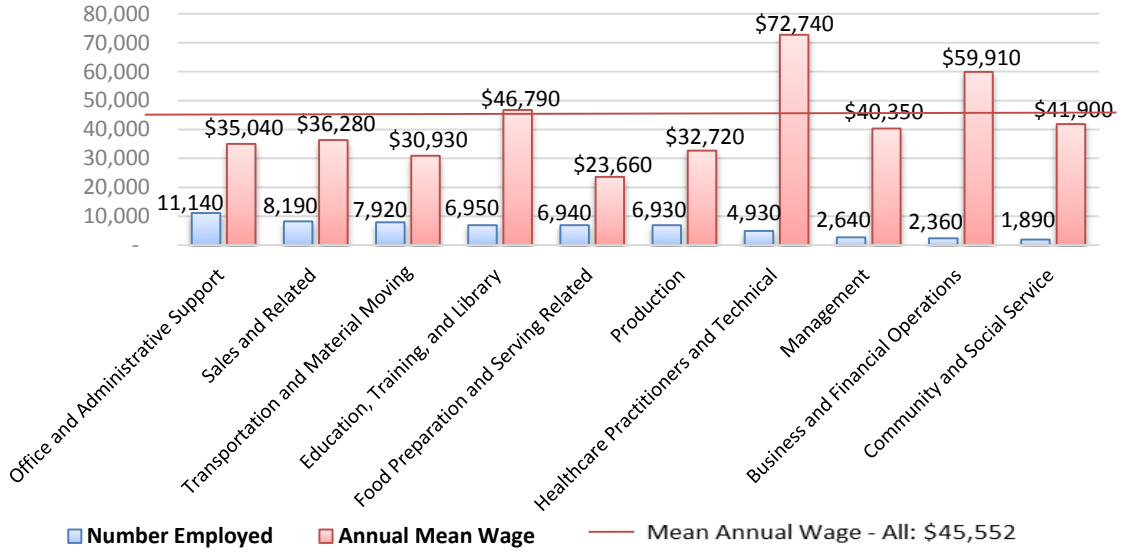
Economic Indicator	Per Capita Income	Median Household Income	% Below Poverty Level
Yakima County	$19,433	$43,506	22%
Washington State	$30,742	$59,478	13.4%
United States	$28,155	$53,046	15.4%

Source: US Census, 2015

4.2.4.2 Average Annual Wage

The following Figure shows major employment sectors as identified by the US Census Bureau in the Yakima Metropolitan Statistical Area (MSA). Figure 4.2-2 shows the number of people employed in each sector, along with the mean annual wages earned in each sector. The mean annual wage for all occupations in the Yakima MSA is $45,552.

Figure 4.2-2 Top Ten Employment Sectors, Yakima MSA
Total Number Employed and Average Annual Wage



4.2.4.3 Workforce Participation and Unemployment:

Yakima County was not immune to the national and global recession of the late 2000's, which in the US began in 2007 and officially ended in 2009. The recession greatly influenced job availability, access to credit, spending habits, and in particular, the housing market. Recent data shows that the economy is recovering locally, statewide and nationally. Total non-farm employment has increased in Yakima County, but has not replaced the jobs that were lost between 2009 and 2010. Unemployment rates in Yakima County fluctuated during the recession, but have remained higher than the average for the state of Washington as a whole. Although unemployment remained high in Yakima County throughout the recession, the rate did not fluctuate as much the state as a whole. ~~By comparison, Washington's most urban county, King County, saw large changes in the unemployment rate during the recession. Figure~~Table 4.2-4~~1~~ shows recent unemployment rates for Washington State and Yakima County.

Table 4.2-4 Unemployment Rates – Washington State and Yakima County

	2006	2010	2014
Washington	5.0%	10.0%	6.2%
Yakima County	7.4%	10.6%	8.9%
~~**King County**~~	~~3.7%~~	~~9.0%~~	~~4.6%~~

Source: US Department of Agriculture Economic Research Service

~~MAJOR ISSUES~~4.3 MAJOR TOPICS IN ECONOMIC DEVELOPMENT

4.3.1 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.~~

Competitive industrial property has the following characteristics:

1. Not in a floodplain or wetland
2. No endangered species [plant/animal] habitat;
3. No archaeological site issues;
4. Appropriate land use and zoning designation;
5. Market price comparable to the search area;
6. Infrastructure is to the site [roads electricity, water sewer, stormwater drainage or alternate solution, modern telecommunications, natural gas].
7. Rail, airport, etc., if needed;
8. Complete environmental assessment indicates the site/facilities are clean;
9. Soil boring data indicates load bearing capacity;
10. Site is cleared, requires little grading.

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Most developable lands are within the Urban Growth Areas of cities in the County. These areas are being planned for by both the County, which has jurisdiction until the areas are annexed, and the respective city which may annex the area depending on growth needs. Most cities in the county have land zoned for industrial or commercial purposes within their city limits and urban growth areas, as determined by each city's Economic Development Strategy. In unincorporated Yakima County, some large concentrations of Industrial and Commercially-zoned land (more than 400 acres) include land outside:

- Yakima, east of the Yakima River near Terrace Heights and Moxee;
- Toppenish;
- Sunnyside; and
- Grandview

4.3.2 Business Recruitment/Retention



E~~E~~Although ~~e~~existing local economic development organizations, such as New Vision, have attracted many firms to the Yakima Valley since 1986, but 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.~~ One limiting factor is the availability of wastewater disposal sites. Food processing operations, for example, are wastewater-intensive, and require a connection to sewer with sufficient capacity. There are locations in the Yakima urban area that are zoned for industrial purposes but lack adequate sewer service capacity. There is an inherent element of chance associated with locating businesses. In order to ensure an adequate supply of land for industrial and commercial operations, there must be more land available than is needed for the "perfect fit", but not so much that large areas of land are left vacant or underdeveloped. Another important factor in the recruitment of industries is the supply of skilled labor force. Both the Blueprint Yakima and Kittitas-Yakima CEDS documents identified that there is an under-supply of skilled laborers in the valley. 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.

Inset 3. Horizon 2040 Visioning Goals

Economic Development and Training:

3. Employment Training

a. Provide for the development of knowledge, skills and attitudes that will enable all students to be successfully employed and be lifelong learners.

b. Provide equal access to education, employment, training and opportunities for our culturally, racially and/or economically diverse families.

While business recruitment is important, the expansion of existing successful businesses is considered to be the primary driver of economic growth, accounting for between 60-70% of private sector jobs. ~~At least~~

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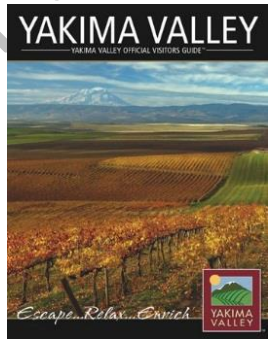
~~two-thirds of the new industrial jobs come from expansion of existing successful businesses.~~ ~~-~~These businesses are already providing the region with jobs and tax dollars, and are more likely to be responsive to community needs, and to retain profits in the community. Promoting and assisting existing business is essential to ensure the retention and expansion of these companies. According to the National Bureau of Economic Research, start-up firms, while accounting for only 3% of employment, actually account for almost 20% of gross job creation in any given year. Many of these new jobs are lost within five years, since many new businesses fail. Regardless, entrepreneurship stands out as an important creator of jobs. Therefore, it is crucial to both support existing businesses in the community and to create opportunities for local entrepreneurs to start new businesses.

4.3.3 Tourism

Tourism is a major industry for Yakima County, responsible for an estimated $~~307~~350 million in direct sales annually, 3,~~370~~540 jobs, ~~$68 million payroll, and more than~~and $2~~2~~3 million in taxes paid by visitors. ~~million in state and local taxes.~~ Many visitors come to the Yakima Valley for wine-tasting, farm fresh experiences, and to enjoy the warm weather during non-winter months. ~~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 c~~C~~ounty lines.



Growing and improving the valley's tourism infrastructure, including transportation, signage, convention center enhancements and downtown redevelopment in communities throughout the county will be important to sustain and grow the tourist industry. 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 e~~a~~ffects that tourism can have for the County, tourism issues and needs should be integrated into the comprehensive plan.

4.3.4 International Trade Development

International business originating within the Yakima Valley contributes substantially to our regional and state economy. The Yakima Metropolitan Area exported $1.3 billion worth of goods in 2014, setting a record for the fifth straight year (Yakima Herald-Republic, July 12, 2015). The majority of the exports ($644 million) were fruits such as apples and cherries, followed by processed foods, chemicals and machinery. Exports of raw and processed agricultural commodities continue to ~~growas~~grow as new markets emerge in developing parts of the world. International trade is subject to external factors such as political stability and trade agreements. The North American Free Trade Agreement (NAFTA) and Asia Pacific Economic Conference (APEC) are examples of ~~international~~ international trade agreements. The Trade Promotion Authority, written and renewed by the U.S. Congress, provides guidance to the president to negotiate tariffs, or eliminate barriers to foreign markets.

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4.4 REGIONAL TRENDS AND FUTURE ECONOMIC BASE

4.4.1 Strengths, Weaknesses, Opportunities and Threats (SWOT)

AAs part of their planning efforts, the Kittitas-Yakima CEDS performed a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of Yakima (and Kittitas) Counties. Their results are shown in Figure 4.4-1 below.

Figure 4.4-1 SWOT Analysis – Yakima County
From Yakima and Kittitas Counties Regional Comprehensive Economic Development Strategy, 2015

Strengths

- **Diversified industry makeup**
  - Renewable and alternative energy
  - Strong agricultural markets
  - Support of small business and the microenterprise culture.
- **Proximity to major metro areas; Seattle, Portland, Spokane**
  - Strong capabilities in logistics and distribution
  - Highway accessibility
- **University Presence: CWU, YVCC, Heritage University, PNWU**
- **Quality of life**
  - Abundance of outdoor recreation
  - Diverse interesting culture
  - Climate
  - Exceptional Community Healthcare
- **Downtown vitality**
- **Abundant (sustainable) natural resources**
- **Strong and diverse labor force**
- **Young demographic**
- **Premier sports facilities and event location**

Weaknesses

- **Lack of family-wage employment opportunities**
- **Low K-16+ education attainment**
  - Workforce skills gaps
- **Complacency towards growth and economic diversification**
- **Environmental obstacles and regulations**
  - Predictability of legislation
- **Crime rate perception**
- **Bilingual challenges**
- **Few industrial and commercial development sites**
- **Loss of natural resource jobs**
- **Limited night life and entertainment amenities**
- **Recreation for children is limited**
- **Professional services including CPA's, dentists, consultants, doctors, and engineers somewhat limited**
- **Water capacity**
- **Pay disparity to major metro areas**
- **No port district in Ellensburg or Yakima**

Opportunities

- **Capture spin-off growth from businesses from Western WA metro areas**
  - Capture overflow from neighboring metro areas
- **Improve visibility of available sites**
  - GIS inventory available
- **Raise educational attainment**
  - Growth of talent, research, and facilities for higher education
  - Business education partnerships
  - Alternative workforce education options

Threats

- **Environmental challenges and regulations**
  - Water supply scarcity
  - Declining forest health, fire danger
  - Water quality uncertainty
  - Planning and zoning barriers to new investment and alternative energy and innovations
- **Regulations and permitting business responsiveness**
- **Lack of economic resilience**
  - Diversification of industries

• **Collaborative inter-county cooperation**
  ○ Work together to create a unified regional vision
• **Develop and promote tourism**
  ○ Outdoor recreation options
  ○ Capitalize on developing industries like wineries and breweries, that focus on tourism in the region
• **Facilitate small business development**
  ○ Accelerate small business through incubators and small business network
  ○ Promote and support downtown redevelopment efforts
• **Develop renewable and alternative energy facilities**
• **Cultivate and promote bilingual workforce**
• **Create arts culture**
	• **Loss of young talent**
	• **Limited economic development resources and incentives**
	  ○ Lack of economic development resources and incentives
	  ○ Limited small business advancement opportunities
	• **Distribution impacts from Urban Center traffic congestion**

Source: Yakima and Kittitas Counties Regional Comprehensive Economic Development Strategy, 2015

Inset 4. Horizon 2040 Visioning Goals

Economic Development

Quality of Life and Government Services:

Cultural Diversity

A. Expand economic opportunities for all individuals
B. Support leadership training, enhanced communication, and preservation of cultural diversity and traditions for our multi-cultural community.

Positive Visual Images

C. Develop a clean physical image of the Yakima Valley by: encouraging the creation of landmarks, improving entrances to Yakima, providing quality maintenance; and addressing code violations.

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4.4.2 Niche Markets

"Niche Markets" represent industry sectors where Yakima County has a competitive advantage, for reasons such as historical practice and markets, proximity to markets, and new investment (e.g. the Pacific Northwest College of Medicine). Identifying these areas of strength in the local economy provides businesses and investors an opportunity to build on their momentum. Yakima County staff incorporated information from the ***Blueprint Yakima*** report, which identified "niche markets" and with input from New Vision, developed an up to date list of niche markets. The niche markets include the following:

Figure 4.4-2 Areas of Opportunity: "Niche Markets"

1. Logistics and Distribution Regional distribution companies enjoy relatively close proximity to major Pacific Northwest markets (within three hours of Seattle, Portland and Spokane) while maintaining lower operating costs than major cities in the region.	***Specialties:*** *a. Regional Distribution Centers. Regional distribution companies enjoy relatively close proximity to major Pacific Northwest markets (within three hours of Seattle, Portland and Spokane) while maintaining lower operating costs than major cities in the region.*
2. Agricultural Cluster Washington State is the second largest premium wine producer in the United States. Yakima County is one of several eastern Washington counties leading wine production in the state. Yakima County has lead the nation for many years in hop production, making the valley a natural place for breweries to locate. Grants brewery, which closed in 2004, is considered to have been the first microbrewery established in the United States since prohibition. Other businesses, such as distilleries and hard cider producers have joined the growing "craft beverage" industry.	***Specialties:*** *a. Wineries/Breweries/Cideries/Distilleries.* *b. Food Processing – Fruit, Animal Feed, Organic and Specialty products.* *c. Composting and Dairy Anaerobic Digesters (Green Industries).*
3. Medical Industry Yakima County is home to several large medical centers. The healthcare and social assistance industry employed 12,800 people in Yakima County in 2012. Pacific Northwest University of Health Sciences opened in Terrace Heights in 2008. This college of Osteopathic Medicine was the first new medical school to open in the Pacific Northwest in sixty years.	***Specialties:*** ***Regional Medical Centers:*** *a. Yakima Valley Memorial Hospital* *b. Yakima Regional Medical and Cardiac Center* *c. Toppenish Community Hospital* *d. Sunnyside Hospital* *e. Children's Village and Yakima Valley Farmworkers Clinic* ***Regional Education Centers*** *a. Pacific Northwest University of Health Sciences,* *b. Nursing, medical technical and dental hygiene programs in Yakima Valley Community College, Washington State University (Yakima) and Heritage University*
4. Industrial Machinery and Supplies Fruit packing warehouses and food processing industries provide a local demand for machinery and other equipment.	***Specialties:*** *a. Plastic and paper packaging* *b. Fruit sorting and sizing equipment* *c. Food packaging machinery*
5. Aerospace Manufacturing The Yakima Valley hosts a variety of companies that support the aerospace industry. Yakima's proximity to Seattle, one of the world's largest aerospace production centers, combined with operating costs that are 10-20% less than Seattle, makes it an ideal location or these businesses. The aerospace manufacturing sector also employs highly skilled workers.	***Specialties:*** *a. Component manufacturing* *b. Navigation Instruments* *c. Sport aircraft*

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6. Business and Professional Services Yakima's availability of workers, relatively low cost of business, and excellent telecommunications infrastructure makes it a good location for administrative and "back office" operations that are not location-dependent.	***Specialties:*** *a. "Back office" operations (e.g. accounting, human resources, and compliance)* b. *Call centers*

4.5 ~~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, 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~~

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~~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 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.~~

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~~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.~~

~~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:~~
- ~~Improve the visual "look" of the area.~~
- ~~Provide for an attractive i-82 entrance and corridor.~~
- ~~Implement a comprehensive recreation and parks master plan that encourages resident and tourist activities.~~
- ~~Implement an art and cultural master plan.~~
- ~~Appreciate and protect the assets and beauty of our area, including our historic sites.~~

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- ~~Improve year-round highway transportation over snoqualmie pass.~~

ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goals, objectives and policies are essential in the development of the Economic Development element. Not only are goals, objectives, and policies required by ~~the Growth Management Act (~~GMA~~)~~, but these statements provide a basis for a community to make decisions about its future economic needs. Goals and policies are consistent with the Planning goals and policies, and are also consistent with the Planning Goals of ~~the G~~rowth ~~M~~anagement ~~A~~ct. Goals are general statements of desired outcomes of the community. Policies are "operational" actions that a community will undertake to meet the goals and objectives. Policies provide overall direction for implementation of a strategy and provide guidance for decision-making subject to this Plan, and form the basis for development regulations. Following are the goals and policies of the Comprehensive Plan related to Economic Development.

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.

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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.

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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 ***Horizon 2040'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.

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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.
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 $~~307~~350 million in direct sales annually, 3,~~370~~540 jobs, ~~$68 million payroll, and more than~~and $2~~2~~3 million in taxes paid by visitors~~$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 comparatively 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:

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	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

~~he Upper Valley Vision 2010~~Horizon 2040's Visioning "check in" 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.

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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.

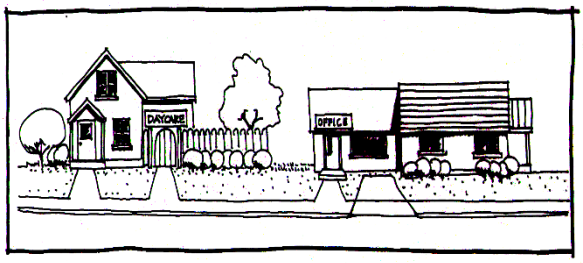

Figure 4.5 -1 ~~Figure x.x.x-1~~ Support Home ~~Occupations~~ Businesses ~~(ED 7.4)~~

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~~Organizations to monitor the economic progress of Yakima County as it is affected by ***Horizon 2040***.
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

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	widely, all jurisdictions and economic development organizations play a role and share in the County's economic growth.
ED 8.7	Ensure that SIED 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.
ED YK 8.8	Encourage redevelopment of key properties in the City County through use of local, State and federal funding opportunities and public/private partnerships to strengthen Yakima's position as a regional economic center through redevelopment and revitalization.

PURPOSE STATEMENT ED 9

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: 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).

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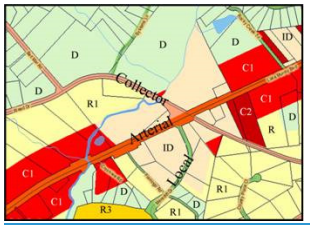



EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing Volume 1 language is in black text, the existing Volume 2 language is in purple text. Blue underlined is new, red strikethrough is deleted.

CHAPTER 5. LAND USE

5.1 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 businesses making long term decisions. More importantly, the public costs associated with serving these lands can be minimized and the qualities that make many of them unique are preserved.

Just as land use drives our economy, the Land Use Element of ~~***Plan***~~ ***Horizon*** ~~***2015***~~ ***2040*** can be described as the "driver of the comprehensive plan." The goals and policies of ~~***Plan***~~ ***Horizon*** ~~***2015***~~***2040***, particularly those found in Land Use, are intended to check the adverse environmental impacts of growth.

The Land Use Element of ~~***Plan***~~ ***Horizon*** ~~***2015***~~ ***2040*** serves several purposes. The first is to describe~~s~~ the existing conditions regarding land and its use in Yakima County. This done by cataloging the activities currently taking place on land under County jurisdiction. Second, the land use ~~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 - ~~u~~Urban, ~~r~~Rural and ~~r~~Resource. The Land Use Element supports the ~~Shareholders efforts~~Visioning, as refined by the Planning Commission and focuses its analysis on ~~the Commission's preferred scenario for~~ growth over the next 20 years. When combined, these represent the goals and policies that will direct future land use decisions.

~~4~~5.1.~~4~~1 Visioning "Check In"

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

Inset 1. Horizon 2040 Visioning Goals
Land Use

General – (Quality of Life and Government Services):
Positive Visual Images

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

5.2 GROWTH MANAGEMENT ACT REQUIREMENTS

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

- The distribution, location and extent of land use, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other uses; and

- Population densities, building intensities and estimates of population growth (see also Demographics and Housing Elements); and

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- The location of urban growth areas and how the county-wide planning policies are to be integrated; and

- Provisions for protecting the quality and quantity of groundwater used by the public (see Natural Setting Element); and

- Review, where applicable, drainage, flooding and storm-water run-off in the plan area and nearby jurisdictions, and guidance for corrective actions for discharges that pollute (see also the Natural Setting and Capital Facilities Elements).

The GMA also requires comprehensive plans to address rural lands or those lands not designated for urban growth, agriculture, forest, or mineral resources. Yakima County must provide for a variety of rural densities and permit only those uses which are compatible with rural character.

5.3 ORGANIZATION OF ELEMENT

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

- **Urban lands** are those included within the Urban Growth Area of one of Yakima County's fourteen incorporated cities. They are typified by growth patterns that have made or will make an intensive use of land for buildings, structures and impermeable surfaces. As a result, other uses, such as the production of food, become incompatible.

- **Rural lands** are those areas outside of both the Urban Growth Areas and the resource lands. Rural areas allow low to moderate densities that can be supported and sustained without urban services -- primarily water and sewer service. By state law, development in rural areas cannot occur if it is urban in nature.

- **Economic Resource lands** are those lands important and necessary for their ability to sustain the long-term commercial production of agricultural goods, forest products and mineral commodities.

Presented within each sub-element is a vision of the future for each land type and a review for consistency with the County-wide Planning Policies. Unlike the other elements of ~~***Plan 2015***~~***Horizon 2040***, which group their related goals and policies into a separate concluding section, the goals and policies of each land use category are presented within their respective sub-element. By organizing the Land Use Element in this manner, the reader is given a clearer and more complete picture of the issues affecting development in each area. The supporting goals and policies for each land use category are the measuring stick which will guide future land use decisions within Yakima County.

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The Land Use Element begins with an overview of the existing conditions in Yakima County through a land use inventory. An analysis of existing land use patterns is then provided that quantifies the various uses by acreage**.** This inventory data is used throughout each of the Sub-Elements to describe their character and evaluate their capacity for additional residents. ~~The element overview concludes with an Environmental Analysis matrix that relates the major issues confronting urban, rural and resource lands against the four growth alternatives.~~

~~**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.~~

5.4 MAJOR OPPORTUNITIES ~~MAJOR ISSUES~~

5.4.1 Phased Urban Growth

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

5.4.2 Clustering Development

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

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

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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 ~~I~~individual wells and septic systems.

5.4.3 Maintaining Livability

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

5.4.4 Transition of Urban Land Uses

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

5.4.5 Rural Character, Density and Services

Yakima County's rural environment is one of its most attractive features. Yet while the region's rural qualities continue to draw people out into the County, their increasing numbers have affected the very qualities they so eagerly sought. More and more rural residents are voicing objections to new subdivisions occurring around them. The nature of these complaints varies, but a common theme is that the creation of more lots and houses detracts from the rural character to the point that it no longer seems rural. In response to growing citizen complaints and conflicts about the over-development of many rural areas, Yakima County has maintained an ongoing effort to strengthen development regulations. The primary purpose of higher standards has been to protect public health and safety and to improve the overall quality of rural subdivisions. Yet, while these higher standards have discouraged many would-be developers from subdividing more rural land, they still have not gotten to the root problem of permissive zoning that allows parcels to be created as small as one-half acre. The mixed opinions on this topic require a delicate balance of policies to establish the preferable and affordable course of future rural growth.

Although density is one factor in defining the difference between urban and rural, other factors need consideration as well. Carrying capacity of the land needs to be taken into account. The increasing densities in many rural areas of the County have resulted in numerous associated impacts including

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aquifer depletion and contamination, surface runoff problems, and traffic congestion of public and private roads. These impacts raise the question of what level of public service should be expected in rural areas to protect the health and safety of the residents. The need and demand for additional services becomes more and more pressing as each new homesite is created.

5.4.5.1 Rural Domestic Water Useage

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

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

To ensure compliance with state law, Yakima County developed the Yakima County Water Resource System, which expands the County's current water systems by addressing the availability of rural-domestic water supply to those who would otherwise rely on the "exempt" well strategy offered by RCW 90.44.050. Land use and building permit applicants are required to obtain a water availability certificate from the Yakima County Water Resource System as a condition of approval, thus meeting the requirements of the state law, as well as providing the necessary mitigation avoiding impacts to senior water right holders and instream flows. A water availability certificate can be obtained via the purchase of a rural domestic water allocation, existing water right or a determination from the Department of Ecology that the proposed permit-exempt use would be water budget neutral

5.4.6 Incompatible Development

The single most common threat to the economic resource lands -- farm, forest, and mineral -- is the pressure brought about by encroaching incompatible development. While invaluable to our economy, resource lands can be noisy, foul smelling and sometimes even dangerous ~~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, however a resource setback is required to help alleviate the pressure

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these homes place on economic resource lands. ~~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 not only required by the Growth Management Act, but is also essential to the health of ~~that~~ the economy and quality of life. Incompatible development of land close to Yakima Training Center reduces the ability of the center to complete its mission or to undertake new missions, and increases its cost of operating. The ~~department~~ Department of ~~defense~~ Defense evaluates continued utilization of military installations based upon their operating costs, their ability to carry out missions, and their ability to undertake new missions.

5.5 CONSIDERATIONS~~CONSIDERATIONS~~

5.5.1 Regional Context

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

The terrain of Yakima County varies from areas of irregular, densely timbered, mountainous terrain in the west to broad valleys and arid sagebrush-covered foothills in the east. The arable lands within the county are made up of the basin lands, bottom lands, terraces, and lower uplands tributary to the Yakima River. Collectively, these lands are called the Yakima Valley. The area north of Ahtanum and Rattlesnake Ridges is generally referred to as the Upper Yakima Valley while the area south of them is known as the Lower Yakima Valley. The Upper Valley is more heavily populated while the Lower Valley is characterized by smaller towns and contains more productive farmland.

5.5.2 Land Ownership

Yakima County encompasses a land area of about 2,776,000 acres. Of this area, over 2,000,000 acres are either owned or controlled to some extent by state, federal or tribal governments. Nearly three quarters of Yakima County is owned and controlled to some extent by state, federal or tribal governments. Major federal lands include the Wenatchee National Forest comprising roughly 50~~4~~,000 acres and the Department of Defense's Yakima Training Center which covers rougly 16~~6~~,000 acres of the county. Major state owned lands are administered by the Department of Natural Resources (~~142~~190,000 acres) and the Department of Fish and Wildlife (~~63,925~~82,000). The largest land holdings are trust lands of the Yakama

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Indian Reservation totaling 1.1 million acres. The land area within the County's fourteen incorporated cities totals about 29,000 acres, leaving approximately roughly ~~733~~700,000 acres of privately owned land in unincorporated Yakima County. Table ~~XX~~ 5.5.2-1 summarizes land ownership in Yakima County. A graphic depiction of this is shown on ~~Figure~~ Map 5.5.2-1.~~XX.~~

Table 5.5.2-1 Yakima County Land Ownership

LAND OWNER	TOTAL ACRES	Under County Taxing Jurisdiction	Under County Planning Jurisdiction	Not Subject to County Jurisdiction
MAJOR FEDERAL	**1,725,594.26**	**0**	**0**	**1,725,594.26**
Yakama Nation Closed Area Trust Lands	729,957.00	0	0	729,957.00
Yakama Nation Open Area Trust Lands	305,820.00	0	0	305,820.00
U. S. Forest Service (USFS)	496,188.54	0	0	496,188.54
Military Reservation	162,393.69	0	0	162,393.69
Bureau of Land Management (BLM)	27,938.30	0	0	27,938.30
U. S. Fish and Wildlife (USFW)	1,944.01	0	0	1,944.01
Bureau of Reclamation (BOR)	1,352.72	0	0	1,352.72
MAJOR STATE	**273,074.71**	**0**	**273,101.93**	**0**
Department of Fish & Wildlife (WDFW)	82,422.33	0	82,422.33	0
Department of Natural Resources (DNR)	190,652.38	0	190,652.38	0
PUBLIC	**64,211.61**	**0**	**21,812.79**	**42,398.82**
Rights-of-Way, Various Ownership****	42,529.76	0	9,935.45	32,594.31
Yakima County	3,181.39	0	2,748.61	432.78
Within cities*	432.78	0	0	432.78
Other Public** (DOT, Dept. of Ag, Schools)	18,500.46	0	9,128.73	9,371.73
Within cities*	3,777.30	0	0	3,777.30
PRIVATE	**696,200.11**	**696,200.11**	**611,760.46**	**0**
Yakama Nation Open Area, Tax Parcels* **	103,031.69	103,031.69	90,713.28	0
Indian-owned***	10,343.28	10,343.28	0	0
Nonindian-owned	92,688.41	92,688.41	90,713.28	0
Within cities*	1,975.13	1,975.13	0	0
Yakama Nation Closed Area, Tax Parcels	45,903.17	45,903.17	0	0
Indian-owned***	26,908.56	26,908.56	0	0
Nonindian-owned	18,994.61	18,994.61	0	0
Other Private	547,265.25	547,265.25	521,047.18	0
Within cities*	26,218.07	26,218.07	0	0
TOTAL	**2,759,080.69**	**696,200.11**	**906,675.18**	**1,767,993.08**

Source: Yakima County GIS Department

* Cities have the primary planning responsibility within their boundaries. Co. receives a % of taxes collected in cities.

**Other Public includes properties owned by City/Town, Conservation Districts, DOT, Dept. of Ag, Schools, Fire Districts, Grant County, Irrigation Districts, other Federal, Other State, Parks & Rec, Port Districts, School Districts and YVCC.
*** Yakama Nation parcels owned by tribal members are not subject to County Planning/Zoning controls.
**** Planning jurisdiction for rights-of-way is limited by state, federal and tribal law. County road right-of-way was approximated by multiplying 1639.35 miles of county road by an estimated average of 50' ROW (9,935.45 acres)

Areas Public Yakima County Land Ownership LAND OWNER	TOTAL ACRES	Under County Taxing Jurisdiction	Under County Planning Jurisdiction	Not Subject to County Jurisdiction
MAJOR FEDERAL	1,749,107	0	0	1,749,107
Yakama Nation Closed Area Trust Lands	736,465	0	0	736,465
Yakama Nation Open Area Trust Lands	319,818	0	0	319,818
U.S. Forest Service (USFS)	504,461	0	0	504,461
Military Reservation	163,379	0	0	163,379
Bureau of Land Management (BLM)	23,079	0	0	23,079
U.S. Fish and Wildlife (USFW)	1,777	0	0	1,777
Bureau of Reclamation (BOR)	127	0	0	127
MAJOR STATE	208,530	0	208,530	0
Department of Fish & Wildlife (WDFW)	71,527	0	71,527	0
Department of Natural Resources (DNR)	137,003	0	137,003	0
PUBLIC	62,508	0	22,270	40,238
Rights-of-Way, Various Ownership***	48,134	0	10,503	37,631
Yakima County	3,117	0	2,932	185
Within cities*	185	0	0	185
Other Public (includes federal)	11,257	0	8,835	2,422
Within cities*	2,007	0	0	2,007
PRIVATE	714,419	714,419	659,235	0
Yakama Nation Open Area, Tax Parcels * **	88,894	88,894	80,147	0
Indian-owned**	7,526	7,526	0	0
Nonindian-owned	81,368	81,368	80,147	0
Within cities*	1,222	1,222	0	0
Yakama Nation Closed Area, Tax Parcels	26,366	26,366	0	0
Indian-owned**	734	734	0	0
Non-Indian-owned	25,632	25,632	0	0
Major Private Corporate	81,256	81,256	81,256	0

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~~**Rights-of-Way, Water, etc.**~~	~~1,221~~	~~1,221~~	~~NA***~~	~~0~~
~~**Other Private**~~	~~516,682~~	~~516,682~~	~~497,833~~	~~0~~
~~**Within cities***~~	~~18,849~~	~~18,849~~	~~0~~	~~0~~
~~**TOTAL**~~	~~**2,734,563**~~	~~**714,419**~~	~~**890,036**~~	~~**1,789,344**~~

~~Source: Yakima County Planning Department~~
~~*Cities have the primary planning responsibility within their boundaries. Co. receives a % of taxes collected in cities.~~
~~**Yakama Nation parcels owned by tribal members are not subject to County planning/zoning controls.~~
~~Indian owned land in closed area roll type 9 = 931.73; roll type 1 = 733.98.~~
~~Indian owned land in open area roll type 9 = 1534.04; roll type 1 = 7525.80 (7134.72 excluding "T" land).~~
~~***Planning jurisdiction for rights-of-way is limited by state, federal and tribal law. County road right-of-way was approximated by multiplying 1732.99 miles of county road by an estimated average of 50' ROW (10,503 acres).~~
~~****County receives some payments in lieu of taxes on some properties.~~

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

~~**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.~~

5.5.3 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.~~ The land use inventory was ~~completed in the fall of 1995,~~ based on a number of sources including individual tax parcel data from the Assessor's Office, digital orthophoto interpretation and the site-specific knowledge of staff and citizens. Much of the land in Yakima County serves multiple uses and often the uses are not easily grouped into one category or another. For example, a large agricultural parcel may also contain a single-family residence, some farm

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worker housing, a packing plant or all three. Some of the parcel may be vacant and it may support various agricultural crops.

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

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

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- Vacant: Undeveloped or unused land, including vacant commercial sites and non-commercial forest land.

- State: State lands owned and/or managed by the Washington State Department of Fisheries and Wildlife (WDFW) or the Department of Natural Resources (DNR). Exceptions to this category are those state lands utilized as part of the Yakima River Greenway.

- Federal/Yakama Trust: Land held by the Federal government, or the Yakama Indian Nation.

The results of the land use inventory are displayed in ~~Volume II, Chapter VII on Figure~~Map ~~VII-2~~5.5.3-1, Existing Land Use (generalized). Table ~~VII-2~~5.6.1-1 ~~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***~~***Horizon 2040*** can be evaluated. As reflected on the existing land use map, the majority of land under County jurisdiction is primarily utilized for agriculture or by the federal, state and tribal governments. The remaining land under County jurisdiction is distributed among the various land uses. The distribution of each land use type is analyzed below in the section entitled Analysis of Assets, Needs and Opportunities.

~~C.~~5.6 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

5.6.1 Analysis of Existing Land Use Patterns~~NALYSIS OF EXISTING LAND USE PATTERNS~~

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

5.6.1.1 Residential Development Patterns

The Housing Element illustrates that single-family homes, including mobile or manufactured homes, are

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the predominant type of residence found in Yakima County. Although many of these units are found within the fourteen cities of Yakima County and their surrounding urban growth areas (UGAs), large portions of our rural and agricultural lands have also been developed for homes. Of the ~~31,325~~62,688 acres devoted to single-family development in Yakima County, over half has taken place in rural and agricultural areas (~~10,533~~25,194 and ~~7,604~~19,989 acres respectively).

As could be expected, most higher density residential development has occurred within the cities and their surrounding UGAs. The chief reason for this is that higher density development generally requires city-provided public sewer and water service. Over three-fourths of the land in this type of use is found within cities (duplex to fourplex - ~~76~~ 89 percent; five units or more - ~~76.1~~84 percent) with a smaller percentage (duplex to ~~fourplex~~Fourplex - ~~19.6~~4 percent; five units or more - ~~9~~11 percent) located in the UGA's. The remaining higher density residential development is spread across the rural and resource lands.

Table 5.~~5~~6.1.1~~-2~~1 Yakima County Land Areas and Uses

LAND USE CATEGORIES	TOTAL ACRES	City	UGA	Rural	Ag.	Forest	Mineral*	Federal & Tribal
~~Residential~~ ~~Single Family Residential~~	~~82,088~~ ~~31,325~~	9,768~~6~~ ~~,521~~	7,192~~6~~ ~~,221~~	25,194~~10~~ ~~,533~~	19,989~~7,6~~ ~~04~~	401~~446~~	~~284~~ ~~0~~	~~7~~ ~~0~~
~~Residential~~ ~~Duplex-Fourplex Residential~~	601~~422~~	534~~32~~ ~~1~~	20~~76~~	13~~22~~	34~~2~~	~~0~~ ~~0~~	~~0~~ ~~0~~	~~0~~ ~~0~~
~~Residential~~ ~~5 or more Residential~~	556~~516~~	466~~39~~ ~~4~~	~~91~~ ~~47~~	~~8~~ ~~42~~	13~~33~~	~~0~~ ~~0~~	~~0~~ ~~0~~	~~8~~ ~~0~~
~~Mobile Home Parks~~ ~~Mobile Home Parks~~	944~~805~~	518~~35~~ ~~6~~	102~~19~~ ~~4~~	263~~191~~	61~~64~~	~~0~~ ~~0~~	~~0~~ ~~0~~	~~0~~ ~~0~~
~~Other Residential~~ ~~Commercial (Retail & Services)~~	4,364~~4,32~~ ~~8~~	283~~2,6~~ ~~35~~	502~~69~~ ~~2~~	1,640~~574~~	1,535~~384~~	380~~43~~	~~7~~ ~~0~~	~~5~~ ~~0~~
~~Commercial (Retail & Services)~~ ~~Wholesale Trade & Industry~~	8,050~~6,19~~ ~~1~~	4,851~~3~~ ~~,516~~	609~~54~~ ~~1~~	2,042~~1,5~~ ~~34~~	526~~559~~	0.33~~41~~	~~1,445~~ ~~0~~	~~4~~ ~~125~~
~~Wholesale Trade & Industry~~ ~~Education & Government~~	3,162~~2,08~~ ~~3~~	1,816~~1~~ ~~,121~~	410~~24~~ ~~8~~	312~~274~~	624~~435~~	0~~5~~	~~0~~ ~~0~~	~~0~~ ~~0~~
~~Transportation~~ ~~Parks, Water & Other Open Spaces~~	1,510~~4,22~~ ~~6~~	1,189~~7~~ ~~62~~	134~~61~~ ~~8~~	70~~593~~	502~~,190~~	0~~63~~	~~20~~ ~~0~~	~~0~~ ~~0~~
~~Government~~ ~~Mining*~~	2,343~~2,75~~ ~~2~~	1,626~~6~~ ~~6~~	334~~98~~	194~~1,465~~	163~~970~~	0~~153~~	91~~0~~	~~3~~ ~~0~~
~~Other Open Spaces~~ ~~Forestry~~	3,336~~96,5~~ ~~98~~	~~1,099~~ ~~0~~	~~287~~ ~~0~~	681~~6,886~~	329~~21~~	281~~89,691~~	~~62~~ ~~0~~	~~0~~ ~~0~~
~~Mining~~ ~~Agriculture~~	1,885~~572,~~ ~~886~~	100~~5,2~~ ~~14~~	151~~5,9~~ ~~43~~	1,257~~127~~ ~~,212~~	458~~417,5~~ ~~01~~	0~~7,016~~	1,509~~0~~	~~0.71~~ ~~1~~
~~Forestry~~ ~~Vacant~~	29,697~~40,~~ ~~771~~	0~~3,469~~	0~~3,795~~	2,731~~20,~~ ~~289~~	0~~3,715~~	26,914~~9,50~~ ~~3~~	~~0~~ ~~0~~	~~0~~ ~~75~~
~~Agriculture~~ ~~State~~	485,640~~2~~	~~4,755~~ ~~1~~	~~7,111~~ ~~22~~	100,414~~7~~	369,750~~1~~	1,938~~117,8~~	~~16,076~~ ~~0~~	~~627~~ ~~0~~

	~~04,840~~			~~3,158~~	~~3,836~~	~~23~~		
~~Federal/Yakama Trust~~	39,703~~1,7 59,721~~	5,489~~2 80~~	4,092~~2 0~~	18,344~~19 ,265~~	10,875~~10, 496~~	713~~465,90 6~~	~~0~~	~~1,263,953~~
~~TOTALS (excludes all dedicated right-of-way)~~	274,876~~2, 727,464~~	291~~24, 656~~	481~~28, 515~~	88,890~~26 2,039~~	16,034~~45 7,812~~	168,851~~69 0,690~~	2,082~~2,75 2~~	59~~1,263,953~~
Federal/Yakama Trust	1,799,794	64	909	25,601	28,256	488,573	1,786	1,253,022
Totals (excludes all dedicated right-of-way)	2,719,149	33,429	22,259	267,654	448,697	688,051.33	18,556	1,253,969.71

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

The cities contain the biggest percentage of mobile home parks (~~44.2~~54 percent); the rest are in unincorporated UGAs (~~24.1~~11 percent), ~~and~~ rural lands (~~23.7~~28 percent) and agricultural resource lands (7 percent).

5.6.1.2 Commercial Development Patterns

Slightly more than sixty percent (~~2,635~~4,851 acres) of the commercially developed land is located within city limits. The unincorporated UGAs account for approximately ~~sixteen~~ eight percent (~~692~~ 609 acres) of this type of development. But it is interesting to note that more commercial development has occurred in rural and agricultural areas (~~574~~ 2,042 and ~~384~~526 acres respectively) than within UGAs.

More information on commercial development can be found in the Economic Development Element.

5.6.1.3 Wholesale Trade and Industry

Over half the acreage used for wholesale trade and industry is located within Yakima County's cities (~~3,516~~1,816 acres). The remaining amount of land in this use is spread across the rural lands (~~1,534~~312 acres), designated agricultural lands (~~559~~624 acres) and UGAs (~~541~~410 acres). The large quantity of this type of land use in the rural and agricultural areas is the result of railroad tracks running up the Lower Valley.

For additional information on wholesale trade and industry, ~~the reader should~~ refer to the Economic Development Element.

5.6.1.4 Transportation

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

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5.6.1.5 Education and Government

Slightly more than 2,~~000~~ 343 acres of the land under County jurisdiction is dedicated to education and government proposes. Approximately half of these lands are located within cities (1,~~121~~626 acres) with the remainder situated within unincorporated urban growth areas (334 acres), designated agricultural lands (~~435~~163 acres)~~, unincorporated urban growth areas (248 acres),~~ and rural lands (~~274~~194 acres).

5.6.1.6 Parks and Open Space

With more than two thirds of its total acreage in public ownership, Yakima County has a wealth of outdoor recreational opportunities. However, most of this land lies outside of County jurisdiction and requires a car to access it. Accordingly, this category of land use quantifies only those parks and open spaces within Yakima County's jurisdiction. They are defined as lands utilized for recreational activities such as group camps and County parks and include lands covered by water.

Of the ~~4,226~~3,336 acres in this category, over one-half ~~(2,190 acres)~~ are located within cities and their UGAs (1,699 and 287 acres respectively). The rural areas (681 acres) and the resource lands (672) are almost identical in acreage. ~~designated agricultural lands. This agricultural park acreage however is composed largely of lands covered by water. Most of the remaining park lands are located within cities and their UGAs (762 and 618 acres respectively). Rural lands contain nearly 600 acres of park land.~~ For more specific information on Yakima County's parks and open spaces, refer to the Parks and Open Space Element.

5.6.1.7 Mining

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

5.6.1.8 Forestry

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

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5.6.1.9 Agriculture

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

5.6.1.10 Vacant Land

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

5.6.1.11 State Lands

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

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

Lands owned and managed by the Washington State Department of Fish and Wildlife (WDFW) also serve multiple uses. The department's mandate is to preserve, protect and enhance wildlife and wildlife habitat, and to maximize the recreational and aesthetic benefits of wildlife for all citizens.

The majority of the land owned and/or managed by WDFW is located within two Wildlife Recreation Areas (WRAs), the L.T. Murray WRA and the Oak Creek WRA.

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5.6.1.12 Federal and Tribal Lands

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

5.7 POPULATION GROWTH AND FUTURE LAND USE NEEDS

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

Table 5.7-1 OFM Population Estimates Yakima County and the Fourteen Cities and Towns From 2010 through 2015

Jurisdiction	2010 Population Census	2011 Population Estimate	2012 Population Estimate	2013 Population Estimate	2014 Population Estimate	2015 Population Estimate
Yakima County	243,231	244,700	246,000	247,250	248,800	249,970
Unincorporated Yakima County	83,755	84,300	84,800	84,910	85,410	85,985
Incorporated Yakima County	159,476	160,400	161,200	162,340	163,390	163,985
Grandview	10,862	10,920	11,000	11,010	11,170	11,200
Granger	3,246	3,270	3,285	3,315	3,495	3,640
Harrah	630	630	650	645	645	650
Mabton	2,286	2,290	2,290	2,305	2,310	2,310
Moxee	3,308	3,415	3,505	3,655	3,720	3,810
Naches	795	805	805	805	815	830
Selah	7,147	7,205	7,290	7,340	7,395	7,495

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Sunnyside	15,858	16,010	16,130	16,200	16,230	16,280
Tieton	1,191	1,195	1,195	1,235	1,255	1,255
Toppenish	8,949	8,950	8,950	8,950	8,955	8,965
Union Gap	6,047	6,055	6,105	6,110	6,140	6,150
Wapato	4,997	5,025	5,030	5,035	5,040	5,040
Yakima	91,196	91,630	91,930	92,620	93,080	93,220
Zillah	2,964	3,000	3,035	3,115	3,140	3,140

Source: Office of Financial Management

At least once every five years or upon the availability of decennial census data, whichever is later, OFM shall prepare twenty-year growth management planning population projections required by GMA (RCW 36.70A.110) for each county that adopts a GMA compliant comprehensive plan. Each projection shall be expressed as a reasonable range developed within the standard state high and low projection. The middle range shall represent the OFM's estimate of the most likely population projection for the county.

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

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

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

Source: Office of Financial Management (five-year intervals)

The low OFM projection for Yakima County is too low to consider. The unique characteristic with this projection is that OFM projects the 2015 population to be 13,429 less than what the 2010 Census (243,231) actually enumerated for the County, and when compared to the 2015 OFM County-wide population estimates of 249,970 it makes it 20,166 fewer people in the County at the onset of 2015. This

scenario is very unlikely. The medium OFM projection for Yakima County seems closer to reality. The OFM medium projection has Yakima County at 256,341 in 2015. The actual 2015 OFM County-wide population estimate of 249,970 is much closer to the 256,341 than both the OFM low and high projection. ~~For purposes of this element, several assumptions have been made. First~~Therefore, OFM's medium 20-year projection is considered the most likely scenario. The~~is~~ 2040 OFM projection ~~estimates that a total~~ of ~~255,253~~318,494 ~~people~~ in Yakima County will be used as the planning target throughout ***Horizon 2040***. ~~residing countywide in the year 2015.~~

Yakima County developed the twenty-year population allocations using OFM's middle range as the baseline and ~~were~~ provided the projections to each city as part of the GMA mandated comprehensive plan and Urban Growth Area update process, and are shown on Table ~~V-4~~5.7-3. Yakima County increased its planning horizon three years beyond the standard twenty years to coincide with OFM's population projections out to 2040.

Table 5.7-3 Yakima County Twenty-year Population Projections and Allocations

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

Source: Office of Financial Management (OFM)* and Yakima County Planning

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

- The population projections were completed mid-2014 prior to OFM issuing 2015 population estimates, therefore there may be slight differences between Yakima County's 2015 population projection and OFM's 2015 population estimates.
- The Yakima County economy is on a slow path of recovery from the depressed economic years of 2009 and 2010.

- In general, future growth rates for cities, unincorporated urban areas, and rural areas will be similar to historic and currently documentable OFM growth rates.
- The timing and rate of annexation will be governed by individual city annexation policies. Therefore, estimating the unincorporated UGA population over the twenty-year planning period is difficult.
- With less frequent annexations and relatively slow population growth, the current ~~If recent~~ trends of population distribution between incorporated, unincorporated UGA and rural/resource areas should continue for the foreseeable future.~~,~~
- The current population distribution is approximately ~~55~~ 74 percent of the County's population ~~will be~~ is living in cities or towns ~~by the year 2015. A~~and ~~nother 20 percent will be living within~~ the unincorporated urban growth areas and ~~. T~~the remaining ~~25~~ 26 percent of the total population ~~will~~ resides in rural and ~~r~~resource areas.
- Previous population projections and allocations used OFM's high projections and have shown to be too high and are more in-line with OFM's medium projections.
- On-going population allocations should be more consistent due to the County conducting the UGA update and population allocations every five years, as per Yakima County Code.

Table 5.7-2 below provides a breakdown of the overall population estimates for the County's fourteen urban growth areas. These estimates make up both the incorporated population of the fourteen cities and towns and the population of the unincorporated portions of the urban growth area. ~~Next, in keeping with citizen preferences found during the Visioning process,75 percent of the total population will be living in the cities or their surrounding Urban Growth Area (UGA). The remaining 25 percent of the total will locate in the rural and resource lands.~~

Table 5.7-2 Urban Growth Area Population Estimates 2010-2015

	2010 US Census	2011 OFM Pop Est.	2012 OFM Pop Est.	2013 OFM Pop Est.	2014 OFM Pop Est.	2015 OFM Pop Est.
Total Urban Growth Area Population	21,784	21,840	21,873	21,756	21,884	22,238
Grandview UGA	746	752	756	754	759	755
Granger UGA	95	98	98	98	98	97
Harrah UGA	33	38	38	38	38	38
Mabton UGA	340	344	353	356	359	365
Moxee UGA	727	730	731	658	652	597
Naches UGA	143	146	146	145	148	148
Selah UGA	1,587	1,595	1,579	1,582	1,579	1,359
Sunnyside UGA	2,043	2,036	1,961	1,959	1,956	1,957
Tieton UGA	173	177	176	176	176	176
Toppenish UGA	941	945	950	949	949	951

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Union Gap UGA	798	800	807	801	805	807
Wapato UGA	2,618	2,628	2,632	2,632	2,634	2,640
Yakima UGA	11,212	11,220	11,315	11,331	11,455	12,073
Zillah UGA	328	331	332	275	276	275

Source: Office of Financial Management (OFM)

~~For the cities and their urban areas, a forecast of future land use needs can be most easily derived by comparing projected population growth against current land consumption patterns. By calculating land in a particular use as a ratio of the existing population, the amount of additional land necessary to satisfy the future urban population can be quantified. More information on this analysis is found in the Urban Lands Sub-Element.~~

~~For rural lands, a different type of analysis was done. Rather than attempt to estimate future land needs, the future population capacity of the Shareholders' preferred alternative is calculated. The analysis of future capacity rather than future need was necessary due to limitations in using only County Assessor data, which does not adequately represent the amount of developable rural land. More detail on this analysis is presented in the Rural Lands Sub-Element.~~ An analysis on future land needs are reviewed in more detail the individual Urban, Rural and Economic Resource Lands Sub-Elements of this chapter. Based on the information contained in the Urban and Rural sections, Yakima County has designated enough land in each area to meet projected population growth over the next twenty years with reasonable market choice.

~~Based on the information contained in the Urban and Rural Sub-Elements, Yakima County has designated enough land in each area to meet projected population growth over the next twenty years with reasonable market choice.~~

5.8 URBAN LANDS SUB-ELEMENT

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

The majority of Yakima County's homes, businesses and workplaces are already found in the cities and their urban fringe areas. As such, urban lands contribute a great deal toward individual and collective views of community. To use a geographer's phrase, urban lands are invaluable for defining a "sense of

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place." As our already intensive use of urban lands increases, special attention will be needed to keep them healthy, thriving and liveable.

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

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

Inset 2. Horizon 2040 Visioning Goals
Land Use

Urban Growth and Land Use:

1. Land Use and Urban Design

A. Foster the availability of:

I. A diversity of land uses in the regional area (i.e. commercial, residential, industrial, agricultural, recreational, and public facilities).

II. An adequate and affordable supply of housing for all income levels.

III. An adequate inventory of developed, and developable property to accommodate the siting of new, and expansion of existing businesses, in the Yakima regional area.

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IV. Coordinated services to facilitate planned growth.

B. Promote orderly development while recognizing private property rights.

C. Protect the Lower Valley's farmlands and agricultural areas from urban encroachment and incompatible land uses.

2. Land Use and Urban Design

E. Promote "Transfer of Development Rights

5.8.1 Urban Lands Sub-Element Purpose

The Urban Lands Sub-element serves several purposes. It first outlines the Growth Management Act (GMA) requirements with respect to urban lands and the process used to establish an Urban Growth Area (UGA) around each of the County's fourteen cities. This is followed by a discussion of the major issues confronting urban area growth. The Sub-Element goes on to describe the land use character of the UGAs, their ~~1993~~population and the future growth projections that must be used by each. Although more recent population estimates are available, the ~~1993~~ 2015 data is used because it is the baseline for establishing the Urban Growth Areas. Projections are then compared to current consumption patterns to determine if an appropriate urban land base has been designated to meet various future needs.

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

5.8.2 Urban Lands - Growth Management Act Requirements

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

- ***GMA Goal (1) Urban Growth*** *- Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

- ***GMA Goal (2) Reduce Sprawl*** *- Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

- ***GMA Goal (3) Transportation*** *- Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

- ***GMA Goal (6) Property Rights*** *– Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

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- ***GMA Goal (12) Public Facilities and Services -*** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

5.8.3 Urban Lands – Urban Growth Areas

General Description Urban ~~Growth Areas (UGAs)~~lands are the areas located within ~~Urban Growth Area~~UGA boundaries, which are established by the County in consultation with the cities and towns. In general, each of Yakima County's UGA's includes one of Yakima County's ~~14~~ fourteen cities and towns plus additional area extending beyond the city or town. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the ~~20~~twenty- year planning period.

5.8.3.1 Urban Growth Area Designation Process

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

~~Following an extensive process involving coordination efforts between each city, Yakima County reviewed and adopted UGAs for each municipality.~~

~~To help with this process, the 1993 ***County-wide Planning Policy*** was given substantial consideration. These interim UGAs were intended to serve as temporary growth boundaries until permanent ones were evaluated through each community's comprehensive planning process and could be finalized by the Board of Yakima County Commissioners (BOCC). More on the IUGA designation process is described in Chapter II.~~

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~~Following an extensive process involving coordination efforts between each city, Yakima County adopted interim UGAs for each municipality between December 1993 and February 1994.~~

~~To help with this process, the 1993 ***County-wide Planning Policy*** was given substantial consideration. These interim UGAs were intended to serve as temporary growth boundaries until permanent ones were evaluated through each community's comprehensive planning process and could be finalized by the Board of Yakima County Commissioners (BOCC). More on the IUGA designation process is described in Chapter II.~~

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

~~In some instances UGAs as proposed by the cities were modified through staff negotiation or by the BOCC through their adoption process. The setting of interim UGAs allowed the cities and the County to move forward with development of their comprehensive plans, with the understanding that the detail work on their plans would reveal whether the population growth and financial capacity of the jurisdiction could support and provide urban services within the twenty year planning period. Most of the cities and towns have submitted their comprehensive plans to the Department of Community, Trade and Economic Development (DCTED). Overall, Yakima County response to most city plans has been favorable. Others, however, have not been submitted for review, are in some stage of preparation, or still have issues that warrant further discussion before final UGA approval. In those instances where a city's comprehensive plan does not demonstrate that the full array of urban services can be provided, reduction of the urban area may be warranted at the first plan update.~~

In unincorporated areas within UGA boundaries, ~~***Plan 2015***~~***Horizon 2040*** establishes several urban land use designations to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services.

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

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designated is outlined below:

~~**Designation of Urban Growth Areas**~~

- **Population Allocation**

  Development of population projections for the Growth Management Act (GMA) is a shared responsibility. As directed by state statute, the Washington State Office of Financial Management (OFM) prepares a reasonable range of possible population growth for Washington counties participating in GMA. Yakima County, also by law, is responsible for selecting a 20-year GMA planning target from within the range of high and low prepared by OFM. The County must select the county planning target; then the population planning targets for each city or town, and unincorporated areas. Once the population is allocated the projections are used by each jurisdiction as part of the GMA comprehensive planning update and in conjunction with the Land Capacity Analysis.

- **Land Capacity Analysis**

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

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

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

  2. Determine the necessary residential acreage.

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

  3. Determine the necessary commercial and retail acreage.

     Divide the existing commercial and retail acreage by the current population to arrive at a

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

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

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

5. Identify areas needed for Industrial zoning.

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

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

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

7. Capital Facilities Plan.

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

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

1. Lands contiguous with other properties that are, or should be, included in an urban growth area.

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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, irritation ditches, freeways) are present that would make the area difficult to serve at an adopted level of service standard.

3. The County and the respective city or town have mutually determined that urban services will be present within the 20-year time frame of the plan, as illustrated within the city's capital facilities plan.

4. Lands with ready access to urban services (e.g., major roads, schools, public safety, water or sewer utilities), or lands needed to achieve local economic development goals / plan policies and where there is a plan and financial strategy for putting these services in place in accordance with the jurisdiction's comprehensive, subarea or neighborhood plan.

5. Lands needed for public capital facilities and utilities.

6. Lands that do not have long term commercial significance for commercial agricultural or mineral production and should be able to develop without having a detrimental effect on nearby resource lands outside the Urban Growth Area; or, lands needed for urban growth and it has been conclusively demonstrated that significantly better alternatives to the development of productive resource lands are not available.

5.8.3.~~1~~ 2 Urban 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 ***Horizon 2040.*** Lands meeting a predominance of criteria from one category are generally placed into a specific land use category. Future changes in land use categories will be measured against the Purpose Statements, General Map Descriptions and Mapping Criteria, in concert with Plan Element Policies.~~

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

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- ***Urban Residential***

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

- ***Urban Commercial***

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

- ***Urban Industrial***

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

- ***Urban Public***

Purpose
The intent of the Urban Public land use category, adopted as part of the future land use map, is to provide for adequate land for land uses that include, but not limited to, government buildings and

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service centers, public parks and recreational spaces, educational institutions, libraries, cemeteries, museums and churches. The Urban Public land use designation is a general designation intended to accommodate all the urban public land use designations listed in each of the fourteen cities' and towns' future land use maps.

- ***Urban Parks and Open Space***

Purpose

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

- ***Urban Tribal***

Purpose

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

5.8.4 Urban Lands – Existing Conditions

5.8.4.1 – Character of the Urban Growth Areas

At one time, most of the land in Yakima County's ~~Urban Growth Areas (~~UGA~~s)~~ was used for agriculture. Irrigated agriculture brought settlers to the Yakima Valley. Railroads provided transportation for crops and goods, and the cities developed to serve the agricultural areas along the rail lines. Consequently, urban expansion has occurred, and is still occurring, on the lands early settlers found most desirable for

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agriculture. Generally, these are the areas with the deepest and best soils and where existing irrigation systems can carry water from great distances without the need for extensive pumping.

~~Figures~~ Maps ~~VII-6A~~5.8.4.1-1 through ~~VII-6C~~5.8.4.1-~~3~~15 show the location of Yakima County's fourteen cities and ~~their Urban Growth Areas (~~UGAs.~~)~~ These areas take in most of the County's population, as well as the major commercial and employment centers. While each city and UGA share some common features, each one has a very separate and distinct ~~flavor~~character. They range in size from tiny Harrah (OFM 2015 population of ~~467~~650) to the county seat in Yakima (OFM 2015 population of ~~80,716~~93,220). Some unincorporated UGAs are more residential in nature, while some are more industrial and commercial based. One common characteristic that all cities and UGAs in Yakima County share is that each have large agricultural economies. ~~All offer a unique set of opportunities and challenges.~~

Table ~~VII-4~~5.8.4.1-1 lists the ~~present and projected~~estimated population for each city and its associated UGA according to the Washington State Office of Financial Management (OFM)~~Yakima County's May 1995 forecasts~~. The population listed represents population in both the unincorporated and incorporated areas of the UGA. The pattern illustrated in Table shows steady population growth within each of the fourteen urban growth areas. This is to be expected considering the vast majority of development occurs in UGAs and Yakima County is a GMA compliant county with adopted comprehensive plans and development regulations guiding growth inside UGAs.

Table 5.8.4.1-1 Urban Growth Area Population From 2010-2015

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

Source: Office of Financial Management (OFM)

OFM does not estimate population for the unincorporated areas of the UGA, however when the population estimates in Table 5.8.4.1-1 above are subtracted from the standard April 1st OFM city

population estimates between 2010-2015, the results are population estimates for the unincorporated portions of the UGA, see Table 5.8.4.1-2 below.

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

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

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

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

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

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

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

Source: Office of Financial Management (OFM)

5.8.4.2 – Urban Growth Areas - Annexations

Consistent with this goal of controlling the spread of urban growth, the GMA limits the territory that a city may annex to that which lies within its UGA. The annexation issue facing cities in GMA counties will not be so much whether to annex as when to annex. Ultimately, a city will annex to the limits of its UGA, assuming that the population projections prove accurate. The timing of that expansion will depend on a number of factors, including population growth within the urban growth area and the city's ability to provide urban-type services in that area.

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

Table 5.8.4.1-3 Annexations by Jurisdiction From 1990 - 2000

Jurisdiction	Annexation Parcels	Annexation Area (sq mi)	Annexation Housing Units	Annexation Occupied Housing Units	Annexation Population
Yakima County	120	12.04	4,899	4,533	10,937
Grandview	7	0.61	36	30	87
Granger	3	0.16	7	7	16
Harrah	1	0.01	0	0	0
Mabton	5	0.07	3	3	10
Moxee	5	0.64	9	8	17
Naches	.	.	.	.	.
Selah	12	1.63	48	42	131
Sunnyside	15	2.08	80	76	240
Tieton	12	0.26	16	16	57
Toppenish	3	0.09	1	1	3
Union Gap	3	1.13	772	740	2,031

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Wapato	2	0.05	0	0	0
Yakima	51	5.27	3,927	3,610	8,345
Zillah	1	0.05	0	0	0

Source: Office of Financial Management (OFM)

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

Table 5.8.4.1-4 Annexations by Jurisdiction From 2000 - 2010

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

Source: WA. State Office of Financial Management (OFM)

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

Table 5.8.4.1-5 Annexations by Jurisdiction From 2010 - 2015

Jurisdiction	Annexation Parcels	Annexation Area (sq mi)	Annexation Housing Units	Annexation Occupied Housing Units	Annexation Population
Yakima County	34	569.407	166	146	398
Grandview	4	64.376	3	3	5
Granger	1	0.009	0	0	0
Harrah	0	0	0	0	0
Mabton	1	0.021	0	0	0
Moxee	4	0.502	34	31	90
Naches	0	0	0	0	0

Selah	3	0.129	51	44	113
Sunnyside	7	123.725	22	22	72
Tieton	2	1.565	6	1	1
Toppenish	1	0.012	0	0	0
Union Gap	1	260.000	16	15	47
Wapato	2	0.008	0	0	0
Yakima	4	118.988	10	7	14
Zillah	4	0.071	24	23	56

Source: Office of Financial Management (OFM)

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

5.8.5 Urban Land Lands – Future Land Use Needs

~~Table VII-5 shows the number of acres currently within each city and its UGA. In 1993, these cities had a combined population of 106,672 based on Yakima County estimates. Of the population living in incorporated areas, over half live in the city of Yakima. If the unincorporated urban population is added to the total city population, as noted in the Demographics Element, a substantial majority (140,128) of County residents are already living within the UGAs of the cities and towns. The figures shown in Table VII-4 were the base allocation provided in 1995 to the cities and towns for evaluation in their respective GMA land use, facility and financial planning. Most cities and towns have chosen to plan for a higher population growth and have planned facilities and services around those numbers. The higher assumptions are no less reasonable, but they are more expensive and land consumptive. All but one city's upper forecast was accommodated by the County's high range forecast to provide "choice in the market place."~~

~~As noted in Chapter V, Demographics, the County's low population forecast range is based on decades of historic trends using reasonable growth rates, and allocating most county-wide growth to the cities, not the rural areas. The low population baseline forecast is used in various places throughout ***Plan 2015***, most notably the Capital Facilities Element where the 2001 population is used to set levels of service.~~

~~The Office of Financial Management (OFM) revised its projections to include low, medium and high population estimates in response to state-mandated HB 5876. While it is somewhat ironic that OFM has consistently resisted local concerns over the agency's conservative annual population estimates for state budgeting, the assumptions about longer term future growth in the Valley have been reassessed. Its medium (recommended) projection of 255,253 people residing county-wide is considered by the state agency to be the most likely scenario.~~

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To ensure Yakima County has not restricted the supply of urban land through its population allocations, the OFM 2040 medium projection of 318,494 is used throughout the entire Land Use Element to calculate the adequacy of the available land supply. If recent trends continue, approximately ~~55~~ 63 percent of this figure, or ~~140,389~~200,511 people, will be living in the cities or towns by the year ~~2015~~2040. Based on these same trends, approximately ~~20~~ 11 percent of the population in the year 20~~15~~40, or 38,359~~51,050~~ people, will be living within the unincorporated UGAs. If these figures hold, the total urban population in 2040 will equal 238,870. Once the population has been projected the Growth Management Act requires Yakima County to determine the necessary amount of land needed for future growth. The Land Capacity Analysis (LCA), is the tool for which Yakima County sizes UGA boundaries. ~~the 1990 census for the total County!~~

5.8.5.1 Countywide Urban Growth Area Land Capacity Analysis

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

- Quantity of Land Calculations for Non-Industrial Uses

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

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

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

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8,500 sq. ft. x 174 households = 1,479,000 sq. ft. / 43,560 sq. ft. (1 acre) = 40 acres

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

   500 people x 0.0169 acres per capita = 8 Acres

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

   500 people x 0.0494 acres per capita = 25 Acres

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

Residential acreage needed	40 Acres +	6 Acres for streets
+ Commercial/retail acreage needed	8 Acres +	1.2 acres for streets
+ Community facilities acreage needed	25 Acres +	3.75 acres for streets
= Subtotal	73 Acres +	10.95 for streets
Total streets acreage needed (Subtotal x 0.15)		10.95 Acres

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

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

Acres needed for future residential uses	46 Acres
+Acres needed for future commercial & retail uses	9.2 Acres
+Acres needed for future community facilities	28.75 Acres
=Total vacant acres needed for future non-industrial uses	83.9 Acres

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~~In addition to the 29,756 acres of incorporated city territory, the interim UGAs include another 33,217 acres of unincorporated land for a total of approximately 62,973 acres. This represents the entire land supply designated for urban growth and is intended to meet the needs of the cities through the year 2015.~~

~~Table VII-4 Present and Projected Populations of Cities and Urban Growth Areas~~

~~City~~	~~1993 City population~~	~~1993 Urban Unincorp. population~~	~~1993 Total UGA population~~	~~2015 City population~~	~~2015 Urb Unincorp. Population~~	~~2015 Total UGA population~~
~~Grandview~~	~~7,590~~	~~667~~	~~8,257~~	~~9,735~~	~~2,075~~	~~11,810~~
~~Granger~~	~~2,081~~	~~71~~	~~2,152~~	~~2,642~~	~~37~~	~~2,679~~
~~Harrah~~	~~442~~	~~25~~	~~467~~	~~459~~	~~122~~	~~581~~
~~Mabton~~	~~1,495~~	~~403~~	~~1,898~~	~~1,881~~	~~481~~	~~2,362~~
~~Moxee~~	~~870~~	~~585~~	~~1,455~~	~~1,001~~	~~810~~	~~1,811~~
~~Naches~~	~~689~~	~~21~~	~~710~~	~~699~~	~~185~~	~~884~~
~~Selah~~	~~5,110~~	~~2,730~~	~~7,840~~	~~6,865~~	~~2,894~~	~~9,759~~
~~Sunnyside~~	~~11,.420~~	~~2,054~~	~~13,474~~	~~15,208~~	~~1,563~~	~~16,771~~
~~Tieton~~	~~855~~	~~198~~	~~1,053~~	~~1,114~~	~~197~~	~~1,311~~
~~Toppenish~~	~~7,550~~	~~244~~	~~7,794~~	~~8,950~~	~~584~~	~~9,534~~
~~Union Gap~~	~~3,170~~	~~3,192~~	~~6,362~~	~~4,231~~	~~3,688~~	~~7,919~~
~~Wapato~~	~~3,760~~	~~1,974~~	~~5,734~~	~~4,545~~	~~1,939~~	~~6,484~~
~~Yakima~~	~~59,580~~	~~21,136~~	~~80,716~~	~~69,574~~	~~29,806~~	~~99,380~~
~~Zillah~~	~~2,060~~	~~156~~	~~2,216~~	~~2,457~~	~~678~~	~~3,135~~
~~TOTAL~~	**~~106,672~~**	**~~33,456~~**	**~~140,128~~**	**~~129,361~~**	**~~45,058~~**	**~~174,419~~**

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~~**Table VII-5: Size of Yakima County Cities and Their Respective Urban Growth Areas (in acres)**~~

~~CITY~~	~~City~~	~~Unincorporated UGA~~	~~Total UGA~~	~~% Increase in Land Area~~
~~Tieton~~	~~487~~	~~580~~	~~1,068~~	~~119%~~
~~Naches~~	~~269~~	~~116~~	~~385~~	~~43%~~
~~Selah~~	~~2,424~~	~~2,429~~	~~4,853~~	~~100%~~
~~Yakima*~~	~~12,214~~	~~11,200~~	~~23,414~~	~~92%~~
~~T. Heights*~~	~~n/a~~	~~5,330~~	~~5,330~~	~~n/a~~
~~Union Gap*~~	~~3,236~~	~~663~~	~~3,899~~	~~20%~~
~~Moxee~~	~~644~~	~~1,132~~	~~1,776~~	~~176%~~
~~Wapato~~	~~619~~	~~1,116~~	~~1,735~~	~~180%~~
~~Harrah~~	~~155~~	~~20~~	~~175~~	~~13%~~
~~Zillah~~	~~704~~	~~472~~	~~1,176~~	~~67%~~
~~Toppenish~~	~~1,216~~	~~1,785~~	~~3,001~~	~~147%~~
~~Granger~~	~~692~~	~~578~~	~~1,270~~	~~84%~~
~~Mabton~~	~~275~~	~~1,231~~	~~1,507~~	~~447%~~
~~Sunnyside~~	~~3,689~~	~~3,871~~	~~7,560~~	~~105%~~
~~Grandview~~	~~3,268~~	~~3,076~~	~~6,345~~	~~94%~~
~~TOTAL**~~	~~29,894~~	~~33,599~~	~~63,493~~	~~N/A~~

~~* The cities of Yakima, Union Gap and the unincorporated Terrace Heights area share the greater Yakima Urban Growth Area, but have separate urban service area responsibilities within the UGA.~~
~~** Totals differ slightly from those shown in Table VII-6 due to variations in the County GIS coverages used.~~

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Table VII-6: Urban Land Areas and Uses

Land Use	TOTAL	City	Unincorporated UGA
Single Family Residential	12,767	6,400	6,367
Duplex-Fourplex Residential	410	327	83
Five or More Residential	440	393	47
Mobile Home Parks	552	347	205
Commercial (Retail & Services)	3,211	2,536	675
Wholesale Trade & Industry	4,305	3,628	677
Education and Government	1,401	1,115	286
Parks & Other Open Spaces	1,583	784	799
Agriculture	21,347	5,058	16,289
Forestry	0	0	0
Mining	164	67	97
Vacant	7,442	3,418	4,024
State	23	1	22
Federal & Tribal Trust	787	120	667
TOTAL (Includes all dedicated right-of-way)	62,973	29,756	33,217

The following section entitled Analysis of Assets, Needs and Opportunities discusses the adequacy of this supply versus the projected urban population.

C. ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

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URBAN LANDS INVENTORY

Table VII-6 shows the number of acres active in various land uses across the cities and the unincorporated UGAs.

Future Land Use Needs

As discussed in the introductory section of the Land Use Element, estimates of future urban land use needs have been made on current consumption rates. Table VII-7 displays the present consumption rates of each land use per 100 persons within the cities and their surrounding UGA. Using this information, The additional acreages needed for each type of land use can be calculated. For example, the current consumption rate for single-family residential land in the cities is 5.99 acres for every 100 people. Based on allocations provided by the Office of Financial Management (OFM), Yakima County estimates there will be another 33,717 people living throughout all the cities. This means the cities will need an additional 2,018 acres to meet future demand for single family residential homes alone. Assuming the same consumption ratios exist for these uses in the future, the additional acreages necessary to serve the future urban population have been calculated and are shown on Table VII-8.

Table VII-7: Current Urban Land Use Consumption Rates (Acres per 100 persons)

Land Use	City	Unincorporated UGA
Single-Family	5.99	19.03
Duplex-Family	0.31	0.25
Multi-Family (5+)	0.37	0.14
Mobile Home Parks	0.33	0.61
Commercial (Retail\Service)	2.38	2.08
Wholesale Trade & Industry	3.4	2.02
Education & Government	1.05	.85
Parks & Open Space	0.73	2.39

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~~**Table VII-8: Future Urban Land Use Needs (in acres)**~~

~~Land Use~~	~~City~~	~~Unincorporated UGA~~	~~Totals~~
~~Single-Family~~	~~2,018~~	~~3,349~~	~~5,367~~
~~Duplex-Family~~	~~104~~	~~44~~	~~148~~
~~Multi-Family (5+)~~	~~125~~	~~25~~	~~150~~
~~Mobile Home Parks~~	~~111~~	~~107~~	~~218~~
~~Commercial (Retail\Service)~~	~~802~~	~~366~~	~~1,168~~
~~Wholesale Trade & Industry~~	~~1,146~~	~~356~~	~~1,502~~
~~Education & Government~~	~~354~~	~~150~~	~~504~~
~~Parks & Open Space~~	~~246~~	~~421~~	~~667~~
~~TOTALS~~	~~4,906~~	~~4,818~~	~~9,724~~

7. Current Vacant Land Analysis

Yakima County's Division of Geographic Information Services (GIS) determines the current acreage of developed residential, commercial & retail, and community facilities. GIS also determines the acreage of current vacant land and partially vacant land in each zoning district. In this example city, summeries of whether each zoning group has a surplus or a deficit of vacant land to accommodate the projected growth through 2040 are listed in Table below:

Table 5.8.5.1-1 Example Land Capacity Analyses (LCA) Summary – Excluding Industrially-zoned Land

Zoning Group	Total Acres Within City Limits	Outside City Limits & Within **Current** UGA	Total: Within City Limits and Within **Current** UGA	Total Acres needed from Step 6 above	*Determination of Surplus or Deficit*
Residential	Vacant: 13 acres	Vacant: 51 acres	Vacant: 64 Acres	46 acres	*Surplus: 18 acres*
Commercial	Vacant: 18 acres	Vacant: 34 acres	Vacant: 52 Acres	9.2 acres	*Surplus: 42.8 acres*
Community Facilities	Vacant: 0 acres	Vacant: 0 acres	Vacant: 0 Acres	28.75 acres	*Deficit: 28.75 acres*
Total of above Zoning Groups	Vacant: 31 acres	Vacant: 85 acres	Vacant: 116 Acres	83.9 acres	*Surplus: 32.05 acres*

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Based on the example shown in the Table above, there is roughly a total of 116 vacant acres inside the UGA and based on the LCA in steps 1 through 6 the example city needed roughly 83.9 acres for next twenty plus years of growth, which means there is a surplus of 32.05 acres available in the current UGA to accommodate growth through 2040.

8. Computed Market Choice Factor (MCF) and "Years of Growth" (excluding Industrial growth)
   One way of quantifying the surplus (or deficit) of vacant land in a city and within its UGA is to express the surplus (or deficit) as a percentage of the amount of vacant land that is needed for growth over the 25-year period from 2015 to 2040. In our example above, the city has 116 vacant acres and needs 83.9 vacant acres for future growth, it has 38% more vacant land than needed for growth. So the Computed MCF is 38%, as calculated below:

   [(acres currently vacant) ÷ (acres needed for future growth)] – 1.00 = Computed MCF %
   Example: [116 acres ÷ 83.9 acres] - 1.00 = 0.38 = 38%

   The example city has a 38% MCF, which means that there is 38% more vacant land than needed for growth over the twenty-five year period from 2015 to 2040. In Yakima County, the MCF is set by policy within ***Horizon 2040*** at 10%. An additional way of quantifying the surplus (or deficit) of vacant land available for future growth is to express the surplus (or deficit) as the number of years it would take to develop all the vacant land at the projected future growth rate.The calculation below outlines how to determine the years of growth for our example city.
   (Computed MCF + 1) x 25 years = years of growth available
   Example 1: (38% MCF + 1) x 25 years = 34.5 years of growth available

Table 5.8.5.1-2 Example MCF and Years of Growth

	Within the Current UGA
	Vacant: 116 acres
Market Choice Factor	38%
Years of Growth	34.5 years

   The figures for both the "MCF" and "years of growth" metrics for the example city show that the MCF of 38% exceeds the plan policy standard of 10% and the years of growth of 34.5 also exceed the GMA mandate of twenty years. Thus, the example city does not need to have its UGA boundary expanded and more importantly, the current UGA appears large enough to accommodate the next twenty plus years of growth.

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

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5.8.5.2 Countywide Urban Growth Area Land Capacity Analysis Results

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

~~As previously stated there are a total of 63,000 acres within the cities and their UGAs. As outlined in the introductory section of the Land Use Element, over 7,400 acres with the cities and UGAs is currently vacant (3,418 and 4,024 acres respectively) and nearly 23,000 acres of land is currently being used for agriculture (5,058 and 16,289 acres respectively). This supply of approximately 30,000 acres provides the urban areas within Yakima County an ample supply of land to meet their growth needs. It allows for free choice in the marketplace while providing a cushion that accounts for lands not currently available or suitable for development.~~

Table 5.8.5.2-1 Land Capacity Analysis (LCA) – Land Needed For Future Growth

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

Source: Yakima County GIS – UGA Analysis 2015-2016

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

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

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

Table 5.8.5.2-2 Land Capacity Analysis (LCA) – Land Available for Future Growth

	Surplus/Deficit of Land in UGA in Acres					
	Residential	Commercial & Retail	Community Facilities	Surplus / Deficit in Acres	Market Choice Factor (%)	Years of Growth
Grandview	1,118	131	-217	1,032	214%	79
Granger	190	63	-34	219	120%	55
Harrah	29	1	-5	25	179%	70
Mabton	163	17	82	262	970%	268
Moxee	387	53	-81	359	96%	49
Naches	96	63	-12	147	201%	75
Selah	1,511	74	-49	1,536	415%	129
Sunnyside	510	-2	32	540	1,500%	400
Tieton	347	-2	38	383	1,064%	291
Toppenish	798	39	7	844	789%	222
Union Gap	424	109	267	800	491%	148
Wapato	260	66	29	355	480%	145
Yakima	5,429	716	-31	6,114	292%	98
Zillah	359	67	-52	374	129%	57

Source: Yakima County GIS - UGA Analysis 2015-2016

The Table clearly shows that there is an excess amount (or surplus) of residential land in each of the fourteen cities and towns. Only two of the cities (Sunnyside and Tieton) showed a deficit of zoned commercial and retail land. Less than half of the fourteen cities and towns have a surplus of land dedicated for community facilities. However, once all three main categories (residential, commercial and retail and

community facilties) are tabulated there is a surplus of the total supply of land available for each of the fourteen cities and towns. Therefore, the results of the LCA found that the densities permitted within the incorporated and unincorporated UGA (Countywide) will accommodate the urban growth projected to occur for the succeeding twenty-year period, consequently no UGA boundary changes are required by the GMA per 36.70A.130(3).

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

~~Focused Public Investment~~

~~The Capital Facility Plan provides for public facilities in various locations in the County. The concept of *focused public investment* targets capital improvements expenditures in areas to produce "fully-served land" for development. Focusing public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. The~~

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~~objective is to provide an incentive for development to occur where the public's capital investment is focused.~~

~~To produce fully-served land in this manner, the County and other service providers will need to resolve the following issues as part of the implementation of *Plan 2015*: (1) what criteria should be used to prioritize public investments, and (2) how should areas be selected for targeted investment?~~

~~Future Land Use Conversion~~
~~Future land use conversions must be consistent with the following basic assumptions:~~

~~Future land use within Urban Growth Area (UGAs) is designated by the cities and the County. Land use planning is a shared responsibility within the unincorporated portions of the UGA, even though the County has land use jurisdiction.~~

~~The County's objective within the UGA is to manage the *transition* from rural to urban land use to minimize public cost and uses that could prevent development consistent with the future land use plan.~~

~~Requests for changes in County zoning within the UGAs will need to be consistent with cities' land use plans and *Plan 2015*.~~

~~State statute directs cities to establish the process for land annexation. Land within an UGA can be annexed by a city or town. The timing and rate of annexation are subject to the decision of the landowners.~~

~~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.~~

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

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

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2025.

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

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

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

However, on January 1, 2010, the City of Yakima and Yakima County mutually ended their Regional Planning Agreement, thus ending the multi-jurisdictional planning of the Yakima urban area. The City of Yakima is planning solely within their respective city limits and Yakima County is planning for the unincorporated areas of the UGA. Therefore, the *Yakima Urban Area Comprehensive Plan, WVNP and the Terrace Heights Neighborhood Plan* are no longer the shared community vision between both jurisidictions. Yakima County's version of the Yakima Urban Area plans will be repealed with the adoption of ***Horizon 2040***. The Yakima Urban Area goals and policies from the three planning documents were

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established to provide more specific policy direction to address the particular issues identified by the planning process. In some cases, those goals and policies recommend new policy for development in all UGAs. However, those urban goals and polices from each of the three Yakima Urban Area plans that were determined relevant and necessary for the future development of the Yakima Urban Area are included in the Urban Lands Goals and Policies section of this Element.

~~Background on the West Valley Neighborhood Plan~~

~~**In 1997, the Board of Yakima County Commissioners adopted Plan 2015 (the** Yakima County Comprehensive Plan), which established Urban Growth Areas (UGAs) for each of the 14 cities and towns in Yakima County. Pursuant to the Growth Management Act (GMA), the 14 cities and towns have also adopted comprehensive plans for their respective urban growth areas. Pursuant to the 1977 Regional Planning Agreement1, the Yakima Urban Area Comprehensive Plan was adopted jointly for Yakima's UGA by the City of Yakima and Yakima County in 1997.~~

~~However, the 1997 Yakima Urban Area Comprehensive Plan did not include detailed planning for the west and southwest portion of the Yakima UGA, an area depicted by Map 1 and now known as the West Valley Neighborhood Planning Area2.~~ The West Valley Planning Area consisted of lands in the "Yakima Urban Area" designated in the mid-1970 in conjunction with the planning for the regional wastewater system. ~~The Planning Area consists of~~ 1997 and 2006 update of the Yakima Urban Area Comprehensive Plan did ~~not detail planning for the~~ West Valley Area.~~lands that were not included in the "Yakima Urban Area" designated in the mid-1970s in conjunction with the planning for the regional wastewater system. As such, the Planning Area represents additional West Valley lands designated in and after 1997 for future urban growth3. The 1997 Yakima Urban Area Comprehensive Plan contemplated that a neighborhood plan would be developed for the Planning Area at a later date through a joint process involving Yakima County, the cities of Yakima and Union Gap, and West Valley residents. The West Valley Neighborhood Plan (WVNP) is the fulfillment of that intention~~ To eliminate redundancy, the WVNP and the Terrace Heights Neighborhood Plans (THNP) have been streamlined and integrated into 2040.

~~Goals and Policies~~

~~The goals and policies established in Yakima Urban Area Comprehensive Plan 2025 apply to the entire Yakima Urban Growth Area, including the West Valley Neighborhood Planning Area. In addition, Plan 2015 (the Yakima County Comprehensive Plan) is a regional plan that establishes the County's perspective on urban policy and the transitioning of land from rural and resource uses to urban uses. The West Valley Neighborhood Plan endeavors to apply the goals and policies of both plans to provide policy direction for the future development of the Planning Area. Where gaps and potential inconsistencies between Plan~~

~~in 1986.~~

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~~2015 and the YUACP 2025 might exist, the WVNP attempts to bridge the differences after considering both plans.~~

~~The~~ Urban land ~~goals and policies in the West Valley Neighborhood Plan are established to provide more specific policy direction to address the particular issues identified by the planning process. In some cases, these goals and policies recommend new policy for development in~~ all ~~the Planning Area that would appropriately be applied to the entire Yakima UGAs. Such goals and policies should be considered for incorporating into the YUACP 2025 during future comprehensive plan amendment cycles.~~

5.9 RURAL LANDS SUB-ELEMENT

With its large land base and a ~~1996~~ 2015 population of ~~around~~ roughly ~~207,000~~249,970 people, Yakima County by many standards is still considered a rural county. While the term "rural" is hard to define, rural lands under the Growth Management Act (GMA) are those areas not intended for urban level development nor set aside for their importance to the agriculture, forest and mining industries.

In ***Horizon 2040*** the fourteen incorporated cities and towns of Yakima County, together with their developed fringe lands, constitute the urban areas. Outside the urban growth areas is a significant amount of land comprising the natural resource base of the County's economy. Scattered beyond the cities and among the resource areas are pockets of land that for various reasons are not well suited for agricultural or forestry nor are they positioned for urban level development. These non-resource, non-urban areas comprise the rural land base of Yakima County.

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

5.9.1 Rural Lands Sub-Element Purpose

The purpose of this Sub-Element is to describe the existing character of Yakima County's rural lands. This is done primarily through a review of past and current zoning regulations and through an inventory of existing parcel sizes, uses and vacancies. The Sub-Element also presents several major issues confronting rural areas ~~and describes the preferred land use scenario of the citizens' committee for~~ ~~***Plan 2105,***~~ ~~the Shareholders~~.

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5.9.2 Rural Lands - Growth Management Act Requirements

All counties planning under ~~the Growth Management Act (~~GMA~~)~~ are required to include a element which identifies and addresses the development of rural lands. In describing what is meant by "rural," the Act simply says that rural lands are "those not designated for urban growth, agriculture, forest or mineral resources." GMA requires counties to show how the rural element harmonizes with the following planning goals set forth in RCW 36.70A.020. ~~The GMA also includes the following goals that relate directly to rural land use:~~

- ***GMA Goal (2) —Reduce Sprawl.*** *— Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

- ***GMA Goal (6) Property Rights*** *– Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

- ***GMA Goal (10) -Environment.*** *—Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

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

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

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foreclose the possible eventual orderly inclusion of such areas within urban growth areas;

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

5.9.3 Rural Character, Density and Services

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

~~When County residents living in unincorporated areas were surveyed in 1990, the reasons they gave for choosing to live outside a city were that they liked the area (scenery, rural setting), and privacy. Similarly, when asked what they considered the biggest advantage to living outside a city or town, the largest percentage of those surveyed cited more privacy and space (45.8 percent), followed by more peace and quiet (17.2 percent) and less regulation (10.7 percent). *(Source: Yakima County Planning Department, Focus 2010 Survey Report)*~~

In response to growing citizen complaints and conflicts about the over-development of many rural areas, Yakima County has maintained an ongoing effort to adhere to the requirements of the GMA and to strengthen development regulations. The primary purpose of higher standards has been to protect the public health and safety and to improve the overall quality of rural subdivisions. ~~Still, t~~The GMA and ***Horizon 2040*** both restrict the development of ~~adoption of higher standards has not addressed the root problem of zoning that allows~~ rural land ~~to be divided~~ into ~~near~~ urban densities. The ability to create non-clustered lots in the rural lands ~~as~~ smaller than five acres in size ~~as one-half acre~~ would ~~continues to~~ threaten rural character and be contrary to GMA. In certain rural areas, clustering development has been a useful tool from the perspective of allowing overall rural densities, but with parcel sizes small enough to allow for shared infrastructure (i.e. shared driveways, wells and septics) and for future inclusion into Urban Growth Areas if needed.

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

Table 5.9.3-1 Rural Land Use Densities

Land Use Designation	Maximum Density Allowed
Rural Settlement LAMIRD	1 Dwelling Unit/7000 sq. ft.*
Rural Transitional	1 Dwelling Unit/5 Acres**
Rural Self-Sufficient	1 Dwelling Unit/5 Acres
Rural Remote/ELDP	1 Dwelling Unit/40 Acres

*Note: Density only available if sewer and water is provided. **Note: Smaller lots are available when clustering is used.

~~has given rise to outcries for a revamping of the County's rural zoning. Mixed opinions on this topic will require a delicate balancing act to achieve an acceptable formula.~~

~~Although density is one factor in defining the difference between urban and rural, there are other factors to be considered as well. Carrying capacity of the land needs to be taken into account. The increased housing densities that have occurred in many rural areas of the County, have resulted in associated impacts, such as groundwater contamination, aquifer depletion, surface runoff problems, and traffic congestion.~~

~~Another important consideration for rural development is the level of service necessary to protect the public health and safety. In the past, subdivision of rural lands has usually occurred by means of short platting, which permits no more than four parcels to be created at one time. This has resulted in hundreds of small scale, piecemeal developments that fail to have their accumulative impacts assessed. The need for more services becomes acute as short platted parcels are themselves short platted resulting in more lots, higher densities and still little or no provisions for services.~~

~~The absence of adequate services poses many public health and safety problems. For instance, it increases the danger for depletion of shallow aquifers, septic system failures, well contamination and congestion of roads.~~

~~Of notable interest as well is the question of existing Rural Settlement areas, such as Buena, Outlook, and Parker, and how they should be developed. Many of these were originally platted as townsites and contain a concentrated density within a very small area. Most Rural Settlements are generally characterized by older dwellings on city size lots served with individual wells and septic systems. In many instances wells have become contaminated due to septic system failure.~~

~~In certain rural areas, clustering development will be a useful tool from the perspective of providing services. The County has been successful in securing grant funds to construct public utility systems in unincorporated communities with the greatest need. For example, in 1983 the County constructed a~~

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~~water system in Buena. Grant funds were also obtained to build a public sewer system there. Similar utility projects are being investigated and pursued by the County.~~

5.9.4 Rural Lands - Existing Conditions

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

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

Rural residential development can be found scattered throughout Yakima County. These ~~settlement~~ development patterns have been reinforced through the County's Zoning Ordinance. In ~~1974~~2000, Yakima County adopted a~~n~~ zoning ordinance that established ~~a Residential Agricultural~~four rural zones for its ~~most highly~~ developed rural residential areas. By setting ~~a one acre~~ minimum rural lot sizes th~~is~~ese zones promoted ~~an already emerging~~GMA compliant rural development patterns. In 2015, Yakima County updated the zoning ordinance and combined two the rural zoning districts into one new zone that better reflected the existing development patterns.

~~In 1982, the County Zoning Ordinance was updated to accurately reflect the various land characteristics and farming opportunities found throughout the County. New agricultural zones were created to replace the 1974 Agricultural District. Exclusive Agricultural and General Agricultural zones were applied to the best farming areas. A General Rural zone was applied to less productive agricultural areas or areas where a mixture of commercial agriculture and incompatible nonfarm uses was already occurring. By limiting time frames and the number of lots that could be created, the General Rural zone was intended to slow down the pace of large lot rural land conversion.~~

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

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

Table 5.9.4-1 Rural Lands Inventory

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

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

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

5.9.5 Rural Lands – Future Needs

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

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

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Table 5.9.5-1 Rural Land Development Potential				
Land Use Designation	**Maximum Density Allowed**	**Vacant Land (Acres)**	**Potential Number of Lots (Households)**	**Development Potential^ (Number of New Residents)**
Rural Settlement LAMIRD	1 Dwelling Unit/7000 sq. ft.*	271	1,686	5,007
Rural Transitional	1 Dwelling Unit/5 Acres**	2,219	444	1,318
Rural Self-Sufficient	1 Dwelling Unit/5 Acres	17,821	3,564	10,586
Rural Remote/ELDP	1 Dwelling Unit/40 Acres	144,532	3,613	10,731
	Total	164,843	9,307	27,642

*Note: Density only available if sewer and water is provided. **Note: Smaller lots are available when clustering is used.
^Note: Number of new lots multiplied by Yakima County Persons Per Household from US Census.

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

5.9.5.1 Rural Lands – Water Availability

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

5.9.~~5~~ 6 Rural Land Use Categories ~~and Inventory~~

After examining the rural ~~settlement~~ development patterns described above, there~~ Shareholders considered~~ was several development-related criteria in the crafting of ~~new~~land use categories for our rural lands. Chief among the criteria were topography, existing lot patterns, access conditions and the cost effectiveness for providing additional services. Distance from rural fire stations was also a factor. After applying these criteria, four types of rural land categories emerged: *Rural Settlement, Rural Transitional,*

Rural Self-Sufficient, and Rural Remote/Extremely Limited Development Potential. The rural land use categories are displayed in the Future Land Use Maps 5.9.6-1 and 5.9.6-2.

- ***Rural Settlement LAMIRDs***

Purpose

The Growth Management Act (GMA) was amended in 1997 (Engrossed Senate Bill [ESB] 6094) to expand and clarify what is permitted in rural areas, and among other things, authorized "Limited Areas of More Intensive Rural Development" (LAMIRDs). This amendment recognized that rural areas already contained and, in some cases are appropriate to provide for new, limited areas of more intensive rural development, for purposes of providing additional opportunities for rural residents to live and work.

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

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

General Description - LAMIRDs

Many of Yakima County's Rural Settlement LAMIRDs were originally platted as townsites that did not grow substantially over the years for a variety of reasons. Some were stops along the Yakima Valley Electric Railway, like Gromore and Harwood. Others (e.g., Tampico) are located on major County Roads or the old Yakima Valley Highway, like Parker. Most Rural Settlement LAMIRDs were originally located some distance away from incorporated cities and towns (e.g. White Swan), although the growth of urban areas now puts some of the settlements in proximity to them (e.g. Buena, Harwood),

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or swallowed up by them (i.e., Ahtanum and Wiley City). Some Rural Settlement LAMIRDs like Cowiche and Buena have either or both community water or sewer systems, while others, like Tampico and Outlook, rely on individual wells and septic systems. These settlements typically have a range of small and large lots, but the overall average is less than one acre. Development potential may be hampered by economic conditions within the community, or by lack of sewer or water service/capacity. ~~At the time of adoption of ***Plan 2015***, Rural Settlement LAMIRDs had over four hundred vacant buildable parcels containing just over three hundred acres.~~

Mapping Criteria – Type I LAMIRDs:

1. Designation Criteria
   Type I Rural Settlement LAMIRDs shall be located in areas that:
   a. Were characterized by existing more intensive development (residential and non-residential) as of July 1, 1990, and
   b. Are not currently designated as Urban Growth Areas (UGAs) or Resource Lands, and
   c. Are not adjacent to an urban growth area (UGA) or another LAMIRD area, regardless of type.

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

3. Outer Boundary Criteria
   For land meeting the criteria described in 1) and 2) above, Type I Rural Settlement LAMIRD boundaries must minimize and contain areas of intensive development and be delineated predominately by the built environment, and shall include:
   a. Parcels that were intensively developed on July 1, 1990.
   b. Parcels that on July 1, 1990 were not intensively developed may be included within LAMIRD boundaries if they meet any of the following conditions:
      - Including the parcel helps preserve the character of an existing (built) natural neighborhood;

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- Including the parcel allows the logical outer boundary to follow a physical boundary such as bodies of water, streets and highways, and land forms and contours;
- Including the parcel (or in limited cases, a portion of the parcel) prevents the logical outer boundary from being abnormally irregular;
- Including the parcel is consistent with efficient provision of public facilities and services; and
- Including the parcel does not create a new pattern of low-density sprawl.

General Description - Type II LAMIRDs

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

Mapping Criteria – Type II LAMIRDs:

1. Designation Criteria
   In addition to the Designation Criteria (1. a) above, consider the following:
   a. The small scale recreational or tourist uses must rely on the rural location and setting.
   b. The area may include existing residential development (1990) but not new.
   c. The area may serve more than the local existing & projected rural population.
   d. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl.

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

General Description - Type III LAMIRDs

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

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Mapping Criteria – Type III LAMIRDs:

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

2. Additional Designation Criteria
   a. Note that the County may designate a Type III LAMIRD for new isolated cottage industry and small-scale businesses (they do not have to been existing as of 1990) provided they conform to the rural character of the area, as defined by the County and RCW 36.70A.030(15), the measures governing rural development in RCW 36.70A.070(5)(c) and conform to the other guidelines above. New designations will be subject to an application process to be determined, and implemented by comprehensive plan policies and development regulations.

   b. Also note that these Type III LAMIRDs are not subject to the logical outer boundary criteria used for Type I LAMIRDs (RCW 36.70A.070(5)(d)(iv)).

- ***Rural Transitional Areas***

Purpose

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

General Description

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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***

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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:

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

Descriptive Characteristics

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

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elevations of the North Fork of Ahtanum Creek (beyond Tampico) and Cowiche Mountain, and floodways of the Yakima and Naches Rivers.

Mapping Criteria:

1. Lands outside Urban Growth Areas which do not otherwise qualify for Forest or Agricultural Resource category, although parcels may be in one of the farm, forest or open space tax assessment programs.

2. Lands generally located outside existing fire districts, or beyond a five road mile response from a fire station.

3. Lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.

4. Lands which have public values that must be protected under state law, including shorelines, wetlands, sensitive fish and wildlife habitat.

5. Lands generally beyond the existing all-weather County road or State Route access network, or where remote location makes public service delivery costs prohibitive.

6. Lands where dryland farming, pasture or grazing outside of irrigation districts is predominant.

7. Lands enrolled in one of the current use assessment programs.

5.10 ECONOMIC RESOURCE LANDS SUB ELEMENT

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

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where the river once flowed.

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

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

Inset 3. Horizon 2040 Visioning Goals

Land Use

Agriculture and Resource:

1. Agricultural Economic Base:

A. Promote the growth and development of business related to agriculture, together with other industries which are recognized as playing an important role in the regional economy which may assist and help maintain an economically viable agricultural base.

B. Maintain an economically viable agricultural base, while providing the opportunity for people to pursue a rural lifestyle in rural zone designations.

2. Public Policy:

A. Preserve the rich, diverse base of natural resources in the valley.

B. Evaluate how resources should be utilized and conserved, and communicate the Valley's interest to appropriate state, federal, and private entities.

C. Establish regulations which limit the maximum herd size or the per acre density for new and expanded livestock operations in designated areas to minimize adverse impacts on surrounding uses.

D. Protect agricultural lands through realistic, county-wide zoning and other standards which promote agricultural uses, and minimize impacts by non-agricultural uses, and preserve individual property rights.

3. Resource Conservation:

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

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

5.10.1 Economic Resource Lands Sub-Element Purpose

The Economic Resource Lands Sub-Element serves several purposes. The first is to describe the geographic context and economic importance of Yakima County's resource-based industries: agriculture, forestry, and mining. This is done primarily through an acreage inventory of each resource land use category. The acreage inventory is coupled with a discussion of several economic indicators like the number of persons employed, their payroll and the total market value of product, serves two functions. First, it documents and supports the importance of each resource area type. Second, it establishes a reference point for future evaluation. After describing the existing conditions, the Sub-Element describes the threat common to each resource category, encroaching incompatible development.

The element also addresses conflicts that may arise between resource land users and their adjoining neighbors. While invaluable to the economy, resource lands can be noisy, foul-smelling and sometimes even dangerous places. Serious conflicts are inevitable when other kinds of development, such as residential housing, are allowed within or next to an active resource enterprise like a gravel mine. New residential neighbors may resent the noise, dust, and perceived loss to their property values brought on by the mining operation. The Economic Resource Lands Sub-Element examines these potential conflicts and offers guidelines for their mitigation or avoidance. The Sub-Element concludes with a future vision for these areas.

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

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

5.10.2 Economic Resource Lands - Growth Management Act Requirements

While the GMA does not specifically require ~~***Plan 2015***~~ ***Horizon 2040*** to include a Economic Resource

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Lands Sub-Element, it does require attention be given to the following related goals:

- ***GMA Goal (2) Reduce Sprawl.*** *—Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

- ***GMA Goal (6) Property Rights*** *– Property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

- ***GMA Goal (8) Natural Resource Industries.*** *–Maintain and enhance natural resourcebased industries, including productive timber, agricultural, and mining industries. Encourage the conservation of productive forest areas and productive agricultural lands, and discourage incompatible uses.*

- ***GMA Goal (9) Open Space and Recreation.*** *– Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and discourage incompatible uses.*

To meet these goals, ***Plan 2015Horizon 2040*** must designate and protect Yakima County's agricultural, forest and mineral areas of long-term commercial significance. This excludes commercially significant lands already characterized by, or needed for, urban growth. (RCW 36.70A.170(1)).

Plan 2015Horizon 2040's definition of resource lands is guided by the "Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas" (hereafter called *Minimum Guidelines*) established by the state Department of Community, Trade and Economic Development (WAC 365-190). Each resource area is defined, below, according to the *Minimum Guidelines.*

- **Agricultural Resource Areas** are those lands primarily devoted to or important for the long-term commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by state law, or livestock.

- **Forest Resource Areas** are those areas primarily useful for growing trees for commercial purposes, including Christmas trees subject to the excise tax imposed under state law.

- **Mineral Resource Areas** are those lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

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

5.10.3 Agricultural Resource Areas Land Use Category

- ***Agricultural Resource Areas***

Purpose

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

Yakima County's economic well-being depends upon a healthy agricultural environment. The County has been ranked first statewide in terms of the value of all agricultural products sold; other reports have listed the County in the top five and even number one nationally in production of certain commodities. The Yakima County Unified Development Code Title 19 ~~In 1982 the County created two zones to~~ protects these lands with the ~~: Exclusive AG and General~~ AG Zoning District. ~~. 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 nonfarm non-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~~ Agriculture can be considered resource lands of long-term commercial significance.

The location of agriculture has been strongly influenced by the construction of irrigation facilities. Cultivated agriculture in Yakima County is heavily concentrated in and around the valley floors, while grazing lands and most orchards are located along many of the hillsides. Many forested portions of the County, mostly state and federal lands, are leased out for summer pasture.

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

1. Generally meets criteria for agricultural resource lands of long-term commercial significance as defined by state laws and regulations.

   a~~A~~. May contain prime soils according to the Natural Resource Conservation Service.
   b~~B~~. May include "pockets" of non-agricultural land uses.
   c~~C~~. May contain high-value crops; specifically, areas where tree fruits vineyards, hopyards, specialty field crops, and dairies are located.
   d~~D~~. May include a variety of residential uses related to agricultural activities including farm worker housing and family farm dwellings.
   e~~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~~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~~*** ***Horizon 2040*** Economic Resource Land designation.

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Agricultural Resource De-designation Analytical Process:
Within the framework and guidelines established in WAC 190-365-050, the analytical process is a combination of both quantitative and qualitative analysis. Site-specific determination regarding the relevance to the Agricultural~~e~~ Resource designation should not be totally left to the results of this de-designation ~~a purely mathematical~~ process. WAC 190-365-050 clearly states that the Agricultural Resource mapping criteria is to used on a county-wide or area-wide basis. Of the ten areas of possible consideration listed in WAC 365-190-050, the following ~~two~~ three 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. Soils
b. Relationship or proximity to the Urban Growth Area
c~~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:

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

~~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

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crops and hay/alfalfa, are also rated by anticipated crop yield into five equal breaks and assigned the appropriate number of points.

Proximity to the Urban Growth Area

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

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

Predominant Parcel Size

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

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

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

Qualitative Analytical Process

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

Availability of Public Facilities

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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.

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History of Land Development Permits Issued Nearby

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

Land Values Under Alternative Uses

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

Final Determination

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

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

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

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may be relevant when evaluating smaller areas during a ~~Map~~ map ~~A~~amendment process.

~~During~~ When using the basic analytical process for a county-wide or area-wide review, ~~when~~and the answer to whether or not a variable has an effect on commercial agriculture is "yes," the number of "yes" answers must reach a total of eight before the determination can be made that the impacts are overwhelming and significant to the point where the property can no longer be considered agricultural land of long term commercial significance. ~~{Amended 3/18/03}~~For example, in worksheet shown in Table 5.10.3-1 below the number of "yes" answers fall below the required eight, therefore the recommendation would be not to de-designate in this example.

Table 5.10.3-1 Example Agricultural De-designation Determination Worksheet

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

5.10.4 Forest Resource Areas Land Use Category

- ***Forest Resource Areas***

Purpose

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

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

~~**Descriptive Characteristics**~~ **General Description**

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

Most of Yakima County's commercial timber lies above 3,000 feet in the western portion of the County. Commercial timber stands are found generally north and west of the junction of the Tieton and Naches Rivers, as well as in the Ahtanum watershed. Much of this resource is within the Wenatchee National Forest and is therefore outside County jurisdiction. However, several major private timber corporations, as well as the state Department of Natural Resources (DNR), have significant holdings of commercially important timber lands.

Mapping Criteria:

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

1. Lands assessed as open space or forest land.

2. Lands located in an area where there is a predominance of the higher private forest land grades, as defined by the state Department of Revenue based on growing capacity, productivity, and soil composition.

3. Lands historically designated Forest Watershed.

4. Lands not located in or near the urban and suburban areas and rural settlements.

5. Lands with predominantly large (40 acres or greater) parcel sizes in the area.

6. Adjacent and nearby land use and settlement patterns and intensities are generally compatible with forest lands of long-term commercial significance.

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7. Lands where public services and facilities conducive to the conversion of forest land are not available.

8. Lands that are not developing rapidly, as evidenced by few recent land development permits in the vicinity.

5.10.5 Mineral Resource Areas Land Use Category

- ***Mineral Resource Areas***

Purpose

The intent of Yakima County's Mineral Resource Overlay land use category is to implement the Growth Management Act planning goal related to maintaining and enhancing natural resource-based industries, which includes commercially viable mineral resource industries. This category is intended to identify, preserve and protect the mineral resource land base which is intended to be used for, or offers the greatest potential for, the continued production of aggregate products such as concrete or asphalt, while allowing the underlying land use to provide interim land use direction until such time that mineral extraction is permitted. The Mineral Resource Overlay land use category carries out this goal by establishing a Mining zone, which identifies review criteria, allowed uses, lot sizes, standards of operations and provisions for revisions.

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

~~Descriptive Characteristics~~General Description

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

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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, and the proximity to existing or planned market areas. The following designation/mapping criteria are based on Chapter 365-190-070 of the Washington Administrative Code – *Minimum Guidelines to Classify Agriculture, Forest and Mineral Resource Lands.*~~

Mapping Criteria:

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

1. Quality of the Mineral Resource
   The quality and type of mineral resource at the potential site shall meet any of the following requirements.
   a. The quality and type of the mineral resource must meet current and/or future project and/or project specifications.
   b. The quality and type of mineral resource must satisfy the market's current and/or future demands.
   c. The potential site must be within the DNR identified mineral resource lands.

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

2. Volume of the Resource
   The volume of available mineral resource at the potential site shall meet the following requirements.
   a. The volume of available mineral resource at the potential site, on single or contiguous parcels, should be feasibly marketable by a mining operation to supply the surrounding market demands.
   b. The volume of available mineral resource at the potential site should be of sufficient volume to meet the following minimum requirements;
      i. Thickness of sand, gravel or bedrock deposits that exceed 25 feet or 7.5 meters.

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ii. The "stripping ratio" (ratio of overburden to resource) is less then one to three 1:3.

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

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

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

4. Compatibility with Present or Planned Land Use Patterns in the Area
   General land use issues in the resource area to consider;
   a. Surrounding parcel sizes and surrounding uses;
   b. Subdivision or zoning for urban or small lots;
      i. Designated mineral lands should not be located adjacent to any zoning district boundary that has a minimum lot size greater than 1 dwelling units per 5 acres, where doing so would create a non-conforming setback distance.
      ii. Designated mineral resource lands should not be located in any zoning district that has a minimum lot size of 1 dwelling unit per 5 acres.
   c. Sites located in or adjacent to UGA boundaries;
      i. Mineral resource lands should not be designated in existing Urban Growth Areas.
   d. Proximity to essential public facilities (i.e. dams, bridges, etc.);
   e. Sites located within inconsistent zoning districts;
   f. Sites located within publicly owned lands;
   g. Sites located within other natural resource designated areas.

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

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

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

   Intent Statement *– It is very important that Yakima County maintain a sufficient amount of designated*

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mineral resource sites close to existing and planned market areas to ensure low cost and available supplies of construction aggregate.

Mineral Resource Areas De-designation Process

The de-designation of an area previously established as a mineral resource of long-term commercial significance should be considered when the resource has been exhausted and reclaimed in accordance with the reclamation plan approved by the State Department of Natural Resources; or in those limited situations where the County has obtained substantial evidence that the designated site is unsuitable for the mineral resource overlay designation.

The re-classification of a land use designation underlying the Mineral Resource Overlay should be approved after it has been determined that the proposed new land use designation is compatible with and will not preclude the availability of the mineral resource.

5.10.6 Economic Resource Lands - Existing Conditions

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

Table 5.9.4-1 Rural Lands Inventory

Land Use Designation	Total Acres*	Vacant Land (Acres)	Developed Land (Acres)	Total Taxed Acres
Agricultural Resource	448,940	224,177	198,334	422,511
Forest Resource	685,581	144,753	3,229	147,982

Source: Yakima County GIS – Assessor Data *Note: Total Acres includes areas not taxed such as Federal Land. Note: Mineral Resource lands are designated by an overlay.

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5.11 LAND USE GOALS AND POLICIES

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

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

~~• URBAN LANDS~~

5.11.1 Urban Growth Areas

- ***County-wide Urban Growth Area Goals and Policies~~s~~***

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 the 20-year low population forecast. Additional land may be included to allow for market choice and location preferences not to exceed 10 percent or 80 acres, whichever is larger.
LU-U 1.4	Allowance should be made for greenbelt and open space areas, wildlife habitat, migration routes and other environmentally sensitive areas when determining land requirements for urban growth areas.

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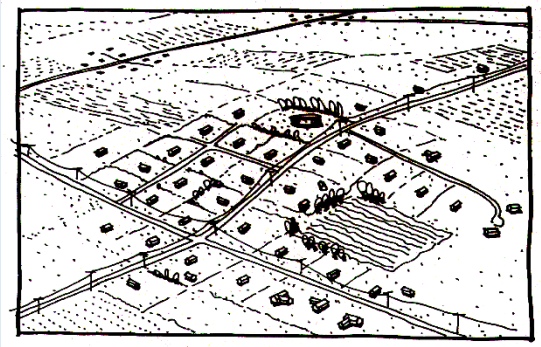
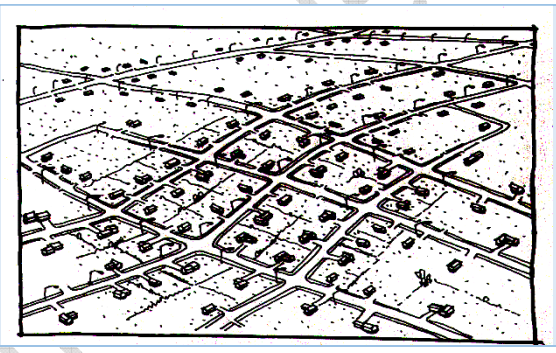
LU-U 1.5	Development should be located within designated urban growth areas in the following priority:
1.	First in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;
2.	Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources; and
3.	Third in the remaining portions of the urban growth areas.
LU-U 1.6	Urban government services should be primarily, but not solely provided by cities.
LU-U 1.7	Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists.
LU-U 1.8	The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, in no case will amendments be processed more than once a year. Only the County, cities, and towns may initiate amendments to UGA boundaries.
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 Interlocal Agreement with each city and town to coordinate City/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 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 preferred. Provide a procedure for deferral of some improvements 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 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 locating within airport overlay zoning established under Policy LU-U 5.1 above.
LU-U 5.3	Enact special airport related zoning to encourage airport compatible and airport-dependent commercial and industrial land uses and to prohibit land uses that would compromise public safety or cause noise complaints. This zoning will apply to all land uses both on and off airport

	property within airport overlay zoning established under Policy LU-U 5.1 above, and will be developed in conjunction with the cities of Yakima, Union Gap and Sunnyside. ~~{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 identify, and numerous factors that make up those intangibles that people refer to as "quality of life" or "live ability."

GOAL LU-U 6:	**Encourage development of neighborhoods which support a high quality of life.**
POLICIES:	
LU-U 6.1	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.

- ***Yakima Urban Growth Area Land Use Goals and Policies***

GOAL YKLU-U 1:	**Provide for a broad distribution of housing in yakima that meets the affordability and neighborhood design needs of the public.**
POLICIES:	
YKLU-U 1.1	Provide high-density residential as a transitional use between commercial/office and medium density residential areas.
YKLU-U 1.2	Development shall be located along arterials or collector streets and should have good access to public transit.
YKLU-U 1.3	Sidewalks shall be provided in the development site with connections to existing and proposed pedestrian sidewalk systems.

YKLU-U 1.4	Connect schools, parks and meeting places with neighborhoods through a system of pedestrian network such as sidewalks, greenways and pathways.
YKLU-U 1.5	Development shall be encouraged to minimize impacts on surface water. Low impact practices are encouraged.

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

PURPOSE STATEMENT YKLU-U 3

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

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

GOAL YKLU-U 4:	**Restore old neighborhoods and revitalize declining.**
POLICIES:	
YKLU-U 4.1	Encourage preventive maintenance and appropriate reinvestment in older and declining neighborhoods. Improve the infrastructure including, but not limited to: park improvements, sidewalks, alleys, street maintenance, street lighting, trees and other landscaping within the right-of-way.
YKLU-U 4.2	Maintain neighborhood upkeep through strict City code compliance.
YKLU-U 4.3	In the residential areas where commercial and residential uses are heavily mixed, encourage the establishment of neighborhood commercial services and foster mixed uses including retail, office and apartments. This is particularly important in areas on South Second Street and South Third Street north of East Race Street. Discourage commercial uses that are non--neighborhood related.
YKLU-U 4.4	Discourage commercial uses that are non--neighborhood related.
YKLU-U 4.5	Minimize the overcrowding/over-parking issues in old neighborhoods through:

YKLU-U 4.6	Discouraging the conversion of single-family detached structures to multi¬family structures through zoning control. Limit, and in some cases restrict, rezoning of R-1 to R-2 for individual single-family detached structures.
YKLU-U 4.7	Encouraging development of multi-family projects as infill or redevelopment projects in old neighborhoods as a means to provide affordable housing.
YKLU-U 4.8	Encouraging the conversion of residential houses to offices in areas that serve as transitional uses between commercial and residential, particularly along North Second Street north of Lincoln Avenue in the Northeast Neighborhood area.
YKLU-U 4.9	Encouraging cohesiveness among neighborhood residents and community, and encourage interaction between neighborhoods and the government.
YKLU-U 4.10	Preserve and restore historic houses within the neighborhoods, using private and public partnership when possible.

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

GOAL YKLU-U 6:	**PROVIDE OPPORTUNITIES FOR OFFICE DEVELOPMENT TO PROMOTE ECONOMIC GROWTH AND TO MEET THE NEED FOR OFFICE SPACE IN THE YAKIMA URBAN AREA.**
POLICIES:	
YKLU-U 6.1	Use offices as transitional uses between commercial and residential areas.
YKLU-U 6.2	Promote small-scale office development that will not have significant adverse impacts on adjacent neighborhoods..
YKLU-U 6.3	Encourage placing parking lots behind buildings, or along the side of the buildings.
YKLU-U 6.4	Low to mid-rise office buildings should be located next to commercial or industrial areas, along expressway corridors, on or around hospital areas, and in the Central Business District. High-rise office buildings should be limited to the Central Business District or when associated with a master plan development utilizing the visibility of a freeway or State highway.
YKLU-U 6.5	Encourage the development of a high quality, campus style office park through Commercial Planned Development (Commercial PD) or when associated with a master plan development and/or Regional Commercial designation.

PURPOSE STATEMENT YKLU-U 7

The Yakima Downtown area is the regional center for commercial, cultural and governmental land uses. This area provides for a wide variety of intense retail, office, institutional and high-density residential land uses. Encouragement should be given to support land uses, which foster the unique, regional nature of the Yakima CBD.

GOAL YKLU-U 7:	**Maintain the central business district (CBD) as a vital and primary business area.**

POLICIES:	
YKLU-U 7.1	Designate Yakima Avenue provide commercial areas with as the gateway corridor to downtown Yakima and the community with improved streetscape such as sidewalks, street furniture, lighting, landscaping, etc.
YKLU-U 7.2	Encourage a diversity of uses and activities and cluster complementary activities and businesses together in specific areas of the downtown. Among the identified activities are: government and institutional, historic and retail, cultural, arts and entertainment, and hotel and convention center, etc.
YKLU-U 7.3	Promote multi-level development that combines multiple uses, such as office, retail and housing in single buildings.
YKLU-U 7.4	Encourage uses that will provide both daytime and evening activities.
YKLU-U 7.5	Support civic, cultural, and entertainment activities.

GOAL YKLU-U 8:	**Make commercial areas a desirable place to shop and work.**
POLICIES:	
YKLU-U 8.1	Commercial uses and developments should be designed to be compatible with surrounding land uses, especially to avoid encroachment into residential areas.
YKLU-U 8.2	Allow and encourage transitional uses or development, such as office, multi-family or buffer areas, such as open spaces.
YKLU-U8.3	Avoid placing land uses that create excessive noise, unless the noise level can be mitigated, in locations that are close to residences or other noise- sensitive land uses.
YKLU-U 8.4	Improve standards for public and private development to reduce noise and keep light pollution out of residential neighborhoods.
YKLU-U 8.5	Ensure compatibility between commercial structures and adjoining residential uses. Require commercial structures to use building scale, roof style, and building materials similar to, or compatible with, the adjoining residential structures.
YKLU-U 8.6	Commercial uses adjacent to residential areas should use effective landscape buffers with living plant vegetation such as evergreen trees, bushes, open space or other design controls to minimize noise, glare, and other impacts associated with commercial land use to ensure that their location will not adversely affect the residential areas.
YKLU-U 8.7	Parking lots for commercial land uses that are adjacent to residential housing should be screened from the view of residents using vegetation, fences, berms or other screening devices.

PURPOSE STATEMENT YKLU-U 9

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

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

YKLU-U 9.1	General commercial uses and services that are heavily dependent on convenient vehicle access shall be located along major travel routes.
YKLU-U 9.2	Discourage new strip commercial development. Strip commercial land uses shall only be allowed as infill of existing strip commercial areas, and will not extend the existing strip commercial areas.
YKLU-U 9.3	Encourage the "infill' of new development within existing commercial districts to share access and parking with adjacent commercial development to minimize multiple curb cuts.
YKLU-U 9.4	Improve the appearance of existing commercial strips by encouraging better landscaping in pedestrian sidewalks and parking lots, and fewer signs and billboards.
YKLU-U 9.5	Improve the appearance of commercial corridors by encouraging new development to place parking lots behind buildings, or along the side of the buildings.
YKLU-U 9.6	Require a development plan if the proposed development exceeds five acres in size.

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

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

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

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

PURPOSE STATEMENT YKLU-U 14

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

GOAL YKLU-U 14:	Provide sufficient and suitable land for industrial uses to help create job opportunities and to promote economic growth.
POLICIES:	

YKLU-U 14.1	Locate industries in areas where public utilities are available and have adequate transportation access.
YKLU-U 14.2	New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, SR-97, and existing rail and airport facilities.
YKLU-U 14.3	Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.
YKLU-U 14.4	Encourage development of compact, small-scale high quality industrial parks through Industrial Planned Development (Industrial PD).
YKLU-U 14.5	Allow high quality industrial park or Industrial PD for light industrial uses to be located adjacent to residential neighborhoods, with adequate buffers.
YKLU-U 14.6	New storage, warehousing, and light industrial development shall be located in clusters with existing development.
YKLU-U 14.7	Industrial uses which locate adjacent to residential areas should use effective landscaping of living plant vegetation such as evergreen trees and bushes, open space or other design controls to mitigate noise, glare, and other impacts associated with the uses to ensure that their location will not adversely affect the residential areas.

GOAL YKLU-U 15:	**Maximize the public service and economic benefits of institutions, while minimizing the adverse impacts associated with their development growth and expansion.**
POLICIES:	
YKLU-U 15.1	New institutions should be placed where they are compatible with surrounding land uses, and existing institutions should be developed to be compatible with adjoining land uses.
YKLU-U 15.2	Institutions within established commercial and industrial areas will be regulated under the codes affecting those land use zones.
YKLU-U 15.3	Access to institutions shall be from the nearest arterial and should not increase traffic on local residential streets.
YKLU-U 15.4	Institutions that are identified as essential public facilities should meet the policy requirements under the section "Siting Essential Public Facilities" in this Comprehensive Plan.
YKLU-U 15.5	Citizen participation will be encouraged throughout the planning process.
YKLU-U 15.6	Require development and expansion of institutions to be reasonably compatible with the adjacent residential neighborhoods, and to reasonably minimize the parking and traffic impacts on the adjacent residential neighborhoods.
YKLU-U 15.7	Encourage institutions to develop master plans for their future development to ensure that future growth is planned and coordinated specific to the needs of the adjacent residential neighborhoods. Master plans may allow institutions to develop more intensively to reduce the amount of property necessary for their future growth.

GOAL YKLU-U 16:	**Work with school districts and private school officials to properly locate school facilities as necessary to maintain high quality education for Yakima residents.**
POLICIES:	
YKLU-U 16.1	Encourage the location of new elementary and middle schools within the residential neighborhoods the schools will serve.

YKLU-U 16.2	Encourage the location of new high schools on the periphery of residential neighborhoods, where access to major roads is available.
YKLU-U 16.3	Public schools shall be accessible by sidewalks and bikeways.

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

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

- ***Terrace Heights Land Use Goals and Policies***

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

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

THLU-U 2.3	Explore incentives to developers to encourage mixed-use development as an alternative to traditional commercial development.

- ***West Valley Land Use Goals and Policies***

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

GOAL WVLU-U 2:	**Provide protection for developments in flood prone areas.**
POLICIES:	
WVLU-U 2.1	The building envelope for any existing lot which extends within the 100-year floodplain should be located outside the floodplain boundary whenever possible.
WVLU-U 2.2	Encourage the use of low-impact development such as permeable materials for parking and pedestrian surfaces.
WVLU-U 2.3	Consider incorporating the recommendations of the Ahtanum-Wide Hollow Comprehensive Flood Hazard Management Plan into the Yakima Urban Area Comprehensive Plan and Yakima County Comprehensive Plan.
WVLU-U 2.4	Provide future development patterns that ensure flood risk is minimized.
WVLU-U 2.5	Prevent new development from increasing flooding on adjacent lands through un-modeled fill in the floodplain and through the preservation of existing channels, both mapped and unmapped by FEMA.

WVLU-U 2.6	Provide incentives to developers to provide for community open space and to cluster away from critical areas.
WVLU-U 2.7	Consult the YCFCZD concerning land use and infrastructure issues within flood-prone areas.

RURAL LANDS

~~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.

PC Recommended Draft

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 ***Horizon 2040*** ~~*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.
5.	Buffers and setbacks required under this policy shall be borne by the adjoining rural use.

PURPOSE STATEMENT LU-R 3

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

GOAL LU-R 3:	Define the limits of services available to support a rural way of life.
LU-R 3.1	Environmental, health and safety concerns will be a part of the criteria used to determine the intensity to which a specific parcel can be used.
LU-R 3.2	Rural area residents should expect the level of public services, such as water systems, emergency services (fire, life and safety) and road improvements (paving, snow removal, dust abatement) will be limited as distance increases from the urban areas.
LU-R 3.3	Sewer lines should not be extended into Rural Settlement or Rural Transitional areas except: 1. To remedy documented groundwater contamination problems or to correct documented existing or impending hazards to public health, safety and the environment. 2. The extension or expansion is supported at the density allowed within the zone. The County will operate satellite wastewater collection and treatment systems for clustered projects with 5 or more connections. Projects with 5 to ~~8~~9 connections may use individual on-site systems if public water is available. ~~{Amended 10/13/09 - Ord. 3-2009}~~
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~~or more connections/lots. Yakima County or other established water service provider that is an approved and qualified Satellite System Management Agency will be the sole owner and manager for water systems with nine or more connections.
LU-R 3.5	To meet the requirements of state law, Yakima County must ensure water availability for all new rural domestic water users prior to land use or building permit approval. ~~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~~Horizon 2040 offers residents a variety of lifestyle choices in the rural areas. In order to define and establish physical boundaries for those choices, the plan analyzed current rural land use patterns in terms of how land has developed, what services are (or aren't) in place, and estimated potential service problems. Based on that analysis, four patterns emerge: Rural Settlements (unincorporated "communities" such as Buena, Outlook, Tampico, Gromore), Rural Transitional (e.g., North Selah, Suntides), Rural Self-Sufficient (e.g., West Valley, Cottonwood Canyon, Lower Wenas Valley), and Remote Rural/Extremely Limited Development Potential Areas (e.g., Cleman Mountain, Rattlesnake Hills). The following goal and policies define each pattern.

GOAL LU-R 5:	**Provide a variety of residential lifestyles in the Rural area.**
POLICIES:	
LU-R 5.1	Designate a variety of rural residential zones based on carrying capacity of the land, protection of the area's rural qualities, and availability of basic services.
LU-R 5.2	All land within the rural area should be categorized into the following classifications:
	• 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, re-designate and rezone Rural Settlement and Rural Transitional areas to be within logical outer boundaries consistent with RCW 36.70A(5)(d) (LAMIRDs) not later than two years after adoption of the updated comprehensive plan.

RURAL SETTLEMENT TYPE I LAMIRDs

Planning Commission Recommended Draft

PURPOSE STATEMENT LU-R 6

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

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

PURPOSE STATEMENT LU-R 7

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

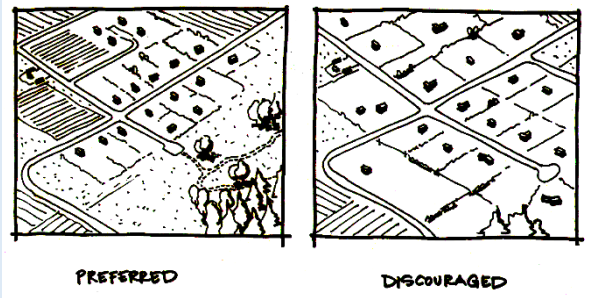
GOAL LU-R 7:	**Minimize the need for public investment in Rural Settlement LAMIRD areas.**
POLICIES:	
LU-R 7.1	The Rural Settlement Zoning classification should allow for continued infill development based on service availability (i.e., hard surfaced roads, public water, public sewer equals urban type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

Planning Commission Recommended Draft

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.

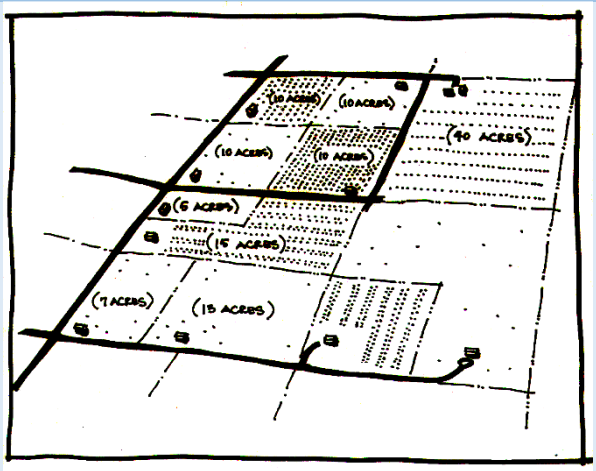
GOAL LU-R 9:	Minimize public expenditures by coordinating land use patterns with public infrastructure investment.
POLICIES:	
LU-R 9.1	Appropriate public water systems and interior roadways must be provided in new subdivisions.
LU-R 9.2	When development of property would reduce the level of service below 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, 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

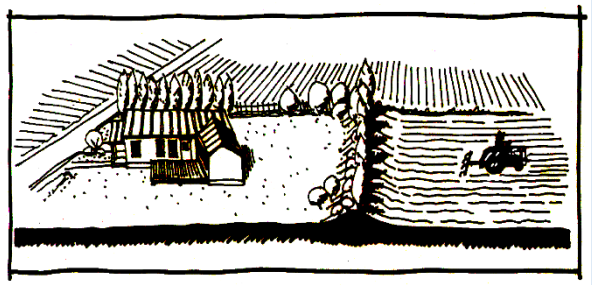
PURPOSE STATEMENT LU-ER-AG 1

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 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~~LU-ER-AG 1.2~~	Continue to allow agriculturally-related industry on agricultural resource lands where such use requires an agricultural location. ~~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 1.4	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~~LU-ER-AG 1.3~~	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. ~~Continue to allow agriculturally related industry on agricultural resource lands where such use requires an agricultural location.~~
LU-ER-AG 1.6	Establish a special exception process to review proposed non-agricultural uses which, by their nature, are especially sensitive to farm operations. Such uses may include schools, day care facilities, churches, medical clinics, outdoor recreational facilities and similar uses. Include siting criteria, setbacks and review procedures for new or expanded non-farm land uses to ensure that the non-farm use is located on the least productive portion of the property and does not adversely impact or significantly interfere with adjacent or nearby farming operations.
LU-ER-AG 1.7~~LU-ER-AG 1.4~~	Non-farm residences and uses within or adjacent to agricultural lands of long term commercial significance shall be located, designed and subject to special setbacks and other appropriate buffers to minimize conflicts with agricultural practices and other activities associated with agricultural lands. A 150-foot setback from the adjoining agricultural activity shall be required for all non-farm related uses, except where it can be demonstrated that a smaller setback will not interfere with accepted farm practices. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, crop type and structures on the adjoining resource parcel, location of structures on adjoining properties, proposed site design, and use of screening, berms, barriers and landscaping.~~Non-agricultural uses shall not be allowed in agricultural resource areas without site-specific review subject to standards related to 1) protections needed for agricultural uses and 2) the nature of the proposed non-agricultural use.~~
~~LU-ER-AG 1.5~~	~~Allow for accessory uses, including non-agricultural accessory uses that support, promote, or sustain agricultural operations and production. Such accessory uses may include bed & breakfasts, boarding houses, restaurants, event facilities and other amenities that are determined to support agriculturally related entrepreneurial efforts.~~
~~LU-ER-AG 1.6~~	~~Establish a special exception process to review proposed non-agricultural uses which, by their nature, are especially sensitive to farm operations. Such uses may include schools, day care facilities, churches, medical clinics, outdoor recreational facilities and similar uses. Include siting criteria, setbacks and review procedures for new or expanded non-farm land uses to ensure that the non-farm use is located on the least productive portion of the~~

	~~property and does not adversely impact or significantly interfere with adjacent or nearby farming operations.~~
~~LU-ER-AG 1.7~~	~~Non-farm residences and uses within or adjacent to agricultural lands of long term commercial significance shall be located, designed and subject to special setbacks and other appropriate buffers to minimize conflicts with agricultural practices and other activities associated with agricultural lands. A 150-foot setback from the adjoining agricultural activity shall be required for all non-farm related uses, except where it can be demonstrated that a smaller setback will not interfere with accepted farm practices. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, crop type and structures on the adjoining resource parcel, location of structures on adjoining properties, proposed site design, and use of screening, berms, barriers and landscaping.~~
Non-farm Residential Setbacks. (LU-ER-AG 1.6)	
LU-ER-AG 1.8	Require effective notification to disclose the presence of agricultural activities in the area when property within 500 feet of an existing 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 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 1.9	Establish a single agricultural zone with a minimum parcel size of one quarter-quarter section (i.e., forty (40) acres less rights-of-way), in order to allow reasonable and economic agricultural use and discourage the conversion of agricultural lands to residential use. Allow for the creation of parcels less than forty (40) acres in size where required to encompass agriculturally-related industrial uses. ~~*(Amended 12/08)*~~
LU-ER-AG 1.10	Maximum residential densities for new development on agricultural lands of long term commercial significance should be consistent with the quarter quarter section minimum parcel size, with a provision allowing for supportive accessory and farm labor dwellings.
LU-ER-AG 1.11	Farm and non-farm residential densities may be allocated to locations within a parcel or contiguous parcels under common ownership using a maximum lot size of 1-3 acres for all but the remaining large parcel, which shall not be further divided or residentially developed while it remains designated agricultural land.

LU-ER-AG 1.12	Where parcelization has already occurred, encourage reconfiguration that allows the same number of lots with a design that will have less impact on agricultural use.
LU-ER-AG 1.13	Explore the possibility of establishing a Transferable Developments Rights (TDR) program for designated agricultural resource areas with the urban areas designated as receiving areas for the additional development.
Dwellings	
LU-ER-AG 1.14	One small lot segregation for an existing residence shall be allowed once every 15 years. The residence shall have been located on the property at least 5 years prior to the land division. Other segregations of parcels shall only be allowed by special exception. Parcels 3 acres or smaller shall not be further subdivided to create additional building sites. ~~{Amended 12/98}~~
LU-ER-AG 1.15	Provide a special exception process to review farm and non-farm residential density allocations and small lot divisions to ensure that the proposed development or division does not adversely impact farming on the residual parcel or on nearby or adjoining agriculturally designated lands. Special exception criteria include:
1.	Use of physical features related to the farming of the property (irrigation canals, deep draws, wetlands, rocky outcrops or other factors that physically separate the non-farm use or small lot from the active farming areas);
2.	Proximity to other non-farm uses;
3.	Lack of irrigation shares or rights where irrigated agriculture is the norm;
4.	Non-agricultural soils.
	All special exceptions shall be subject to site review for their impact on adjacent or nearby farming operations. New small lot requests made prior to expiration of the fifteen-year time frame of Policy LU-ER-AG 1.14, or that would exceed the average density for the agricultural category, must conclusively demonstrate that:
	• 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, setback adjustment and farm use disclosure requirements.
	Maximum density resulting from use of the special exception process should be discretionary, considering factors such as location of other non-farm dwellings, location of active agriculture in the area, average density in adjoining rural and agricultural areas, the type of agriculture predominant in the area, topography, and access. ~~{Amended 12/98}~~
LU-ER-AG 1.16	Existing lots of record are vested with the right to construct a single-family dwelling, subject to all applicable requirements in effect at the time of building permit application.
LU-ER-AG 1.17	A second farm dwelling may be allowed on an agricultural parcel of at least twenty acres, subject to an administrative review. Siting approval should include location and capacity of the well(s) and septic system(s), road access, and impact on the agricultural productivity of the land. The property owner shall be required to sign a covenant stipulating that the second farm dwelling is intended for use by family or employees. ~~{Amended 12/98}~~

LU-ER-AG 1.18	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 1.19	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 1.20	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 1.22	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 1.22	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 avigation and noise easements for residential land uses locating within airport overlay zoning established under Policy LU-ER-AG 2.1.
LU-ER-AG 2.3	Provide for rural general aviation and personal use airfields in rural areas by discretionary permit to safeguard the interests of property owners who could be affected by aircraft operations.

FOREST RESOURCE AREAS

PURPOSE STATEMENT LU-ER-F 1

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

GOAL LU-ER-F 1:	**Maintain and enhance the conservation of productive forest lands and discourage uses that are incompatible with forestry activities within the Forest Watershed District.**
POLICIES:	
LU-ER-F 1.1	Encourage the conservation of forest lands of long-term commercial significance for productive economic use.
LU-ER-F 1.2	Primary land use activities in forest areas must be commercial forest management, agriculture, mineral extraction, and ancillary uses. All other uses shall be considered secondary.
LU-ER-F 1.3	Allow only forest land uses which are particularly suited for and compatible with the forest use classification.
LU-ER-F 1.4	Before forest resource land is reserved for public recreation, scenic and park purposes, consider the impact of the proposed action on a viable forest industry, including but not limited to the effects on forest management practices on adjacent lands, the need for buffering, and the transportation of forestry products.
LU-ER-F 1.5	Yakima County will encourage cooperative planning among timberland owners, environmental groups, state and federal resource agencies, and the Yakama Indian Nation for developing policies for managing the state's forest resource lands.
LU-ER-F 1.6	Land use activities within or adjacent to forest land should be located and designed to minimize conflicts with forest management and other activities on forest lands. Specifically:
A.	Require that dwellings and accessory structures located immediately adjacent to Forest Resource areas be placed at least 200 feet from the Forest Resource area boundary.
B.	Require a 200-foot setback from the property line for such structures on parcels within the forest resource area which were created after the effective date of any regulations implementing this policy.
C.	Provide a process for setback adjustments for existing parcels within a Forest Resource area. Considerations in reducing the setback may include the size or shape of the parcel, historic use, natural features, physical barriers, structures on the adjoining resource parcel, location of structures on adjoining properties, and proposed site design.
LU-ER-F 1.7	For properties within 500 feet of Forest Resource areas, require effective notification to disclose the possible presence of commercial forestry activities in the area for any proposed new uses, leases, land divisions, or property ownership transfers. Such notification should disclose that the use, land division or transfer of ownership is adjacent to land that is in resource use; that it is subject to a variety of activities that may not be compatible with residential development; and that dwellings and accessory structures are subject to special setbacks. The notice shall also state that agricultural, forest and mining activities performed in

	accordance with County, state and federal laws are not subject to legal action as public nuisances.
LU-ER-F 1.8	Maximum residential densities for new development on forest lands of long-term commercial significance should be one unit per 80 acres in the Forest Watershed Zoning District. Residential use shall be considered secondary to forest use.
LU-ER-F 1.9	Where parcelization has already occurred, encourage reconfiguration that allows the same number of lots with a design that will have less impact on forest use.
LU-ER-F 1.10	Explore the possibility of establishing a Transferable Development Rights (TDR) program for designated forest resource areas, with the urban areas designated as receiving areas for the additional development.
LU-ER-F 1.11	Yakima County shall maintain a long-term commitment to protect the interests of its citizens in the management and use of federal and state lands.

MINERAL RESOURCE AREAS

PURPOSE STATEMENT LU-ER-MR 1

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

GOAL LU-ER-MR 1:	**Identify and protect long term supplies of commercial aggregate and other mineral resources for economic development.**
POLICIES:	
LU-ER-MR 1.1	Designate sufficient mineral resource lands of long-term significance to ensure a fifty-year supply of aggregates, sand, gravels and rock based on the mineral resource designation mapping criteria located in the Land Use Element of ***Horizon 2040****~~Plan 2015~~*.
LU-ER-MR 1.2	A Mineral Resource Task Force comprised of citizens, mining industry, Yakama Nation, state agency and County representatives may be established to develop inventories of commercially viable sites at each update. Evaluate mineral resource inventories to determine adequacy for near-term (1-10 year), mid-term (10-20 year) and long-term (20-50 year) mineral resource needs and make appropriate recommendations regarding policies, designations and mapping criteria related to mineral resources.
LU-ER-MR 1.3	Maintain at least a ~~10~~ten- year supply of zoned Mineral Resources.
LU-ER-MR 1.4	Develop, adopt and refine performance, operational and environmental standards for the extraction and processing of mineral resource sites, in consultation with state-/federal agencies with expertise, mining interests and the public.

LU-ER-MR 1.5	Consider map amendment designation and rezoning of appropriate high priority parcel(s) to the Mineral Resource Overlay and Mining Zoning District at each plan update or as otherwise permitted.
LU-ER-MR 1.6	Encourage rezoning of other designated sites listed within the inventories at landowner/operator request to maintain the minimum ~~10~~ ten-year supply of available, zoned resources. Allow landowners to apply for the Mineral Resource Overlay designation during the annual comprehensive plan update cycle.
LU-ER-MR 1.7	Promote compatible interim land uses for parcels designated for future commercial surface mining.
LU-ER-MR 1.8	Permit the extraction of mineral resources as an accessory use prior to construction or development of, when consistent with the conditions of the approved use.
LU-ER-MR 1.9	Promote mining uses within other natural resource "designated" areas provided they are compatible with uses of the underlying zoning district.
LU-ER-MR 1.10	Permit temporary (less than 18 months) mining and processing for purposes other than developing a commercial mineral resource site when operated according to adopted performance standards. "Temporary" surface mining projects anticipated to be in operation for more than 18 months must simultaneously apply for a rezone to Mining Zone.
LU-ER-MR 1.11	Permit stockpiling, maintenance yards, and borrow sites for nearby construction sites subject to performance standards based on the size and scale of the proposed project.

PURPOSE STATEMENT LU-ER-MR 2

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

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

PURPOSE STATEMENT LU-ER-MR 3

Under state law, all Horizon 2040 ~~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 *Horizon 2040* ~~*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 and Mining Zoning district consistent with Yakima County Comprehensive Plan - ***Horizon 2040***~~*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 affected uses within the notification area. Utilize and rely upon the authority and expertise of state and federal permitting agencies in developing, implementing and enforcing permit conditions.
LU-ER-MR 3.3	Encourage the use of mining to achieve other ~~*Plan 2015*~~***Horizon 2040*** goals, such as wetlands protection/enhancement, storm water retention, and water quality protection.
LU-ER-MR 3.4	Require applications for expansion of existing mineral resource extraction operations to identify reclamation consistent with Yakima County Comprehensive Plan - ***Horizon 2040***~~*Plan 2015*~~.
LU-ER-MR 3.5	Encourage that all mineral sites be reclaimed for future use in accordance with ***Horizon 2040*** ~~*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. ~~*{Amended 12/07}*~~

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~~sixty-day response window will be provided to the installation commander to provide relevant comments or concerns.
LU-G-1.2	New roads planned for the areas adjacent to the Yakima Training Center should not be adjacent or parallel to the Training Center perimeter nor closer than 300 feet at their closest point.
LU-G-1.3	Evaluate the possibility of reducing the amount of existing road rights of way that are currently adjacent to the Training Center perimeter.

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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.

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EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help your review, black text is the existing Volume 1 language, purple text is the existing Volume 2 language, blue underlined text is new language, red ~~strikethrough text~~ is deleted language, and green text is language moved to or from a different section.

~~CAPITAL FACILITIES~~

CHAPTER ~~XII~~ 6. CAPITAL FACILITIES PLAN ELEMENT

~~*"The Mission of Yakima County government is to provide accessible, responsive and responsible public service through leadership and team work committed to understanding and meting public needs."*~~

~~*-County Management Team*~~

6.1 INTRODUCTION~~/PURPOSE~~

A Capital Facilities Plan is one of eight elements required by the Growth Management Act (GMA) to be included in Yakima County's comprehensive plan. The reason for this requirement recognizes that enabling the growth and development of land and achieving desirable communities requires public agencies to simultaneously provide certain types of capital facilities, such as streets, water and sewer systems, fire hydrants, parks, etc.

The GMA, however, allows local governments wide discretion in determining which types of capital facilities to require within their jurisdictions and the levels of service to require as growth and land development occur.

6.1.1 What are Capital Facilities?

Yakima County defines Capital Facilities in its Capital Improvement Plan (CIP) as:

> "…any purchase or construction activity exceeding $25,000 and having a useful life exceeding five years. Technology acquisitions may have a useful life of less than five years."

For the purposes of ***Horizon 2040***, the types of capital facilities that are included in this Capital Facilities Plan element are those owned by public entities that the county deems necessary to support future land development and growth and to achieve the County's preferred future.

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~~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~~ owned by Yakima County and by ~~facilities that are provided by~~ other public entities. ~~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 the Capital Improvement Plan (CIP).~~

Note: The County's capital facilities plan for transportation facilities and for parks and recreation facilities are located in the Transportation Element and the Parks and Recreation Element, respectively, as allowed by Commerce Department regulations[1].

6.1.2 How Does this Capital Facilities Plan Achieve its Purpose?

Horizon 2040 ~~***Plan 2015***~~***'s*** Capital Facilities Plan ~~E~~element achieves its purpose and meets the requirements[2] of the GMA by:

- Inventorying the capital facilities types designated by the GMA,
- Determining the types of capital facilities that are necessary to support development,
- Establishing the desired minimum levels of service for such facilities,
- Forecasting the future need for such facilities based on those levels of service,
- Proposing the locations and capacities of expanded or new facilities,
- Including a plan for at least six years that will finance such proposed facilities within projected funding capacities,
- Ensuring that probable funding is sufficient to meet existing needs, and
- Ensuring that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

This CFP also provides goals and policies t~~hat~~ guide the regulations that will ensure the provision of adequate capital facilities deemed necessary to support growth, 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~~ every several years ~~as part of the annual budget process~~ and is consistent with and implements this CFP element~~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 minimum levels of service standards as the basis for providing capital facilities deemed necessary to support growth ~~and for achieving concurrency~~, the CFP element determines the community's future quality of life ~~in the~~

[1] WAC 365-196-415(2)(a)(iii)
[2] RCW 36.70A.070(3), WAC 365-196-415(1)

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~~community~~and enables the future growth and development of land. The requirement to fully finance the CFP element (or revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan.

If the CFP cannot be fully funded to meet the established minimum levels of service, reassessments and revisions of the land use element, CFP element, and the financing plan within the CFP element must be made so that they are coordinated and consistent. ~~The 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 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 capital facility, and requires that new development be served by adequate facilities.~~

~~The CFP also contains broad goals and specific policies that guide and implement the provision of adequate 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.~~

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~~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-along 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 capital facility. LOS standards establish a quantity and quality standard that each capital facility must meet.~~

2. ~~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 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 capital facilities are established and maintained.~~

~~The CFP must also be consistent with ***Plan 2015's*** Land Use Element. Capital facilities plans are required in ***Plan 2015*** in order to:~~

1. ~~Provide capital facilities for development that is envisioned or authorized by the Land Use Element of ***Plan 2015.***~~

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2. Maintain the quality of life for existing and future residents by establishing and maintaining standards for the level of service of capital facilities.

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 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.

A. INTRODUCTION

Capital Facilities help define the quality of life for Yakima County residents. Law enforcement services protect lives and property. Water and sewer services meet basic life needs. Parks and dedicated open space provide for our leisure and recreational needs. The Capital Facilities Element helps the community and its officials make the financial decisions to ensure that these and other services will continue to adequately support County residents today and through the year 2015, with particular focus upon those facilities that the County is responsible for funding or those regional facilities that give shape and quality to the Yakima Valley's growth and development.

PURPOSE OF THE ELEMENT

The Capital Facilities Element will meet this obligation through the **Capital Facilities Plan** (CFP), a six-year plan for capital improvements that support Yakima County's current and future population and economy. The CFP is not a "wish list" the capital improvements described in the CFP need to be fully funded. The Plan also contains Level of Service (LOS) standards for each public facility, and for certain key facilities, it requires new project proposals to be served by adequate facilities at the time of development. Finally, the element contains broad goals and specific policies that guide and implement the provision of adequate public facilities.

The Capital Facilities Element 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

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~~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.~~

6.1.3 Why Plan for Capital Facilities?

There are three good reasons to plan for capital facilities: the G~~g~~rowth ~~m~~Management Act requires it, the citizens and sound management of public finances demand it, and eligibility for particular grants and loans depends on it.

- **Growth Management**
  ~~–~~The CFP is one of ~~six~~ eight elements of Yakima County's comprehensive plan ~~***Plan 2015***~~ required by the GMA.

~~A CFP is required in order to:~~

~~1. Provide for and accommodate capital facilities for land development envisioned by the Land Use Element (Chapter VII in ***Plan 2015***).~~

~~2. Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service (LOS) of capital facilities.~~

~~3. Coordinate and provide consistency among the many plans for capital improvements, including:~~
- ~~Other elements of ***Plan 2015*** (i.e., Transportation and Utilities Elements), and free-standing operations plans like the Parks and ,Open Space Plan;~~
- ~~Master plans and other special development studies of the local government;~~
- ~~Plans for capital facilities of state and/or regional significance;~~
- ~~Plans of other adjacent local governments; and~~
- ~~Plans of special districts.~~

~~4. Ensure the timely provision of adequate facilities as required in the GMA; and~~

~~5. Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).~~

- **Sound Fiscal Management**
  ~~–~~Planning for ~~major~~ capital facilities determined necessary to support growth and their costs enables Yakima County to:

  1. Demonstrate the need for facilities and the need for revenues to pay for them;

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2. Estimate future operation and/or maintenance costs of new facilities that will impact the annual budget;

3. Take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and

4. Get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

- **Eligibility for Grants and Loans**
  ~~DCTED's~~ Commerce Department's Public Works Trust Fund requires that local governments have a CFP in order to be eligible for grants and loans. Some other grants and loans have similar requirements (e.g., Recreation and Conservation Office~~Interagency Committee for Outdoor Recreation~~ grants, ~~and~~ the Department of Ecology's Centennial Clean Water Fund), or give preference to governments that have a CFP.

6.1.4 Visioning

The element builds upon principles and policies provided by the Countywide Planning Policies, ~~and~~ the ***Focus 2010*** and ***Vision 2010*** documents, and the Visioning "check in". During the ***Plan 2015*** process, housing ~~These~~ policies were developed through ~~an~~ extensive public participation ~~process and~~to provide long-term guidance for Yakima County in developing the Capital Facilities Element ~~for ***Plan 2015***~~. This work, including the Visioning "check in", has been carried forward in ***Horizon 2040***. These goals are shown in three insets throughout the Element.

Inset 1. Horizon 2040 Visioning Goals
Capital Facilities – Related Goals

Quality of Life and Government Services:

1. (Governmental Coordination and Services)

A. Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.

B. Promote coordination among federal, state, county, municipal, and tribal law enforcement and fire protection agencies.

C. Encourage land uses that are sensitive to the history and culture of the region.

Inset 2. Horizon 2040 Visioning Goals
Capital Facilities – Related Goals

2. (Public Safety)

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A. Significantly reduce crime by promoting youth education programs, and an assertive, effective criminal justice system.
B. Significantly improve fire protection through assertive program of education, inspections, and code enforcement.
C. Significantly reduce public health hazards through education programs.

~~**GROWTH MANAGEMENT ACT REQUIREMENTS**~~

6.2 GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

6.2.1 Statutory and Regulatory Requirements

Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. The following GMA goals (goals 1, 6, 10, 11, and 12) specifically relate to capital facilities planning:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(6) 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.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

GMA[3] states the requirements for the Capital Facilities Plan element as follows:

(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
(b) A forecast of the future needs for such capital facilities;
(c) The proposed locations and capacities of expanded or new capital facilities;
(d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes;

[3] RCW 36.70A.070(3)

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(e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent; and
(f) Park and recreation facilities shall be included in the capital facilities plan element.

GMA does not define "capital facilities." However, the Commerce Department's implementing regulation[4] provides the definition by requiring capital facilities plans to at least contain "public facilities," which are defined by GMA[5] to include the following:

(1) Streets, roads, highways, sidewalks, street and road lighting systems, traffic signals [note: the plans for these transportation-related capital facilities are found in ***Horizon 2040's*** Transportation Element as allowed by guidance from the Commerce Department[6]];
(2) Domestic water systems;
(3) Storm sewer systems;
(4) Sanitary sewer systems;
(5) Parks and recreation facilities [note: the plans for parks and recreation capital facilities are found in ***Horizon 2040's*** Parks and Recreation Element as allowed by guidance from the Commerce Department[7]]; and
(6) Schools.

6.2.2 Revisions Required by GMA Amendments

There have been no GMA amendments since 2003[8] that require revisions to the capital facilities plan element during the 2017 periodic update.

6.2.3 State Agency Recommendations

In addition to the statutory and regulatory requirements described in Section 6.2.1, the Commerce Department provides the following recommendations for the Capital Facilities Plan element:

(1) Inventory of existing capital facilities.
- Capital facilities that are needed to support the transportation, parks and recreation, and utilities elements may be addressed in those elements or in the capital facilities plan element[9];

(2) Forecast of future needs and proposed locations.
- Determine which types of capital facilities are **necessary for development**, and establish minimum level of service (LOS) standards for each. Counties are not required to set LOS standards for facilities that are not **necessary for development**[10]. Commerce recommends

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[4] WAC 365-196-415(1)(a)
[5] RCW 36.70A.030(12)
[6] WAC 365-196-415(2)(a)(iii)
[7] WAC 365-196-415(2)(a)(iii)
[8] *Periodic Update Checklist for Counties – Updated June 2016*, Commerce Department, June 2016.
[9] WAC 365-196-415(2)(a)(iii)
[10] WAC 365-196-415(2)(b)(ii)C)

that counties should use three criteria[11] to determine which types of capital facilities they consider to be **necessary for development**:

(i) If the need for new facilities is reasonably related to the impacts of development;
(ii) If a county imposes an impact fee as a funding strategy for those facilities;
(iii) In urban areas, all facilities necessary to achieve urban densities must be identified as **necessary for development**.

- For those types of capital facilities that a county determines to be **necessary for development**, the county should determine which types will be:[12]
  (i) Subject to concurrency (transportation facilities are the only facilities required by GMA to have a concurrency mechanism[13]); and
  (ii) Required, as a condition of project approval, but not subject to concurrency. For such capital facilities, the county "should set a minimum level of service standard, or provide some other basis for assessing the need for new facilities or capacity. It should be the standard the jurisdiction strives to meet as growth occurs."[14]
- All facilities included in the Capital Facilities Plan element must […] include or reference the location and capacity of needed, expanded, or new facilities.[15]

(3) Financing plan.

- A critical component of capital facilities planning is to compile cost estimates of needed projects […] for the entire planning horizon, not just for the 6-year CIP. A 6-year CIP is project specific, while the remaining balance of the 20-year Capital Facilities Plan has cost estimates for services by area.[16]
- Where the capital facilities are provided by other entities [e.g., cities, sewer districts, school districts], these other providers should provide financial information […][17].

(4) Reassessment.

- Failure to fund facilities that are not **necessary for development** does not require a reassessment of the land use element.[18]
- If public facilities are inadequate, local governments must address this inadequacy and may do so using a variety of strategies, including:[19]
  (A) Reducing demand through demand management strategies;
  (B) Reducing levels of service standards;
  (C) Increasing revenue;
  (D) Reducing the cost of the needed facilities;
  (E) Reallocating or redirecting planned population and employment growth within the jurisdiction or among jurisdictions within the urban growth area to make better use of existing facilities;

[11] WAC 365-196-415(5)(a)
[12] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, p. 2.
[13] WAC 365-196-415(5)(b)(i)
[14] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, pages 19-20.
[15] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, p. 2.
[16] *Capital Facilities Planning Guidebook,* Commerce Department, 2014, pages 39-40.
[17] WAC 365-196-415(2)(c)(i)
[18] WAC 365-196-415(2)(b)(ii)(C)
[19] WAC 365-196-415(2)(d)(iii)

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(F) Phasing growth or adopting other measures to adjust the timing of development, if public facilities or services are lacking in the short term for a portion of the planning period;
(G) Revising county-wide population forecasts within the allowable range, or revising the county-wide employment forecast.

6.2.4 County-wide Planning Policy

The Capital Facilities Plan element must be consistent with the Yakima County-wide Planning Policy (CWPP)[20], which was last updated and approved by the county and its cities in 2003 *"as the policy framework to guide revisions to comprehensive plans*.[21]" The following provisions of the CWPP are relevant to the Capital Facilities Plan Element:

1. Growth planning roles and responsibilities:[22]
   - Yakima County will be responsible for the development, adoption and implementation of comprehensive plans […] within the unincorporated portions of the County; and
   - Cities will be responsible for the development, adoption and implementation of comprehensive plans […] within the incorporated city *and within unincorporated portions of urban growth areas as may be agreed upon through interlocal agreements*.

2. Policies:

B.3.2. Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors, and the terms under which the services are to be provided. (These provisions in the Master Interlocal Agreement are described in section 6.2.5, below.)

B.3.4. The capital facilities […] elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvement and anticipated revenue sources. […] These plan element will be developed in consultation with special purpose districts and other utility providers.

B.3.5. New urban development should utilize available/planned urban services. […]

C.3.1. The County and the cities will inventory existing capital facilities [of a countywide or statewide nature] and identify needed facility expansion and construction.

C.3.2. From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites; major utility generation and transmission facilities; regional education institutions; airports; correctional facilities; in-patient facilities including hospitals and those for

[20] WAC 365-196-305(3)
[21] Resolution No. 553-2003, adopted by the Board of Yakima County Commissioners on October 7, 2003.
[22] *Yakima County-wide Planning Policy*, revised and adopted October 2003, page 4.

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substance abuse, mental health, group homes and secure community transition facilities; and regional park and recreation facilities.

F.3.3. Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area.

H.3.1. Each local government will prepare a capital facilities plan consisting of: [the GMA requirements, as stated above in section 6.2.1(a)-(e)].

H.3.2. As part of the planning process, the County and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements.

H.3.3. The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090, to [e]nsure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements.

6.2.5 Master Interlocal Agreement for Growth Management Act Implementation in Yakima County (ILA)

Under GMA, planning for future growth and development in the unincorporated portions of each city's Urban Growth Area is a shared responsibility of the county and each city. The *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County* (ILA)[23] establishes how the county and cities will accomplish this joint planning. The following provisions of the ILA are relevant to preparing this Capital Facilities Plan element:

6.2.5.1 Domestic Water Systems

- Cities are the preferred provider of water services within the UGAs.
- Responsibility for the provision of water service by a water purveyor will be depicted on a service area map maintained by the County in the regional GIS database.
- The designated water purveyor shall be responsible for planning and development of water service within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.
- Water service within the UGA will provided consistent with the Capital Facilities Plans.
- The costs of system extension will be as enumerated in the Capital Facilities Plan.
- Design of water systems shall meet the purveyor's standards.

6.2.5.2 Sanitary Sewer Systems

- Sewer service is expected to be provided by cities or sewer service providers approved by the Ecology Department (or Environmental Protection Agency within boundaries of the Yakama Nation).

[23] The ILA was revised and agreed to by the county and all 14 cities in December 2015.

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- Responsibility for the provision of sewer service will be depicted on a service area map in the regional GIS database maintained by the County in cooperation with the Cities and sewer service providers.
- The designated sewer purveyor shall be responsible for planning and development of sewer service to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan within the 20-year planning horizon.
- Requiring sewer service to potential customers within the UGA consistent with the Capital Facilities Plans is intended.
- The costs of system extension will be enumerated in the Capital Facilities Plan.
- Rates are the responsibility of the provider.
- Minimum standards for design and construction shall be those contained in the applicable city, Ecology Department, Health Department, or Environmental Protection Agency statutes and regulations or guidance documents.

6.2.5.3 Storm Sewer Systems

- The County will have responsibility for assuring that stormwater generated from development outside City limits will be handled consistent with the standards below.
- Design and construction of stormwater collection, retention, conveyance, treatment, and disposal systems will be the responsibility of the developer.
- On-site retention, treatment and disposal of stormwater is required. Exceptions will only be allowed by the County if off-site collection, treatment, and disposal services are available from a municipality, or other entity property authorized to collect and dispose of such flows.
- All stormwater shall be retained and disposed on-site according to processes and designs approved by the County unless an agreement with a public entity is in place for conveyance, treatment, and disposal of such flows.

~~The Growth Management Act requires the CFP to identify public facilities that will be required during the six years following adoption of the new plan (1996 through 2001). The CFP must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities (RCW 36.70A.070 (3)(a)(b)(c)).~~

~~The CFP must be financially feasible; in other words, dependable revenue sources should equal or exceed anticipated costs (RCW 36.70A.070 (3)(d). Where the GMA requires, or the County opts to have capital facilities in place with development, the concept known as concurrency (also called "adequate public facilities") kicks in. If the costs exceed the revenue in circumstances where concurrency is required, 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 (RCW 36.70A.070 (3)(e)).~~
~~The GMA also requires the County to forecast its future capital facilities needs and to establish levels of service for capital facilities within the CFP for those facilities where concurrency is required (RCW 36.70A.020 (12)). In these cases, public facilities in the CFP must be based on objective, quantifiable measures of capacity, such as traffic volume capacity per mile of road and acres of park per capita.~~

~~In Yakima County, concurrency requires:~~

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1. Facilities to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time); and
2. Such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.

The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be "adequate" (RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110). To assure sufficient public facility capacity, Yakima County will develop concurrency management procedures for each proposed development.

After the CFP is completed and adopted as part of ***Plan 2015***, the County must adopt development regulations to implement the plan. The development regulations are the working guidelines to ensure the CFP's success. They provide detailed regulations and procedures for implementing the requirements of the plan.

The CFP must be updated yearly. Yakima County will complete the annual update before the County budget is adopted so that the capital facilities improvements will be included in the budget.

Characteristics of Capital Facilities Plans

Traditional capital improvements programs (which are often "wish lists") will not meet these requirements. Table XII-1 illustrates the profound differences between a CIP and the new CFP. The CIP creates a wish list but doesn't require any follow through to attain its goals. The CFP, on the other hand, identifies needed facilities, establishes LOS priorities, then maps out a financing plan to meet its goals.

TABLE XII-1 Traditional CIP vs. New CFP

Feature of Program	Capital Improvements Program	Capital Facilities Plan
Which facilities?	None Required	All Facilities Required
Which facilities?	Any Criteria (or None)	Level of Service Standards
Financing Required?	Not Required	Financing Plan Required
Implementation Required?	Not Required	Concurrency Required For selected Facilities

Explanation of 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 level of service defines both 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.

These level of service measures are often expressed as ratios of facility capacity to demand (i.e., actual or potential users). Table XII-2 shows the level of service measures for some capital facilities.

TABLE XII-2 Sample Level of Service Measurements

Type of Capital Facility	Sample Level of Measure
Corrections	Beds per 1,000 population
Fire and Rescue	Average response time

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~~Hospitals~~	~~Beds per 1,000 population~~
~~Law Enforcement~~	~~Officers per 1,000 population~~
~~Library~~	~~Collection size per capita Building square feet per capita~~
~~Parks~~	~~Acres per 1,000 population~~
~~Roads and Streets~~	~~Ratio of actual volume to design capacity~~
~~Schools~~	~~Square feet per student~~
~~Sewer~~	~~Unused capacity of each system component Gallons per customer per day Effluent quality~~
~~Solid Waste~~	~~Availability of different system components (e.g., number of facilities, number of pickup days per month, types of pickup)~~
~~Surface Water & River Levees~~	~~Design storm (i.e., 100-year storm) Runoff water quality~~
~~Transit~~	~~Ridership~~
~~Water~~	~~Unused capacity of each system Gallons per customer per day Water quality~~

~~Each of these level of service measures needs one additional piece of information: The specific quantity that measures the current or proposed level of service. For example, the *standard* for parks might be 5 acres per 1,000 population, but the *current* level of service may be 2.68 acres per 1,000, which is less than the standard.~~

~~In order to use the level of service method, the County has selected how it will measure each facility (e.g., acres, gallons, etc.), and it identifies the amount, or standard, it will adopt for each measure of the current and proposed level of service.~~

~~There are a number of other ways to measure the level of service of many of these capital facilities. The examples in Table XII-2 illustrate other level of service methods for determining the County's capital facilities needs.~~

~~Method for Using Levels of Service~~
~~The Level of Service method allows a financially feasible CFP to be developed. It does this by establishing LOS standards that are measurable and financially feasible for the six fiscal years following plan adoption. The County is required to adopt its plan to meet its capital needs for the fiscal years 1996 through 2001. The six year Transportation Improvement Plan (TIP) is on a different time schedule according to statute. The adopted TIP covers the years 1997-2002. Thus, the TIP is not inconsistent with the CFP; it applies to a different span of time.~~

~~To meet the GMA requirements and the needs of its residents, Yakima County answers two fundamental questions in its CFP. The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (i.e., roads are examined separately from parks). The~~

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~~costs of all the facilities are then added together in order to determine the overall financial feasibility of the CFP.~~

~~Question 1: What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2001)?~~

~~Formula 1.1: Demand X Standard = Requirement~~

~~*Where* Demand is the estimated 2000 population or other appropriate measure of need (e.g., dwelling units),~~

~~*and* Standard is the amount of facility per unit of demand (e.g., acres of park per capita)~~

~~The answer to this formula is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.~~

~~Formula 1.2: Requirement – Inventory = Surplus or Deficiency~~

~~*Where* Requirement is the result of Formula 1.1,~~

~~*and* Inventory is the quantity of facilities available as of December 31, 1994.~~

~~(Note: The OFM's 1994 estimate of population is the base year of the CFP inventory for calculating LOS. The 1995 transition from that base allows use of 1996-2001 as the six years covered by the CFP).~~

~~This formula uses the inventory of public facilities completed by December 31, 1995 to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, 2001. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development. Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development.~~

~~Question 2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2001)?~~

~~Each facility must undergo a two-step process to determine whether the proposed standard of service is financially feasible. The first, or preliminary, step tests the financial feasibility of tentative/proposed standards of service. It uses "average costs" of facilities, rather than specific project costs. This approach~~

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~~avoids developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible.~~

~~If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the County:~~

~~1. Reduce the standard of service, which will reduce the cost; or~~

~~2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue); or~~

~~3. Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality; or~~

~~4. Reduce the demand by restricting population (i.e., revise the Land Use Element), which may cause growth to occur in other jurisdictions; or~~

~~5. Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later; or~~

~~6. Any combination of options 1-5.~~

~~The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):~~

~~Formula 2.1P: Deficiency X Average Cost = Deficiency~~
~~per Unit Cost~~

~~*Where* Deficiency is the Result of Formula 1.2,~~

~~*and* Average Cost/Unit is the usual cost of one unit of facility (i.e., mile of road, acre of park)~~

~~The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an "average" cost for each unit of public facility that is needed.~~

~~Formula 2.2P: Deficiency - Revenue = Net Surplus~~
~~Cost or Deficiency~~

~~*Where* Deficiency Cost is the result of Formula 2.1P,~~

~~*and* Revenue is the money currently available for public facilities.~~

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~~The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. If revenues exceed the cost, that means the standard of service is affordable with money remaining (the surplus). Therefore the standard is financially feasible. If the costs exceed available revenues, that means there isn't enough money available to build the facilities. Therefore the standard is not financially feasible. Any standard that is not financially feasible and is also subject to concurrency will need to be adjusted using the six strategies listed above.~~

~~The "final" demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the "average" costs of facilities used in the preliminary answer, as follows (F = final).~~

~~Formula 2.1F: Capacity Projects + Non-capacity Projects = Project Cost~~

~~*Where* Capacity Projects is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities,~~

~~*and* Non-capacity Projects is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.~~

~~Formula 2.2F: Project Cost - Revenue = Net Surplus or Deficiency~~

~~*Where* Project Cost is the result of Formula 2.1F,~~

~~*and* Revenue is the money available for public facilities from current/proposed sources.~~

~~The "final" answer to Question 2 validates the financial feasibility of the Levels of Service standards that are used for each public facility in the CFP and in the other *Plan 2015* elements. The financially feasible standards for levels of service and the resulting capital improvement projects form the basis for policies and implementation programs in the final Capital Facilities Plan.~~

~~Setting Standards for Levels of Service (LOS)~~
~~The LOS standards the County adopts will determine what capital facilities are needed. The LOS standards are key to directing the CFP. They ultimately determine our standard of quality and how much it will cost~~

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~~to meet those standards. They are important because they measure the community's quality of life and should reflect the values and vision for the future.~~

~~Traditional approaches to capital facilities planning typically rely on technical experts (i.e., staff and consultants) to determine the need for capital improvements (i.e. plan for needs first, then worry about financing the improvements), or are revenue - driven (i.e. finance first, then plan).~~

~~The interactive or scenario-driven approach uses experts in an important advisory role, but they do not control the outcome. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations (i.e. devise scenarios first, then plan and finance together). The latter model has been used by the County in setting initial LOS through its Shareholders, Finance Task Force, Transportation Advisory Group, Parks and Open Space Advisory Committee, other groups and the Planning Commission.~~

~~The final, legal authority to establish the LOS rests with the Board of Yakima County Commissioners. Their job is to enact the level of service standards that reflect the community's vision. Their decision is influenced by the entire community. Specifically:~~

- ~~Formal advisory groups including the Finance Task Force, the Shareholders, the Transportation Advisory Group, and other groups that make recommendations to the County or providers of public facilities i.e., community planning groups; and,~~

- ~~Providers of public facilities (i.e., County departments, special districts, private utilities, State of Washington, tribal governments, etc.); and,~~

- ~~The general public through individual citizens and community civic, business, and issue-based organizations that make their views known, or are sought through sampling techniques; and,~~

- ~~The Yakima County Planning Commission has a mandate under state law to make recommendations to the Board on *Plan 2015,* and subsequent amendments and updates. County residents will continue to have many opportunities to influence and refine the LOS decisions and *Plan 2015*. They may attend and participate in meetings, write letters, respond to surveys or questionnaires, or join organizations that participate in the CFP process. Other opportunities include being appointed /elected to an advisory group, making comments/presentation and/or testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.~~

~~The scenario-driven approach to developing the level of service standards really opens the decision-making process to all County residents because it provides a clearer understanding of the cost of various~~

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~~levels of service for each type of public facility. As a result, decisions can be more effectively influenced by residents.~~

~~Selecting the initial LOS or for refining specific levels of service standards as future amendments to the *Plan 2015* involves a seven-step process:~~

~~1. The "current" (initially year-end 1994) actual level of service is calculated.~~

~~2. Departmental service providers are given national/regional standards or guidelines and examples of local LOS from other local governments.~~

~~3. Departmental service providers research local standards from County studies, master plans, ordinances and development regulations.~~

~~4. Departmental service providers recommend a standard for the County's CFP.~~

~~5. Departmental service providers prepare specific capital improvements projects to support the 1996-2001 LOS.~~

~~6. The draft CFP is reviewed/discussed with the Board of Commissioners and Planning Commission prior to formal hearing by the Board.~~

~~7. The Board annually adopts levels of services as part of the CFP.~~

~~The standards for levels of service are found in the Capital Facilities Goals and Policies (Section D of this Element). These standards, as adopted, will determine the need for capital improvements projects. And they are the benchmark for testing the adequacy of public facilities for each proposed development where the "concurrency" requirement has been established. The adopted LOS standards can be amended, if necessary, once each year as part of *Plan 2015's* annual amendment.~~

6.3 MAJOR ~~ISSUES~~ CONSIDERATIONS

6.3.1 Review and Revise Development Regulations

After the CFP element is ~~completed~~ updated and adopted as part of ~~***Plan 2015***~~***Horizon 2040***, the County must ~~adopt~~ review, and if necessary, update its development regulations (YCC Title 19) to implement the ~~plan~~CFP's goals and policies in Section 6.5. The development regulations are ~~the working guidelines~~ essential to ensure the CFP's success because ~~.~~ ~~T~~they provide detailed ~~regulations~~ requirements and procedures for implementing this element~~e requirements of the plan~~.

6.3.2 ~~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~~

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~~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 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 called on all local governments to determine mitigation requirements by using their plans and regulations (instead of case-by-case review under SEPA). The mitigation model approach offers one basis for meeting some of the regulatory reform policies in *Plan 2015*.~~

Consideration of Impact Fees

Impact fees are payments of money imposed by local governments upon development as a condition of approval to pay for public facilities needed to serve new growth and development. ~~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.~~ Yakima County committed itself to consider impact fees in 1993 with adoption of the County-wide Planning Policy, which states:

> *Policy H.3.3. "The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090[24], to insure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements."*

The concept behind impact fees is based on the recognition that new developments result in the need for new publicly-funded capital facilities that could unfairly burden the financial resources of local governments to pay for them. Impact fees provide for the new developments to pay for a portion of the public's costs of these new capital facilities, rather than the tax payers alone.

The Growth Management Act of 1990 ~~Impact fees are~~ authorized local governments that plan under GMA to establish impact fee programs. Such programs are not required by the GMA but may be established at the discretion of each county, city, and town. GMA authorizes impact fees to pay a portion of the costs of the following types of capital facilities that are owned or operated by government entities:

- Public streets and roads;
- Publicly owned parks, open space, and recreation facilities;
- School facilities; and
- Fire protection facilities.

GMA provides ~~by Statute for road, school, park and fire safety improvements according to~~ very specific criteria (RCW 82.02)~~.~~ for local governments to follow when they choose to establish impact fee programs, including that it:

[24] Due to statutory amendments subsequent to 1993, impacts fees are currently addressed in RCW 82.02.050-110.

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- Must provide that impact fees may be collected and spent only for capital facilities as addressed by the local government's capital facilities plan element of its comprehensive land use plan;
- Must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees;
- Must include for deferred collection of impact fees for single-family residences;
- Must only be imposed for "system improvements" that are reasonably related to the new development;
- Must not exceed a proportionate share of the cost of "system improvements" that are reasonably related to the new development;
- May provide exemptions for low-income housing;
- Must establish procedures and criteria so that developments don't pay arbitrary or duplicative fees;
- Must establish transparent accounting and reporting of the sources and uses of collected impact fees;
- Must allow payments of impact fees under protest and provide for an administrative appeals process; and
- Must provide for refunds of collected impact fees that are not expended within 10 years.

It is Yakima County's considered position that all tax payers should continue to pay for new capital facilities that are necessitated by growth and development. Therefore, an impact fee program is not warranted at this this time. If the County ever elects to add this optional revenue source, additional documentation and calculations will be needed to comply with ~~the impact fee law~~RCW 82.02, and an ordinance will need to be enacted amending this Capital Facilities Plan element and YCC Title 19, following public hearings.

6.3.3 Infrastructure Cost Recovery

Fiscal imbalances can occur ~~among~~ between ~~local governments~~ Yakima County and it cities as a result of infrastructure investments or lack thereof~~, and the archaic government finance structure in Washington State~~. Sometimes ~~counties are~~ the County is~~at a~~ disadvantaged, other times it is cities. For example, ~~counties~~ the County sometimes installs new roads, ~~parks, etc.,~~ only to have them annexed by cities. Conversely, cities sometimes annex areas that the County allowed to be developed without adequate urban-level infrastructure, and the cities~~y~~ must make the improvements to bring the facilities up to municipal standards (i.e., curb, gutter and sidewalk, public water and sewerage systems).

To encourage solutions for these potential problems, the County and its cities adopted the *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County* (ILA). Originally adopted in 1999 and 2000 as two separate agreements, the County and its cities adopted a single revised ILA in 2015 that provides several ~~Many local governments throughout Washington have established~~ mechanisms to address such infrastructure and annexation issues:~~.~~

1. The cities and County provide updated maps of their utilities and transportation infrastructure to the Yakima County GIS Division, which maintains the regional GIS database that is accessible to all parties. [ILA Section II.F.]

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2. The County ensures that all streets within the unincorporated UGA are constructed concurrently with development, using design standards intended to be generally consistent with standards adopted by the affected cities. [ILA Section II.F.1.]
3. Adequate domestic water and sanitary sewers are required to potential customers within the UGA consistent with the capital facilities plan. The designated purveyors of these systems, preferably and usually the cities, are responsible for planning these facilities in their capital facilities plans, establishing minimum design standards, and for developing such facilities. [ILA Sections II.F.2. & 3.)
4. The County may seek specific agreements with the affected cities when the County intends to upgrade of replace infrastructure in a UGA. The agreement may address the financial impacts of future annexation and provide for coordinated infrastructure development, appropriate allocation of costs and/or revenue sharing arrangements, and optimal leveraging of local funds to obtain available grants and loans. [ILA Section II.G.2.b.(7)]
5. Sub-agreements are encouraged to establish areas with focused and targeted public investment, which directs capital facilities expenditures into specific geographic areas to provide fully-serviced land for development. This is explained further in the next section. [ILA Section II.F.]

6.3.4 ~~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~~

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~~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.~~

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 (including cities within their UGAs) 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?

6.3.5 ~~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 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 nderstand,~~

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~~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 capital facilities and the County has done so with its LOS standards for transportation 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 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 predetermined 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.~~

Levels of Service (LOS) ~~in Urban and Rural Areas~~

The Growth Management Act requires Yakima County's comprehensive plan to determine which types of capital facilities are *necessary for development* and to establish minimum Level of Service (LOS) standards for each type. The County is not required to set minimum LOS standards for capital facilities that are not *necessary for development*.[25] The Commerce Department recommends[26] that counties use these three criteria to determine which types of capital facilities are *necessary for development*:

(i) If the need for new facilities is reasonably related to the impacts of development;
(ii) If a county imposes an impact fee as a funding strategy for those facilities;
(iii) In urban areas, all facilities necessary to achieve urban densities.

Based on the criteria above, the discussion below, and maintaining consistency with the ILA, the following types of facilities are hereby determined to be *necessary for development*:

- Streets/roads/etc. (county-wide);
- Domestic water systems (in UGAs); and

[25] WAC 365-196-415(2)(b)(ii)(C)
[26] WAC 365-196-415(5)(a)

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- Sanitary sewer systems (in UGAs);

Because new developments require transportation access, which results in the need for new and improved transportation infrastructure, streets/roads/etc. are *necessary for development.* Minimum LOS standards, considerations, and issues concerning streets/roads/etc. are provided in the Transportation Element.

Domestic water systems and sanitary sewer systems are *necessary for development* in UGAs based on the following considerations:

- Achieving urban densities within UGAs requires area-wide public water supply domestic water systems and regional sanitary sewer systems. Allowing development within UGAs on wells and septic systems results in densities that are lower than urban densities due to the amount of land necessarily devoted to well control zones and septic tank drainfields. Development on wells and septic tanks also fails to provide the funds necessary to incrementally build the logical network of water and sewer line extensions and fire hydrants, which are necessary to achieve urban densities and growth that is safe and desirable.

- Outside of UGAs, new development typically uses privately-owned wells and on-site sewage disposal systems, which are not capital facilities under the GMA definition.

Storm sewer systems, which GMA allows normally only in UGAs, are not necessary to achieve urban densities or related to the impacts of development because Yakima County's strategy for controlling storm water is based on development standards that require privately-owned on-site retention structures rather than publicly-owned conveyance and treatment systems. Privately-owned infrastructure is not a capital facility under GMA's definition.

Minimum LOS standards for streets/roads/etc. are provided in Chapter 10 (Transportation Element) and for domestic water systems and sanitary sewer systems are provided in Section 6.5 (Capital Facilities Plan: Goals and Policies). ~~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 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, some facilities may serve the entire County, thus a single uniform level of service might be more appropriate to use in both urban and rural areas.~~

~~The County needs to categorize 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.~~If such capital facilities cannot be fully funded to meet the established minimum levels of service, reassessments and revisions must be made in

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the Land Use, CFP, and Transportation elements, including the financing plans within the elements so that all are funded, coordinated, and consistent.

Inset 3. Horizon 2040 Visioning Goals
Capital Facilities - Related Goals

Urban Growth and Land Use:

1. (Infrastructure):

A. Ensure adequate transportation infrastructure and delivery system to meet the needs of, and promote, a diversified economy.
B. Provide adequate services to properties to promote diversified economic growth.
C. Develop a regional airport in the Yakima Valley.
~~A.~~D. Ensure that adequate educational and vocational opportunities and resources will be provided to facilitate planned growth and emergence of a more diverse economy in the Yakima regional area.

2. (New Goal)

A. Future development and planning should consider future data demands.

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~~**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 (e.g., domestic water, sanitary sewer, and storm water), 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.~~

6.3.6 ~~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 or Required as a Condition of Project Approval

GMA provides that a CFP must explicitly state which public facilities are determined to be *necessary for development* and each of the facilities so designated must be either subject to concurrency or required as a condition of project approval. Transportation facilities are the only facilities required to have a concurrency mechanism, although a local government may choose to adopt a concurrency mechanism for other facilities.[27]

Concurrency means that adequate ~~public~~ capital facilities meeting the minimum LOS standards 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~~ available for the new development to the required minimum LOS standards~~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~~.~~" and development regulations would require that the development be denied until the LOS is met.
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 certifications for some facilities, and case-by-case review of other facilities (i.e., streets and roads).

The concurrency provisions for transportation facilities are found in Chapter 10 (Transportation Element).

As provided in Section 6.5 (Capital Facilities Plan: Goals and Policies), domestic water systems and sanitary sewer systems will be subject to conditions of project approval rather than to concurrency.

[27] *Capital Facilities Planning Guidebook*, Commerce Department, 2014, pages 2-3.

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6.3.7 Siting ~~of~~ Essential Public Facilities and Those of a Countywide or Statewide Nature

~~Yakima County has taken the first step required by t~~The Growth Management Act requires the Yakima County-wide Planning Policy (CWPP) to address policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140[28].

Relatedly, GMA also requires the County's comprehensive plan to include a process for identifying and siting essential public facilities ~~regarding public facilities~~ that are essential to the community, but which are difficult to site at an acceptable location (such as airports, sewage treatment plants, state education facilities, state or regional transportation facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling facilities, and inpatient facilities)[29]. Consistent with county-wide planning policies, counties and cities should create their own lists of essential public facilities. WAC 365-196-550 lists recommendations for establishing a list of essential public facilities and planning for them.

The ~~County has adopted~~ Yakima ~~County-wide Planning Polic~~CWPP~~ies~~ includes policies (Section C.3.1 and C.3.2) for identifying needed facilities of a countywide or statewide nature and includes additional policies (Section C. 3.3 through C.3.6) that establish a process and review criteria for siting such facilities. These policies ~~C.1-C.3, which~~ are in turn reflected in the goals and policies in this Capital Facilities Plan element in Section 6.5.

The goals and ~~***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 to establish a process and review criteria for the siting of Countywide or Statewide facilities. The~~ policies in the CWPP and the CPF 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).~~

[28] RCW 36.70A.210(3)(c).
[29] RCW 36.70A.200.

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~~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.~~

~~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 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) calls 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 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:~~

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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 and ***Plan 2015*** policies CF 9.1-9.2. The policies provide the framework for action, and the County needs to take the actions specified by the framework. Specifically, the following actions are needed:

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.

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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, special purpose districts and the Nob Hill Water Association) have initiated a program to identify opportunities for increasing the efficiency and effectiveness of their services by contracting with one another for the provision of services (similar to existing contracts between cities and fire districts). In response to RCW 36.115, Yakima County, municipal and special purpose district officials have formed on-going partnership called the Government Services Forum to evaluate service delivery opportunities. The process needs to be continued, explored, and extended to cover issues raised above, such as infrastructure cost recovery and siting of essential public facilities.

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 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 facilities and the County has done so with its transportation system LOS measures.

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 facilities.

There are various 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;

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~~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 (e.g., 51% of items, 75%, or other %); or~~

~~3. Multiple measures could be used as the basis for 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.~~

~~4. Some measures could be used as the basis for an index, while others would have to meet a standard to allow development.~~

~~**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 facilities (see the Policy Plan). 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 facilities serve the entire County, thus a single uniform level of service is appropriate in urban and rural areas.~~

~~The County needs to categorize public 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., water, sewer, storm water, solid waste), transit, and parks and recreation. The regional service agreement process (described above) will only address the relationship among existing providers of facilities and services, but it will not look at the formation of regional entities to provide and operate facilities of regional significance.~~

~~Yakima County and 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.~~

6.4 ~~B.~~ INVENTORIES, FORECASTS, AND PROPOSALS~~EXISTING CONDITIONS~~

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This section provides the following information required by GMA:

(a) An inventory of the existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
(b) A forecast of the future needs for such capital facilities;
(c) The proposed locations and capacities of expanded or new capital facilities
(d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

As discussed above under the "GMA Requirements" heading, this information for transportation-related and parks- and recreation-related capital facilities is provided in the Transportation and Parks and Open Space Elements, respectively. Therefore, this section provides the information for the other types of capital facilities located in the county's unincorporated areas, namely:

6.4.1 Domestic water systems,
6.4.2 Sanitary sewer systems,
6.4.3 Storm sewer systems, and
6.4.4 Schools.

6.4.1 Domestic Water Systems

As agreed[30] by Yakima County and its cities, the areas to which each water purveyor is responsible for providing domestic water service is depicted on a service area map maintained by the County in the regional GIS database. For all UGAs in Yakima County, except Yakima's UGA, the designated service providers are each UGA's corresponding city, as shown in each city's UGA Future Land Use maps in Chapter 4 (Land Use). Within Yakima's UGA the designated provider for the western portion[31] is the Nob Hill Water Association, as shown in Map 9.5.5-1; the designated provider for the portion lying east of the Yakima River is Yakima County's Terrace Heights Water System, as shown in Map 9.5.3-1; and the designated provider elsewhere is City of Yakima.

As also agreed by Yakima County and its cities, the water purveyors so designated are responsible for the planning and development of water services within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

Accordingly, Yakima County is responsible for meeting GMA's capital facilities planning requirements for the service areas of the following 30 domestic water systems; and the GMA's requirements for such planning follows:

- Four Group A systems owned by Yakima County (Terrace Heights, Buena, Crewport, and Gala Estates);
- Nob Hill Water Association (a Group A system); and

[30] ILA, Section F.2.a.
[31] A Memorandum of Understanding between Yakima and Nob Hill Water Association, dated September 6, 2000, establishes the boundary between their service areas and provides for changes in areas that were not yet completely developed.

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- 25 Group B systems owned by Yakima County.

6.4.1.1 Terrace Heights Water System

The Terrace Heights Water System is classified as a Group A system by the state Health Department. Its service area consists of the portion of Yakima's UGA east of the Yakima River plus a few additional areas to the northeast that are below elevation 1550 feet. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-1 and includes fire hydrants. Terrace Heights' most recent (2008) Water System Plan (WSP) indicates that the system serves an estimated 1,654 ERUs[32] and that the system's components have sufficient capacity to serve 710 additional residential service connections, with storage capacity being the limiting factor, as indicated in Table 6.4.1.1-1. The WSP also states that these capacities should easily be sufficient through 2028, based on past growth rates. The forecast for future needs for capital facilities consists of the projects listed in Table 6.4.1.1-2 "Finance Plan." The proposed locations and capacities of expanded or new distribution extensions to serve new customers will not be known until they request the service.

Table 6.4.1.1-1 Remaining Capacity Available

System Component	Additional Residential Service Connections that could be served with Remaining Capacity
Storage facilities	710
Supply facilities (wells & pumps)	930
Water rights	3,800

Source: Yakima County Utilities Division

Table 6.4.1.1-2 Finance Plan

Description	Estimated Cost	Estimated Year	Sources of public money
Well 6 Supply Improvements	$ 600,000	2017	Water system rates
Tower Reservoir Rehabilitation	$ 230,000	2017	Water system rates
New Storage Building @ Well #5	$ 150,000	2017	Water system rates
Reservoir #1 Painting	$ 140,000	2018	Water system rates
Distribution System Improvements	$ 300,000	2019-2021	Water system rates
New Well #7 (location TBD)	$ 800,000	2021	Water system rates
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

Within the Terrace Heights Water System's future service area there are currently 30 small private systems, as shown in Map 6.4.1.1-1. In 2015 the Department of Health funded two feasibility studies for the possible consolidation of 18 of these small systems. YVCOG was contracted to conduct the studies and published drafts of each study in 2016. Policies are included in Section 6.5 (Capital Facilities Plan: Goals

[32] Equivalent Residential Units

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and Policies) to support this consolidation and to prohibit the formation of new private systems within the Terrace Heights Water System future service area unless they meet urban standards, including providing fire hydrants.

6.4.1.2 Buena Water System

The Buena Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-3. The system includes fire hydrants, currently serves 145 connections, and has capacity to serve a total of 160 connections, based on existing water rights. The forecast for future capital facilities needs consists of an intertie (location and timing TBD) with the City of Zillah's water system and extending the distribution system to serve up to 15 new customers within the existing service area. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.2-1.

Table 6.4.1.2-1 Finance Plan

Description	Estimated Cost	Estimated Year	Sources of public money
Intertie with City of Zillah	$ 50,000	2018	Water system rates
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.1.3 Crewport Water System

The Crewport Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-4. The system includes fire hydrants, currently serves 48 connections, and has capacity to serve a total of 60 connections, based on existing water rights. Except for possible extensions of the distribution system to serve new customers within the service area, no future capital facilities are forecast. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.3-1.

Table 6.4.1.3-1 Finance Plan

Description	Estimated Cost	Estimated Year	Sources of public money
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.1.4 Gala Estates Water System

The Gala Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-2. The system does not include fire hydrants, currently serves 37 connections, and has capacity to serve a total of 44 connections, based on existing water rights. Except for possible extensions of the distribution system to serve new customers within the service area, no future capital facilities are forecast. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.4-1.

Table 6.4.1.4-1 Finance Plan

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Description	Estimated Cost	Estimated Year	Sources of public money
Distribution extensions	Determined when requested		Developer pays cost
Source: Yakima County Utilities Division			

6.4.1.5 Nob Hill Water Association Water System

The Nob Hill Water Association System is a private entity, so is not required by GMA to be included in this CFP. However, it is included because it provides service to a significant number of customers and to an area of significant extent, including portions of the Yakima UGA. It is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.5-1. The system includes fire hydrants, currently serves 11,326 connections (approximately 27,837 people), and has capacity to serve a total of 11,951 (ERUs), with the limiting factor being storage. The forecast for future capital facilities needs consists of improvements to serve 51,536 people (22,226 ERUs) during Nob Hill's 2015-2035 planning period. The proposed locations and capacities of expanded or new capital facilities are also shown in Map 9.5.5-1. The finance plan for proposed facilities is provided in Table 6.4.1.5-1.

Table 6.4.1.5-1 Finance Plan

Description	Estimated Cost (Feb. 2015)	Estimated Year	Sources of public money
Drill/Equip well No. 8	$1,636,000	2016	None (private water system rates)
Drill/Equip well No. 9	$1,636,000	2022-35	None (private water system rates)
Manual transfer switch at Well No. 3	$ 244,000	2020	None (private water system rates)
Evaluate Minnesota Reservoir	$ 20,000	2015	None (private water system rates)
Replace Minnesota Reservoir	$ 2,108,000	2017	None (private water system rates)
Automate Zier booster pump station	$ 59,000	2022-35	None (private water system rates)
Manual transfer switch at Summitview booster pump station	$ 53,000	2022-35	None (private water system rates)
Distribution system pipeline replacement	$ 150,000/yr.	2015-2035	None (private water system rates)
Pressure reducing valve at Ahtanum booster pump station	$ 40,000	2022-35	None (private water system rates)
Valve exercising and replacement programs	No cost		
Source: Nob Hill Water Association's ***Water System Plan 2015-2035***			

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6.4.1.6 Group B Water Systems Owned by Yakima County

Yakima County owns and operates 25 water systems as listed in Table 9.5.3-1 and classified by the state Health Department as Group B systems. The existing and proposed locations of these systems are shown in Map 9.5.3-5 and Map 9.5.3-6; and their existing and proposed capacities are shown in Table 9.5.3-1. These systems do not include fire hydrants. In addition to possible extensions of the distribution system to serve new customers within their service areas, which will be paid by the developers, the only new capital facilities under consideration is an Advanced Metering Infrastructure system for all Group B systems. No finance plan is currently proposed, but if proposed in the future the cost will likely be paid with water utility rates and a grant from Department of Ecology.

6.4.1.7 Yakima County Water Resource System

Yakima County has procured a $500,000 Ecology grant to buy pre-1905 water rights to capitalize its planned Water Resource system. The grant expires 6-30-17.

6.4.2 Sanitary Sewer Systems

As agreed[33] by Yakima County and its cities, the areas to which each sewer purveyor is responsible for providing sewer service is depicted on a service area map maintained by the County in the regional GIS database. For all UGAs in Yakima County the designated service providers are each UGA's corresponding city, as shown in the UGA boundary maps in Chapter 4 (Land Use), except that the designated provider for the portion of Yakima's UGA lying east of the Yakima River is the Terrace Heights Sewer District as shown in Map 9.6.4-1.

As also agreed by Yakima County and its cities, the sewer purveyors so designated are responsible for the planning and development of water services within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

Accordingly, Yakima County is responsible for meeting GMA's capital facilities planning requirements for the service areas of the following five sewer systems; and the GMA's requirements for such planning follows:

- Terrace Heights Sewer District;
- Cowiche Sewer District;
- Buena sewer system;
- Fairway Estates sewer system; and
- Mountain Shadows sewer system.

6.4.2.1 Terrace Height Sewer District

The Terrace Heights Sewer District serves approximately 2,500 ERUs, constituting a population of approximately 5,000. The locations and pipe capacities of the Terrace Heights Sewer District's existing system and its designated service area are shown in Map 9.6.4-1. The overall capacity of the district is 4% of the capacity of Yakima Regional Wastewater Treatment Facility, which is currently 850,000 gallons per

[33] ILA, Section F.3.a.

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day. The district currently averages 600,000 gallons per day, including effluent from Moxee. Under agreement with the district, Moxee's sewage is treated by the Regional Facility as part of the district's allocated capacity.

The district currently has no plans for constructing any sewer capital facilities and therefore has no finance plan. It is currently just paying back the bonds (loan) issued for the previous sewer facilities construction. The district's most recent General Sewer Plan was conducted in 1998 and is required every 20 years. Therefore the district indicates that it will soon start the next plan, which will provide the district's forecast of future facilities needed, and their proposed locations and capacities.

6.4.2.2 Cowiche Sewer District

The Cowiche Sewer District serves 142 connections in Cowiche and treats the effluent for 425 connections in the City of Tieton that is provided through an interceptor line that runs along Summitview Road between Tieton and Cowiche. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.3-1. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the district's service area is limited to the Cowiche Rural Settlement LAMIRD while the City of Tieton provides retail sewer service within its UGA. The treatment plant is at 35 percent capacity and estimated to reach capacity by 2040. Therefore, except for service extensions that will be paid for by developers, the district currently has no forecast of future facilities needs or a finance plan.

6.4.2.3 Buena Sewer System

Yakima County owns and operates the Buena sewer system. The system currently serves 282 customers and has a capacity to serve 390 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-1. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the district's service area is limited to the Buena Rural Settlement LAMIRD. The system's forecast of future facilities needs and finance plan are provided in Table 6.4.2.3-1.

Table 6.4.2.3-1 Finance Plan

Description	Estimated Cost	Estimated Year	Sources of public money
Paint Recirculation Tanks	$ 100,000	2017	Waste water system rates
Filter Bed Rehabilitation	TBD	TBD	Waste water system rates
Collection extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.2.4 Fairway Estates Sewer System

Yakima County owns and operates the Fairway Estates sewer system. The system currently serves 10 customers and has a capacity to serve 12 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-2. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the system's service area is limited to its current service area. The County forecasts no future needs for facilities and therefore has no finance plan.

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6.4.2.5 Mountain Shadows Estates Waste Water System

Yakima County owns and operates the Mountain Shadows Estates waste water system located within the Yakima UGA. The system currently serves eight customers and has a capacity to serve 11 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-3. The County forecasts no future needs for facilities and therefore has no finance plan. The system will be connected to the City of Yakima's sewer system after the City's sewer lines are extended to the area.

6.4.3. Storm Sewer Systems

Under GMA[34] storm sewers are not rural facilities; and in general, it is not appropriate for them to be extended or expanded outside of UGAs except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development. Therefore this section presents storm sewer systems under two subsections: Within UGAs, and Countywide.

6.4.3.1 Within Urban Growth Areas

Under the Yakima County-wide Planning Policy and the Interlocal Agreement, Yakima County is responsible for planning any storm sewer systems in unincorporated areas, including within UGAs.

The locations and capacities of such existing facilities are inventoried in *Yakima County Stormwater Curb and Gutter Atlas*, which is hereby incorporated by reference. This atlas was published on paper and in PDF format in February 2012 and is maintained and updated on an on-going basis by the Yakima County GIS Division. Map 6.4.3-1 shows the inventory at a small scale. Larger scale maps may be seen in the published versions or in the GIS version.

It is current County policy, as established in the Interlocal Agreement and development regulations, to require on-site retention, treatment, and disposal of stormwater.[35] Design and construction of such facilities will be the responsibility of the developer. Because they will be privately-owned, they are not capital facilities under GMA's definition. Therefore, the County forecasts no needs for future storm sewer systems, proposes no expanded or new facilities, and includes no public funds for them in the six-year finance plan required by GMA. The County's policy means that storm sewer systems (meeting the GMA definition) are not *necessary to support development*. Therefore the County establishes no minimum LOS standard.

6.4.3.2 Countywide

Outside of GMA requirements, however, the County has a significant program addressing stormwater issues. Map 6.4.3-1 also shows the boundary of the Yakima County Stormwater Management Utility, which was established in 2008 to facilitate the county's compliance with the Stormwater Phase II Final Rule. Established by the Environmental Protection Agency in 1999 to implement the Clean Water Act, this rule extended coverage of the National Pollution Discharge Elimination Permit System (NPDES) to certain

[34] 36.70A.030(17) and 36.70A.110(4).
[35] Exceptions to this policy will only be allowed if off-site collection, treatment, and disposal services are available from a municipality, or other entity property authorized to collect and dispose of such flows.

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"small" Municipal Separate Stormwater Sewer Systems (MS4s). As further implemented by the Department of Ecology, the rule requires compliance with the conditions of Ecology's general stormwater permit in Urban Growth Areas and in "Urbanized Areas" as defined by the federal Census Bureau. The Stormwater Management Utility facilitates Yakima County's compliance with the permit by assessing a fee on the owners of property lying within the utility in order to pay for the costs of compliance. Revenue from such fees, however, are not used to pay the costs of expanded or new stormwater capital facilities within the utility boundary or for maintaining such facilities. The capital costs of such new or expanded facilities are budgeted through the six-year Transportation Improvement Plan, with revenue provided by the County's road fund. The County's maintenance and operation of these facilities are also funded by the County's road fund.

The Board of Yakima County Commissioners, in their capacity as decision-making body for the Yakima County Flood Control Zone District, has adopted three comprehensive flood hazard management plans since 1998:

- Upper Yakima River CFHMP (adopted 1998, updated 2007);
- Naches River CFHMP (adopted 2006); and
- Ahtanum-Wide Hollow CFHMP (adopted 2012).

Each of these CFHMPs, which were also adopted by the cities affected, include recommendations that are adopted by reference in Section 6.5 (Capital Facilities Plan: Goals and Policies).

6.4.4 Schools

~~**Public Schools**~~

~~Fifteen public school districts of varying size operate within Yakima County (see Figure XII-2). With the onset of faster enrollment growth in the late 1980s and into the 1990s, several school districts within Yakima County have contended that the adequacy of public school facilities should be part of the concurrency requirement for new development. After considerable discussion but without reaching consensus, the Financing the Future Task Force recommended that ***Plan 2015's*** CFP include a concurrency requirement for schools, along with roads, water and sewer facilities.~~

~~In order for the County to require a concurrency or adequacy test for school facilities, the individual school districts of Yakima County must each prepare Capital Facilities Plans that conform to the requirements of RCW 36.70A.070(3) and RCW 82.02.050(4). State law requires school district board of directors to establish a level of service for their respective district, in order for municipal governments to consider adopting ordinances that test for concurrency.~~

~~This section of Yakima County's CFP lists the school districts in the County, summarizes the inventory of current facilities of each district, and provides a general methodology for school districts to follow in order to develop their CFPs.~~

~~Current Facilities: The current inventory of school district classrooms is shown in Table XI-21. The inventory includes permanent and temporary classrooms for elementary, middle and high schools.~~

~~School CFP Requirements: The Growth Management Act requires the school district's CFP to identify public facilities that will be required during the six years following adoption of the new plan. The CFP must~~

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~~include the location and cost of the facilities and the sources of revenue that will be used to fund the facilities (see RCW 36.70A.070(3)(a)(b)(c).~~

~~The CFP must be financially feasible. In other words, dependable revenue sources must equal or exceed anticipated costs (see RCW 36.70A.070(3)(d). If the costs exceed the revenue, the school district must reduce its level of service, reduce costs, or ask the County to modify the land use element to bring development into balance with available or affordable facilities (see RCW 36.70A.070(3)(e).~~

~~Other requirements of the GMA mandate forecasts of future needs for capital facilities and the use of standards for level of service of facility capacity as the basis for public facilities contained in the CFP (see RCW 36.70A.020(12). As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as students per classroom or square feet of facilities per student.~~

~~School CFP Development Process The following methodology can be used by school districts in Yakima County to prepare their CFPs:~~

~~**Enrollment Forecasts**:~~
~~1.1 Review SPI cohort survival enrollment forecasts;~~

~~1.2 Evaluate population forecasts from government planning departments;~~

~~1.3 Prepare enrollment forecasts.~~

~~**Inventory of Existing Facilities**:~~
~~2.1 Summarize data from most recent study and survey and conditions assessment (or other source of inventory);~~

~~2.2 Update inventory.~~

~~**Levels of Service:**~~
~~3.1 Calculate current levels of service;~~

~~3.2 Review other level of service information:~~
~~- SPI capital funding standards~~
~~- School district standards~~
~~- Bargaining agreement standards~~
~~- Standards from neighboring districts~~

~~3.3 Develop recommended level of service standards.~~

~~**Analysis of Needs**:~~
~~4.1 Apply LOS standard to enrollment forecast to forecast facility capacity requirements;~~

~~4.2 Compare capacity requirements to existing inventory to identify need for additional capacity. Analysis needs to comply with RCW 82.02.070(4)(a-c) regarding deficiencies, reserve capacity and new facilities for growth.~~

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Capital Improvements Projects:

5.1 Develop capital improvements projects that meet district needs for additional capacity (Task 4.2);

5.2 Develop capital improvements projects for modernization, remodeling, renovation and other noncapacity purposes.

Revenues for Capital Improvements:

6.1 Evaluate historical revenue data;

6.2 Forecast state revenue, debt capacity and mitigation payment revenue.

Capital Facilities Plan:

7.1 Test consistency of capital projects with recommended level of service and financial capacity;

7.2 Prepare capital facilities plan with LOS standards and financing plan (sources and uses of funds format);

7.3 Adopt capital facilities plan, including level of service standards, at a public meeting of the school board;

7.4 Present school district CFP to Yakima County for review and adoption by the County.

Mitigation Impact Fee Rate Calculations (Optional):

8.1 Calculate mitigation (impact fee) rates

Table XII-21 Yakima Valley School District Classroom

		ELEMENTARY SCHOOL			MIDDLE SCHOOL	
	School District	Permanent Classrooms	Temporary Classrooms	Sub-total	Permanent Classrooms	Temporary Classrooms
	Mabton	23.0	0.0	23.0	0.0	0.0
	Toppenish	99.0	15.0	114.0	36.0	4.0
	Highland	19.5	3.0	22.5	17.5	0.0
	East Valley	38.0	13.0	51.0	24.0	2.0
	Yakima	301.0	28.0	329.0	125.0	18.0
	Granger	23.0	19.0	42.0	3.0	1.0
	Wapato	69.0	12.0	81.0	42.0	0.0
	Mount Adams	26.0	2.0	28.0	8.0	2.0
	-	32.0	3.0	35.0	28.0	0.0
	Zillah	46.0	0.0	46.0	17.0	0.0
	Sunnyside	115.0	20.0	135.0	40.0	0.0
	Selah	82.0	1.0	83.0	39.0	4.0
	Grandview	62.0	6.0	68.0	28.0	6.0
	West Valley	109.0	9.0	118.0	70.0	12.0
	Union Gap	13.0	4.0	17.0	11.0	0.0
8.1		1058.5	135.0	1193.5	490.5	49.0

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HIGH SCHOOL	Permanent Classrooms	22.0	34.0	14.5	30.0	204.0	16.0	40.0	20.0	24.0	22.0	40.0	44.0	40.0	22.0	24.0	591.5
	Temporary Classrooms	2.0	7.0	0.0	0.0	25.0	0.0	0.0	2.0	0.0	0.0	4.0	0.0	5.0	0.0	0.0	45.0
	Sub-totals	24.0	41.0	14.5	30.0	229.0	16.0	40.0	22.0	24.0	22.0	44.0	44.0	45.0	44.0	0.0	636.5
	Other Combined	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.0	0.0	7.0
	TOTAL Permanent Classrooms	45.0	171.	51.5	92.0	630.0	42.0	151.0	54.0	84.0	85.0	165.0	165.0	131.0	220.0	24.0	2140.5
	TOTAL Temporary Classrooms	2.0	26.0	3.0	15.0	71.0	20.0	12.0	6.0	3.0	0.0	24.0	5.0	17.0	21.0	4.0	229.0
	Grand Total	47.0	197.0	54.5	107.0	701.0	62.0	163.0	60.0	87.0	85.0	219.0	170.0	148.0	241.0	28.0	2369.5

Seven schools districts own facilities/land in the county's unincorporated areas. Their GMA-required information is summarized below for each district.

6.4.4.1 East Valley School District

As shown in Map 6.4.4-1, the district has four schools outside of cities: (1) Terrace Heights Elementary on 10.0 acres on Terrace Heights Drive, and (2) East Valley Elementary on 33.8 acres on Beaudry Road and (3) East Valley Middle and (4) East Valley High on 31.9 acres on Beaudry Road. The existing capacities of these schools and a forecast of future needs are shown in Table 6.4.4.1-1.

Table 6.4.4.1-1 Capacities of Existing School Facilities – East Valley School District

School	Estimated Capacity (students)	Projected Enrollment (students)	Projected is (Over)/Under Capacity (students)
Terrace Heights Elementary	530	Described below	Under in 2024
East Valley Elementary	543	Described below	Under in 2024
East Valley Central Middle	702	800-840 (2019-2020)	(98-138) in 2019-2020
East Valley High	860	1,000 (2022-2023)	(140) in 2022-2023
Source: East Valley School District			

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In November 2015 the district's voters approved a $52.9 million bond issue that will combine with approximately $14 million in state matching funds to finance the following modernization and expansions: (1) modernization and expansion of East Valley High to serve up to 1,100 students, with core spaces that allow expansion up to 1,500 students; and (2) nine additional classrooms and an auxiliary gym at East Valley Middle.

The current 2017-2024 forecast for the district's elementary schools is for enrollment to decrease by 34 students. When elementary enrollment eventually reaches capacity, the current plan is to house additional students in portables until the district can either receive state matching funds for unhoused students or be able to pass another bond, likely during 2022-2024.

6.4.4.2 Highland School District

As shown in Map 6.4.4-2, the district has three schools outside of cities: (1) Marcus Whitman Elementary on 13.6 acres on Thompson Road and (2) Highland Middle and (3) Highland High on 43.8 acres in Cowiche. The existing capacities of these schools and a forecast of future needs are shown in Table 6.4.4.2-1.

Table 6.4.4.2-1 Capacities of Existing School Facilities – Highland School District

School	Regular Classrooms	Special Program Classrooms	Portables	Estimated Capacity including portables (students)	2018 Projected Enrollment (students)	Projected is (Over)/Under Capacity (students)
Marcus Whitman Elementary	20	2	1	459	508	(49)
Highland Jr High	14	3	4	414	221	193
Highland High	14	0	0	402	408	(6)

Source: Highland School District

The district's forecast for future school facilities needs are to upgrade the CTE (Career and Technical Education) building at the Highland High campus, a district-wide technology upgrade, and an electrical upgrade at Marcus Whitman Elementary. In 2015 the district's voters approved a $6 million bond issue for these purposes. The district will next evaluate future facilities needs in 2023 after its current debt is paid down and in 2029 when the district could next be eligible for state funding. Therefore, the district currently has no further finance plans for its capital facilities. The district reports having fewer students in 2016 than in 1999.

6.4.4.3 Mount Adams School District

As shown in Map 6.4.4-3, the district owns one 27.3-acre site outside of cities along Signal Peak Road in White Swan, WA on which are located two schools: (1) Mount Adams Middle, and (2) White Swan High. The capacity of Mount Adams Middle is approximately 160 students and the capacity of White Swan High is approximately 250 students. The district currently forecasts no future needs at either school, but will

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begin investigating modernization or replacement of all buildings in the district. The district expects to maintain modernized facilities in the same locations as currently located. When the investigation is complete, the primary source of public funds for the finance plan will be through the OSPI School Construction Assistance Program and other usual district resources.

6.4.4.4 Naches Valley School District

As shown in Map 6.4.4-4, the district owns two sites outside of cities: (1) 3.6 undeveloped acres adjacent to SR 12 and the new elementary school, and (2) the unused former primary school on 7.6 acres along Old Naches Highway. The district has no plans to use these sites for schools; therefore there are no existing or planned capacities or finance plans associated with either site.

6.4.4.5 Sunnyside School District

As shown in Map 6.4.4-5, the district owns two sites outside of cities: (1) 15.1 undeveloped acres adjacent to and north of Sun Valley Elementary along Washout Road, and (2) Outlook Elementary on 8.9 acres along Van Belle Road. Outlook Elementary has 57,388 square feet, 27 classrooms, and a capacity of 638 students. Including the portables currently onsite, the school has 62,640 square feet, making the capacity 694 students.

Enrollment is not growing in the Outlook area; therefore the district forecasts no need to expand Outlook Elementary in the near future. The school will not be available for state matching funds for remodeling or a new school until 2026 at the earliest. The district also has no plans for the vacant land north of Sun Valley Elementary. Accordingly, the district's finance plan for the next six years currently includes no funds for school facilities outside of cities.

6.4.4.6 West Valley School District

As shown in Map 6.4.4-6, the district owns five sites outside of cities: (1) Mountainview Elementary, (2) Cottonwood Elementary, (3) Ahtanum Valley Elementary, (4) West Valley High Freshman Campus, and (5) West Valley High.

> (Note: Information on existing capacity, forecast of future needs, and proposed locations and capacity for expanded or new facilities was not received from the school district. Media reports indicate that the district's current planning for facilities improvements involve schools located within Yakima.)

6.4.4.7 Zillah School District

As shown in Map 6.4.4-7, the district owns two undeveloped sites outside of cities: (1) a 4.5-acre parcel adjacent to Zillah Middle School, and (2) a 23.8-acre parcel between Vintage Valley Parkway and Cutler Way. The district forecasts no needs for future facilities on these sites; therefore, there is no plan to finance facilities at these sites. In The district will put a bond issue on the February 2017 ballot to finance expansions at the district's high school, which is located within city limits. If approved, the district would not consider another bond issue until 2024 or later, when it is eligible for state construction funding and debt capacity is available.

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~~County Parks Facilities~~

~~The County-owned parks and special use areas inventory includes 557.25 acres in two categories as follows:~~

~~Regional Parks~~

~~Table XII-10 shows that the County has one regional park in its inventory: Eschbach Park, located near Naches on 168 acres, of which 50 acres are developed. The Sun Valley Shooting Park is a 412 acre facility. The County leases the facility to a private, non-profit Central Washington Range Conservancy for a multi-purpose shooting facility, is not defined in the 1996 Yakima County Parks and Open Space Plan as a regional park and is not included as one in this CFP, although its potential draw and service area is County-wide.~~

~~Typically, regional parks owned and managed by most local governments in Washington state range in size from 50 to 350 acres, and provide diversified active and some passive uses: boat ramps, marinas, walking trails, tent camping, vehicle camping, picnicking sites, football/soccer fields, baseball/softball fields, playgrounds, outdoor courts (tennis, basketball, volleyball), restrooms, and parking spaces. Areas are provided with children's play equipment, and include natural wooded areas for outdoor enjoyment.~~

~~Table XII-10 represents the current LOS (Column 3) for regional parks at .846 acres per 1,000 population (0.000846 acres per capita), which is based on the existing inventory of 168 park acres divided by the OFM "1994 Actual" County population of 198,629. The average LOS (1992-1994) for regional park land within several other Washington state local government jurisdictions is approximately 6.5 acres per 1,000 population. A 1991 Interagency Committee for Outdoor Recreation (IAC) survey shows a range of 5-10 acres (average 6.7 acres) per 1,000 population for Washington state counties with populations of 100,000-200,000, while the National Recreation and Park Association (NRPA) recommends a standard of 5-10 acres per 1,000 population.~~

~~As Column 5 shows, the County would need an additional 10 acres through 2001 in order to maintain the current LOS.~~

~~TABLE XII-10 Parks - Regional*~~

~~Current LOS = 0.846 Acres Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~1994 Actual Time Period~~	~~Countywide Population~~	~~Acres @ 0.000846 Per Capita~~	~~Current Acres Available~~	~~Net Reserve/ Deficiency~~
~~1994 Actual~~	~~198,629~~	~~168.1~~	~~168.1~~	~~0.0~~
~~1995 Transition~~	~~1,643~~	~~1.4~~	~~0.0~~	~~-1.4~~
~~1996-2001~~	~~10,141~~	~~8.6~~	~~0.0~~	~~-8.6~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**178.1**~~	~~**168.1**~~	~~**-10.0**~~

~~**Note: The 244 acre leased shooting range is not included, due to its limited special purpose.**~~

~~Community Parks~~

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~~Table XII-11 shows 139.56 acres of community parks in the inventory of County-owned parks. The community parks include: Youth Activities Park, located in Union Gap (74 acres, of which 54 acres are developed); West Valley Community Park, located in West Valley (26 acres, of which 16 acres are developed); Lower Naches Community Park, located in Gleed (7.6 acres, all of which are developed); and Sunnyview Park, located in Sunnyside (31.6 acres, all of which are developed). The Parks Plan also lists 4.6 acres of "Special Use Areas" in its inventory: Sunnyside Dam Rest Area, located in Parker (2.0 acres, all of which are developed; and Euclid Bridge Boat Launch (2.6 acres). This acreage is included in the overall county inventory but is not part of the LOS calculations in Table XII-11 below.~~

~~Generally, community parks owned by local governments in Washington state range in size from less than 1 acre to just over 13 acres, and generally serve two or more neighborhoods. Community parks include beach facilities, play structures and equipment suitable for mixed age groups from pre-schoolers to older youth.~~

~~Table XII-11 shows the current LOS (Column 3) for community parks at 0.70 acres per 1,000 population (0.00070 acres per capita), which is based on the inventory of 139.56 park acres divided by the OFM "1994 Actual" County population of 198,629. The average LOS (1992-1994) for community parks within several other Washington state local government jurisdictions is approximately 4.9 acres per 1,000 population. A 1991 IAC survey shows a range of 2.5-5.0 acres (average 3.5 acres) per 1,000 population for Washington state counties with populations of 100,000-200,000, while the National Recreation and Park Association recommends a standard of 5-8 acres per 1,000 population. As Column 5 shows, an additional 8.28 acres would be needed through the year 2001 just to maintain the current LOS.~~

~~TABLE XII-11 Parks - Community~~

~~Current LOS = 0.70 Acres Per 1,000 Population~~				
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**
~~Time Period~~	**~~Countywide Population~~**	**~~Acres @ 0.00070 Per Capita~~**	**~~Current Acres Available~~**	**~~Net Reserve/ Deficiency~~**
~~1994 Actual~~	~~198,629~~	~~139.56~~	~~139.56~~	~~0.00~~
~~1995 Transition~~	~~1,643~~	~~1.15~~	~~0.00~~	~~-1.15~~
~~1996-2001~~	~~10,141~~	~~7.10~~	~~0.00~~	~~-7.13~~
~~Total As Of 2001~~	**~~210,413~~**	**~~147.81~~**	**~~139.56~~**	**~~-8.28~~**

~~Pathways~~

~~Pathways provide a system of separated cross-country trails which connect major environmental assets, park and recreational facilities, community centers, and historical features. Generally, pathways accommodate one or more modes of recreational travel (including commuter travel where appropriate), such as hiking and biking. Typically, pathway systems parallel established vehicular or other transportation corridors, but generally are located within separate corridors, such as class 1-3 walking and class 1 bicycle improvements. Pathways also include trail head facilities, sometimes with active play areas or improvements.~~

~~While Table XII-12 does not show pathways in the County inventory, the County has actively supported the establishment and improvement of recreational trails and pathways. According to the recreational~~

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~~trails section in the *Parks and Open Space Plan*, there are 13.4 miles of paved trails operated by private nonprofit foundations: Yakima Greenway (7 paved; 3 additional miles planned); Lower Valley Trails (6.4 miles); and Cowiche Canyon (3.2 unpaved miles). The U.S.D.A., Forest Service has 536 miles of non-motorized trails and 320 miles of off-highway vehicle trails in its system. The plan includes a proposed Capital Improvement Plan that shows the development of an equestrian trail at Eschbach Park (1996), development of the Ahtanum Trail (1998) and land acquisition for the Greenway (2001).~~

~~Table XII-12 shows the current LOS (Column 3) for trails at 0 miles per 1,000 population (0 miles per capita), which is based on the inventory of 0.0 trail mile divided by the "1994 Actual" County population of 198,629. The average LOS (1992-1994) for pathway or trail systems within several other Washington state local government jurisdictions is approximately 0.17 miles per 1,000 population. A 1991 Interagency Committee for Outdoor Recreation survey shows a range of 1.20-1.26 miles (average 1.22 miles) per 1,000 population for Washington state counties with populations of 100,000-200,000.~~

~~TABLE XII-12 Parks - County Owned/Operated Pathway~~

~~Current LOS = 0.00 MILES Per 1,000 Population~~				
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**
~~Time Period~~	**~~Countywide Population~~**	**~~Miles @ 0.00000 Per Capita~~**	**~~Current Miles Available~~**	**~~Net Reserve/ Deficiency~~**
~~1994 Actual~~	~~198,629~~	~~0.0~~	~~0.0~~	~~0.0~~
~~1995 Transition~~	~~1,643~~	~~0.0~~	~~0.0~~	~~0.0~~
~~1996-2001~~	~~10,141~~	~~0.0~~	~~0.0~~	~~0.0~~
~~Total As Of 2001~~	**~~210,413~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**

~~Courts~~

~~The current inventory of Superior Court, District Court, and Juvenile Court facilities within the County include 7 Superior Court courtrooms, 7 District Court courtrooms, and 2 Juvenile Court courtrooms, as Table XII-13 below illustrates:~~

~~Table XII-13 Court Facilities~~

~~Name~~	**~~Location~~**	**~~Capacity (Courtrooms)~~**
~~Superior Court~~	~~Courthouse~~	~~7~~
~~District Court~~	~~Toppenish~~	~~1~~
~~District Court~~	~~Sunnyside~~	~~1~~
~~District Court~~	~~County Jail~~	~~2~~
~~District Court~~	~~Courthouse~~	~~3~~
~~Juvenile Court~~	~~Juvenile Center~~	~~2~~
	~~TOTAL~~	**~~16~~**

~~Superior Court~~

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~~Table XII-14 represents the current LOS for the Superior Court (Column 3), which is based on the existing inventory of 7 courtrooms divided by the "1994 Actual" County-wide population of 198,629.~~

~~The current LOS equates to 0.04 courtrooms per 1,000 population (0.00004 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.4 courtrooms through 2001 (Column 5).~~

~~TABLE XII-14 Superior Court~~

~~Current LOS = 0.04 Courtrooms Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~Time Period~~	~~Countywide Population~~	~~Courtrooms @ 0.00004 Per Capita~~	~~Current Courtrooms Available~~	~~Net Reserve/ Deficiency~~
~~1994 Actual~~	~~198,629~~	~~7.0~~	~~7.0~~	~~0.0~~
~~1995 Transition~~	~~1,643~~	~~0.1~~	~~0.0~~	~~-0.1~~
~~1996-2001~~	~~10,141~~	~~0.4~~	~~0.0~~	~~-0.4~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**7.4**~~	~~**7.0**~~	~~**-0.4**~~

~~**District Court**~~

~~Table XII-15 represents the current LOS for the District Court (Column 3), which is also based on the existing inventory of 7 courtrooms divided by the "1994 Actual" County-wide population of 198,629. This equates to 0.04 courtrooms per 1,000 population (0.00004 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.4 courtrooms through 2001 (Column 5).~~

~~TABLE XII-15 District Court~~

~~Current LOS = 0.04 Courtrooms Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~Time Period~~	~~Countywide Population~~	~~Courtrooms @ 0.00004 Per Capita~~	~~Current Courtrooms Available~~	~~Net Reserve/ Deficiency~~
~~1994 Actual~~	~~198,629~~	~~7.0~~	~~7.0~~	~~0.0~~
~~1995 Transition~~	~~1,643~~	~~0.1~~	~~0.0~~	~~-0.1~~
~~1996-2001~~	~~10,142~~	~~0.4~~	~~0.0~~	~~-0.4~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**7.4**~~	~~**7.0**~~	~~**-0.4**~~

~~**Juvenile Court**~~

~~Table XII-16 represents the current LOS for the Juvenile Court (Column 3), which is also based on the existing inventory of 2 courtrooms divided by the "1994 Actual" County-wide population of 198,629. This equates to 0.01 courtrooms per 1,000 population (0.00 001 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.1 courtrooms through 2001 (Column 5).~~

~~TABLE XII-16 Juvenile Court~~

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Current LOS =0.01 Courtrooms Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00001 Per Capita	Current Courtrooms Available	Net Reserve/ Deficiency
1994 Actual	198,629	2.0	2.0	0.0
1995 Transition	1,643	0.0	0.0	0.0
1996-2001: Growth	10,141	0.1	0.0	-0.1
Total As Of 2001	210,413	2.1	2.0	-0.1

Fairgrounds (Sun Dome and Stadium)

The current County-owned Fairgrounds inventory includes two major public facilities: the Sun Dome, which can seat 7,500, and the Baseball Stadium, which can seat 3,200 people. *It should be noted that the facilities are not satisfactorily measured by a "seats per 1,000" LOS, because the scheduled events dictate demand for seating; therefore, average attendance varies, the size of the structures is fixed, and additional seating is not contemplated*.

Each facility is as follows:

Sun Dome

Table XII-17 shows that the Sun Dome has a seating capacity of 7,500 people. The current LOS (Column 3) for the Sun Dome 38 seats per 1,000 population (0.03776 seats per capita), which is based on the existing inventory of 7,500 seats divided by the "1994 Actual" County population of 198,629. As Column 5 shows, the County would need an additional 445 seats through 2001 in order to maintain the current LOS, if seats per 1,000 residents is used as a Level of Service measure.

TABLE XII-17 Fairgrounds: Sun Dome

Current LOS =37.8 Seats Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Seats @ 0.03776 Per Capita	Current Seats Available	Net Reserve/ Deficiency (see note)
1994 Actual	198,629	7,500	7,500	0
1995 Transition	1,643	62	0	-62
1996-2001: Growth	10,141	383	0	-383
Total As Of 2001	210,413	7,945	7,500	-445

Baseball Stadium

Table XII-18 shows that the Baseball Stadium has a seating capacity of 3,200 people. The current LOS (Column 3) for the Baseball Stadium is 16.1 seats per 1,000 population (0.0161 seats per capita), which is based on the ADA compliant inventory of 3,200 seats divided by the "1994 Actual" County population of 198,629. As Column 5 shows, the County would need an additional 190 seats through 2001 in order to maintain the current LOS, if this were an accurate measure of need.

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~~**TABLE XII-18 Fairgrounds: Baseball Stadium**~~

~~Current LOS 0.0161 Seats Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~Time Period~~	~~Countywide Population~~	~~Seats @ 0.0161 Per Capita~~	~~Current Seats Available~~	~~Net Reserve/ Deficiency (see note)~~
~~1994 Actual~~	~~198,629~~	~~3,200~~	~~3,200~~	~~0~~
~~1995 Transition~~	~~1,643~~	~~26~~	~~0~~	~~-26~~
~~1996-2001: Growth~~	~~10,141~~	~~163~~	~~0~~	~~-163~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**3,390**~~	~~**3,200**~~	~~**-190**~~

~~**Courthouse Parking Facilities**~~

~~Table XII-19 (Column 4) shows that County-owned parking, located at the Courthouse, has a current capacity of 263 spaces. Parking facilities serve both the unincorporated and incorporated populations (Column 2), including County employees.~~

~~The current level of service shown represents 1.32 parking spaces per 1,000 population (0.00132 spaces per capita). In order for the current LOS to be maintained, the County would need an additional 16 parking spaces through 2001 (Column 5).~~

~~**TABLE XII-19 Courthouse Parking Spaces**~~

~~Current LOS =1.32 Spaces Per 1,000 Population~~				
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~
~~Time Period~~	~~Countywide Population~~	~~Spaces @ 0.00132 Per Capita~~	~~Current Spaces Available~~	~~Net Reserve/ Deficiency~~
~~1994 Actual~~	~~198,629~~	~~263.0~~	~~263.0~~	~~0.0~~
~~1995 Transition~~	~~1,643~~	~~2.2~~	~~0.0~~	~~-2.2~~
~~1996-2001: Growth~~	~~10,141~~	~~13.1~~	~~0.0~~	~~-13.4~~
~~**Total As Of 2001**~~	~~**210,413**~~	~~**278.6**~~	~~**263.0**~~	~~**-15.6**~~

~~Section 2. Other Regional Capital Facilities~~

~~**Emergency Services**~~

~~Emergency services in Yakima County are delivered by a variety of agencies. Eleven fire protection districts and ten cities provide emergency medical services (EMS), fire protection, and rescue services for the urban areas and much of the rural parts of Yakima County. (See Figure XII-1) Several of the fire districts and cities employ full-time staff. The majority (approximately 80%) of service is provided by volunteer personnel. Not all areas are within fire protection districts or five road miles of a responding fire station. Emergency unit response times in excess of six minutes can result in major structure loss in the case of a fire, and death or disability in a medical emergency.~~

~~Ambulance service in the Upper and Central Valley is provided by Medic One, a privately owned and operated corporation. The Yakama Indian Nation is serviced by White Swan Ambulance. The City of Sunnyside and surrounding areas receives ambulance service by the Sunnyside Fire Department.~~

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~~American Ambulance, a commercial ambulance company, serves the Grandview and Mabton areas.~~

~~Access to emergency services is through a centralized 911 call receiving center, established in 1990. The 911 system is scheduled to convert to enhanced status (E-911) in 1997 to further reduce response time. Emergency calls are received via the 911 center and transferred to the appropriate police, fire or ambulance dispatch center. E-911 is funded primarily through a 50-cent/month telephone excise tax. All operational costs through the year 2001 should be covered through this tax revenue source.~~

~~Fire protection and emergency medical services are funded through regular property taxes and through a special EMS levy at a rate of 20 cents/$1,000 assessed value. Ambulance service is funded through service fees billed to the individual patients.~~

~~In addition to the fire departments and ambulance services, the Yakima County Sheriff's Office maintains special units for Search and Rescue, Mountain Rescue, and a dive team for water rescue and body recovery. The U.S. Army provides a M.A.S.T. helicopter for special rescue operation and for transporting patients from remote areas.~~

~~Four hospitals are located in Yakima County. Providence Toppenish Hospital and Sunnyside Community Hospital and Prosser Memorial in Benton County serve the Lower Valley. Yakima has become the major medical services destination for central Washington with Providence Yakima Medical Center and Yakima Valley Memorial Hospital. Providence Yakima Medical Center and Yakima Valley Memorial Hospital serve the Upper Valley. Each maintains a fully equipped emergency department, and all are in the process of designation as Level III Trauma Centers.~~

~~**Yakima Valley Regional Library (YVRL)**~~
~~The regional library system in Yakima County was formed through the merger of the County and city of Yakima library systems in the early 1950s. Grandview provides both building and services for its public library. It is the only city in Yakima County which does not contract with YVRL.~~

~~The YVRL Board operates or supports twenty-one libraries according to the following excerpted policies:~~

~~"Library service shall be extended to all rural residents of Yakima County and the contracting cities and towns by means of community libraries and mail service."~~

~~"A headquarters shall be maintained where administrative personnel supervise services throughout the area."~~

~~"The Regional Library may contract to provide library service to any City or Town within Yakima County, limited to that which can reasonably be supplied by the Regional Library with its facilities; and therefore, the amount and extent of such services shall remain within the jurisdiction and judgment of the Trustees of the Regional Library Board."~~

~~"The Town shall provide suitable quarters with bookshelves, furniture and equipment for its own Library and shall provide satisfactory heat, electricity, water and janitorial service without cost to the Yakima Valley Regional Library."~~

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~~"The Yakima Valley Regional Library shall provide the salaries of the Community Library staff, supply books and library materials upon the same basis as for the people living in the unincorporated areas of the county and shall supervise the operation, care and management of such library service."~~

~~Since the policy statement was last amended, YVRL has started paying a small maintenance rebate to the entity which provides the library facility, based on the number of hours the library is open per week and the size of the library. Incorporated towns pay the remaining expenses of maintaining the library out of their own budget. Libraries in the unincorporated area have no taxing ability and must rely on volunteer labor, donations and fund-raising activities to provide and maintain their facilities.~~

~~A synopsis of the YVRL system is as follows:~~

~~A. Libraries located in the unincorporated area of Yakima County (community group provides building; YVRL receives property tax from residents, with a limitation of $.50 per $1,000 assessed valuation). Status of these libraries is as follows:~~

~~Apple Valley Library is located in one room of the Apple Valley Grange Hall at the end of Tieton Drive and Stone Road in the West Valley. It is supported by the Apple Valley Library Board through an agreement with the Washington State Grange.~~

~~Buena Library supporters are looking for a new building while located temporarily in a rental house, supported by the Buena Library Association.~~

~~Gleed Library is located in a room provided by the Gleed Fire District, in the Gleed Fire Station; also supported by the Gleed Women's Club and Gleed Garden Club. It needs a new home when the Fire Station moves.~~

~~Nile Library, located in a room in the Nile Clubhouse, is supported by the Nile Women's Club.~~

~~Terrace Heights Library, located in a room in the Terrace Heights Community Center, is supported by the Terrace Heights Improvement Association.~~

~~White Swan Library is located in a building owned by the White Swan Friends of the Library. Its support comes from the Friends group and the United Way.~~

~~B. Libraries in incorporated cities and towns which are *annexed* to YVRL (city or town provides building; YVRL receives property tax directly from residents at the same rate as from the unincorporated area).~~

~~Harrah Library is located in a room next to Town Hall.~~

~~Moxee Library is located in a complex with City Hall and the Police Department.~~

~~C. Libraries in incorporated cities and towns which *contract* with YVRL (city or town provides building and pays contract fee to YVRL at the same rate as from the unincorporated area).~~

~~Granger Library, located in a separate building, is partially funded by an LSCA grant and donations.~~

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~~Mabton Library is in a separate building.~~

~~Naches Library is in the same building as Town Hall (remodeled fire station).~~

~~Selah Library is in the same building as City Hall.~~

~~Sunnyside Library is located in a separate building (built in 1960s with an LSCA grant).~~

~~Tieton Library is in the same building as Town Hall.~~

~~Toppenish Library is in a separate building shared with the museum.~~

~~Union Gap Library is in the same building as City Hall.~~

~~Wapato Library is in a separate building.~~

~~Zillah Library is located in one room of a building owned by the City.~~

~~YVRL provides the main library building in downtown Yakima, and leases space for the Southeast Branch and the Summitview Branch within Yakima City limits. All YVRL libraries are open to all residents of the service area, and the main building functions as both the public service and the administrative center for the system.~~

~~Table XII-20 provides an overview of the YVRL system collection and circulation.~~

~~TABLE XII-20 Library Facilities~~

~~Library Finance~~	~~Community Libraries~~	~~Sq. Feet~~	~~Hours Per/Week~~	~~Cataloged Volumes~~	~~Circulation~~
~~Unincorp.~~	~~Apple Valley~~	~~312~~	~~8~~	~~2,387~~	~~3,425~~
~~Unincorp.~~	~~Buena~~	~~221~~	~~8~~	~~2,796~~	~~5,810~~
~~Unincorp.~~	~~Gleed~~	~~715~~	~~10~~	~~2,944~~	~~6,217~~
~~Contract~~	~~Granger~~	~~1,337~~	~~22~~	~~8,084~~	~~9,741~~
~~Annexed~~	~~Harrah~~	~~396~~	~~10~~	~~2,774~~	~~2,401~~
~~Contract~~	~~Mabton~~	~~1,260~~	~~28~~	~~4,831~~	~~10,815~~
~~Annexed~~	~~Moxee~~	~~1,521~~	~~45~~	~~6,081~~	~~18,567~~
~~Contract~~	~~Naches~~	~~356~~	~~15~~	~~2,447~~	~~6,683~~
~~Unincorp.~~	~~Nile~~	~~276~~	~~12~~	~~1,784~~	~~3,552~~
~~Contract~~	~~Selah~~	~~2,791~~	~~51.5~~	~~19,156~~	~~46,069~~
~~Contract~~	~~Downtown - Yakima (inc. outreach, mail, storage)~~	~~48,000~~	~~64~~	~~152,109~~	~~334,318~~
~~Contract~~	~~SE Branch - Yakima~~	~~400~~	~~15~~	~~2,076~~	~~2,772~~
~~Contract~~	~~Summitview Branch – Yakima~~	~~3,700~~	~~64~~	~~32,264~~	~~200,072~~
~~Contract~~	~~Sunnyside~~	~~7,451~~	~~63~~	~~35,925~~	~~83,646~~
~~Unincorp.~~	~~Terrace Heights~~	~~876~~	~~16~~	~~4,717~~	~~12,631~~
~~Contract~~	~~Tieton~~	~~431~~	~~10~~	~~2,076~~	~~2,362~~
~~Contract~~	~~Toppenish~~	~~2,438~~	~~42~~	~~14,725~~	~~28,788~~
~~Contract~~	~~Union Gap~~	~~2,021~~	~~52~~	~~8,924~~	~~22,728~~

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Contract	Wapato	989	50	5,100	21,681
Unincorp.	White Swan	991	11	3,943	3,897
Contract	Zillah	672	23	3,925	9,383
Totals:		**77,154**	n/a	**316,068**	**835,558**

C. ANALYSIS OF ASSETS, NEEDS, AND OPPORTUNITIES [Vol. 2]

This section focuses on Yakima County's strengths, needs and opportunities to provide adequate capital facilities for the next six years. These opportunities are based on proposed levels of service requirements to accommodate new growth in the County, as well as the need to maintain the County's current public facilities assets. The alternative opportunities for addressing these needs are reflected in proposed capital improvements projects, and the financing plan to pay for those projects.

This section of the CFP also contains the proposed level of service standard for each category of public facility, concurrency requirements, and maps of existing and proposed capital facilities owned and operated by County government. Each type of public facility is presented in a separate subsection which follows a standard format.

Narrative Summary

Overview of the data, with sections devoted to Current Facilities, Level of Service, Capital Facilities Projects and Financing.

Level of Service Capacity Analysis

A table analyzing facility capacity requirements is presented for each type of public facility. The statistical table at the top calculates the amount of facility capacity that is required to achieve and maintain the standard for level of service. The capital improvements projects that provide the needed capacity are listed below the requirements table, and their capacities are reconciled to the total requirement in the table.

Capital Projects and Financing Plan

A list of capital improvements that will eliminate existing deficiencies, make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, 2001. Each list of capital improvements begins with a financing plan, then itemizes the individual projects.

Financing Plan

Specific sources and amounts of revenue are shown, which will be used to pay for the proposed capital projects. The forecasts of existing Yakima County revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Yakima County revenue that can be used for future capital facility projects. A document produced by the consulting firm of Henderson, Young and Co. entitled "Revenue Sources for Capital Facilities" forecasts new sources of revenue that the County could generate for capital facilities projects. That document is found in Appendix XII-A.

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~~Capital Projects~~

~~Each capital improvement project is named, and briefly described. Project locations are specified in the name or description of the project. The cost for each of the next six fiscal years is shown in thousands of dollars ($1,000). All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Facilities Plan.~~

~~All capital improvements projects were prepared by the department that provides the public facility. The location of each project is also shown on the map (see number 4, below) using the same number that identifies the project in the table.~~

~~Location of Current and Planned Capital Facilities~~~~.~~

~~The locations of existing capital facilities are shown in this element, Figures XII-3 through XII-8, as well as in the Transportation, Utilities, and Parks and Open Space elements. Locations of proposed facilities are described and/or mapped in these same four elements.~~

~~Selecting Revenue Sources for the Financing Plan~~

~~One of the most important requirements of the Capital Facilities Plan is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.~~

~~GMA requires "a six-year plan that will finance…capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes."~~

~~For roads, GMA allows development when "a financial commitment is in place to complete the improvements…within six years" (emphasis added).~~

~~The County must be able to afford the standards of service that it adopts, or "if probable funding falls short of meeting existing needs" the County must "reassess the land use element" (which most likely will cause further limits on development).~~

~~In keeping with these requirements, the County's Policy CF 7.1 (see Chapter I, Volume 1, Goals and Policies) requires the County to 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."~~

~~The forecasts of existing revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Yakima County revenue that can be used for future capital facility projects. "Revenue Sources for Capital Facilities" forecasts new sources of revenue that Yakima County could generate for capital facilities projects.~~

~~The process of identifying specific revenues for the financing plan is as follows:~~

~~1. Calculate total costs for each type of public facility.~~

~~2. Match existing restricted revenue sources to the type of facility to which they are restricted.~~

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~~3. Subtract existing restricted revenues from costs to identify unfunded "deficit." (1-2=3).~~

~~4. Apply new restricted revenues to the type of facility to which they are restricted.~~

~~5. Subtract new restricted revenues from costs to identify remaining unfunded "deficits" (3-4=5).~~

~~6. Allocate new unrestricted revenue to unfunded deficits. The CFP uses two new unrestricted revenues as a total "package": the second 1/4¢ real estate excise tax (REET), and new bond issues (either councilmanic, or voted, or a combination). Decision makers can choose which of the two (REET or bonds) to assign to specific capital projects for the final CFP. As noted in Appendix XII-A, some specific limitations do apply to the use of the REET funds, and if the second quarter percent is opted, it affects the use of the first quarter REET already in place.~~

~~Two ***additional restricted*** revenue sources were also identified for use in the CFP:~~

~~1. The Local Option Vehicle License Fee authorizes a $15 maximum per vehicle registered in the county to be spent for "general transportation purposes," with a broad listing of such uses. This source could generate over ten million dollars before it sunsets in the year 2000. The source may be particularly useful in that it could take pressure off general revenue sources used for transportation projects.~~

~~2. The Conservation Futures Levy authorizes up to $0.065 per $1,000 assessed valuation in property taxes for acquisition of shoreline and open spaces. The Parks and Open Space Plan for Yakima County recommended assessment of $0.05 per $1,000 expressly to purchase land. This would raise $1.1 million over the six-year span of this CFP. This fund could also offset general revenues needed to meet levels of service for parks and open space.~~

~~**Summary of Proposed Capital Facilities Plan**~~

~~The Capital Facilities Plan is a ***Plan 2015*** element required by Washington's Growth Management Act. Capital facilities generally have very long useful lives, significant costs, and are generally not mobile. Although the County has systematically and responsibly planned for and funded capital facilities, the GMA's CFP requirement will set in motion a major shift in the budgeting process. The full effect of this collaborative, coordinated CFP process will be experienced in the 1997 and 1998 budget cycles because these are the first budgets prepared in conjunction with the GMA CFP.~~

~~**Population Growth Assumption**~~

~~This CFP is based on the following current and projected populations in Table XII-22, based on data provided by the Washington State Office of Financial Management (OFM). Refer to the Demographics Element for a more thorough understanding of the size and characteristics of Yakima County's population.~~

~~**Table XII-22 Population Growth Assumption**~~

~~Year~~	~~County-wide~~	~~Unincorporated County~~
~~1994 OFM Estimate~~	~~198,629~~	~~91,090~~
~~1995 OFM Estimate~~	~~200,271~~	~~91,858~~

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2001 County Forecast	210,413	96,606

Capital Costs

The cost of capital improvements for 1996-2001 is :

Table XII-23 Capital Costs

Type of Facility	1996-2001 Cost (x $1,000)
Administrative Offices	1,912.0*
Housing	750.0
Corrections	225.0
Law Enforcement	2,800.0*
Maintenance and Storage Facilities	175.0
Parking Facilities	80.0
Parks and Recreation/Open Space	1,716.0
County Fairgrounds (Stadium)	200.0
Wastewater Collection and Treatment	800.0
Solid Waste	1,800.0
Transportation: Funded	48,221.0
Surface Water Management	300.0
Water Supply and Delivery	1,600.0
Total	**$60,579.0**

*Yakima County funded a Facilities Space study in 1996; the results of this study will be reflected in 1998 amendments to the CFP.

Financing

The Financing plan for these capital improvements includes:

Table XII-24 Financing

Revenue Source	1996-2001 Revenue (x $1,000)
Existing Revenues	22,605.0
New Revenues	37,974.0
Total	**$60,579.0**

Level of Service Consequences of the CFP

This CFP will enable Yakima County to accommodate 12.5 percent growth during the next six years, resulting in a 2001 population of at least 34,080 additional people, while maintaining the year-end 1994 level of service for the following County-owned public facilities:

Table XII-25 Level of Service

Facility	LOS Units	1994 LOS	CFP LOS
Surface Water Mgt.	N/A	Refer to Storm water Master Plan & Comprehensive Flood Hazard Management Plan (CFHMP)	Refer to Storm water Master Plan & Comprehensive Flood Management Plan (CFHMP)

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Transportation	N/A	Refer to Transportation Plan	Refer to Transportation Plan
Housing	N/A		
Solid Waste	Number of facilities types of pickups per month	Refer to Utilities Element & Solid Waste Master Plan (SWMP)	Refer to Utilities Element & SWMP
Wastewater Collection and Treatment	Percent of Unused Capacity	Refer to Utilities Element	Refer to Utilities Element
Water Supply and Delivery	Percent of Unused Capacity	Refer to Utilities Element	Refer to Utilities Element
Corrections	Beds/1,000 Pop.	3.776	3.77
Juvenile Detention	Beds/1,000 Pop.	0.35	0.35

The level of service for the following facilities will be increased as a result of the CFP:

Facility	LOS Units	1994 LOS	CFP LOS
Community Parks	Acres/1,000 Pop.	0.70	1.00
Pathways	Miles/1,000 Pop.	0.00	0.05
Regional Parks	Acres/1,000 Pop.	0.85	1.10
County Government Administrative Offices	Sq. Ft/1,000 Pop.	707.34	810.75
Law Enforcement	Sq. FT/1,000 Pop.	44.55	50.00

The level of service for the following facilities will be reduced as a result of CFP:

Facility	LOS Units	1994 LOS	CFP LOS
Maintenance and Storage Facilities	Sq. Ft/1,000 Pop.	108.5	102.0
Superior Court	Courtrooms/1,000 Pop.	0.04	0.03
District Court	Courtrooms/1,000 Pop.	0.04	0.03
Juvenile Court	Courtrooms/1,000 Pop.	0.010069	0.00950
Courthouse Parking	Spaces/1,000 Pop.	1.32	1.25
Fairgrounds (Sun Dome)	Seats/1,000 Pop.	37.8	35.5
Fairgrounds (Baseball Stadium)	Seats/1,000 Pop.	16.1	15.2

Specific Assets, Needs and Opportunities (By Facility Type)

COUNTY GOVERNMENT ADMINISTRATIVE OFFICES

Current Facilities

The County's current 1994 inventory of government administrative office space totals 160,591 square feet. Table XII-1 in the "Existing Conditions" section of the CFP lists the facilities along with their current capacity and location.

Level of Service

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~~The current LOS of 808.5 square feet per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). The proposed LOS of 810.75 square feet per 1,000 population is 2.25 square feet per 1,000 population higher (0.28 percent) than the County's current LOS, and requires an additional 10,000 square feet of space through the year 2001 (Table XII-26).~~

~~This LOS will enable the County to respond to the need for additional square feet of the administrative offices work space as the County-wide population continues to increase over time, based simply on per capita increment, and known projects from an earlier Capital Improvements Plan.~~

~~This CFP was completed with a caveat regarding space needs. The County initiated a study of its space requirements in 1995.This study reveals substantial space needs that were not fully evaluated at the time this CFP was prepared. New assumptions regarding space needs and exiting facilities utilization will be reflected in the 1997 CFP annual update. To reflect need and financing.~~

~~Capital Facilities Projects and Financing~~

~~The County's government administrative offices includes 16 capital projects at a cost of $2,991,000. The proposed financing plan is shown on Table XII-27.~~

~~Table XII-26 County Government Administrative Offices~~
~~Capital Projects LOS Capacity Analysis~~

~~County Proposed LOS = 811 Square Feet Per 1,000 Population~~				
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**
~~Time Period~~	**~~Countywide Population~~**	**~~Sq. Ft @ 0.81075 Per Capita~~**	**~~Current Sq. Ft Available~~**	**~~Net Reserve/ Deficiency~~**
~~1994 Actual~~	~~198,629~~	~~161,038.0~~	~~140,498.0~~	~~-20,540.5~~
~~1995 Transition~~	~~1,643~~	~~1,331.0~~	~~11,303.0~~	~~9,970.9~~
~~1996-2001: Growth~~	~~10,141~~	~~8,221.8~~	~~10,000.0~~	~~1,778.2~~
~~Total as of 2001~~	**~~210,413~~**	**~~170,592.3~~**	**~~161,801.0~~**	**~~-8,791.3~~**
~~1. Construct New Lower Valley Service Center~~			~~10,000.0~~	

~~Table XII-27 CFP Projects and Financing Plan~~
~~Source and Uses of Funds (All Amounts are Times $1,000)~~

~~County Government Administrative Offices~~							
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**	**~~6~~**	**~~7~~**	**~~8~~**
~~COSTS/REVENUES~~	~~1996~~	~~1997~~	~~1998~~	~~1999~~	~~2000~~	~~2001~~	~~TOTAL~~
~~CAPACITY PROJECTS~~							
~~1. LOWER VALLEY SERVICE CENTER CONSTRUCTION (+10,000 sq. ft)~~							
~~Cost~~				~~300.00~~	~~700.00~~		~~1,000.00~~
~~Rev-G.O. Bond Issue~~				~~300.00~~	~~700.00~~		~~1,000.00~~
~~NON-CAPACITY PROJECTS~~							

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2. FACILITIES STUDY							
Cost	70.0						70.0
Rev-G.O. Bond Issue	70.0						70.0
3. COURTHSE REHAB							
Cost		271.0					271.0
Rev-Facil. Maint. Fund							
Rev-G.O. Bond Issue		271.0					271.0
4. COURTHOUSE ELEVATOR REHAB.							
Cost	140.0						140.0
Rev-G.O. Bond Issue	140.0						140.0
5. OPTICAL IMAGING PROJECT (PILOT)							
Cost	29.0						29.0
Rev-G.O. Bond Issue	29.0						29.0
6. COURTHSE/PARKS ADA COMPLIANCE							
Cost	171.0						171.0
Rev-G.O. Bond Issue	171.0						171.0
7. COURTHOUSE SECURITY PH. 1 & 2							
Cost	131.0	100.0					231.0
Rev-G.O. Bond Issue	131.0	100.0					231.0
SUMMARY: COSTS/REVENUES							
Costs	541.0	371.0	0.0	300.0	700.0	0.0	1,912.0
Revenues:							
G.O. Bond Issue	541.0	371.0	0.0	300.0	700.0	0.0	1,912.0
Indirect Svc Charge	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL REVENUES	541.0	371.0	0.0	300.0	700.0		1,912.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

*The recommendations of the Facilities Space Study will be incorporated in the 1997 amendments to this CFP.

HOUSING

Current Facilities

Yakima County does not have a housing agency or housing facilities, but it has obtained grant funds related to capital facilities, including other work benefiting low and moderate income residents on a pass through basis. Refer to the Housing Element, Chapter XII, for current inventory information.

Capital Projects and Financing

The County's Housing program includes capital projects at a total cost of $750,000. The proposed financing plan is shown on Table XII-28.

Table XII-28 CFP Projects and Financing Plan
Sources and Uses of Funds (All Amounts are Times $ 1,000)

HOUSING							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**

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COSTS/REVENUE	1996	1997	1998	1999	2000	2001	TOTAL
NON CAPACITY PROJECTS							
1. HOUSING							
Cost			250.0	250.0	250.0		750.0
Rev-Federal/State HUD Grants			250.0	250.0	250.0		750.0
SUMMARY: COSTS/REVENUES							
Costs	0.0	0.0	250.0	250.0	250.0	0.0	750.0
Revenues:							
Federal/State HUD Grants	0.0	0.0	250.0	250.0	250.0	0.0	750.0
TOTAL REVENUES	**0.0**	**0.0**	**250.0**	**250.0**	**250.0**	**0.0**	**750.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

CORRECTIONS

Current Facilities

The 1994 total bed inventory of the County Jail, which is located at 111 North Front Street in Yakima, totals 862 inmate beds, and serves both the unincorporated and incorporated populations of the County. (See Table XII-3). As noted in the Existing Conditions Analysis, the facility uses a ninety percent of authorized capacity of 836 beds "ceiling," but inmate census has historically been considerably lower, even when city and out-of-county prisoners were housed. Obviously, these trends are subject to change.

Level of Service (LOS)

The current LOS of 3.77 beds per 1,000 population is based on the existing inventory divided by the 1994 "actual" County population (198,629). Maintaining this LOS (3.77 beds per 1,000 population) still provides a net reserve of 42.8 beds in the year 2001. Correction Department trends analyses indicate that the Average Daily Housed (ADH) can be accommodated with the existing facility (Table XII-29). This LOS could be decreased and still enable the County to respond to the need for additional County jail beds as the County-wide population continues to increase over time.

Capital Facilities Projects and Financing

The County's Corrections facilities include two non-capacity capital projects at a cost of $225,000. The proposed financing plan is shown on Table XII-30.

Table XII-29 Corrections
Capital Projects LOS Capacity Analysis

County Proposed LOS = 3.77 Beds Per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Beds @ 0.00377 Per Capita**	**Current Beds Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629	748.8	836	87.2
1995 Transition	1,643	6.2	0	-6.2
1996-2001: Growth	10,141	38.2	0	-38.2
Total As Of 2001	**210,413**	**793.2**	**836**	**42.7**

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Table XII-30 CFP Projects and Financing Plan
Sources and Uses of Funds (All Amounts Are Times $1,000)

CORRECTIONS							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COSTS/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECTS							
1. Security Upgrades For Corrections Facility And Secured Courtroom							
Cost	125.0	100.0					225.0
Rev- 1/10 of 1%* Sales Tax	125.0	100.0					225.0
SUMMARY: COST/REVENUES							
Cost	125.0	100.0	0.0	0.0	0.0	0.0	225.0
Rev- 1/10 of 1% Sales Tax	125.0	100.0	0.0	0.0	0.0	0.0	225.0
Rev- G.O. Bond Issue	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL REVENUES	**125.0**	**100.0**	**0.0**	**0.0**	**0.0**	**0.0**	**225.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

*Alternative revenue in lieu of all or part of 1/10th of 1% Sales Tax

JUVENILE DETENTION

Current Facilities

The Juvenile Detention Facility, located within the Yakima County Juvenile Justice Center at 1728 Jerome Avenue, has a current capacity of 94 inmate beds, but is only funded to house 70 detainees. The Juvenile Justice Center also includes administrative offices (18,153 sq. ft), juvenile court (2 courtrooms), and multi-purpose area with a kitchen (7,940 sq. ft). The facility serves both the unincorporated and incorporated populations (Column 2).

Level of Service (LOS)

The current LOS of 0.35 beds per 1,000 population is based on the existing funded inventory divided by the 1994 "actual" County population (198,629). LOS could be lowered to reflect budgeted bed space, and historic trends. Maintaining the County's current LOS, requires no additional beds through the year 2001 (Table XII-31), and the net reserve of 19.9 beds could be augmented by reducing or eliminating the number of out-of-county juveniles housed at the facility. As such, the proposed LOS will enable the County to respond to the need for additional County beds as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

There are no Juvenile Detention capital projects proposed for 1996-2001.

Table XII-31 Juvenile Detention
Capital Projects LOS Capacity Analysis

Current LOS= 0.35 Beds Per 1,000 Population				
1	**2**	**3**	**4**	**5**

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Time Period	Countywide Population	Beds @ 0.00035 Per Capita	Current Beds Available	Net Reserve/ Deficiency
1994 Actual	198,629	69.5	94	24.5
1995 Transition	1,643	0.6	0	-0.6
1996-2001: Growth	10,141	3.5	0	-3.5
Total As Of 2001	**210,413**	**74.1**	**94**	**20.4**

LAW INFORCEMENT: SHERIFF'S OFFICE

Current Facilities

The current inventory of Sheriff Department administrative and operations facilities (Courthouse offices, Sunnyside Substation and Cherry Street Storage Facility) totaled 8,848 square feet. At the end of 1994, current facilities accommodated 67 sworn officers, as well as civilian County employees.

The Sheriff's office has been in the midst of a program to establish precinct offices throughout Yakima County: the Central Precinct at the Courthouse; Precinct 1 in Gleed serving the mountain passes and areas of the upper valley East of I-82 and north of SR 12; Precinct 2 serving the upper valley west of I-82 and south of SR 12 to Ahtanum Ridge; and Precinct 3 serving the lower valley. Each of the Precinct substations is to be housed in an 1,800 square foot modular facility.

Precinct 2 opened in West Valley at Nob Hill Blvd. and 48th Ave. in temporary leased space (1,300 square feet) in 1995. A modular Precinct 2 office will move to its permanent site adjacent to and west of Wide Hollow School in 1997. Due to the loss of a leased Sunnyside substation, the new Buena substation opened in 1996 (1,800 square feet). The Precinct 1 facility is anticipated to be relocated from the old Fire station in Gleed to a 1,800 square foot modular substation in 1998, but a site has not yet been acquired. Several small city police departments have provided drop-in office space for the Sheriff's deputies; that arrangement is likely to continue, but is not included within the LOS calculations.

Level of Service

The current LOS of 44.6 square feet per 1,000 population is based on the existing inventory of Precinct administrative and operations office space divided by the 1994 actual County population (198,629). LOS could be increased to 50 square feet per 1,000 population and still through the year 2001 (Table XII-32) enable the County to respond to the need for additional square feet of Sheriff's Office administrative and operations work space as the Countywide population continues to increase over time, and the number of budgeted deputies and support staff increase.

Capital Facilities Projects and Financing

The County Sheriff's Office includes three capital projects at a cost of $468,000 for the Precinct offices. The proposed financing plan is shown on Table XII-33.

Table XII-32 Law Enforcement: Sheriff's Office
Capital Project LOS Capacity Analysis

County proposed LOS= 50 Square Feet per 1,000 Population				
1	2	3	4	5
Time Period	Countywide	Sq. Ft @ 0.050 Per	Current Sq. Ft	Net Reserve/

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	Population	Capita	Available	Deficiency
1994 Actual	198,629	9,931.5	8,848	-1083.5
1995 Transition	1,643	82.2	-200	-282.2
1996-2001: Growth	10,141	507.1	4,100+	3,593.0
Total as of 2001	**210,413**	**10,520.7**	**12,748**	**2,277.3**
1996: Buena Substation added			**1,800**	
1997: West Valley Substation: New project			**1,800**	
1997: West Valley Substation: Rental closure			**-1,300**	
1998: Gleed Substation—New project			**1,800**	
1998: Gleed Substation—Rental closure			**-800**	

+4,100 net square ft. additional (e.g., Buena, Gleed and West Valley Precinct Substations minus closures of leased or temporary spaces.

Table XII-33 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times $ 1,000)

LAW ENFORCEMENT							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COST/REVENUES	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**TOTAL**
CAPACITY PROJECTS							
1. Precinct 3 Substation at Buena (1800 sq. ft.)							
Cost	148.0						148.0
Rev-Gen. Fund	148.0						148.0
2. Precinct 2 Substation at West Valley (1800 sq. ft.)							
Cost		160.0					160.0
Rev-Gen. Fund		160.0					160.0
3. Precinct 1 Substation at Gleed (1800 sq. ft.)							
Cost			160.0				160.0
Rev-Gen. Fund			160.0				160.0
SUMMARY: COSTS/REVENUES							
Cost	148.0	160.0	160.0				
Revenues:							
Gen. Fund	148.0	160.0	160.0				468.0
Total Revenues	**148.0**	**160.0**	**160.0**				**468.0**
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	

MAINTENANCE AND STORAGE FACILITIES

Current Facilities

The current inventory of Maintenance and Storage Facilities used for purposes other than administrative offices totals 21,544 square feet, and includes nine County owned and rented facilities at various locations throughout the County, as shown in the "Existing Conditions" section of the CFP.

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Level of Service

The current LOS of 108 square feet per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). the proposed LOS of 102 square feet per 1,000 population is about six square feet per 1,000 population lower than the County's current LOS, and requires no additional square feet of maintenance and storage space as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

The County's maintenance and storage facilities include two non-capacity capital projects at a cost of $175,000. the proposed financing plan is shown on Table XII-35.

Table XII-34 Maintenance and Storage Facilities
Capital Projects LOS Capacity Analysis

County Proposed LOS= 102 Square Feet Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Sq. Ft @ 0.102 Per Capita	Current Sq. Ft Available	Net Reserve/ Deficiency
1994 Actual	198,629	20,260.2	21,544.0	1,283.8
1995 Transition	1,643	167.6	0.0	-167.9
1996-2001: Growth	10,141	1,034.4	0.0	-1,034.4
Total as of 2001	**210,413**	**21,462.1**	**21,544.0**	**81.9**

Table XII-35 CFP Projects And Financing Plan
Sources And Uses of Funds (All Amounts Are Times $ 1,000)

MAINTENANCE AND STORAGE FACILITIES							
1	2	3	4	5	6	7	8
COSTS/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON CAPACITY PROJECT							
1. Equipment Shop Rehabilitation							
Cost		125.0					125.0
Rev-Internal Svc Fund		125.0					125.0
2. Gravel Pits Property Acquisition							
Cost	50.0						50.0
Rev-Internal Svc Fund	50.0						50.0
SUMMARY: COSTS/REVENUES							
Cost	50.0	125.0	0.0	0.0	0.0	0.0	175.0
Revenues:							
Rev-Internal Svc Fund	50.0	125.0	0.0	0.0	0.0	0.0	175.0
Total Revenues	50.0	125.0	0.0	0.0	0.0	0.0	175.0
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

PARKS

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~~Level of Service (LOS)~~

~~Acreage that is currently owned, regardless of its state of development, is counted as "capacity" for the purpose of calculating LOS for County-owned parks. The current LOS provided by the County's park system is based on the current inventory of County-owned park acres divided by the "actual" 1994 County population. This equates to 0.846 acres per 1,000 population for regional parks, and 0.70 acres per 1,000 population for community parks. The County proposed LOS is 1.1 acres per 1,000 population for regional parks, 1.0 acres per 1,000 population for community parks, based on the Parks and Open Space Plan recommendations.~~

~~A LOS of 0.05 miles per 1,000 population for County pathways is proposed. As noted earlier in the existing conditions analysis, the LOS given here is for County owned and operated trails and under-represents the commitment of the County to trail and pathway development. The proposed LOS for regional parks will require 63.36 additional acres through the year 2001, while the proposed LOS for community parks will require an additional 70.85 acres through 2001 and the proposed LOS for pathways will require an additional 10.42 miles through 2001. (Tables XII-36, 37,38 and 39). The proposed LOS will enable the County to respond to the need for additional park acres and facilities, and for trail miles as the County population continues to increase over time, consistent with Park and Open Space Plan. Table XII-39 includes proposed 2.25 miles of pathway development projects, and 8.9 miles of land acquisition for future pathway construction.~~

~~Current Facilities~~

~~Plan recommended project schedule through the year 2010. It should be noted that within the scope of this CFP, the County anticipates acquiring 150 acres of additional Regional park land which as a total exceeds the total community and regional park deficiencies by nearly sixteen acres. Community park development in North Selah and Terrace Heights is slated to occur in 2002-2003.~~

~~Recreational trail development by the County needs to be viewed in the context of the other public and private non-profit trail miles within the County, because the level of cooperation in ensuring expansion of the trail system within Yakima County has been and will continue to be shared responsibility.~~

~~Capital Facilities Projects and Financing~~

~~Parks and Recreation facilities include four capacity-related capital projects and two non-capacity related project at a cost of $1,716,000. The proposed financing plan is shown on Table XII-40. Figure IX-1 shows the location of Regional and Community Parks described in this CFP. The current County-owned parks inventory includes 307.65 acres of parks. Table XII-36 below shows the current parks acreage.~~

~~Table XII-36 Acres of County Owned Park Land*~~

~~Regional Parks~~	~~168.09~~
~~Community Parks~~	~~139.56~~
~~Total*~~	~~**307.65**~~

~~*Note: Excludes County-owned "Sun Targets" shooting range (244 ac.) and Special Use Areas (5.6 ac.)~~

~~**Table XII-37 Parks: Regional**~~
~~Capital Projects LOS Capacity Analysis~~

~~County Proposed LOS= 1.1 Acres per 1,000 Population~~

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1	2	3	4	5
Time Period	Countywide Population	Acres @ 0.0011 Per Capita	Current Acres Available	Net Reserve/ Deficiency
1994 Actual	198,629	218.5	168.1	-50.4
1995 Transition	1,643	1.8	0.0	-1.8
1996-2001: Growth	10,141	11.2	150.0	138.8
Total As Of 2001	**210,413**	**231.5**	**318.1**	**86.6**
3. Mid-Valley Regional Park Acquisition			**150.0**	

Table XII-38 Parks: Community
Capital Projects LOS Capacity Analysis

County Proposed LOS= 1.0 Acres per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Acres @ 0.001 Per Capita	Current Acres Available	Net Reserve/ Deficiency
1994 Actual	198,629	198.6	139.6	-59.1
1995 Transition	1,643	1.6	0.0	-1.6
1996-2001: Growth	10,141	10.1	9.2	-0.9
Total As Of 2001	**210,413**	**210.4**	**148.8**	**-61.7**
2. West Valley Park Expansion			**9.2**	

Table XII-39 Parks: Pathways
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.050 Miles per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Miles @ 0.000050 Per Capita	Current Miles Available	Net Reserve/ Deficiency
1994 Actual	198,629	9.93	0.00	-9.93
1995 Transition	1,643	0.08	0.00	-0.08
1996-2001: Growth	10,141	0.51	11.15	10.64
Total As Of 2001	**210,413**	**10.42**	**11.15**	**-0.63**
1. Construct New Pathways			2.25	
6. Acquire additional path right-of-way			8.90	

Table XII-40 CFP Projects and Financing Plan

Sources and Uses of Funds (All Amounts Are Times $1,000)

PARKS AND RECREATION							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
4. Regional Mid Valley Park Property Master plan/ Acquisition/ Development (est. 150 Acres)							
Cost				750.0			750.0
Rev-Interagency for Outdoor Recreation				300.0			300.0
Rev-Conservation Futures				450.0			450.0
1. Pathways Development/ Construction (2.25 Miles)							
Cost	66.0		180.0				246.0
Rev-ISTEA	52.0		90.0				142.0

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Rev-Trust Fund *	14.0						14.0
Rev-I.A.C.			90.0				90.0
6. Pathways R.O.W. Acquisition (8.9 Miles)							
Cost						100.0	100.0
Rev- Conservation Futures						50.0	50.0
Rev- I.A.C.						50.0	50.0
2. West Valley Park Development (9.2 Acres)							
Cost		400.0					400.0
Rev-local Internal Service Fund **		200.0					200.0
Rev-Interagency for		200.0					200.0
NON-CAPACITY PROJECTS							
4. Ahtanum Youth Activities Park (pave 3500' of road)							
Cost		100.0					100.0
Rev-Gen. Fund		100.0					100.0
5. Sunnyview Park Restroom Concession							
Cost					120.0		120.0
Rev-Gen. Fund					120.0		120.0
SUMMARY: COSTS/REVENUES							
Costs	66.0	500.0	180.0	750.0	120.0	100.0	1,716.0
Revenues:							
Interagency For Outdoor Recreation	0.0	200.0	90.0	300.0	0.0	50.0	640.0
Trust Fund	14.0*	0.0	0.0	0.0	0.0	0.0	14.0
Local Internal Svc Fund	0.0	200.0**	0.0	0.0	0.0	0.0	200.0
Conservation Futures	0.0	0.0	0.0	450.0	0.0	50.0	500.0
General Fund	0.0	100.0	90.0	0.0	120.0	0.0	310.0
ISTEA	52.0	0.0	0.0	0.0	0.0	0.0	52.0
Total Revenues	66.0	500.0	180.0	750.0	120.0	100.0	1,716.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

*Alternative revenue in lieu of all or part of ISTEA revenue
** Alternative revenue in lieu of all or part of IAC revenue

COURTS

Current Facilities

The current inventory of Superior Court, District Court, and Juvenile Court facilities within the County include 7 Superior Court courtrooms, 7 District Court courtrooms, and 2 Juvenile Court courtrooms, as shown below (See also Table XII-42):

Table XII-41 COURTS

Name	Location	Capacity (Courtrooms)
Superior Court	Courthouse	7
District Court	Toppenish	1
District Court	Sunnyside	1
District Court	County Jail	2
District Court	Courthouse	3
Juvenile Court	Juvenile Center	2
TOTAL		16

Level of Service

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~~The County proposed LOS is 0.03 courtrooms per 1,000 population for Superior Court, 0.03 courtrooms per 1,000 population for District Court, and 0.01 courtrooms per 1,000 population for Juvenile Court. The proposed LOS for Superior Court, District Court, and Juvenile Court will require no additional courtrooms through the year 2001 (See tables XII-42, XII-43, XII-44).~~

~~Capital Facilities Projects and Financing~~

~~There are no proposed capital projects for Court facilities during 1996-2001.~~

~~Table XII-42 Superior Court~~
~~Capital Projects LOS Capacity Analysis~~

~~County Proposed LOS= 0.03 Courtrooms per 1,000 Population~~				
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**
~~Time Period~~	**~~Countywide Population~~**	**~~Courtrooms @ 0.00003 Per Capita~~**	**~~Current Courtrooms~~**	**~~Net Reserve/ Deficiency~~**
~~1994 Actual~~	~~198,629.0~~	~~6.0~~	~~7.0~~	~~1.0~~
~~1995 Transition~~	~~1,643.0~~	~~0.0~~	~~0.0~~	~~0.0~~
~~1996-2001: Growth~~	~~10,141.0~~	~~0.3~~	~~0.0~~	~~-0.3~~
~~Total As Of 2001~~	**~~210,413.0~~**	**~~6.3~~**	**~~7.0~~**	**~~0.7~~**

~~Table XII-43 District Court~~
~~Capital Projects LOS Capacity Analysis~~

~~County Proposed LOS= 0.03 Courtrooms per 1,000 Population~~				
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**
~~Time Period~~	**~~Countywide Population~~**	**~~Courtrooms @ 0.00003 Per Capita~~**	**~~Current Courtrooms Available~~**	**~~Net Reserve/ Deficiency~~**
~~1994 Actual~~	~~198,629.0~~	~~6.0~~	~~7.0~~	~~1.0~~
~~1995 Transition~~	~~1,643.0~~	~~0.0~~	~~0.0~~	~~0.0~~
~~1996-2001: Growth~~	~~10,141.0~~	~~0.3~~	~~0.0~~	~~-0.3~~
~~Total As Of 2001~~	**~~210,413.0~~**	**~~6.3~~**	**~~7.0~~**	**~~0.7~~**

~~Table XII-44 Juvenile Court~~
~~Capital Projects LOS Capacity Analysis~~

~~County Proposed LOS=0.0095 Courtrooms per 1,000 Population~~				
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**
~~Time Period~~	**~~Countywide Population~~**	**~~Courtrooms @ 0.0095 Per Capita~~**	**~~Current Courtrooms Available~~**	**~~Net Reserve/ Deficiency~~**
~~1994 Actual~~	~~198,629.0~~	~~1.9~~	~~2.0~~	~~0.1~~
~~1995 Transition~~	~~1,643.0~~	~~0.0~~	~~0.0~~	~~0.0~~
~~1996-2001: Growth~~	~~10,141.0~~	~~0.1~~	~~0.0~~	~~-0.1~~
~~Total As Of 2001~~	**~~210,413.0~~**	**~~2.0~~**	**~~2.0~~**	**~~0.0~~**

~~COUNTY FAIRGROUNDS~~
~~(Sun Dome and Baseball Stadium)~~

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Current Facilities

The current County-owned Fairgrounds inventory includes two major public facilities: Sun Dome and Baseball Stadium (See Table XII-45 and Figure XII-5). The year-end 1994 seating capacity of each facility is shown below. The Sun Dome and Baseball Stadium serve both the unincorporated and incorporated populations of the County and surrounding areas within Central Washington, depending on the events scheduled into the facilities.

Table XII-45 Fairgrounds Major Facility Seating Capacity

SUN DOME	7,500
BASEBALL STADIUM	3,200
TOTAL	**10,700**

Level of Service

The proposed LOS of 0.0355 seats per capita for the Sun Dome is about 0.002 seats per capita lower (6 percent) than the County's current LOS, and requires no additional seating capacity through the year 2001(Table XII-46).

The proposed LOS of 0.0152 seats per capita for the Baseball Stadium is lower than the current LOS, and in effect requires no additional seating capacity through the year 2001(Table XII-47).

As noted in the Existing Conditions Analyses for these facilities, a seat per 1000 based LOS measure, because the nature of the events scheduled will continue to establish demand for seating, and the size of both facilities is fixed.

Capital Facilities Projects and Financing

The County Fairgrounds includes one capital project for the Baseball Stadium at a cost of $250,000. The proposed financing plan is shown on Table XII-48.

Table XII-46 Fairgrounds: Sun Dome
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.0355 Seats Per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Seats @ 0.0355 Per Capita**	**Current Seats Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629	7,051	7,500	449
1995 Transition	1,643	58	0	-58
1996-2001: Growth	10,141	360	0	-360
Total As Of 2001	**210,413**	**7,470**	**7,500**	**30**

Table XII-47 Fairgrounds Base Ball Stadium
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.0152 Seats Per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Seats @ 0.0152 Per Capita**	**Current Seats Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629	3,019	3,200	181

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1995 Transition	1,643	25	0	-25
1996-2001: Growth	10,141	154	0	-154
Total At Of 2001	**210,413**	**3,198**	**3,200**	**2**

Table XII-48 Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times $ 1,000)

COUNTY FAIRGROUNDS: BASEBALL STADIUM							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COST/REVENUES	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**TOTAL**
NON-CAPACITY PROJECTS							
1. Stadium ADA Compliance							
Cost	200.0						200.0
Rev-G.O. Bond Issue	200.0						200.0
SUMMARY: COSTS/REVENUES							
Cost	200.0	0.0	0.0	0.0	0.0	0.0	200.0
Revenues:							
G.O. Bond Issue	200.0	0.0	0.0	0.0	0.0	0.0	200.0
Total Revenues	**200.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**200.0**
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

PARKING FACILITIES

Current Facilities

The current 1994 inventory of County-owned public parking spaces totals 263 spaces, primarily located in the Courthouse area. (See Figure XII-3)

Level of Service

The current LOS of 1.32 parking spaces per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). The proposed LOS of 1.25 parking spaces per 1,000 population is 0.07 parking spaces per 1,000 population lower (5 percent) than the County's current LOS, and requires no additional parking spaces through the year 2001 (Table XII-49). This LOS will enable the County to respond to meet the need for parking space as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

The County's parking facilities includes one capital project at a cost of $80,000. The proposed financing plan is shown on Table XII-50.

Table XII-49 Parking Facilities
Capital Projects LOS Capacity Analysis

County Proposed LOS= 1.25 Spaces Per 1,000 Population				
1	**2**	**3**	**4**	**5**
Time Period	**Countywide Population**	**Spaces @ 0.00125 Per Capita**	**Current Spaces Available**	**Net Reserve/ Deficiency**
1994 Actual	198,629	248	263	15

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1995 Transition	1,643	2	0	-2
1996-2001: Growth	10,141	13	0	-13
Total As Of 2001	**210,413**	**263**	**263**	**0**

Table XII-50 CFP Projects and Financing Plan

Source and Uses of Funds (All Amounts Are Times $ 1,000)

PARKING FACILITIES							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COST/REVENUES	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**TOTAL**
NON-CAPACITY PROJECTS							
1 Paving of Parking Lots							
Cost	80.0						80.0
Rev-G.O. Bond Issue	80.0						80.0
SUMMARY: COSTS/REVENUES							
Cost	80.0	0.0	0.0	0.0	0.0	0.0	80.0
Revenues:							
G.O. Bond Issue	80.0	0.0	0.0	0.0	0.0	0.0	80.0
Total Revenues	**80.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**80.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

SOLID WASTE

Current Facilities

Yakima County is responsible for the management of solid waste generated within the County. The County recently completed its Solid Waste Management Plan (November, 1993), and the County has entered into a Solid Waste Interlocal Agreement with all of the incorporated cities within the County.

Currently, there are two active landfills within the County that accept municipal solid waste: Terrace Heights and Cheyne Road landfills (See Figures XII-6 and 7). The Terrace Heights landfill is expected to reach capacity between 2003-2006, and the Cheyne Road Landfill has the capacity to handle waste from the existing service area until 2005-2008.

Level of Service (LOS)

The current LOS is established in the Utilities Element and is based on the availability of different services (e.g., number of landfills, dropboxes, number and types of pickup days per month [garbage yard waste, curbside recycling, etc.]). The LOS varies with the types of service, but is expected to be maintained.

Capital Facilities Projects and Financing

The County's solid waste management program includes two capital projects at a cost of $1,800,000. The proposed financing plan is shown on Table XII-51.

Table XII-51 CFP Projects and Financing Plan

Source and Uses of Funds (All Amounts Are Times $ 1,000)

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SOLID WASTE							
1	2	3	4	5	6	7	8
COST/ REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
1. SOLID WASTE MANAGEMENT PLAN IMPLEMENTATION							
Cost	600.0						600.0
Rev-Tipping Fees	480.0						480.0
Rev-State Grant	120.0						120.0
1. SOLID WASTE MANAGEMENT PLAN IMPLEMENTATION 2							
Cost	750.0	250.0	100.0	100.0			1,200.0
Rev-Tipping Fees	600.0	200.0	80.0	80.0			960.0
Rev-State Grant	150.0	50.0	20.0	20.0			240.0
SUMMARY: COSTS/REVENUES							
Cost	1,350.0	250.0	100.0	100.0	0.0	0.0	1,800.0
Revenues:							
Tipping Fees	1,800.0	200.0	80.0	80.0	0.0	0.0	1,440.0
State Grant	270.0	50.0	20.0	20.0	0.0	0.0	360.0
Total Revenues	**1,350.0**	**250.0**	**100.0**	**100.0**	**0.0**	**0.0**	**1,800.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

SURFACE WATER MANAGEMENT

Flood Control and Stormwater Management

Current Facilities

YAKIMA COUNTY IS RESPONSIBLE FOR FLOOD HAZARD MANAGEMENT AND SEVERAL RIVER LEVEE SYSTEMS WITHIN THE COUNTY. COUNTY RESIDENTS ARE PROTECTED BY THE COUNTY'S FLOOD HAZARD MANAGEMENT SERVICES BY OWNING OR LIVING ON LAND PROTECTED BY LEVEES, AND THROUGH FLOOD FIGHTING ACTIVITIES TO PROTECT TRANSPORTATION FACILITIES FROM FLOOD WATERS IN AREAS NOT SPECIFICALLY PROTECTED BY THE LEVEES. THE FLOODS OF 1995 AND 1996 EMPHASIZED THE NEED FOR FLOOD HAZARD MANAGEMENT.

In 1994 (through 1996), Yakima County initiated a Comprehensive Flood Hazard Management Plan (CFHMP) for the Yakima River from the Yakima River Canyon to the Union Gap and the lower portion of the Naches River from Cowiche Creek to its confluence with the Yakima. The structural and nonstructural flood management policy recommendations will be incorporated into ***Plan 2015*** at its first annual update (See Figure XII-8).

The County is a partner with the cities of Yakima and Union Gap in the development of a Stormwater Management Plan for the Yakima Urban area. The implementation of this Plan and its recommendations will be incorporated into ***Plan 2015*** as future annual updates upon the concurrence of the entities and the formation of a drainage utility district.

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~~Level of Service~~
~~The current and proposed LOS reflects the Corps of Engineers Maintenance and Operations Manual for levees.~~

~~Capital Facilities Projects and Financing~~
~~The County's surface water management program includes capital projects at a cost of $300,000. The proposed financing plan is shown on Table XII-52.~~

~~Table XII-52 CFP Projects and Financing Plan~~

~~Sources and Uses of Funds (All Amounts Are Times $ 1,000)~~

~~SURFACE WATER MANAGEMENT (Flood Control)~~							
~~1~~	**~~2~~**	**~~3~~**	**~~4~~**	**~~5~~**	**~~6~~**	**~~7~~**	**~~8~~**
~~COST/REVENUES~~	**~~1996~~**	**~~1997~~**	**~~1998~~**	**~~1999~~**	**~~2000~~**	**~~2001~~**	**~~TOTAL~~**
~~CAPACITY PROJECTS~~							
~~1 Surface Water Projects~~							
~~Cost~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~300.0~~
~~Rev-Developer Contributions~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~300.0~~
~~Rev-RID's~~							~~0.0~~
~~SUMMARY: COSTS/REVENUES~~							
~~Cost~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~300.0~~
~~Revenues:~~							
~~Developer Contributions~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50.0~~	~~50. 0~~	~~300.0~~
~~RID's~~	~~0.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~0.0~~	~~0.0~~
~~Total Revenues~~	**~~50.0~~**	**~~50.0~~**	**~~50.0~~**	**~~50.0~~**	**~~50.0~~**	**~~50.0~~**	**~~300.0~~**
~~BALANCE~~	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**	**~~0.0~~**

~~TRANSPORTATION~~
~~Current Facilities~~
~~The existing roadway system in the County totals about 1737 miles. Rural roads account for 92 percent of this total (1,601 miles), and urban roads account for eight percent (135 miles). The County is also responsible for 361 bridges and 843 culverts associated with the roadways. Other current inventory information and maps can be found in Chapter XI, the Transportation Element.~~

~~Level of Service~~
~~Level of service information is located in the transportation element.~~

~~Capital Projects and Financing~~
~~The county's 1997-2002 transportation improvement program includes funded capital projects at a cost of $48,221,000. The summarized proposed financing plan is shown on Table XII-53. More project-by-project descriptions, cost, financing, and timing are included in the County 1997-2002 TIP, which is included by reference as a part of this Capital Facility Plan.~~

~~Table XII-53 CFP Projects and Financing Plan~~

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Source and Uses of Funds (All Amounts Are Times $ 1,000)

TRANSPORTATION					
1	2	3	4	5	6
COST/REVENUES	1997	1998	1999	2000 to 2002	TOTAL
FUNDED PROJECTS					
Costs	16,561.0	8,880.0	6,740.0	16,040.0	48,221.0
Rev-Federal	3,031.0	887.0	0.0	1,821.0	5,739.0
Rev-State	5,077.0	4,173.0	2,616.0	4,548.0	16,424.0
Rev-Local	5,138.0	3,420.0	4,114.0	9,671.0	22,343.0
Rev-Other	3,315.0	400.0	0.0	0.0	3,715.0
Total Revenue	**16,561.0**	**8,880.0**	**6,740.0**	**16,040.0**	**48,221.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

WASTEWATER COLLECTION AND TREATMENT

Current Facilities

The majority of waste water collection and treatment systems in the unincorporated areas of the County are on-site systems (i.e., septic tanks and drain fields), permitted by the Yakima Health District. Generally, any residential unit in the County not served by a collection system may be considered to be using an on-site system. All on-site systems in the County are permitted and regulated by the County Health District. The only County-owned collection system is the Buena waste water collection and treatment system, 10 miles east-southeast of Yakima and north of Toppenish

Level of Service

The current and proposed level of service for the County-owned Buena waste water collection and treatment system is based on Washington State Department of Ecology (DOE) sewer design standard for residential development. The permitted discharge capacity of the treatment plant, under the current NPDES permit, is 52,000 gallons per day (gpd) averaged over a one-month period. The peak hour flow to the waste water treatment plant has been measured at 70 gallons per minute. LOS information can be found in Chapter X, the Utilities Element (See Figure X-4 and Table X-11).

Capital Facilities Projects and Financing

The County's waste water collection and treatment facilities include two capital projects at a cost of $800,000. The Buena waste water collection and treatment system project will upgrade the filtering system resulting in an additional 26,000 gallons per day for an addition 80 Equivalent Residential Units (ERUs). The proposed financing plan is shown on Table XII-54.

Table XII-54 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times $ 1,000)

WASTEWATER COLLECTION AND TREATMENT							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
1- Buena Sewer Upgrade Project							
Cost			300.0				300.0
Rev-State Grant			300.0				300.0

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2. Other Satellite Sewer Systems Development							
Cost	0.0	100.0	100.0	100.0	100.0	100.0	500.0
Rev- Developer Contributions		100.0	100.0	100.0	100.0	100.0	500.0
SUMMARY: COSTS/REVENUES							
Cost	0.0	100.0	400.0	100.0	100.0	100.0	800.0
Revenues:							
State Grants	0.0	0.0	300.0	0.0	0.0	0.0	300.0
Rev-Developer Contributions	0.0	100.0	100.0	100.0	100.0	100.0	500.0
Total Revenues	**0.0**	**100.0**	**400.0**	**100.0**	**100.0**	**100.0**	**800.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

WATER SUPPLY AND DELIVERY

Current Facilities

Yakima County operates four water supply and delivery systems: three in the unincorporated communities of Terrace Heights and Buena, and one serving the Gala Estates development north of Selah. The County recently assumed the management and planning role for these systems. In 1994, the first phase of improvements for the Terrace Heights water system was constructed, which included a new supply well, booster station, storage reservoir, and transmission main. The second phase of improvements is scheduled for construction during 1995-1996. Starcrest is a small two-connection system immediately outside the current Terrace Heights service area. The Buena water system was constructed during 1985-1986, and included a supply well, pump station, storage reservoir, transmission main, and distribution network. The Buena water system has remained virtually unchanged since it was constructed.

Treatment of the water supply for these systems is accomplished by chlorination process equipment at each well. Additional information about each water system's distribution system, well source, and other facilities can be found in the Utilities Element.

Level of Service

The current and proposed level of service for the County-managed Terrace Heights and Buena water systems is based on Washington State Department of Health guidelines. Other LOS information can be found in the Utilities Element, Chapter X (See Figures X-1 and X-2).

Capital Facilities Projects and Financing

The County's water supply and delivery facilities include three capital projects at a cost of $1,600,000. The Buena water system proposed project will add a back-up well. Inter ties and pump station improvements in the Terrace Heights water system will increase capacity by 800 gpm or roughly 800 ERU's. the proposed financing plan is shown on Table XII-55.

Table XII-55 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times $ 1,000)

WATER SUPPLY AND DELIVERY							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
COST/REVENUES	**1996**	**1997**	**1998**	**1999**	**2000**	**2001**	**TOTAL**

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CAPACITY PROJECTS							
1. Buena Water Syst. Dev. (2nd Well)							
Cost		450.0					450.0
Rev. State Grant		450.0					450.0
2. Terrace Height Water Syst. Dev.							
Cost	700.0						700.0
Rev. Public Works Trust Fund	700.0						700.0
3. Other Satellite Water Syst. Dev.							
Cost	150.0	150.0	150.0				450.0
Rev. Developer Contributions	150.0	150.0	150.0				450.0
SUMMARY: COSTS/REVENUES							
Cost	850.0	600.0	150.0	0.0	0.0	0.0	1,600.0
Revenues:							
State Grant	0.0	450.0	0.0	0.0	0.0	0.0	450.0
Public Works Trust Fund	700.0	0.0	0.0	0.0	0.0	0.0	700.0
Developer Contributions	150.0	150.0	150.0	0.0	0.0	0.0	450.0
Total Revenues	**850.0**	**600.0**	**150.0**	**0.0**	**0.0**	**0.0**	**1,600.0**
BALANCE	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

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6.5 CAPITAL FACILITIES PLAN: GOALS AND POLICIES

Some policies in this section were incorporated from the West Valley Neighborhood Plan. These policies have a subscript to the right of the policy, identifying them as follows:

- West Valley Neighborhood Plan – WVNP.

PURPOSE STATEMENT CF 1

The Capital Facilities Plan (CFP) is the element that makes the rest of Horizon 2040~~Plan 2015~~ real. By establishing minimum level~~s~~ of service standards 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 capital facilities.

GOAL CF 1:	Maintain the quality of life in Yakima County through the planned provision of capital facilities, either directly by the County or through coordination with other public entities and the development industry.
POLICIES:	
CF 1.1	Determine needed capital facilities based on adopted minimum level~~s~~ of service standards and forecasts of growth in accordance with the land use element of ~~Plan 2015~~***Horizon 2040***.
CF 1.2	Utilize sub-agreements with cities to establish and implement appropriate locations for focused public investment corridors as contemplated by the Interlocal Agreement.[WVNP] ~~Prepare an annual update of the Capital 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~~ "at least six-year finance plan" portion of the Capital Facilities Plan and shall be incorporated by reference into the Yakima County Comprehensive Plan, ***Horizon 2040***~~*Plan 2015*. {Amended 12/07}~~

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 growth areas. The following goal and the related policies are designed to provide a variety of options for balancing growth and the availability of 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 capital facilities.
CF 2.2	Make the most efficient use of existing 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 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 minimum level of service standards for~~of~~ capital facilities if responses CF 2.1 - 2.3 are insufficient to meet the demands of growth.
CF 2.5	~~Restrict~~ Revise development regulations to require not approving new development if the adopted minimum level of service standard for~~of~~ capital facilities cannot be maintained by requiring efficient land use patterns (CF 2.1), by applying techniques that optimize use of capital facilities (CF 2.2), ~~and~~or 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~~ adopted level of service standards for the existing and future population.

GOAL CF 3:	**Provide adequate capital facilities that achieve and maintain the County's adopted 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 t~~The following capital facility types are hereby determined to be necessary to support development and the minimum level of service standards are hereby adopted for each: ~~TABLE I – 2 CAPITAL FACILITIES – OWNED BY YAKIMA COUNTY:~~

Capital Facility Type	**Adopted Minimum LOS Standards**
Streets/Roads/etc. ~~(County)~~: ~~(1) Arterials and Collectors~~ ~~(2) Access Roads~~	~~(1)~~ See Transportation Element Policies ~~(2) To be determined in Yakima County Comprehensive Transportation Plan~~
Storm sewer systems~~Water~~:	None. Yakima County hereby determines that these facilities are not necessary to support development because the County's strategy and development regulations will require on-site retention facilities that are owned and maintained by the property owners. (Privately-owned facilities are not considered capital facilities by GMA.)~~See Stormwater Management Plan~~
Sanitary sewer systems~~Wastewater collection and treatment~~: ~~Buena Wastewater System~~	See YCC 19, Table 19.25-2 (Sewer) as it existed on 6-30-17. ~~100 Gallons per Day per Capita*; refer to Utilities Element, Tables X-9 & X-11~~
Domestic ~~W~~water systems~~supply and delivery~~: ~~Buena Water System~~ ~~Terrace Heights Water System~~ ~~Crewport Water System~~	See YCC 19, Table 19.25-1 (Water) as it existed on 6-30-17.~~To be determined by comprehensive water plan meeting state requirements and level of service thresholds in Utilities Element, Tables X-8 and X-11.~~

~~Gala Estates Water System~~	
Schools:	None. Yakima County hereby determines that these facilities are not necessary to support development.
Parks and recreation facilities:** ~~(1) Regional and Community parks~~ ~~(2) Pathways and trails~~	See Parks and Recreation Element Policies. ~~(1) 2.1 acres per 1,000 population~~ ~~(2) 0.05 miles per 1,000 population~~

~~*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. CAPITAL FACILITIES – NOT OWNED BY YAKIMA COUNTY:~~

~~Capital Facility~~	~~LOS Standard~~
~~Roads (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.~~
~~Fire protection~~	~~Rural: Within 5 road miles of a year-round responding fire station.~~ ~~Urban: Under six minutes response time.~~
~~Parks and recreation~~	~~To be determined in an open public forum~~
~~Schools~~	~~To be determined by each district in an open public forum~~

~~TABLE I – 4. OTHER CAPITAL FACILITIES IMPORTANT TO YAKIMA COUNTY~~

~~Flood Control~~
~~Corrections~~
~~Courtrooms (Superior, District, Juvenile~~

~~Juvenile Detention~~
~~Law Enforcement~~
~~Solid Waste Disposal~~
~~County Government Administrative Offices~~
~~Maintenance and Storage Facilities~~
~~Cemetery~~
~~County Fairgrounds~~
~~Parking Facilities~~
~~Animal Shelters~~
~~Airport~~
~~Library~~
~~Museum~~
~~Natural and Cultural Facilities~~
~~Performing Arts Facilities~~

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 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 capital facilities necessary to support new development are available and adequate concurrent with the development.

GOAL CF 4:	**Ensure that capital facilities necessary to support new development are available and adequate to serve the development, based on the County's adopted minimum 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 the minimum level of service standards adopted in this Capital Facilities Plan. 1. Update the six-year~~schedule of c~~Capital ~~i~~Improvement~~s~~ Program ~~annually~~ during the GMA-required periodic update or, when deemed necessary, more often in conjunction with the County's annual budget process. 2. Pursuant to the Growth Management Act, the CFP~~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,~~

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	~~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 adopted minimum level service standards for~~of Category A.1 and Category B.1~~ capital facilities to decline below the standards adopted in Policy 3.2.
CF 4.3	Revise development regulations to ~~E~~ensure that levels of service are adequate for all capital facilities with minimum level of service standards adopted in Policy 3.2.~~in Categories A.1 and B.1 except transportation facilities no later than occupancy and use of the development. Transportation 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 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 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 capital facilities needed to address the impacts of vested development permits.~~
~~**CF 4.7**~~	~~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 Public 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.~~

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PURPOSE STATEMENT CF 5

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 capital facilities.

GOAL CF 5:	Protect public health and environmental quality through the appropriate design and installation of capital facilities.
POLICIES:	
CF 5.1	Promote conservation of energy, water and other natural resources in the location and design of capital facilities.
CF 5.2	Practice efficient and environmentally responsible maintenance and operating procedures.
CF 5.3	Revise development regulations to establish minimum distances between sanitary sewers and surface channels to minimize the transmission of pollution to creeks.[WVNP]

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 capital facilities.

GOAL CF 6:	Preserve and enhance the visual quality of Yakima County through the placement and design of capital facilities.
POLICIES:	
CF 6.1	Encourage 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 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 Horizon 2040~~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 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 or the providers of the facilities.

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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 benefited 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 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 minimum level of service standards for ~~each~~ all capital facility types that are determined necessary to support development (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 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 ***Horizon 2040*** ~~*Plan 2015* annually~~ during each GMA-required periodic update 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 capital facilities on a joint program for maintaining adopted levels of service standards, ~~concurrency requirements,~~ funding, and construction of shared public facilities.
CF 8.3	The recommendations of Comprehensive Flood Hazard Management Plans that are adopted by Yakima County are hereby incorporated by reference.[WVNP]

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, 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 public facilities and those of a countywide or statewide nature ~~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~~Consistent with Yakima's County-wide Planning Policy~~ies~~ (CWPP), the County and its cities should create a common list of essential public facilities after considering WAC 365-196-550's recommendations for establishing such lists.
CF 9.2	Follow the procedures and review criteria in Section C.3. of the Yakima CWPP for siting essential public facilities and those of a countywide or statewide nature. Provide early public notice and opportunity for public review of the proposed location of ~~essential regional~~ such 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 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.**

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POLICIES:	
CF 10.1	The identification of responsibility for planning and providing capital facilities in Urban Growth Areas will be determined in accordance with the Yakima County-wide Planning Policy~~ies~~ (CWPP) and the Interlocal Agreement.
CF 10.2	The County will enter into urban growth management agreements with municipalities and other providers of 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 capital facilities for sharing of resources (fees, assessments, land, etc.) based on the location of the development and the location of its impacts on capital facilities.

~~D. GOALS AND POLICIES~~

~~The goals and policies contained in the Capital Facilities element are consistent with, and further existing County planning framework tools. The shaded boxes below are from *the* **Vision 2010, Focus 2010, and County-wide Planning Policy** documents.~~

~~The Upper and Lower Valley visioning efforts resulted in numerous goals, objectives and strategies dealing with capital facilities.~~

~~VISION OF THE FUTURE~~

~~The Upper Valley's **Vision 2010** includes the following goals, objectives, and strategies related to capital facilities:~~

~~Support for Growth and Development~~

~~"Provide adequate services to properties to promote diversified economic growth."~~

~~"Improve and/or establish standardized "municipal type" services in the more densely populated rural areas."~~

~~"Identify appropriate areas to which services should be extended to facilitate development."~~

~~"Improve and/or establish standardized "municipal type" services in the more densely populated rural areas."~~

~~"Maintain adequate supply of serviced lots at competitive prices."~~

~~"Provide water and sewer services to enough areas to make land available at competitive prices. Investigate ways to make subdivisions and other developments less expensive (e.g., LID city financing up front; lesser development standards on carefully selected sites; phasing of subdivisions, etc.)"~~

~~"Upgrade and build service infrastructure in a manner as aesthetically pleasing, timely, affordable and~~

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~~efficient as practical, as well as make services available to regional areas."~~

~~***Coordination and Cooperation***~~

~~"Combine private, business and city/county financing for capital improvements in the parks (repairing bleachers, installing equipment, etc., plus underwriting arts/entertainment activities)."~~

~~"Combine services to facilitate planned growth."~~

~~"Combine and assist in service areas such as criminal justice, fire protection, public transit, water/sewer, and administration , where such combinations implement efficient, cost effective delivery of such services."~~

~~"Identify areas for siting of public facilities such as wastewater treatment plants, jails, prisons, schools, etc."~~

~~***Parks and Recreation, Culture, Quality of Life***~~

~~"Develop youth centers/programs"~~

~~"Provide creative funding [for the arts]."~~

~~"Broader financial support [for youth activities]."~~

~~"Develop a compensation plan for public purchase of development rights to secure land uses."~~

~~"Develop a Comprehensive Parks Plan."~~

~~"Establish a Metropolitan Park District."~~

~~"Form a private/public business partnership to aid in creating the arts park.~~

~~"Lobby the state for more public funding for the arts."~~

~~"Plan schools with trees and outside picnic tables so families can use the facilities nights, weekends and summer."~~

~~"Use existing public elementary schools as neighborhood parks & recreation/community center locations. Run summer and evening programs from these locations for the young and old so local areas can be drawn together for social, recreational and educational activities."~~

~~"We must make better use of educational facilities. Year around schools and other solutions being used by other school districts must be studied and adopted."~~

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~~***Health and Safety***~~

~~"Maximize existing resources with shared use of high cost pieces of technology [for health care]."~~

~~"Establish satellite health clinics in outlying areas, including seasonable mobile clinics for migrant workers."~~

~~"Improve safety services in outlying areas."~~

~~"Expand and help maintain fire protection units."~~

~~"Support comprehensive fire and emergency medical services."~~

~~"Plan and maintain a street lighting program that will enhance a street's safety while retaining the neighborhood aesthetics."~~

~~***Environment and Resources***~~

~~"Continue evaluation of potential storage reservoir sites in the Yakima River watershed followed by establishment of prioritized construction schedules."~~

~~"Create resources or incentives that will promote actions which enhance the natural environment."~~

~~"Review incremental water pricing policies to encourage conservation.~~

~~"Encourage coordination between governmental agencies for better water resource management."~~

~~"Expand sewer facilities to new and existing users, and reduce number of private onsite systems."~~

~~"Expand water services to new and existing users, and reduce number of private wells."~~

~~"Extend the dike to Union Gap, providing protection and safety from gap to gap."~~

~~"Encourage the Federal government to frequently update cost/benefit analyses for water projects."~~

~~"Manage ground water use so as not to exceed recharge."~~

~~***Education***~~

~~"Develop a secure, dependable financial base to support education and employment training needs."~~

~~"To establish a branch of the state university in Yakima."~~

~~"To broaden the source of school and employment training funding."~~

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~~***Finance***~~

~~"Encourage privatization of services where applicable."~~

~~"Identify and explain all sources of financing that could be used [to] acquire and develop industrial campus sites."~~

~~"Individuals and the private sector sometimes lack the resources or incentives to take action that will enhance the natural environment. A regional fund to finance technology improvements at the plant and home needs to be established."~~

~~***Solid Waste***~~

~~"Provide garbage collection in outlying communities."~~

~~"Reduce the community's reliance on land filling as a finite solution to the area's solid waste disposal needs."~~

~~In the Lower Valley, ***Focus 2010*** includes the following statements:~~

~~***Support for Growth and Development***~~

~~"Provide infrastructure to accommodate residential growth."~~

~~"Develop infrastructure and facilities to support diversified industry and value added agricultural products."~~

~~"Develop complementary commercial districts through economic restructuring, infrastructure improvements, and new business recruitment."~~

~~"Development must make provisions for adequate sources of potable water, sewer, etc. (roads, sidewalks, gutters, etc.)."~~

~~"Development outside UGAs should not be of a density that necessitates urban level services (i.e. water and sewer)."~~

~~"Within UGAs urban services shall be required when it is economically feasible. When services are not economically feasible, covenants should be used to require connection to those services when they become available."~~

~~"…Parcels of one acre or less in size should be required to have urban level services."~~

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~~"Commercial and industrial development should be permitted outside UGAs only when it is within a designated industrial park which has been strategically sited to allow clustering of agriculturally supportive industry which can use common water and wastewater facilities and other necessary utilities."~~

~~"Within UGAs urban services shall be required when it is economically feasible. When services are not economically feasible, covenants should be used to require connection to those services when they become available."~~

~~"Establish a moratorium on well permits for areas with declining supplies."~~

~~"Establish a moratorium on all new water usage until proven beyond a reasonable doubt that sufficient water supply exists."~~

~~Coordination and Cooperation~~

~~"Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas."~~

~~"Coordinate city and county utility plans."~~

~~Finance~~

~~"Determine funding options for future city and county utility needs."~~

~~"Ensure that costs to increase levels of service are allocated equitably through time among all potential benefactors." [transportation]~~

~~Health and Safety~~

~~"Promote coordination among federal, state, county, municipal, and tribal law enforcement and fire protection agencies."~~

~~"Formalize periodic meetings between all law enforcement and fire protection agencies to coordinate activities, set common goals and resolve problems."~~

~~"Promote an assertive, effective criminal justice system."~~

~~Environment and Resources~~

~~"Utilize current world-wide, state-of-the-art technology to achieve year-to-year improvements in the quality of the ground water."~~

~~"Provide sufficient treatment to ensure the discharge of wastewater does not lower the quality of surface and groundwater."~~

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~~"Develop a system of windbreaks to minimize wind erosion and reduce dust problems."~~

~~***Other***~~

~~"Encourage and promote improved handicapped access for existing and future public use facilities."~~

~~CONSISTENCY WITH COUNTY-WIDE PLANNING POLICIES AND WITH OTHER LAWS, PLANS AND ELEMENTS~~

~~The Capital Facilities Plan is to be consistent with County-wide Planning Policies and with other County, local, regional, and state adopted plans. To this end, the County will: (1) reassess ***Plan 2015*** annually to ensure that capital facilities needs, financing and level of service are consistent, and that the plan is internally consistent; and (2) coordinate with non-County providers of public facilities on a joint program for maintaining adopted levels of service standards, concurrency requirements, funding and construction of shared public facilities. It is expected that consistency will be systematically achieved through annual budgeting cycles, interlocal agreements and other measures identified in ***Plan 2015*** to implement this CFP.~~

~~County-wide Planning Policies~~

~~The Yakima County-wide Planning Policies recognize the need to promote orderly development, with the appropriate urban services provided. The following County-wide policies apply to capital facilities issues:~~

~~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. (A.3.1.)~~

~~Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. [RCW 36.70A. 110 (3)] (B.3.1.)~~

~~Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)~~

~~The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [RCW 36.70A.070 (3) (c) (d)]. These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)~~

~~New urban development should utilize available/planned urban services. [RCW 36.70A.110(3)] (B.3.5.)~~

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~~Formation of new utility special purpose districts should be discouraged within designated urban growth areas. (B.3.6.)~~

~~From the local inventory, analysis and collaborations with state agencies and utility providers, a list of county-wide and state-wide public capital facilities needed to serve the Yakima County region will be developed. These include but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)~~

~~Some public facilities may be more appropriately located outside of urban growth areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond urban growth areas should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)~~

~~The multiple use of corridors for major utilities, trails and transportation right-of-way is encouraged. (C.3.6.)~~

~~The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. [RCW 56.08.020, RCW 57.16.010] (F.3.1.)~~

~~The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)~~

~~Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area. (F.3.3.)~~

~~Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components. (F.3.5.)~~

~~The County and the cities will work with special purpose districts, adjacent counties, state tribal and federal governments to formalize coordination and involvements in activities of mutual interest. (I.2.)~~

~~Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)~~

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E. ENVIRONMENTAL ANALYSIS

The CONCERNS identified in the Major Issues section of the Capital Facilities Element have been placed into the following matrix, Table XII-56. Tis table evaluates these issues against the four land use alternatives detailed in Chapter III, Environmental Analysis. The adverse environmental impacts are briefly discussed. The Capital Facilities Goals and Policies will provide the chief means of mitigating growth.

Table XII-56 Environmental Matrix: Capital Facilities

Major Issues	Significant Impacts			
	Alternative A	Alternative B	Alternative C	Alternative D
Mitigation of Development Impacts	Mitigation of development impacts will continue on a case-by-case basis, primarily under SEPA.	The analysis of development impacts of anticipated growth consistent with the County's comprehensive plan will determine mitigation requirements for future development.		
Infrastructure Cost Recovery	Cities and the County will continue to approach this problem on a case-by-case basis as annexations occur.	The coordination of infrastructure improvements between cities and the County will make it easier to determine methods of infrastructure cost recovery.		
Siting of Essential Public Facilities	No significant adverse impact.			
Service Agreements	The random pattern of development under existing zoning will make service agreements difficult.	Growth in anticipated areas will be managed by service agreements between districts, cities, and the County.		
Focused Public Investment	Infrastructure will be constructed on an as-needed basis as development occurs.	Focused public investment corridors will concentrate infrastructure improvements within these areas so that the land is "fully served" upon development.		Focused public investment more likely with this alternative's emphasis on regional services and community systems. Policies creating public investment corridors will improve service efficiency of public utilities.
Level of Service Measures	No significant adverse impact.			
Level of Service in Urban and Rural Areas	Urban levels of service may be found within rural lands as the market demands.	The level of service in rural lands will be consistent with the level of development in the different types of designated rural	Urban levels of service will be found within urban areas while rural levels of service will be found within all rural lands.	Same as B, except that Policies governing the type and level of service for each type of land designation are more clearly distinguished in this alternative.

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		~~lands.~~		
~~Regional Infrastructure and Service Delivery~~	~~The random pattern of development under existing zoning will regional coordination difficult.~~	~~The ability to anticipate growth in designated areas throughout the county will make it easier to coordinate and provide public facilities and services on a regional basis.~~		~~Alternative D provides a clear commitment to support equitable delivery of urban services within the UGAs. Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services.~~

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CHAPTER 7. HOUSING ELEMENT

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing language is in black text, blue underlined is new, red strikethrough is deleted, and green text is language moved to or from a different section.

7.1 INTRODUCTION~~/PURPOSE~~

~~**Purpose of the Element**~~

Housing is one of the most important components ~~in~~ of our lives and our communities and it is the single largest purchase made by most households. As an industry, it is a major partner in the economic life of the community both as a consumer of goods and services and as a producer of houses, jobs, and income. The demand for housing is dependent on a number of factors, such as population increases or decreases, or median household incomes changes. As population growth occurs within Yakima County, there will be an increasing need for more housing that is affordable and desirable.

This housing element is intended to guide the location and type of housing that will be built over the next twenty years. The Housing Element serves two purposes. The first is to identify the housing needs of all people living in Yakima County. The second is to promote housing policies that will lead to affordable, safe housing options for all County residents over the next 20 years. Residential growth within the County is intended to occur within Urban Growth Areas (UGAs) first, followed by development in rural areas. Yakima County should develop policies that will encourage the development of new housing within the UGAs, Rural Settlements, and Rural Areas. Such development should be compatible with the unique character of the County, and should provide for the revitalization of existing service areas as well as for adequate open space.

Since many factors influence affordability, it is inevitable that housing affordability policies will be affected by policies adopted in other ***Horizon 2040*** elements such as transportation, economic development, capital facilities, utilities, natural settings, and land use. In turn, housing policies could directly impact some policies of other elements. The ~~Demographics~~Introduction Element also contains some of the basic statistical foundations for housing issues faced by Yakima County.

~~Earlier comprehensive plans discussed housing primarily in light of its land use implications. ***Horizon 2040*** 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~~

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~~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, and the Visioning "check in". During the ***Plan 2015*** process, housing ~~These~~ policies were developed through ~~an~~ extensive public participation ~~process and~~to provide long-term guidance for Yakima County in developing the Housing Element ~~for ***Plan 2015***~~. This work, including the Visioning "check in", has been carried forward in ***Horizon 2040***. These goals are included within insets throughout the Element.

7.1.1 Growth Management Act Requirements

The Growth Management Act ~~of 1990 as amended,~~ (RCW 36.70A.070) ~~, and GMA Procedural Criteria for Adopting Comprehensive Plans (WAC 365-195-310)~~ requires a housing element that ensures the "vitality and character of established residential neighborhoods" ~~that 20-year County comprehensive plans include a housing element~~ that:

- ~~Integrates relevant county-wide policies;~~
- ~~Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;~~
- Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- Includes a statement of goals, policies, ~~and~~ objectives, and mandatory provisions ~~–~~for the preservation, improvement, and development of housing, including single-family residences;
- Identifies sufficient land for housing ~~(refer to Land Use Element)~~, including, but not limited to, government assisted housing, housing for low income families, manufactured housing, multi-family housing, and group homes~~,~~ and foster care facilities; and
- Makes adequate provisions for existing and projected needs of all economic segments of the community.

RCW 36.70A.020 adopts goals to guide the development and adoption of comprehensive plans and development regulations. The following are those goals that apply to the Housing element:

Goal 4 – 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.

Goal 6 – 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.

7.1.2 County Wide Planning Policy

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The County-wide Planning Policy (CWPP) represents a composite framework of policies intended to balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act (GMA). The following CW~~ounty-wide~~ P~~lanning~~ P~~olicie~~s address the need for affordable and diverse housing for all economic segments of the population:

E.3. Affordable Housing Policy statements

E.3.1. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty-year population and employment forecasts to determine short and long range affordable housing needs. [RCW 36.70A.070(2)]

E.3.2. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs.

E.3.3. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

- Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
- Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;
- Promote housing design and siting compatible with surrounding neighborhoods;
- Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and,
- Consider public and private transportation requirements for new and redeveloped housing.

E.3.4. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs.

E.3.5. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment.

E.3.6. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior.

E.3.7. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and “self-help” housing.

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E.3.8. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)]

E.3.9. Innovative strategies that provide incentives for the development of affordable housing should be explored.

E.3.10. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons.

The policies within the County-wide Planning Policy regarding affordable housing will, like the planning documents they are intended to guide, evolve over time.

7.1.3 Organization of the Element

The Housing Element consists of three sections: Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives and Policies. Existing Conditions includes housing data and summarizes existing conditions and information in Yakima County. It focuses on inventory data which support the policy orientation of growth management. The Analysis of Assets, Needs and Opportunities highlights demographic trends, compares existing housing supply with projected future demand, and examines the ability of the market to provide housing for various income levels. It includes a discussion of special needs housing and the entities most likely to develop housing for special need populations, including farmworker housing. The third section presents a comprehensive set of goals, objectives and policies to guide the implementation of ~~***Plan***~~ ***Horizon 20~~15~~40***. ~~A fourth section comments on the four land use alternatives and identifies how each of the alternatives impact housing development and affordability in an environmental matrix found in Volume 1, Chapter III, Environmental Analysis.~~

7.2 MAJOR CONSIDERATIONS

7.2.1 Affordable Housing

Lack of adequate and affordable housing can lead to significant problems throughout Yakima County, especially for low income families and individuals. ~~Housing is becoming less affordable to more Yakima County residents.~~ The housing affordability problem ~~is particularly severe among~~can also impact the farmworker population, which can have a large seasonal population in need of temporary housing, and the special needs population~~, and the Hispanic population which includes many farmworkers and their families.~~ Federal housing authorities have suggested that 30% of a household's income is the threshold under which housing is considered affordable. This 30% of income standard says that non-housing needs, i.e. costs for basic necessities such as clothing, food, and other non-housing monthly bills that do not include rent, mortgage, property taxes, and the like, can be met with 70% of a household's annual income. It also suggests that when housing costs are at or less than 30% of a household's income, the household's ability to save for future needs or emergencies becomes easier. When costs become larger than 30% however, saving is significantly reduced or eliminated, and meeting basic needs with the left-over income becomes more difficult. The risk of foreclosure also becomes higher. ~~The federal government and most lenders consider affordable owner-occupied housing as housing that can be obtained for 30 percent of monthly gross income.~~ Most often, the 30 percent of household income is also considered the

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affordability threshold for rental housing.~~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 must 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.~~
By working to encourage the availability of affordable housing for all segments of the population, the community can address the fundamental human and community need of providing shelter. Addressing housing needs countywide requires a regional approach that involves all levels of government, including federal, state and local, and private sector partnerships. Each community has a responsibility to provide affordable housing throughout Yakima County.

~~**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.~~

7.2.2~~.~~ Farmworker Housing

Yakima County has a shortage of ~~30,000~~ housing units for its farmworker population~~ (Larson and Colleagues, 1995)~~. This housing shortage is not a new condition, and it can grow ~~but it has grown~~ to crisis proportions~~ in recent years~~. The shortage can ~~has~~ lead to overcrowding, which leads to premature deterioration of existing housing and neighborhoods. This deterioration effectively reduces the number of housing units available for low income families, including large numbers of farmworkers. Overcrowding and blighting also erodes neighborhood vitality. In rural areas with inadequate water and sewer systems, overcrowding can result~~s~~ in health problems and environmental pollution. In the past, squatter developments and poorly regulated camps have resulted in outbreaks of disease. ~~Other known~~ C~~c~~onsequences of overcrowding can become evident in social problems such as poor school performance, alcoholism, ~~deviant behavior patterns and~~ family break ups, and a decline in~~.~~ ~~Neighborhood integrity, the~~ tax base and community social systems~~ decline with overcrowding~~.
The lack of affordable housing may also hurt the local agricultural industry by pushing farmworkers to neighboring agricultural counties that offer better affordable housing options. Ensuring an adequate supply of farmworker housing is essential to the County's agricultural economy. ~~Nearby Okanogan County, for instance, has 2,797 designated farmworker housing units compared to Yakima County's 944. The estimated number of workers in Okanogan County is 9,549 compared to 58,000 in Yakima.~~

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County housing policies must actively address the farmworker housing shortage. ~~RCW 70.114A and 70.54, passed by the 1995 state legislature, should also help. This bill focuses on temporary worker housing, thus making it easier to provide seasonal housing. Although this law will release some pressure on seasonal housing needs, the affordable housing problem still looms large for permanent, settled out farmworkers.~~ An appropriate role for the County would be to facilitate opportunities for affordable housing, both seasonal and permanent. Building partnerships with non-profit groups, private financial lenders, and securing funds and technical assistance from the local, state, and federal government ~~DCTED's Housing Resource Team~~ are positive steps toward providing affordable housing.

Inset 1. Horizon 2040 Visioning Goals

Housing

1. ~~1.~~ **Affordable Housing**
   - A. Provide for flexibility in zoning, while preventing incompatible uses and development.
   - B. Support and encourage financing opportunities.
   - C. Promote infill housing that is compatible with nearby housing, different housing densities and economically diverse housing options.
   - D. Promote temporary farmworker housing.
   - E. Promote housing counseling.
   - F. Support and encourage an increase in the number of affordable housing units.
   - G. Promote innovative building practices.
   - H. Provide safe, sanitary and affordable housing for everyone.
   - I. Create a mix of types of housing and land uses that supports a diverse socioeconomic community.
   - J. Provide infrastructure to accommodate residential growth.
   - K. Preserve neighborhood integrity through appropriate land use guidelines.
   - L. Encourage resourceful and fair housing financing by lenders.
   - M. Housing development should be encouraged in urban areas where services are readily available.
   - N. Limit new housing in agricultural lands.

7.2.3 Housing ~~(~~Type & Mix~~)~~

Yakima County's ~~9.5 percent net~~continued population increase ~~between 1980-90~~ poses a challenge in regards to providing adequate and affordable housing.~~, and~~ The population forecasts by the cities, the County and the State's Office of Financial Management (OFM) anticipate additional growth over the coming decades (see ~~Demographics~~ Introduction Element). ~~Much of the new growth is among the Hispanic segment of the population which grew almost 78 percent during these same ten years. 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.~~ The Comprehensive Plan should adequately address the variety of housing needs (single-family, multi-family, manufactured homes, etc.) that will be necessary for the population increase, at all income levels.

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The 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 the changing needs of the housing continuum. 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 must support codes, ordinances, and site plans that encourage development of special needs housing, and public/private investment in these projects.

~~**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.~~

7.2.4 ~~High Income~~ Housing Compatibility with Resource Lands ~~(Location & Density)~~

Conflicts invariably arise as more residential uses, related to and/or unrelated to ~~large lot, costly homes unrelated to~~the resource use are sited within and adjacent to agricultural, forest and mineral resource lands. Noise, dust, spraying and other incompatible use issues emerge as new, existing, and expanded residents ~~not involved in the economic use of the land~~ move closer to farms, commercial forests and mining operations~~es~~. Yakima County can address this problem by encouraging ~~site plan requirements,~~ use of landscaping as a buffer, special setbacks, and other means to separate resource from non-resource, or residential, uses. The County recognizes that on designated ~~"~~resource lands of long term significance~~"~~, it is the economic resource, not the ~~houses~~residential use~~,~~ that has~~ve~~ primary importance.

~~Residential development through density requirements (dwelling units/acre) in natural resource areas as a way to protect the use of resource lands from incompatible residential uses.~~

7.2.5 Housing Density (Rural & Urban Growth Area)

Most of the cities within Yakima County are planning for phased growth. Phased growth means that development will occur in stages, with the first phase occurring within designated Urban Growth Areas (UGAs) that are already served by public water and/or sewer. The second phase of growth will occur in the outlying areas of the designated UGAs where services do not presently exist but are eventually planned. As part of phased growth development, housing density in the UGAs would be higher than those in the rural areas, and would be reflected through policies that support infill development, higher density zoning, and smaller lot sizes. Higher densities in the UGA are used to encourage development that is more suited to these areas due to the infrastructure that would be available.

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Rural area housing densities are lower than UGA densities. There are four subcategories of rural lands: Rural ~~s~~Self-~~s~~Sufficient, ~~r~~Rural ~~s~~Settlement, ~~r~~Remote ~~r~~Rural, and Rural ~~t~~Transitional. Although densities vary by category, the transitional areas will have the most support for higher density. Density in the transitional areas will increase over time by cluster development and infill policies until such point where these areas can be served by local public services and facilities.

~~Housing Financing~~

~~Nonprofit and private finance sectors, as well as the County, play an important role in housing finance. A healthy and complete housing finance system joins all three sectors in a manner that most appropriately reflects public purpose, capital requirements, costs, interest rates and other influences on the financial markets. Yakima County housing policies should encourage partnerships among all three of these sectors, and should offer itself as a candidate for leveraging state and federal housing funds when it is beneficial to do so.~~

~~At the local level, Yakima County could strengthen its alliance with Habitat for Humanity and the Office of Rural and Farmworker Housing (a government agency located in Yakima). At the state level, the County could strengthen ties with the Housing Finance Unit (HFU) of the Department of Community, Trade and Economic Development. The HFU administers funds for several state and federal housing programs. Also, on the state level, is the Washington Housing Finance Commission which administers funds for a number of housing programs aimed at low-income households, special need populations, and first-time home buyers.~~

7.2.6 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.

At the local level, Yakima County could strengthen its alliance with Habitat for Humanity and the Office of Rural and Farmworker Housing, which is ~~(a government agency located in Yakima~~a private, statewide

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nonprofit corporation that develops and helps preserve housing for farmworkers and other rural residents of Washington State~~)~~. At the state level, the County could strengthen ties with the Housing Trust Fund ~~Finance Unit (HFU) of~~with the ~~Department of Community, Trade and Economic Development~~Washington State Department of Commerce. The Housing~~FU~~ Trust Fund makes funds available for affordable housing projects through a competitive application process.~~administers funds for several state and federal housing programs.~~ Also, on the state level, is the Washington Housing Finance Commission which administers funds for a number of housing programs aimed at low-income households, special need populations, and first-time home buyers.

Inset 2. Horizon 2040 Visioning Goals

Housing

2. Housing Diversity and Integration of Neighborhoods:

A. Promote financing partnerships.

B. Create a mix of types of housing and land uses that supports a diverse socioeconomic community.

7.2.7 ~~Mobile Homes (Safety)~~ Manufactured/Mobile Housing

Mobile homes are defined as a factory-built dwelling built prior to June 15, 1976, to standards other than the Department of Housing and Urban Development (HUD) Manufactured housing Code, and acceptable under applicable state codes in effect at the time of construction or the introduction of the home into the state.~~as 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.~~ Manufactured housing means a factory assembled single-family dwelling as also defined by WAC 296-150M and built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act.~~units, by contrast, are more durable and less mobile in nature, and are constructed after June 15, 1976 in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing.~~ Manufactured or mobile homes should be considered in the Housing Element because manufactured homes are a viable, affordable housing option that should be available as part of the diversity in housing type.

~~Deteriorating conditions plague aging mobile homes, which are often occupied by low-income owners and renters. Health and safety hazards include neglected gas and electricity hook-ups, faulty plumbing, and inadequate weatherization. State housing funds cannot be used to rehabilitate mobile homes built before June 15, 1976. Furthermore, relocation of mobile home occupants is difficult when the County has very little affordable housing to offer as a substitute.~~

7.2.8 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~~

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character of the neighborhood and services available to the neighborhood. The rehabilitation of existing housing stock is essential to maintaining valuable housing stock, especially in existing neighborhoods. Encouraging infill development, which is the development of vacant or under-used parcels within an existing urban area that is already developed, is another way to support the preservation and rehabilitation of existing neighborhoods. Infill development should reflect a visual and service character compatible with existing development. ~~***Plan 2015***~~***Horizon 2040*** housing policies encourage new development in previously undeveloped areas that fulfill visual and service character. Maintaining existing housing stock and infill in existing neighborhoods is important not only to maintain existing neighborhoods and housing stock, but also because it helps maintain affordable housing stock.

~~***Minority Populations***~~

~~*Yakima County's population increased from 188,823 persons to 222,581 persons between 1990 and 2000, a net increase of 33,758 persons or 17.9 percent. During the same period the Hispanic segment of the population increased from 45,114 to 79,905, a net increase of 34,791 persons or almost 78 percent. The increase in Hispanic population changed the percent of Hispanics to the total population from 24 percent in 1990 to 36 percent in 2000.*~~

~~*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.~~

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Horizon 2040 Visioning Goals

Inset 3.

Housing

3. Neighborhood Conservation:

A. Stabilize viable neighborhoods.
B. Encourage the preservation and conservation of existing housing stock.
C. Protect the positive elements in existing neighborhoods through zoning ordinances.
~~A.~~D. Prioritize code enforcement in all neighborhoods.

4. Neighborhood Safety, Security, and Activities:

A. Support community based police forces.
B. Support comprehensive fire and emergency medical services.
C. Plan public and private streets with sensitivity to future growth and ensure inclusion of bike lanes and sidewalks where appropriate.
D. Support recreation activities and community centers where appropriate.
E. Ensure new housing developments include parks, trails, sidewalks, and trees where appropriate.

7.2.9 Special Needs Populations

There are groups of the population requiring special housing accommodations. Special accommodations include group housing with a shared living space, or accessible housing for people with disabilities. Special needs populations include homeless, single parents, physically or mentally disabled, and other individuals or groups as designated by HUD. A special needs housing project is housing that is specifically targeted to provide shelter and appropriate supportive services for those with special needs.

~~EXISTING CONDITIONS~~

7.3 EXISTING CONDITIONS

The County's future need for housing is closely related to the projected population growth over the next twenty years. Other considerations, such as amount of existing available housing, will also factor in to the housing needs of the County. The housing needs of Yakima County can be discussed in terms of available housing stock (occupied, vacant), housing ~~and~~ tenure (renter or owners); income groups (very low, low and moderate); household types (single-family, multi-family, or manufactured homes)~~(elderly, nonfamily, first-home buyers)~~ and special needs populations (homeless, single parents, elderly, physically disabled, migrant workers, etc.). This section of the element will discuss each of these needs and their impact on housing.

7.3.1 Population

The projected population increase for Yakima County has a direct impact on the housing needs. Over the next twenty years, the entire County is expected to grow to at least 318,494~~236,484~~ persons, which is an increase of 75,263 people from the 2010 census. Table 7.3.1-1 shows the projected population growth out to the year 2040 for the County, both unincorporated and incorporated areas, and each of the cities.

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Table 7.3-1 Yakima County Twenty-year Population Projections and Allocations						
	2015	2020	2025	2030	2035	2040
Yakima County*	256,341	269,347	282,057	294,445	306,636	318,494
Unincorporated Total	91,460	97,047	102,478	107,784	112,997	117,983
Incorporated Total	164,881	172,300	179,579	186,661	193,659	200,511
Grandview	11,269	11,762	12,239	12,695	13,137	13,558
Granger	3,561	3,905	4,269	4,652	5,057	5,484
Harrah	650	677	703	727	751	773
Mabton	2,325	2,401	2,471	2,535	2,595	2,649
Moxee	3,831	4,430	5,108	5,871	6,733	7,701
Naches	830	881	931	982	1,033	1,084
Selah	7,489	7,965	8,445	8,926	9,412	9,899
Sunnyside	16,365	17,030	17,668	18,271	18,850	19,397
Tieton	1,272	1,357	1,443	1,529	1,617	1,706
Toppenish	9,004	9,241	9,454	9,642	9,810	9,955
Union Gap	6,185	6,404	6,611	6,803	6,984	7,151
Wapato	5,073	5,232	5,380	5,514	5,638	5,750
Yakima	93,825	97,493	100,993	104,288	107,433	110,387
Zillah	3,202	3,523	3,864	4,226	4,610	5,016

Source: Office of Financial Management (OFM)* and Yakima County Planning.

7.3.2 Housing Inventory

In Table 7.3.2-2 the total number of housing units for Yakima County from 1980 to 2010 are listed. These U.S. Census numbers represent housing unit totals for each city individually, the total incorporated and unincorporated areas, and the County as a whole. ~~In~~ As of 2010, roughly 65% of the total housing units in the County ~~-~~were located in the incorporated areas ~~of Yakima County~~, with 35% in the unincorporated areas. Since 1980 ~~Over the past 20 years~~, household growth in incorporated areas has increased 55% ~~most 71.7 percent)~~.

TABLE 7.3-2 Housing Units in Yakima County, 1980-2010				
Jurisdiction/Area	1980	1990	2000	2010
Total Yakima	66,851	70,852	79,174	85,474
Unincorporated	31,112	30,703	32,518	29,982
Incorporated	35,739	40,149	46,656	55,492
Grandview	2,107	2,420	2,581	3,136
Granger	621	595	609	813
Harrah	119	130	179	183
Mabton	384	396	463	548
Moxee	250	305	307	1,032
Naches	270	282	279	346
Selah	1,667	1,930	2,408	2,759
Sunnyside	3,302	3,576	4,070	4,556
Tieton	234	282	363	385
Toppenish	2,235	2,254	2,440	2,334

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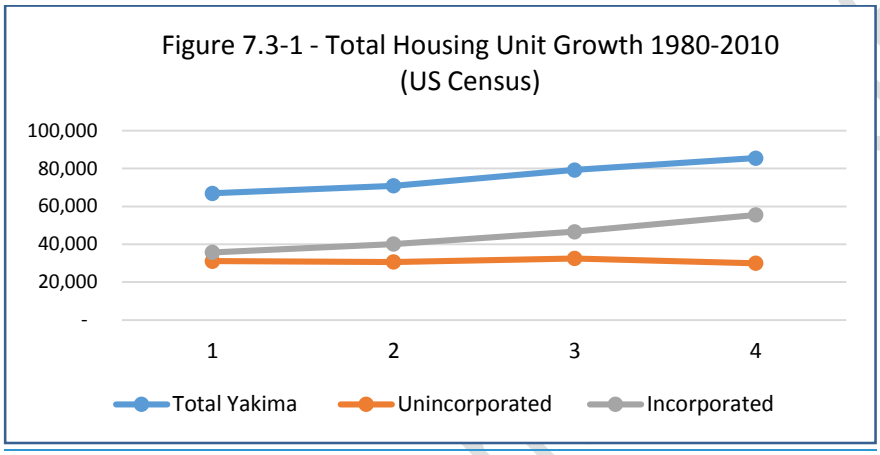
Union Gap	1,335	1,347	2,210	2,173
Wapato	1,193	1,204	1,267	1,293
Yakima	21,372	24,699	28,643	34,829
Zillah	650	729	837	1,105

Source: U.S. Bureau of Census

In Figure 7.3-1 below, the graph shows a reduction in total unincorporated housing units. This reduction is not due to a loss in housing units, but more a result of annexations by cities in early to mid-2000s.



~~**Figure 7. 1 The total number of housing units in the unincorporated and incorporated areas. Source: U.S. Census.**~~

7.3.3 Persons Per Household

A "household" includes all of the people who occupy a housing unit. All of the various relationship types contribute to the formation of households, both family and nonfamily households. Who lives in a household has important consequences for economic resources available to housing units and for access to everyday social support systems such as care for young children or older parents. In Table 7.3-3 below, the number of persons per household for Yakima County from 1980 through 2010 is listed. The table shows a gradual increase in the number of persons per household in the County over the decades. The 2010 U.S. Census has Yakima County at 2.97 persons per household, which has outpaced the State of Washington's 2.55.

Table 7.3-3 Persons per Household, 1980-2010

Year	Persons Per Households	
	Yakima County	Washington State
1980	2.77	2.61
1990	2.80	2.53
2000	2.96	2.53
2010	2.97	2.55

Source: U.S. Bureau of the Census 1980-2010.

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7.3.4 Projected Housing Needs

The 2040 projected population for Yakima County is 318,494 people, which is a projected increase of 75,263 people from the 2010 census. By dividing the projected increase in population of 75,263 from the 2010 person per household number of 2.97, Yakima County would need roughly 25,341 additional housing units by the year 2040 to accommodate the population increase (see Table 7.3-4).

~~Using the 2.97 persons per household (Table 7.2, 2010 U.S. Census Data)projected number of persons per household in 2015 of 2.8, and the projected population (318,494), this means the County will require need at leastapproximately 107,23784,459 additional householdsing units by 2040 (Ta (Table 7.1)Table VII-3 for other population and housing units projections. The 19902010 Census counted 70,85285,474 housing units (Table 7.6XXX) in Yakima County, indicating a need for an additional 13,60721,763 housing units between 1990 and 2015to meet the projected population growth.~~ The issue facing local governments is where to direct this growth given environmental constraints and the costs of providing public services, and how to ensure that a range of housing types and prices are available.

Table 7.3-4 Number Additional Housing Units Needed In Yakima County

Projected 2040 Population	Projected Population Increase From 2010 to 2040	Persons Per Household	Number of Additional Housing Units Needed
318,494	75,263	2.97	25,341

Source: U.S. Bureau of the Census.

7.3.~~2~~5 ~~Households and~~ Household Tenure

The number and types of households in a community can partially indicate the housing needs of that community. A household includes all people living in one housing unit, whether or not they are related. A single person renting an apartment is a household, as is a family living in a single-family house.

~~Table 7.3VIII-1 p provides historic information on the numbers of householdshousing units in Yakima County and each of its cities.~~ Table 7.3.5-1~~4~~ identifies the occupancy status and tenure of housing units. Occupancy status is the percentage of owner-occupied housing units to all occupied units and housing tenure identifies a basic feature of the housing inventory: whether a unit is owner occupied or renter occupied. Out of the 85,474 housing units in the County in 2010, 94% (80,592) were owner- or renter-occupied, while 6 % of the housing units were vacant (4,882). The vacancy rate for housing units located within incorporated limits of the cities was 5% in 2010. In the unincorporated areas, a total of 7% of all housing units were vacant in 2010. ~~Over the past 20 years, most of the household growth (71.7 percent) occurred in incorporated cities.~~

~~For the past 20 years, it is safe to say that~~ In 2010, approximately ~~roughly~~ 6~~3~~0% percent of Yakima~~'~~'s County's occupied housing ~~has been~~ was owner-~~-~~occupied, while ~~about one-third has been occupied~~37% was rental housing. The percentage of owner-occupied housing units has decreased since 1980 by 3%, increasing the renter-occupied housing by 3%. ~~Growth in total housing units did not keep pace with the growth in the number of households and reduced the vacancy rate. There were 4,833 households created between 1980 and 1990 but only a net gain of 4,001 housing units. Most housing units in Yakima County are single-family (see Table VIII-5). In 1990, almost 70 percent of all units were single-family. Multiple~~

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dwellings represented 15.8 percent of all housing units. Manufactured units had the most dramatic increase (66.9 percent) of all housing types, capturing almost 8 percent of the housing market. Recent data from the Washington Association of Manufactured Housing reveals that in 1994, 56.6 percent of the building permits granted in the County were for manufactured homes. Table VIII-6 illustrates the amount of housing units necessary for the 20-year planning horizon. These figures are based on the County's preferred population forecast. It does not amend the existing percentages of housing types between 1995 and 2015.

Table VIII-4 above provides a summary of housing units available in Yakima County. The greatest change has been in the number of housing units, with a 34.8 percent increase between 1970 and 1980. Between 1980 and 1990 the greatest growth was in renter households, a 17.9 percent increase compared to owner households, a 2.47 percent increase. Of the total number of housing units in 1990, 93.1 percent were occupied, predominately by homeowners (58.8 percent), and 34.3 percent were occupied rentals.

Table VIII-1 Household Units in Yakima County, 1970-1990

	1970	1980	% Change 1970-80	1990	% Change 1980-1990
Total Yakima County	49,589	66,851	34%	70,852	6.0%
Unincorporated	27,213	31,112	14%	32,436	4.3%
Incorporated	22,376	35,739	5.9%	38,416	7.5%
Naches	N/A	270	N|A	282	4.4%
Tieton	N/A	234	N/A	282	20.5%
Selah	1,064	1,667	56%	,930	5.8%
Yakima	6,475	21,372	29%	24,699	15.6%
Union Gap	966	1,335	38%	1,347	.9%
Moxee	177	250	41%	305	22.0%
Wapato	N/A	1,193	N/A	1,204	.9%
Harrah	N/A	119	N/A	130	17.6%
Zillah	N/A	650	N/A	729	12.2%
Toppenish	1,835	2,235	21%	2,254	.9%
Granger	453	621	37%	595	-4.2%
Sunnyside	2,181	3,302	51%	3,576	8.3%
Grandview	1,199	2,107	75%	2,420	14.9%
Mabton	N/A	384	N/A	396	3.1%

Source: University of Washington, Housing Data Book #1, December 1991
U.S. Bureau of the Census

Table VIII-2 Persons per Household in Yakima County, 1970-1990

Year	Persons Per Households
1970	3.07
1980	2.77
1990	2.80
2015 (projected)	2.80

Source: U.S. Bureau of the Census 1970,1980,1990.

Table VIII-3 identifies the 20-year population forecasts provided by the Office of Financial Management and the County's preferred base range. The preferred forecast has been separated into the various land

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~~base categories. Using these population projections, the County has estimated the number of total household units necessary to meet expected demand.~~

~~Past and present trends in the housing stock are the starting point for considering housing supply issues. The housing stock in the County is the total of all occupied and vacant units.~~

~~Housing units by tenure, that is, the form of occupancy (renter-occupied, owner-occupied, or vacant) is depicted in Table VIII-4.~~

~~Table VIII-3 Yakima County Population Forecasts~~

~~Population Forecast Ranges~~	~~2000~~	~~2001~~	~~2005~~	~~2010~~	~~2015~~
~~Yakima Base~~	~~208,680~~	~~210,413~~	~~217,510~~	~~226,770~~	~~236,484~~
~~Household Units~~	~~74,528~~	~~75,147~~	~~77,682~~	~~80,989~~	~~84,459~~
~~Urban~~					
~~— Cities~~	~~112,696~~	~~113,806~~	~~118,251~~	~~123,806~~	~~129,361~~
~~— Unincorporated Urban~~	~~37,509~~	~~37,898~~	~~39,610~~	~~42,119~~	~~45,058~~
~~— Total UGA~~	~~150,205~~	~~151,704~~	~~157,861~~	~~165,925~~	~~174,419~~
~~— UGA +25%~~	~~187,756~~	~~189,631~~	~~197,327~~	~~207,407~~	~~218,024~~
~~Rural~~					
~~— Y.C. Low~~	~~58,475~~	~~58,708~~	~~59,648~~	~~60,845~~	~~62,065~~
~~— Y.C. High~~	~~70,171~~	~~70,450~~	~~71,578~~	~~73,014~~	~~74,479~~
~~OFM Low~~	~~212,328~~	~~n/a~~	~~220,687~~	~~228,579~~	~~239,937~~
~~Household Units~~	~~75,831~~	~~n/a~~	~~78,816~~	~~81,635~~	~~85,691~~
~~OFM Middle~~	~~215,637~~	~~n/a~~	~~227,623~~	~~239,435~~	~~255,253~~
~~Household Units~~	~~77,013~~	~~n/a~~	~~81,293~~	~~85,512~~	~~91,161~~
~~Yakima High~~	~~250,416~~	~~252,495~~	~~261,012~~	~~272,124~~	~~283,781~~
~~Household Units~~	~~89,434~~	~~90,176~~	~~93,218~~	~~97,187~~	~~101,350~~

~~Source: Population Forecasts & Assumptions, Bucher, Willis & Ratliff, May 1995.~~

~~Table VIII-4 Yakima County Housing Units by Tenure, 1970-1990~~

~~Tenure~~	~~1970~~	~~% of Total~~	~~% Change 1970-1980~~	~~1980~~	~~% of Total~~	~~% Change 1980-1990~~	~~1990~~	~~% of Total~~
~~TOTAL UNITS~~	~~49,589~~	~~100.0~~	~~34.81%~~	~~66,851~~	~~100.0~~	~~5.98%~~	~~70,852~~	~~100.0~~
~~Occupied~~	~~46,482~~	~~93.7~~	~~31.96%~~	~~61,341~~	~~91.8~~	~~7.57%~~	~~65,985~~	~~93.1~~
~~Owner~~	~~31,130~~	~~62.8~~	~~30.65%~~	~~40,674~~	~~60.8~~	~~2.47%~~	~~41,682~~	~~58.8~~
~~Renter~~	~~15,352~~	~~31.0~~	~~34.62%~~	~~20,667~~	~~30.9~~	~~17.59%~~	~~24,303~~	~~34.3~~
~~Vacant Units~~	~~N/A~~	~~N/A~~	~~N/A~~	~~5,510~~	~~8.2~~	~~-11.66%~~	~~4,867~~	~~6.8~~

Table 7.3-5 Yakima County Housing Units by Occupancy Status and Tenure, 1980-2010

OCCUPANCY STATUS	1980	1990	2000	2010
Total Housing Units	66,851	70,852	79,174	85,474
Occupied Units	61,341	65,985	73,993	80,592
Vacant Housing Units	5,510	4,867	5,181	4,882
TENURE				
Owner-occupied housing	40,674	41,682	47,670	50,944
Renter-occupied housing	20,667	24,303	26,323	29,648
Source: U.S. Bureau of Census				

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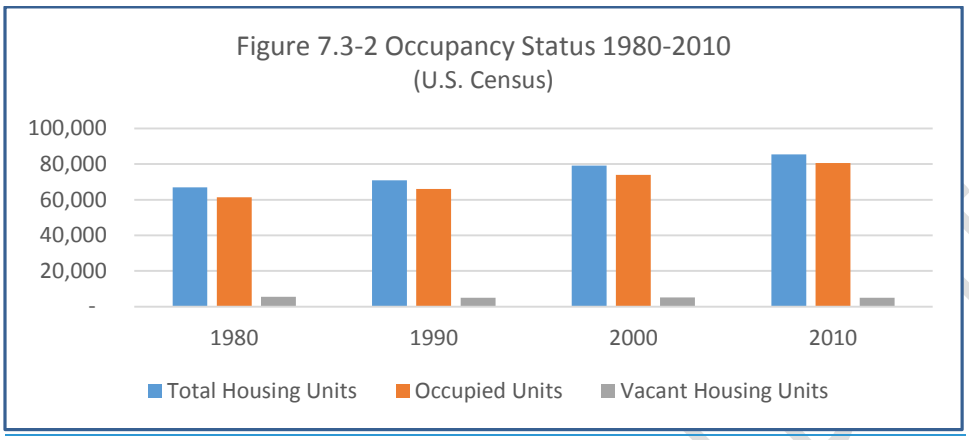
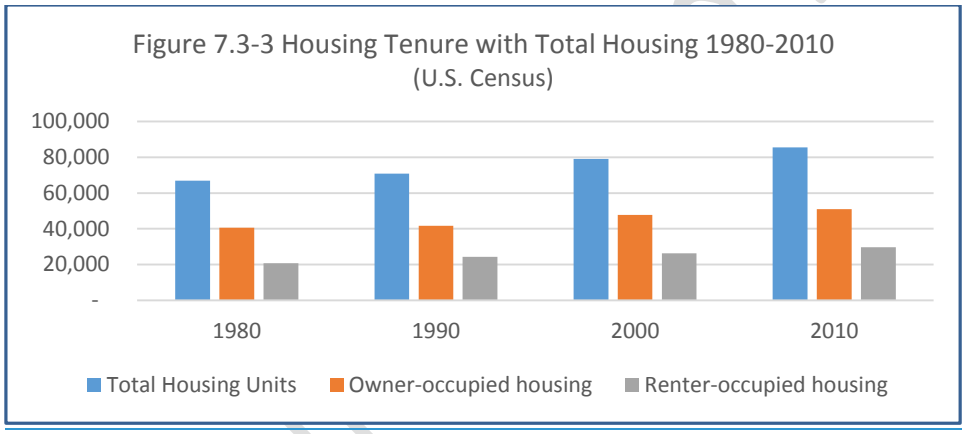
Between 1980 and 2010 both the occupancy status and tenure for housing in Yakima County have remained relatively consistent from decade to decade (see Figures 7.3-2 and 7.3-3 below).





~~Source: U.S. Bureau of the Census 1970, 1980, 1990.~~
~~University of Washington Data Book Volume 1.~~

~~Table 7.4 Yakima County Housing Units by Occupancy Status and Tenure, 1980-2010~~				
	~~1980~~	~~1990~~	~~2000~~	~~2010~~
~~**OCCUPANCY STATUS**~~				
~~**Total Housing Units**~~	~~66,851~~	~~70,852~~	~~79,174~~	~~85,474~~
~~**Occupied Units**~~	~~61,341~~	~~65,985~~	~~73,993~~	~~80,592~~
~~**Vacant Housing Units**~~	~~5,510~~	~~4,867~~	~~5,181~~	~~4,882~~
~~**TENURE**~~				
~~**Owner-occupied housing**~~	~~40,674~~	~~41,682~~	~~47,670~~	~~50,944~~
~~**Renter-occupied housing**~~	~~20,667~~	~~24,303~~	~~26,323~~	~~29,648~~

~~**Source: U.S. Bureau of Census**~~

7.3.~~3~~6 Housing Type

Most of the housing in the County is comprised of three basic types: single-family (stick-built), multi-family (apartments, duplexes), and mobile/manufactured homes. Table 7.3.6~~5~~-1 shows the composition of

housing types in the County between 2010 and 2014. Historically, the housing stock within Yakima County consists predominately of single-family homes.

~~In 2014, 70% of the~~

Table 7.3-6: Housing Types in Yakima County, 2010-2014

Housing Types	2010	2011	2012	2013	2014
Single-Family Units	57,719	58,507	59,830	59,767	60,401
Multi-Family Units	15,307	15,509	15,312	15,229	15,392
Manufactured Home/ Mobile Home	11,219	10,806	10,155	10,541	10,082
Other	142	138	123	120	131
Total	**84,387**	**84,960**	**85,420**	**85,657**	**86,006**

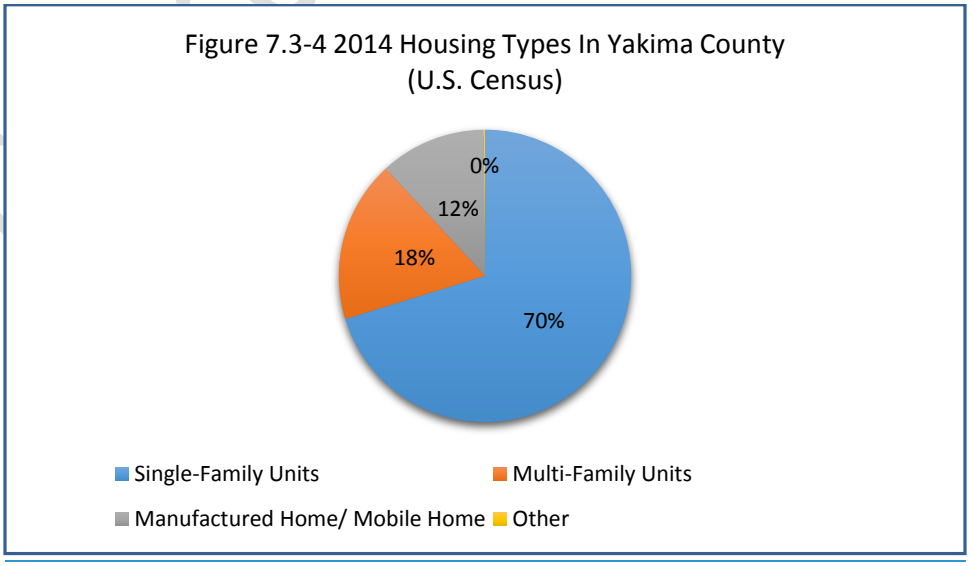
Source: U.S. Bureau of Census, American Community Survey

~~County's housing units (or 60,401) were single-family units, while 18% were multi-family units. Another 12% percent of housing units were mobile/manufactured homes.~~

~~Most housing units in Yakima County are single-family (see Table VIII-5). In 1990, almost 70 percent of all units were single-family. Multiple dwellings represented 15.8 percent of all housing units. Manufactured units had the most dramatic increase (66.9 percent) of all housing types, capturing almost 8 percent of the housing market. Recent data from the Washington Association of Manufactured Housing reveals that in 1994, 56.6 percent of the building permits granted in the County were for manufactured homes. Table VIII-6 illustrates the amount of housing units necessary for the 20-year planning horizon. These figures are based on the County's preferred population forecast. It does not amend the existing percentages of housing types between 1995 and 2015.~~

In Figure 7.3-4 below, the graph illustrates the breakdown of housing types from 2014 in Yakima County. The breakdown shows ~~In 2014,~~ 70% of the County's housing units (or 60,401) were single-family units, while 18% were multi-family units, ~~. Another~~ 12% percent ~~of housing units~~ were mobile/manufactured homes and less than 1% counted as "other".

Figure 7.3-4 2014 Housing Types In Yakima County
(U.S. Census)



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~~Figure 7. 4 The 2014 breakdown of housing types in Yakima County. Source: U.S. Census Data.~~

7.3.47 Value and Cost of Housing

The price of housing compared to household income determines the ability of Yakima County's residents to secure adequate housing. Table 7.3-7~~6VIII-7~~ compares median household incomes for Yakima County and each of its cities over a ten year span. Median income is defined as the mid-point of all of the reported incomes; that is, half the households had higher incomes and half the households had lower incomes than the mid-point. In ~~1990~~2010, the median household income was $~~23,612~~42,877.

Not surprisingly, household income often determines the type and size of housing ~~defined~~ obtained by a household. ~~When household income increases, housing consumption (size, amenities, location) increases and vice versa. Table VIII-8 shows the numbers of households in each income category for 1980 and 1990. Over the ten-year period, there was a significant increase in the number of households (13,861 in 1980 to 31,391 in 1990) in the middle and upper income group. The number of households in the very low, low, and moderate-income groups all declined during this period.~~

~~Table VIII-7 Median Household Incomes in Yakima County, 1980-1990~~

~~Jurisdiction/Area~~	~~1980~~	~~1990~~	~~Change 1980-1990~~
~~Total Yakima County~~	~~$18,664~~	~~$23,612~~	~~26.5%~~
~~Naches~~	~~N/A~~	~~$18,500~~	~~N/A~~
~~Tieton~~	~~N/A~~	~~$18,421~~	~~N/A~~
~~Selah~~	~~$15,334~~	~~$27,374~~	~~78.5%~~
~~Yakima~~	~~$13,677~~	~~$22,189~~	~~62.2%~~
~~Union Gap~~	~~$11,883~~	~~$20,639~~	~~73.6%~~
~~Moxee~~	~~N/A~~	~~$18,750~~	~~N/A~~
~~Wapato~~	~~$10,000~~	~~$17,596~~	~~75.9%~~
~~Harrah~~	~~N/A~~	~~$20,124~~	~~N/A~~
~~Zillah~~	~~N/A~~	~~$22,903~~	~~N/A~~
~~Toppenish~~	~~$12,494~~	~~$19,976~~	~~59.8%~~
~~Granger~~	~~N/A~~	~~$17,048~~	~~N/A~~
~~Sunnyside~~	~~$13,402~~	~~$20,393~~	~~52.1%~~
~~Grandview~~	~~$12,838~~	~~$20,328~~	~~58.3%~~
~~Mabton~~	~~N/A~~	~~$15,950~~	~~N/A~~

~~Source: U.S. Bureau of the Census 1980, 1990~~

Table 7.~~6~~ 3-7 Median Household Incomes in Yakima County, 1980-2010

	1980	1990	2000	2010
Total Yakima County	$ 18,664	$ 23,612	$ 34,828	$ 42,877
Grandview	$ 12,838	$ 20,328	$ 32,588	$ 35,321
Granger	N/A	$ 17,048	$ 26,250	$ 34,386
Harrah	N/A	$ 20,124	$ 36,875	$ 48,542
Mabton	N/A	$ 15,950	$ 26,650	$ 33,654
Moxee	N/A	$ 18,750	$ 32,500	$ 53,125
Naches	N/A	$ 18,500	$ 42,083	$ 44,271
Selah	$ 15,334	$ 27,374	$ 42,386	$ 52,706

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Sunnyside	$ 13,402	$ 20,393	$ 27,583	$ 34,761
Tieton	N/A	$ 18,421	$ 30,052	$ 33,026
Toppenish	$ 12,494	$ 19,976	$ 26,950	$ 28,896
Union Gap	$ 11,883	$ 20,639	$ 30,676	$ 35,067
Wapato	$ 10,000	$ 17,596	$ 25,804	$ 29,130
Yakima	$ 13,667	$ 22,189	$ 29,475	$ 39,706
Zillah	N/A	$ 22,903	$ 38,214	$ 51,199

Source: U.S. Bureau of Census, 1980, 1990, and 2000. The 2010 data is American Community Survey 5-year data (2006-2010). Tieton's 2010 data is from the 2012 American Community Survey 5-year data (2008-2012)

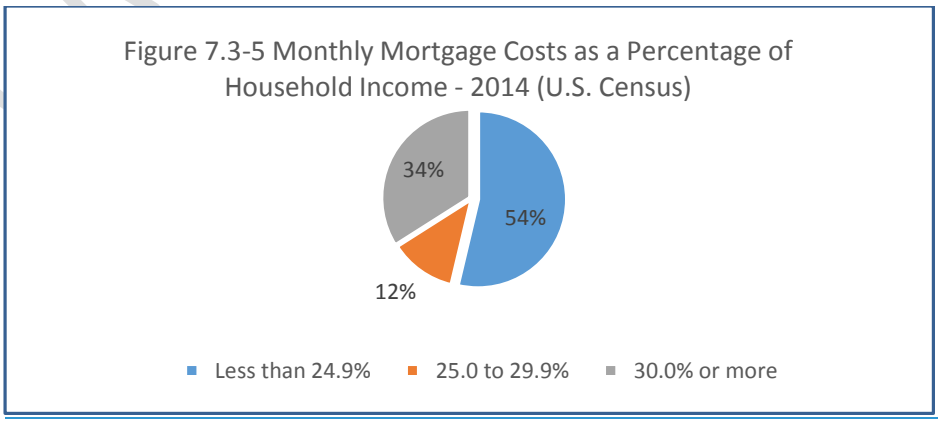
HUD defines housing cost burden as the extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau. This is the threshold at which the cost of housing typically becomes a burden. At this point, the money available for other necessary expenses such as food and medical care is reduced.

Table 7.3-8~~VIII-9~~ shows that between ~~1980~~ 2010 and 2014~~1990~~, the amount of ~~more~~ homeowners ~~were dedicating~~ paying more than 30% of their income towards ~~a~~ mortgage payments has decreased~~larger portions of their monthly income to mortgage payments~~. ~~While t~~The majority (~~86.2 percent~~66%) of homeowners in ~~1990~~2014 paid less than 30 percent of their monthly income toward their mortgage; however, that means that there is still a large portion of Yakima County ~~, other homeowners~~ (~~13.8~~34% ~~percent~~) ~~pai~~spending~~d~~ 30% ~~percent~~ or more of their monthly income toward their mortgage (see Figure 7.3.7-3). It should be noted that the number of housing units with a mortgage has declined from 2010 to 2014 by 7%. ~~while~~

Table 7.3-8 Monthly Homeowner Costs as a Percent of Household Income, 2010-2014.

% Monthly Income Toward Mortgage	2010		2011		2012		2013		2014	
Total Housing Units with Mortgage	33,831		33,286		32,402		31,835		31,321	
0 - 24.9%	17,122	51%	17,360	52%	17,184	53%	17,072	54%	16,829	54%
25.0 to 29.9 percent	4,385	13%	4,114	12%	4,038	13%	3,842	12%	3,852	12%
30%+	12,324	36%	11,812	36%	11,180	35%	10,921	34%	10,640	34%

Source: U.S. Census 2006-2010 through 2010-2014 American Community Survey.



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As the percentage of home mortgages decline the number of units occupied by ~~a~~ renters has increased by 6% (see Table 7.3-9)~~Table8~~. Figure 7.3-6 ~~VIII-10~~shows that renters paid more of their monthly income for rent ~~in 1990 than in 1980~~than homeowners with a mortgage. Fifty-four~~Thirty seven~~ percent of the renter households (~~8~~15,~~534~~242 households) in Yakima County ha~~ve~~d a cost burden greater than 30 percent of household income in 2014. According to the U.S. Census data for Yakima County, ~~Over the last ten years t~~the median rent increased by ~~58~~20 ~~percent~~% between the years 2010-2014, from $644 to $771. The median rent has increased at a greater rate than the median mortgage during the same time period, with the median mortgage up 4% (from $1,215 to $1,271).

~~**Table VIII-8 Households by Income Group in Yakima County, 1980-1990**~~

	~~1980~~		~~1990~~	
~~Income Group~~	~~Number of Households~~	~~% of Total Households~~	~~Number of Households~~	~~% of Total Households~~
~~Very Low Income (50% or less of Median)~~	~~21,202~~	~~35%~~	~~13,103~~	~~19.8%~~
~~Low Income (51%-80% of Median)~~	~~10,230~~	~~17%~~	~~7,298~~	~~11.1%~~
~~Moderate Income (81%-95% of Median~~	~~16,048~~	~~26%~~	~~14,382~~	~~21.7%~~
~~Middle and Upper Income (96%+ of Median~~	~~13,861~~	~~22%~~	~~31,391~~	~~47.4%~~
	~~Total Households 61,341~~	~~Median Income Household $18,664~~	~~Total Households 66,174~~	~~Median Income Household $23,612~~

~~Source: U.S. Bureau of the Census~~

~~**Table VIII-9 Monthly Homeowner Costs as a Percent of Household Income, 1980-1990**~~

~~% Monthly Income Toward Mortgage~~	~~1980 Homeowners~~	~~1990 Homeowners~~	~~Absolute Change~~		~~% change~~
~~**0-24%**~~	~~22,652~~	~~23,119~~	~~467~~		~~2.1%~~
~~**25-29%**~~	~~2,071~~	~~2,203~~	~~132~~		~~6.4%~~
~~**30%+**~~	~~3,657~~	~~4,068~~	~~411~~		~~11.2%~~

~~**Figure 7. 5 Percentage of monthly household income dedicated towards mortgage costs for 2014. Source: U.S. Census Data.**~~

~~Source: U.S. Census 1980, 1990~~

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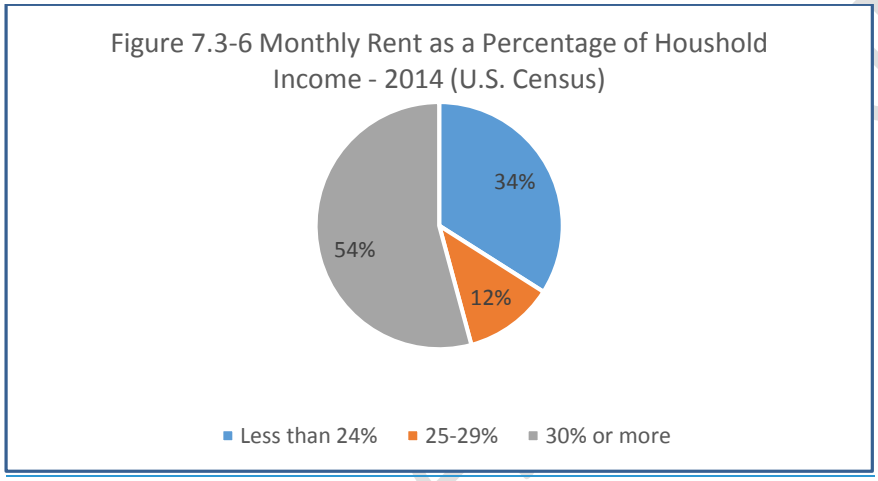
Table 7.3-9 Gross Rent as a Percent of Household Income (GRAPI).										
Gross Rent as a Percentage of Household Income	2010		2011		2012		2013		2014	
Total Occupied Rental Units	26,390		27,194		27,543		28,093		28,133	
0-24%	10,703	41%	10,090	37%	9,815	36%	9,604	34%	9,573	34%
25-29%	2,886	11%	3,332	12%	3,194	12%	3,237	12%	3,318	12%
30%+	12,801	48%	13,772	51%	14,534	52%	15,252	54%	15,242	54%

Source: U.S. Census 2006-2010 through 2010-2014 American Community Survey.



~~Figure 7. 6 Percentage of monthly income dedicated to rent in 2014. Source: U.S. Census Data.~~

7.3.8 Overcrowded Units

HUD defines occupied housing units with more than one person per room crowded and severely crowded homes those with more than 1.5 persons per room. ~~an overcrowded household as one having 1.01 or more persons per room.~~ Overcrowding is undesirable for the residents and is also hard on the housing stock because it wears out faster. Overcrowding occurs when there is insufficient supply of housing of the right size and the right price to accommodate the larger households in the County.

Residents live in overcrowded conditions when they cannot afford a unit which would adequately accommodate them or there aren't sufficient safe, sanitary and affordable units available. That is, the County lacks low cost housing for larger households. Table 7.3-10 ~~9VIII-11~~shows that in 2014, ~~11.1~~6.1% ~~percent o~~of Yakima's housing stock was~~is over~~ crowded and 1.6% was severely crowded. ~~Table 7.9~~The table also shows that the number of crowded and severely crowded housing units has be rising since 2011. In comparison, in 2014, 2.2% of occupied housing units in Washington State were crowded and 0.8% of housing units were severely crowded.

~~Renter-occupied units are more apt to be overcrowded. While 16.6 percent of renter-occupied units are overcrowded, only 5.6 percent of owner-occupied units are overcrowded.~~

~~Table VIII-10 Gross Rent as a Percent of Household Income, 1980 - 1990~~

% Monthly Income Toward Rent	1980	1990	Absolute Change	% Change
<20%	5,579	7,135	1,556	27.9
20-24%	2,363	3,192	829	35.1
25-29%	1,927	2,278	351	18.2
30-34%	1,315	1,606	291	22.1
>35%	5,854	6,928	1,074	18.4
Not computed	1,579	1,853	N/A	N/A

Source: U.S. Bureau of Census

Table VIII-11 Percentage of Overcrowded Units, 1990

Type of unit	Percent of Total Units
Overcrowded units	11.1%
Rental Units	16.6%
Owner-Occupied Units	5.6%

Source: U.S. Bureau of Census

Table 7.3-10 Percentage of Overcrowded Units

Occupants per Room	2010	2011	2012	2013	2014
1.00 or less	93.5%	93.7%	93.0%	92.5%	92.4%
1.01 to 1.50	5.0%	4.9%	5.6%	6.1%	6.1%
1.51 or more	1.4%	1.4%	1.4%	1.5%	1.6%

Source: American Community Survey, 2006-2010 through 2010-2014

7.3.69 Investment and Rehabilitation in Unincorporated Areas

In some unincorporated areas of the County, residences have been built without the appropriate infrastructure to support them. Consequently, the County has pockets of substandard housing characterized by overcrowding, unsanitary conditions caused by stressed community septic systems and shallow wells that are contaminated or may soon go dry.

These areas offer the County the ideal opportunity to rehabilitate and preserve existing housing stock. With the help of nonprofits and state agencies, the County could provide relief to these areas and by doing so, maintain affordability among the existing housing stock. The County should seek Community Development Block Grants and other federal and state funding sources that fund rehabilitation and infrastructure improvements. In addition, adopting land use policies that consider population densities and development patterns could help prevent an increase in future substandard housing. For example,

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increasing population densities in specified unincorporated areas would encourage urban-level services that could prevent septic system failures.

~~**Public Housing Assistance**~~

~~The Yakima Housing Authority (YHA) administers a Low Rent Public Housing Program, a Section 8 New Construction Program; Section 8 Certificate and Voucher Programs; a Section 8 Moderate Rehabilitation Program; and two non federally subsidized projects. In addition, the YHA contracts with several non-profit housing corporations to manage three Section 202 projects and a Section 236 project.~~

~~The YHA provides rental assistance primarily for very low and low/moderate income families. YHA administered 822 assisted housing units during the 1993 program year. The YHA currently distributes housing assistance payments on behalf of 500 Section 8 families. However, the need for subsidy assistance continues to expand. Nearly 900 families are still waiting for subsidy assistance.~~

~~The Sunnyside Housing Administration (SHA) owns and manages 5 units of FmHA Rural Rental Housing. The SHA also owns and manages HUD units and administers a Section 8 program. These units are in Sunnyside, Grandview, and Mabton.~~

~~Additionally, there are 217 public housing units in the County that were developed under Farmers Home Administration for agricultural workers. Of these units, 147 are managed by the YHA and 70 are managed by the SHA.~~

~~Subsidized housing also exists on the Yakama Indian Reservation. Although the reservation is not within the jurisdiction of Yakima County, these housing units still provide affordable homes to low-income residents.~~

7.3.~~7~~10 Special Housing Needs

~~**Special Needs Residents**~~

Special needs residents such as the mentally and physically challenged, the homeless, single parents, the elderly, and other individuals or groups as designated by HUD, ~~the elderly, and persons with HIV and AIDS~~ require special consideration to meet their housing needs. Special housing accommodations include group housing with a shared living space, or accessible housing for people with disabilities. A special needs housing project is housing that is specifically targeted to provide shelter and appropriate supportive services for those with special needs. Because these populations have needs that the fair market housing industry cannot adequately address, their housing is often provided through a partnership of public-private/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

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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.

While this housing sector is not a large one, it is one that has been historically difficult to provide for. Meeting this housing need often relies on federal grant funding and benevolence of charitable or social organizations. Following is a discussion of several of the special housing needs of Yakima County.

7.3.~~7~~10.1 Elderly ~~and Frail Elderly~~

According to the U.S. Census, the U.S. population is expected to become older; by 2030, more than 20 percent of the U.S. residents are projected to be aged 65 and over, compared with 13 percent in 2010 and 9.8 percent in 1970. Between the years ~~1980 and 1990~~2009-2014, the number of persons 65 and older increased from ~~20,131~~26,824 to ~~24,505~~29,842 persons, or 11% (Table 7.3.10-1). A rise in the proportion of senior households will have ~~the greatest~~an impact on future housing needs in Yakima County.

As a proportion of the entire population, the percentage of the elderly population increased from 11.~~7~~5 percent to ~~13~~12.1 percent.

~~Table VIII-12 shows that 63 percent (15,724) of senior citizens are heads of households. Another 28 percent (7,041) live alone. At least 5 percent (1,229) of the senior citizens live in group quarters (e.g. nursing or retirement homes) while 2.8 percent (511) live with family or friends.~~

~~Table VIII-12 Senior Citizens Housing Arrangements in Yakima County, 1990~~

~~Household Type~~	~~Total Number of Persons~~	~~Percent of Total~~
~~Family Households (Head of Household over 65)~~	~~15,724~~	~~64.2%~~
~~Living Alone~~	~~7,041~~	~~28.0%~~
~~Group Quarters~~	~~1,229~~	~~5.0%~~
~~Other Situations~~	~~511~~	~~2.8%~~
~~Totals~~	~~24,505~~	~~100.0%~~

~~Source: U.S. Bureau of the Census 1990~~

Table 7.3-11 Total Population and Total Population Over 65 Years.

	2009	2010	2011	2012	2013	2014
Total Population	232,911	236,542	239,836	242,454	244,654	246,402
Total Population over 65 years	26,824	27,012	27,712	28,301	29,016	29,842

Source: American Community Survey, 2006-2010 through 2010-2014

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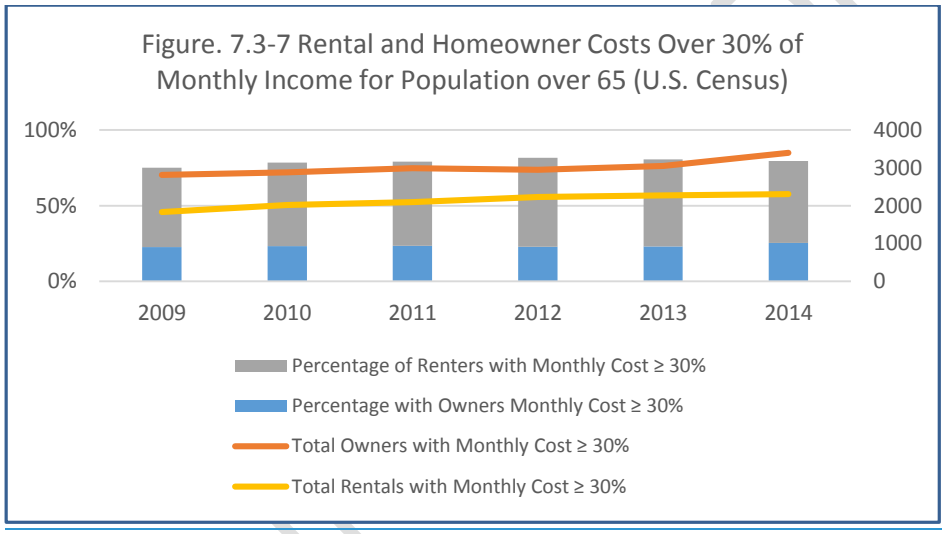
The elderly are considered a special needs group because of the high correlation between age and disability. Also, many seniors live on a fixed income that makes high rents prohibitive. If they own their own home they may not be able to afford the cost of increasing property tax, insurance or maintenance. Also, a fixed income may not permit them to rent a new apartment in a new facility that would provide them with a full range of care services.

Figure 7.3-7 below shows that as a *percentage*, more renters are paying greater than 30 percent of their household monthly income than homeowners (owner-occupied). However, the *total* number of homeowners paying 30% or more of their monthly income on housing cost is higher. ~~Although more renters pay more than 30% of their monthly income on rent.~~



~~Figure 7.7 below shows that as a percentage, more renters are paying greater than 30 percent of their household monthly income than homeowners (owner-occupied). Although more renters pay more than 30% of their monthly income on rent,~~ Figure 7.3-8~~8~~ shows that homeowners 65 and over with mortgages pay more each month on their mortgages than renters 65 and over pay in rent. The monthly costs for homeowners has increased over the 5 year period between 2009-2014, up 12% for homeowners with a mortgage and 15% for homeowners without a mortgage. Overall, renters have experienced an increase of 6% since 2009; however, there has been a slight decrease in median monthly rent since 2012 as ~~seen~~ ~~i~~depicted in the ~~F~~figure below ~~7.8~~.

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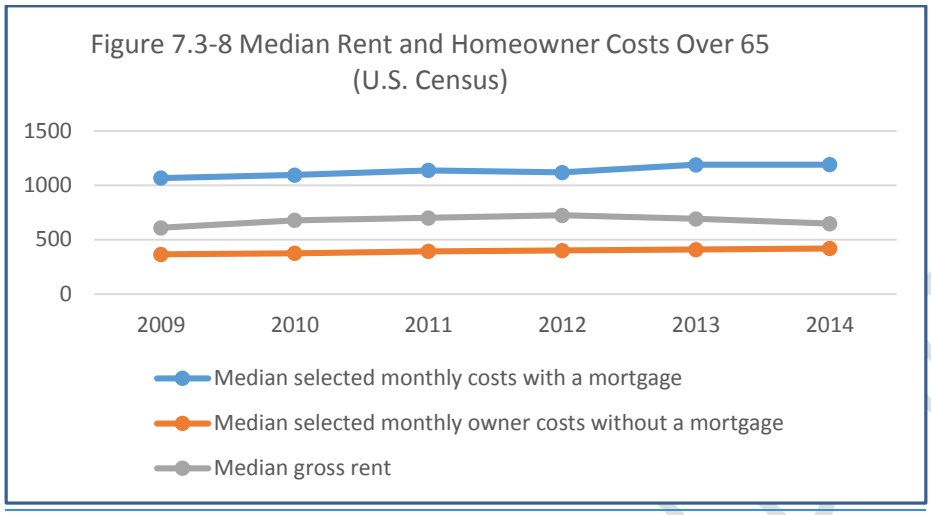
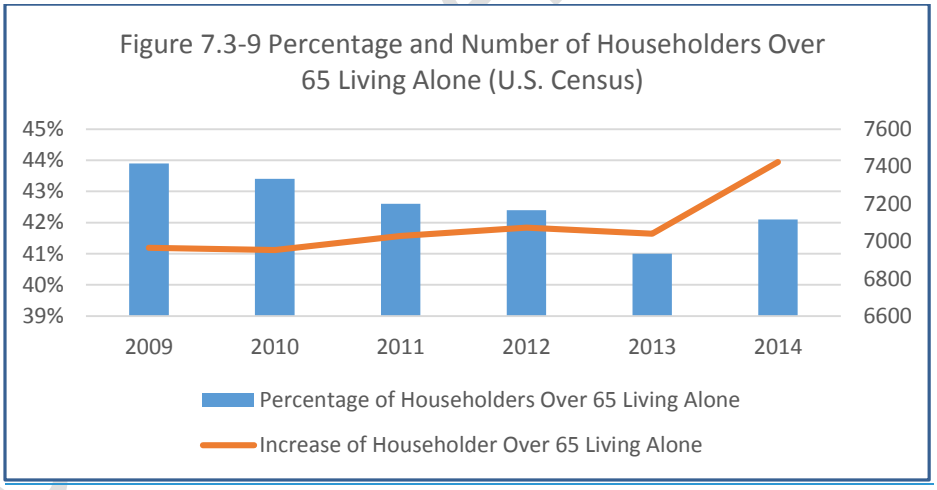


~~Figure 7. 8 Monthly median rent and homeowner costs for the population over 65 years in age. Source: U.S. Census Data.~~

The low-income elderly who own their homes do not always have resources to maintain them. As a result, their residences have a high incidence of deferred maintenance. Many elderly persons are disabled and in need of special housing assistance, including the removal or modification of barriers that will allow them to live safely and independently at home. Figure 7.3-9 shows that there is an increase in homeowners 65 and over living alone.



There are cases where it is no longer possible for individuals to live in their own residence by themselves even with in-home care. Alternatives include adult family homes, nursing homes, or convalescent centers. ~~The County has a total of 1,414 licensed nursing home beds, 285 beds of congregate care, and 182 beds in adult home family care. Use of these facilities is high. Within the region, there are 58 nursing home beds per 1,000 persons over age 65.~~

~~**Figure 7. 9 The percentage and total number of householders over 65 living alone. Source: U.S. Census Data.**~~

~~"Frail elderly" are elderly that have one or more Limitations to Activities of Daily Living (LADL's) or Instrumental Activities to Daily Living (LADL's). That is, they may need assistance to perform routine activities of daily living.~~

~~An ADL (difficulty eating, bathing, toileting, etc. by oneself) is more limiting than an IADL (difficulty using the telephone, getting outside, shopping, doing light housework, etc. by oneself). We assume that elderly persons need supportive housing assistance if they are both frail and low income since supportive housing assistance offers both services to compensate for frailty and financial assistance to offset low income. Local estimates of the number of frail elderly and their supportive housing needs are not available. Therefore, national prevalence is used to estimate need in Yakima County. Nationally, 14.4 percent of all elderly are frail, 19.1 percent are very low income, and 2.8 percent are frail and very low income. Applied to the Yakima County elderly population, this translates into an estimated 3,529 frail elderly, of which 686 have a supportive housing need.~~

7.3.10~~7~~.2 Physically Disabled

Future housing policy decisions must meet the needs of physically challenged persons. The greatest need is among the elderly, the age group expected to grow the fastest over the next twenty years. These people may need special housing with ramps instead of stairs, elevators for units with two or more stories and modified facilities.

The ~~f~~Federal Americans with Disabilities Act (ADA) prohibits discrimination on the basis of disability in employment, State and local government, public accommodations, commercial facilities, transportation, and telecommunications. This covers businesses and nonprofit service providers that are public accommodations, privately operated entities, and public facilities; which include homeless shelters. Homeless shelters are finding themselves out of compliance with the ADA and are faced with the need to accommodate this population. In order to meet ADA standards they are attempting to retrofit old buildings which is expensive and difficult.

The Fair Housing Act requires owners of housing facilities to make reasonable exceptions in their policies and operations to afford people with disabilities equal housing opportunities. For example, a landlord with a "no pets" policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modification to their private living space, as well as to common use spaces. The Act further requires that new multifamily housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.

ADA requirements and the Fair Housing Act pose~~s~~ a challenge to providing affordable housing options. This 1990 law requires changes to building and zoning codes to improve access for disabled persons. The codes apply to both new construction and to major rehabilitation. While data from other states shows that it costs less than $1,000 to provide accommodation in new multi-family housing, it is expensive and not always possible to modify an existing unit. Older units, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available to modify elevator

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shafts, add ramps, and widen doorways. Much of the existing multi-family housing (traditionally the more affordable housing) cannot economically be modified to meet the needs of disabled residents.

7.3.~~7~~10.3. Farmworker Housing

Yakima County is dependent on seasonal laborers for its agricultural industry in order to meet harvest and agricultural labor requirements. ~~The 1995 Housing Foundation report, *Farmworker Housing in Yakima County*, reveals that 58,500 laborers are needed to meet the County's harvest and agricultural labor requirements. Increasingly, farmworker families are no longer migrants traveling from California, the Southwest, or Mexico to harvest crops and then returning home. Now the majority of farm laborers are permanent residents of Yakima County. Furthermore, of those that still migrate from place to place to find work, many are using Yakima County as their home base. Many of these people who have settled out call Yakima County their home and need permanent, year-round, affordable housing. Yakima County presently has few housing options to meet their needs.~~

~~The study reveals that the peak farmworker labor population is about 58,500 persons, which translates into a need for 30,000 housing units. Of these 30,000 units, 25,949 are needed for family housing and 4,051 are needed to serve single person households. Because so many farmworkers are "settling out", or remaining permanently in the Yakima Valley, at least 26,000 to 28,000 of these units should be designated as year-round residences.~~

~~Finally, the study found that of the 30,000 plus families residing in the County during peak periods, over 20,000 are inadequately housed. This means that these households are either living in severely substandard conditions, are overcrowded, or are paying in excess of 30 percent of their income for housing.~~

~~While the typical farmworker family has an annual income of $7,000 to $12,000, some farmworker incomes are significantly higher. With the help of public and nonprofit partnerships, some of these families have successfully become homeowners. Yakima County should explore this partnership potential to provide decent, affordable home ownership opportunities for farmworker families.~~

~~During the ***Plan 2015*** development, the Shareholder committee questioned whether the County should address farmworker housing needs separately from the low income population in general. Some members did not want to identify and separate a single group for lower housing standards, or create a farm labor situation where groups of workers could be brought in for work rather than relying on local residents. Further, members felt that tents or other housing solutions that fall short of meeting permanent needs should be considered inadequate, although trailers or R.V. parks with bathing and laundry facilities would be appropriate for temporary needs.~~

~~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

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migrant to "settled out" or year-round residents has led to a major shortage of housing for this segment of the population.

A recent study, Yakima County Farmworker Housing Action Plan: 2011-2016, conducted by the Washington Farmworker Housing Trust and the Yakima County Farmworker Housing Trust Advisory Council (June 2011), states that in Yakima and Klickitat Counties approximately 95% of the farmworkers surveyed have their primary residence within the County and had an average annual income of about $20,213. The study also states that 53% of farmworkers interviewed (in Yakima and Klickitat Counties) spent more than 30% of their income on housing and 35% lived in overcrowded conditions. Ensuring affordable homes are available for farmworkers will support the local agricultural economy.

7.3.~~7~~10.4 Homeless Persons

~~HUD defines "homeless" as those persons or families which (1) lack a fixed, regular, and adequate nighttime residence, or (2) whose nighttime residence is a public or private emergency shelter; an institution that provides temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.~~

The U.S. Department of Housing and Urban Development (HUD) identifies four categories of homelessness. These categories are:

- Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or,
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

~~This definition does not include persons forced to live with friends or relatives in unsafe or inappropriate housing. This definition also excludes recently homeless persons who are in transitional housing programs but have not yet attained housing self-sufficiency.~~

People become homeless for many reasons and the type of housing and related support services needed depends on the individual's needs. Homelessness can be temporary, short-term, or long-term, with emergency shelters needed for all three levels of homelessness to provide individuals and families with a safe, warm place to sleep. Temporary and short-term homeless people also need reliable temporary housing to get back on their feet financially. Yakima County needs to ensure there are housing options for those in needs, such as crisis residential facilities and shelters.

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The City of Yakima's Consolidated Plan notes that there are no precise estimates available for the number of homeless persons and families. The 1990 Census count of homeless persons is considered very inaccurate due to undercounting.

The Yakima Housing Authority estimates that approximately 5 percent (9,850 people) of the County's population was homeless in 1993. Additionally, the Yakima County Coalition for the Homeless estimates that there are 200 homeless persons on any given night. This estimate includes documented and undocumented persons without housing. The Housing Authority notes that the fastest growing groups of homeless persons in Yakima County are families with children, followed by youth, single persons, battered women, and older adults. These numbers are based on the number of requests for shelter, so the actual number of homeless persons in the County is probably higher.

Families with children are Yakima County's largest unhoused population. With one exception, families are sheltered in facilities on a space-available basis. Most shelters have a seven day limit; however, one shelter allows families a 30 to 90 day stay. This family shelter can accommodate up to eight families. Transitional housing is available in Yakima, Wapato and Toppenish.

There are no official estimates of the number of homeless youths in Yakima County. But Yakima County service providers agree that a significant population of homeless youths exists. Washington state law does not allow emergency shelters to admit unaccompanied youths. Minor children are the responsibility of their parents or guardians, or they may be served by the Department of Social and Health Service's foster home services. The Consolidated Plan notes that many youths do not seek foster care assistance, but may be living with friends or are homeless on the streets without shelter. Table VIII-13 provides information on the existing facilities in Yakima County and their operating status. In addition to these resources, the Yakima Valley Farm Workers Clinic provides vouchers for housing at the Salvation Army facility in Grandview.

Table VIII-13 Emergency Shelter Network in Yakima County

Shelters	Spaces Available	Persons Served	Funding Sources
YWCA	11 Beds	Women/Children	Private/State & Local
Coalition For Homeless	13 Beds	Single Parents	ESAP (Emerg. Shelter Ass. Program.)
Salvation Army	Varies On Demand	Men/Women & Children	ESAP
Union Gospel Mission	200 Beds	Men/Women & Children	Private Only
St. Vincent DePaul	Hotel Voucher	Men/Women & Children	ESAP
OIC(Opportunity Industry Center)	21 Beds	Youth	Private

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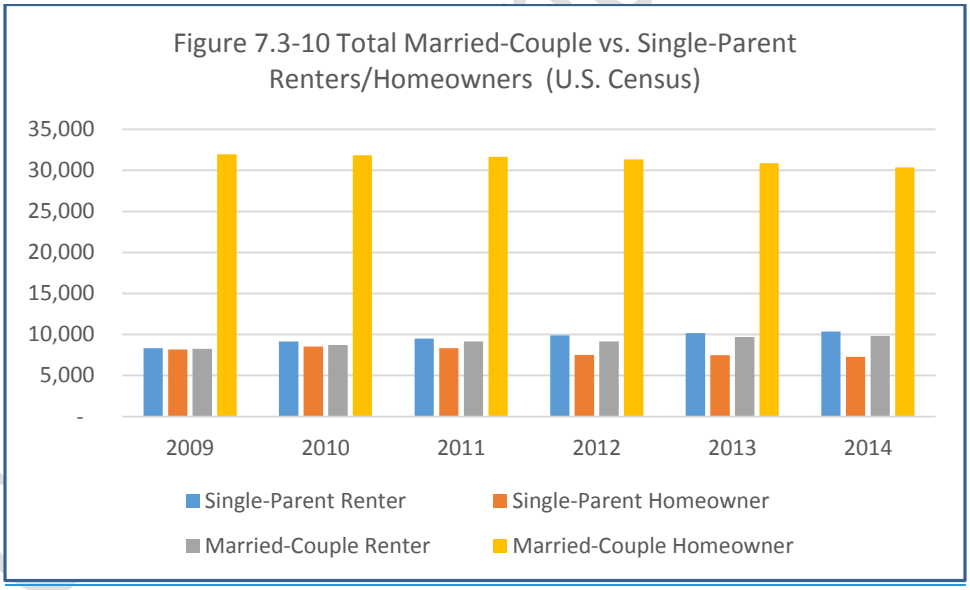
7.3.~~7~~10.5 Single Parent Households

Single parent households are more likely to need housing located near schools, day care and recreation facilities and with access to public transportation. Since single parent household typically have only one source of income, they may be more inclined to need low-income, affordable housing. In ~~1990~~2014, there ~~were~~ was a total of 10,972, or 14%, female~~5,089 female~~-headed households with children and 5,525 (7%) male-headed households. This is compared to the 52% (or 40,231) of married-couple households with children according to the U.S. Census. ~~This was 7.8 percent of the total number of households in Yakima County. In comparison, there were 2,831 (or 4.3 percent) male headed households with children.~~

One reason this is an important group to consider is the percentage of single family householders who are homeowners compared to married-couple homeowners. In 2014, only 15% of all owner-occupied households were single parent householders, while 62% owner-occupied households were married-couple householders. When considering renter-occupied householders, 32% were occupied by married-couple householders, with 34% of all renter-occupied household rented by single-parent households. In Figure 7.3-10, you can see that the trend for single-parent households there has historically been more renter-occupied households with the gap between renter- and owner-occupied growing for single parent households. Of note, Tables 7.3-8 and 7.3-9 (in Section 7.3.7 above) ~~Figure 7.6~~ show that a larger percentage of renters are more likely to spend 30% or more of their monthly income on rent as compared to homeowners in Yakima County.



~~**Figure 7. 10 Total Married-Couple vs. Single-Parent Renters/Homeowners within Yakima County. Source: U.S. Census Data.**~~

~~***Persons with HIV and AIDS***~~

~~According to the Yakima Health District, the number of people infected with HIV (the virus that causes AIDS) in the U.S. is several times the number of known cases of AIDS. Between 1981 and 1995, there were 184 known cases of HIV infected people in Yakima County. During those fourteen years, sixty (33 percent)~~

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~~of these people died. During this same period, Washington State had 6,559 known HIV cases resulting in 3,898 deaths.~~

~~Based on these known cases, Yakima County lacks adequate housing to address the needs of its HIV and AIDS populations. Carebearers, a nonprofit housing agency in the city of Yakima, is the sole provider of housing services for HIV-infected individuals. The agency operates Tamarack House, a duplex that can accommodate up to six individuals in an independent living situation.~~

~~The New Hope Clinic is a primary health care clinic in Yakima providing health care services to people infected with HIV or AIDS. The Clinic is affiliated with the Yakima Valley Farmworkers Clinic and is located on the same site. The New Hope Clinic also provides dental care, mental health, case management, counseling, anonymous testing and nutrition services. The Clinic confirmed that housing for the HIV and AIDS populations is severely inadequate and emphasized the need for housing for families with HIV, an increasing subpopulation of HIV infected people in Yakima County.~~

~~There is no suitable housing for AIDS patients. Home caretaker services, if available, would be an effective way to help patients live at home in semi-independent situations before the advanced stages of illness forces them to seek long term care. Hospice service, although limited, is available to patients who have six months or less to live. Currently, the only options for long term care are found in nursing homes which are too expensive for many HIV and AIDS individuals. Private homes that are set up for adult care are often inadequate to provide the type of care required for critically ill patients.~~

~~With heterosexual transmission of AIDS on the increase, families with one or more members infected with HIV or AIDS also need housing. An increase in scattered site housing based on the Tamarack House model would be a positive step in meeting this housing demand. In addition, the County needs residential treatment centers to help individuals inflicted with HIV and AIDS to address substance abuse.~~

7.3.~~7~~10.6 Mentally Disabled

~~According to Central Washington Comprehensive Mental Health, a private non-profit operating in Yakima, there are several types of housing available for the County's mentally disabled population. The housing is primarily available to the chronically and severely mentally disabled, and the seriously disturbed.~~

~~Yakima County is a member of the 11-county Regional Support Network that shares block grant funds for the mentally disabled. 54 residential units for supportive living are available in Yakima. Sixteen of those units are earmarked for Yakima County and are funded by a McKinney grant targeting homeless people with mental illnesses. The residents have access to staff on a 24-hour basis but the staff does not reside on site. When the grant period ends, the units will be owned by Central Washington Comprehensive Mental Health.~~

~~In addition to the supportive living units, there is one group home consisting of twelve beds and 24-hour on-site staff. There is also an adult residential treatment facility (ARTF) in Sunnyside with twenty-four beds and 24-hour staff on-site.~~

~~Support services vary. Residents at the supportive living units and the group home are provided with intensive case management. Adult basic education is provided at the group home and at the supportive housing units. Psychiatric medicine and individual psychiatric therapy are available to all residents.~~

~~A HUD-funded twelve-unit apartment building is being built in Sunnyside to accommodate the mentally disabled. The mentally disabled have been competing unsuccessfully with the numerous migrant farmworkers in Sunnyside for low-rent apartments. The new apartment building is scheduled for completion in July 1996 and will provide intensive case management on-call.~~

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~~Generally, waiting lists are not kept for the 3 existing facilities. However, the County lacks crisis respite units for mentally disabled people who need temporary, 24 hour support services. According to Central Washington Comprehensive Mental Health, this gap could be filled by the creation of a group home with 6 to 8 beds.~~

Individuals with severe mental illness may require the services of institutionalized care either in a group home, nursing facility, congregate care, or other form of housing. Due in part to the high cost of the operation of mental health institutions and the changes in federal and state laws, more persons with mental illness are being placed in supervised supportive housing that is based in the community. Permanent supportive housing is needed for disabled or mentally ill persons who have certain capacities to live in a semi-independent environment. It is important for Yakima County to ensure that housing is available to support the needs of this population.

7.3.~~7~~10.7 Other Special Needs Housing

Many other County residents need housing assistance but do not fall under the larger categories. They include people who have been recently released from correctional institutions or~~,~~ people recovering from chemical dependency~~, and very low-income, middle-aged women who are alone and without resources~~. Some of these groups have been identified and services are available to them. The Triumph Treatment House, for example, provides transitional housing for women with children who are in recovery from chemical dependency. Additionally, ~~The prison system makes referrals for men to~~ the Union Gospel Mission ~~or New Hope,~~provides housing options for men, women, and children and offer alcohol and drug treatment programs (New Life)~~if the individual is recovering from a chemical dependency~~.

~~C.~~ 7.4 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

This section explores Yakima County's strengths, needs, and the opportunities we possess to provide safe, affordable housing for all Yakima County residents. While the existing conditions section focused on the variety of problems and needs we face, this section takes an in-depth look at how we can address those needs in creative, practical ways that will enhance the quality of life in Yakima County.

7.4.1 Additional Housing Units Needed~~Population Projection~~

As discussed in detail in Section 7.3.4 of this Element, Yakima County will need roughly 25,341 additional housing units by the year 2040. ~~This~~ This section works on the assumption ~~that~~ of that 25,341 total housing units, 11,525 ~~5,998 more~~ housing units will be needed ~~in~~just for the unincorporated areas and 13,816 for the incorporated areas (see Table 7.4-1)~~Yakima County by the year 201540, based on Office of Financial Management (OFM) population forecasts~~. ~~Then comparing the amount of vacant acres~~

Table 7.4-1 Assessment of Vacant Residential Land Availability to Meet the Needs of Additional Housing Units Required to Meet the Demand Due to the Projected Population Increase.

	2010 Census Population Data	2040 Projected Population	Projected Increased Population	Additional Housing Required Based on Pop. Increase	Vacant Acres of Residential Land	Potential Housing Units Based on Avail. Land
Yakima County	243,231	318,494	75,263	25,341	15,755	85,786

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Unincorporated Total	83,755	117,983	34,228	11,525	10,827		58,953
Incorporated Total	159,476	200,511	41,035	13,816	4,928		26,833
					Incorporated	**Unincorporated UGA**	
Grandview	10,862	13,558	2,696	908	411	858	6,910
Granger	3,246	5,484	2,238	754	215	75	1,579
Harrah	630	773	143	48	8	38	250
Mabton	2,286	2,649	363	122	57	167	1,220
Moxee	3,308	7,701	4,393	1,479	207	510	3,904
Naches	795	1,084	289	97	36	83	648
Selah	7,147	9,899	2,752	927	898	817	9,338
Sunnyside	15,858	19,397	3,539	1,192	471	1182	9,001
Tieton	1,191	1,706	515	173	252	288	2,940
Toppenish	8,949	9,955	1,006	339	98	767	4,710
Union Gap	6,047	7,151	1,104	372	157	344	2,728
Wapato	4,997	5,750	753	254	21	374	2,151
Yakima	91,196	110,387	19,191	6,462	1,883	4984	37,391
Zillah	2,964	5,016	2,052	691	214	340	3,017

Source: Office of Financial Management (OFM), U. S. Census Bureau, and Yakima County Planning.

The table above also shows the amount of vacant residential acres in the unincorporated areas of the County, each individual city and their respective unincorporated urban growth areas. To calculate whether Yakima County and each of its cities and towns can accommodate the necessary number of housing units needed for the next twenty year period requires a number of general assumptions. First assumption is that the typical single-family residential lot size will be roughly 8,000 square feet. ~~This represents a 1419 percent increase in dwelling units over the next twenty years (based on the 2010 U.S. Census data). Table 7.11 shows the 2010 population, the 2040 projected population, and the projected increased population. There is also a calculation for the additional housing required based on the projected population increase. Using the existing, vacant residentially zoned land Yakima County calculated the potential housing units that could be built (based on an assumed 8,000 square feet per housing unit).~~ Second assumption is that for this calculation the 8,000 square feet lot will be used for all residential densities. Obviously, higher density residential uses ~~will~~may actually be developed, but by using an average~~the lowest r~~ residential density (8,000 square feet) for the calculation provides the minimum amount of land needed to accommodate the future housing needs.

For example, in Table 7.4-1 above the city of Grandview is projected to have roughly 2,696 additional residents by 2040. This population increase will require roughly 908 additional housing units. The table shows that Grandview has an estimated 411 vacant residential acres in its city limits, with an additional 858 acres in the unincorporated UGA for a total of 1,269 acres. When you convert those vacant residential acres to square feet and then divide that number by the assumed minimum lot size of 8,000 square feet, the results show that the vacant residential acreage for Grandview could accommodate 6,910 additional housing units, 6,002 more than they will need in twenty-years. Using this same calculation for each city and the unincorporated areas of the County indicates that there is more than enough available vacant residential land to accommodate the additional housing units needed over the GMA required planning horizon.

~~When comparing the potential housing units based on available residentially zoned land and the additional housing required based on the projected population increase in Table 7.11, Yakima County has sufficient land for housing to meet the future needs to 2040. ***Plan 2015*** indicates that this number can be~~

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~~sufficiently accommodated and distributed among the plan's land use categories at densities established in the land use element.~~

7.4.2 Maintaining the Housing Stock

Rehabilitating older housing offers an excellent opportunity to provide safe, affordable housing for County residents. Existing structures provide character of place, and their preservation defines the community's character. Rehabilitation of existing structures also reflects an environmentally conscious approach to neighborhoods by re-using existing resources.

~~The city of Yakima's Consolidated plan notes that affordable housing is generally associated with an adequate supply of older housing. Existing~~ Often, older housing stock ~~will continue to~~ provides many of the more affordable units within Yakima County ~~the future.~~ The 2014~~1990~~ American Community Survey (U.S. Census) indicated that 10,804~~10,769~~ of the County's housing units were built in or before 1939. This is ~~15.2~~12.6% ~~percent~~ of the current housing stock. This is a 14% decrease of houses built prior to 1939 from 2010.

In addition to maintaining ~~&~~and rehabilitating the County's older housing stock, other likely targets for maintenance and rehabilitation efforts are homes owned by low-moderate income individuals or by those on fixed incomes such as the elderly, and~~&~~ rental units occupied by low income tenants. The County also has vacant units and dilapidated housing that could provide affordable, quality housing for low ~~&~~and very low income populations if rehabilitated. However, in some cases, it can cost as much to acquire and rehabilitate dilapidated housing as it would cost for new construction.

Rehabilitation is a wise conservation of natural, human and physical/cultural resources. Strategies can be specifically tailored to each neighborhood by integrating physical, demographic and economic needs to re-use existing housing stock. The result will be affordable housing options for low and moderate income persons.

7.4.3 Rental ~~-~~Housing

Yakima County needs affordable, quality rental units at all income levels, but especially for very low, and low income. In 2014 54.2% ~~Thirty-five percent~~ of the County's renters ~~are~~were paying more than 30 percent of their income on rent (U.S. Census, ACS). The~~is~~ increase greatly affects those in Yakima County ~~populations~~ that tend to be cost burdened; such as, ~~are female-~~single parent headed households, the senior citizen population, and farmworker families. Additionally, the rate of renter-occupied housing units has increased in the County, up 3% between 1980 and 2010. Based on the increase in population and the increase in rate of renter-occupied housing, Yakima County will likely continue to have a need for rental housing in the future. Yakima County needs to ensure a wide variety of housing options are available within the residentially zoned land throughout Yakima County to guarantee an adequate supply of rental housing is available.

7.4.4 ~~According to the Office of Rural and Farmworker Housing, 64 to 68 percent of farmworker families who paid their own housing costs were cost burdened. The sole exception was families in the Tieton/Cowiche area, where an unusual percentage of these families lived in grower-provided housing. These populations could benefit by the availability of low market rents. Specifically, there is a need for very low income rental units that are suitable for the average low income family. Affordable rents for a low income house hold (between 51 and 80 percent of median income) would be between $301 to $472 per month.~~

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Income

Just as supply and demand interact to influence cost, housing prices and local wages interact to influence affordability. Housing affordability and availability issues impact all households, in all income groups. Every household has an income and must find housing that meets, but does not exceed, the limitations of its income.

~~A dual effort to increase local wages while also retaining moderately priced housing will keep housing affordable to more of the population.~~

Across the County, household income has increased; however, so has the cost of housing. According to Census data, between 2010 to 2014 the median income increased 3%. However, during the same time frame, the median homeowner costs (with a mortgage) increased 5% and the median rent increased 20%. ~~is not keeping pace with the cost of housing. The majority of new jobs are in the low-paying service sector.~~ As stated previously, paying up to 30% of monthly income on housing costs is considered affordable. Additional expenses, such as ~~Rising~~ payroll taxes, health care costs, food, clothing, and insurance costs ~~also reduce an employee's take-home pay, and thereby limit their access~~can limit the amount of income available for ~~to~~ housing. ~~As stated earlier, h~~Households with low incomes ~~are~~ can be hard-pressed to find suitable housing within their budget, especially with the cost of rentals increasing at a greater rate than the median income. Yakima County also has a large amount of seasonal, agricultural related jobs, which can limit the amount of income earned by a large portion of the community to a seasonal income. ~~The agricultural and service-oriented jobs which dominate the County's economy do not provide sufficient income for low income wage earners to obtain housing on the open market. In particular, certain agricultural tasks cannot be mechanized &, therefore, will remain labor intensive for the foreseeable future.~~ Workers looking to improve their living standards provide an excellent labor force for expansion and attraction of non-agricultural businesses and industries.

~~Rental Assistance~~

~~Rental assistance is targeted to very low income renters. Market rate rental units can be made more affordable through the use of Section 8 certificates and vouchers. With a certificate or voucher, the tenant pays not more than 30 percent of their income for rent. The remaining portion of the rent is paid by the government, up to the Fair Market Rent (FMR) limits. These limits are determined by HUD for individual communities. Although the County is using its current allotment of vouchers and certificates, small turnover and long waiting lists show there is a large unmet need for families and individuals eligible for this type of housing assistance.~~

~~Additionally, FmHA (now Rural Economic and Community Development, or RECD) financed housing often has project based Rental Assistance. These are units of assisted family housing which have RECD Section 521 Rental Assistance. This program allows eligible families to pay only 30 percent of their adjusted income for rent and utilities. These projects are located throughout the County.~~

7.4.5 ~~Constructing~~ Affordable Housing

Yakima County has an adequate supply of residentially zoned land to meet the housing needs through 2040. However, having enough residentially zoned land does not address the need to provide adequate housing for the low- and moderate-income households. Affordable housing means that a household can

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afford a place to live, and pay for all other expenses associated with supporting the household. Affordable housing is typically considered to be 30% or less of the monthly income of the household.

Ensuring that there is an adequate supply of affordable housing in Yakima County is essential to meet the needs of the low- and moderate-income population. There are a number of factors that could affect both the affordability of housing and the supply of affordable housing within Yakima County.

One of the ways Yakima County can help maintain affordable housing is to allow home occupations and businesses within existing residential structures. This will create an opportunity for household to increase/supplement their household incomes. Home businesses may be regulated to ensure the goals and policies of the governing jurisdiction and land use requirements are met. Another option for affordable housing within Yakima County is ~~M~~manufactured housing. ~~is a major source of affordable housing in Yakima County.~~Yakima County should ensure that there are provision in zoning ordinance that allow for the siting of manufactured homes.

~~Land and construction costs for new housing have escalated over the past five years. If the trend continues, there will be even less affordable new housing built in the County. It will become more difficult for new housing to meet the affordability needs of the middle class as well as lower income households. A number of housing designs that are sensitive to cost should be considered when building Yakima's future housing stock.~~

7.4.6 ~~Manufactured Housing~~

~~Manufactured housing is a major source of affordable housing in Yakima County.~~ ~~Manufactured housing units are distinguished from "mobile homes" because they are more durable and less mobile in nature. Once manufactured housing units are sited, they are rarely moved. Additionally, manufactured housing meets HUD standards, which make it possible to get a loan to purchase a new manufactured home with little or no down payment. The buyer can also purchase the land to site the manufactured home on contract, with little down payment. This is a very attractive option for those with little savings.~~

Accessory Housing

Accessory units provide one of the most economical options in the real estate market. Accessory housing units are complete living quarters constructed within an existing single family unit. They are typically created in a converted attic, basement, garage or other space. They are always secondary in size to the existing dwelling, ~~usually less than 900 square feet~~. Common names for these units include granny flats, mother in law apartments, and bachelor units. Some communities allow accessory units to be detached. Accessory units combine the advantages of small size, maximized use of existing dwellings, and income for home owners. They also provide an opportunity to increase residential density with minimal community disruption. They must be carefully planned however, to avoid negative impacts (primarily traffic and parking) on neighborhood character.

Since most elderly residents prefer to live independently in family units or alone, they would be well served by smaller, affordable and accessible rental and housing units. Elderly persons who live with family or friends might benefit from zoning provisions that allow for another, smaller unit to be built on single family lots.

7.4.7 Infill

In order to achieve the 20-year Plan, Yakima County and its cities should encourage the use of infill parcels for new homes which are compatible with the surrounding neighborhood. Infill is a term used to describe

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development of parcels that were "passed over" in a first phase of development. Some lots in the urban area were not built on because they continued in rural use (horse lots, orchards, etc.). In some cases, there was insufficient demand for the land. The physical development constraints of parcels, such as drainage ways, steep slopes, etc. may also lead to its being "passed over." These infill parcels are now surrounded by development, which may be residential, commercial or industrial in nature.

In some areas, infill will mean mixing housing with commercial development and may require special consideration of physical constraints, existing infrastructure and adjacent land use. Infill development is key to achieving target densities.

~~Housing Financing~~

~~The public, not for profit and private finance sectors all play an important role in housing finance. A healthy and complete housing finance system involves the participation of all three sectors in a manner that most appropriately reflects public purpose, capital requirements, costs, interest rates and other influences on financial markets. Public sector financing of housing is traditionally identified with housing for the lowest income groups and involves the deepest direct subsidies. The public sector is also involved in middle and high income subsidies to housing through tax policies. The public sector's role, however, is changing with the trend toward partnership building among nonprofit and private entities.~~

~~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 sector. The private sector also has responsibilities to invest in communities through the Community Reinvestment Act. CRA goals often give impetus both to partnerships with the other sectors and to innovative financing techniques.~~

~~Nonprofit organization such as Habit for Humanity, the Housing Foundation, and the Office of Rural and Farmworker Housing have also contributed to housing development in the County. Alliances between these groups and the public and private sectors help stretch housing resources. Some of the financing tools to be considered in packaging new housing and rehabilitating existing housing include: sweat equity and donated labor, silent second mortgages/interest subsidies; tax credits; limited partnership arrangements; nontraditional design concepts and use of building materials, land trusts and/or 50 year land leases; rent certificates; donated structures and materials; cooperative ownership patterns; Community Development Block Grants for infrastructure, rehabilitation, construction and planning; RECD and Washington State Housing Trust Fund financing; and Washington State Housing Finance Commission bonds and public authority bonds.~~

7.4.8 Special Needs Housing

~~Plan~~ Horizon 20~~40~~40~~15~~'s goal is to encourage ~~self-determination~~self-determination and independence among individuals with special needs. County policies, ordinances, and codes should treat people with special needs equivalent to the general population and should not discriminate against these households. Land use regulations should be limited to the impact of the use upon the landscape, without consideration of the circumstance of the persons in the household.

People with special needs, just like other segments of the population, want to locate across the County based on personal preferences and upon the locations of family and friends, health care, support services and transit. Housing provided by both the public and private sectors will allow the greatest range of

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locational choices. Special needs populations live throughout the County at this time, even though they may be under served or be limited in their access to housing. In the next 20 years, neighborhoods across the County should become accessible to special needs individuals. ~~There is a dual responsibility: neighborhoods must become more accepting of people with special needs, and people with special needs must become good neighbors in their community.~~

The specific housing needs of people with special needs vary. Not all disabled persons require housing adapted with rehabilitated kitchens or bathrooms. Nor do they always require assistance from a care giver. It is important that the community understands the needs of different client groups and avoids generalizations.

Providing for people with special needs does not necessarily mean increased levels of social services or infrastructure. It may mean cultivation of a greater awareness of the impact of regulations upon these groups and offering incentives to provide affordable, accessible housing.

7.4.9 Farmworker Housing

Yakima County is dependent on seasonal laborers for its agricultural industry in order to meet harvest and agricultural labor requirements. In order to address ~~the~~ shortages of farmworker housing units, Yakima County must ensure that there are provisions in the zoning ordinance to allow for seasonal farmworker housing and streamline this permitting process. Additionally, many community members may work seasonally in the agricultural industry but remain in Yakima County as permanent residents. Due to this, Yakima County needs to make sure there is adequate affordable housing available by ensuring there is enough residential land available and that the zoning ordinance allows for a variety of housing options.

~~the Housing Foundation developed a comprehensive planning program described in the *1995 Farmworker Housing in Yakima County Report*. The strategy calls for County-wide outreach for recruitment of housing applicants; a long range conceptual plan for the fair share distribution of new housing units; the coordination of resources needed to develop various types of housing appropriate for the farmworker population; a new "bag of tools" to finance, build, regulate, and manage the housing units; and a comprehensive system of support services. The dual goals are to provide housing and facilitate the economic and social development of people living in them.~~

~~A recent law, ESSB 5503, will make it easier to provide temporary worker housing. Among other directives, the 1995 law requires that the State Building Code Council develop a temporary worker housing building code. Additionally, the new law directs the Department of Health to develop recommendations for incentives for the development of additional temporary worker housing, a streamlined permitting process, appropriate building standards and a compliance strategy. This long awaited legislation will provide some relief for the 4,500 seasonal housing units in demand during Yakima County's peak growing season.~~

7.4.10 Homeless

Housing policies should also address the significant need of the homeless. Experience indicates that the longer people spend on the streets, the harder it is to rejoin society. The successful reentry of the homeless into society will depend in part on the availability of affordable housing for them to occupy. Since there is no one type of homeless person, a variety of housing types are necessary. These may include special transitional shelters, group housing, shared/congregate facilities, seasonal housing and standard housing units of both on-site and off-site manufacture. ***Horizon 2040*** can ensure policies are in place to address the needs of the County's homeless population.

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7.4.11 Neighborhood Character and Vitality

Yakima County's residential neighborhoods vary in size, density, housing type, and amenities. The character of a neighborhood, both its livability and identity, is closely associated with its design, the characteristics of the residents and the services provided. Regardless of the character of the neighborhood, residents generally want a feeling of comfort and security, privacy and a sense of belonging. Neighborhood character is an important element of the Housing Element and is a central component of an approach that encourages a hierarchy of well-defined places. Over the next 20 years, preservation of existing neighborhoods will require a conscious acknowledgment of the existing nature of the people, visual character, and services found in each neighborhood.

A population diverse in its age, ethnicity, income, household structure and size, and physical abilities has the potential to create strong and vital neighborhoods. The contribution of individuals, through their participation in public processes or through their daily lives in a neighborhood, influence the character of a neighborhood. Acceptance and appreciation of our diverse individuals was highlighted as a desirable value in the Visioning efforts conducted Countywide in 1991-92.

~~This plan intends to promote service delivery systems that are highly visible to users, accessible and centrally located on a neighborhood district basis.~~ A major objective of the 20-year Plan is to ensure that housing remains affordable for all income groups. One of the advantages of ~~***Plan***~~ ***Horizon 20***40~~***15***~~ is the variety of housing options which will be ~~available~~ encouraged for a variety of housing needs~~residents~~.

7.4.12 Neighborhood Variety

Horizon 2040 is intended to be~~In order to~~ implemented ~~the Plan~~ in a manner that preserves and enhances neighborhoods while also maintaining identity and livability. ~~, Yakima County and local jurisdictions will identify the features that make an attractive residential development and ensure that future development include these features.~~ Over time, greater breadth and variety in neighborhood design should be allowed. The flexibility should also be accompanied by consistency and predictability in the development process. A major objective of the Plan is to ensure that housing remains affordable for all income groups. One of the advantages of the Plan is the variety of housing options which will be available for residents. These will include single-family homes on a variety of lot sizes, multi-family homes (apartments, condominiums, and town houses) and~~&~~ mobile and manufactured homes. This variety is expected to make it easier for the home-building community to develop housing in a range of prices affordable and attractive to all County residents.

~~Fair Share~~

~~Under GMA, all communities must create policies to accommodate their "fair share" of housing types and income groups. The fair share process should provide low and moderate income housing targets for cities, urban growth areas and rural areas. The targets should be achieved over the 20 year planning period. Yakima County's process will identify programs and finance mechanisms that will result in the construction and rehabilitation of housing to meet its targets. Plan 2015 supports the fair share approach and encourages its timely implementation.~~

~~The fair share principle has a close relationship to the question of neighborhood character and property values. In the 1980's and 1990's, homeowners have become increasingly protective of the value, both real and perceived, of their homes. This is often exhibited as NIMBYism (Not In My Back Yard) where property~~

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owners strenuously object to the introduction of new housing that differs from existing housing in type or value. Many of these objections are based in the fear of people of differing incomes, race, age, or ethnicity and their perceived impacts on the value of property.

NIMBYism influences housing affordability and it results in excessive delays in permit review processes or effectively excludes legitimate housing types or income groups from neighborhoods. In the planning process, this intolerance must not be underestimated but must be recognized and planned for in education programs, public hearing processes and in programs that attempt to create a sense of community that extends beyond the financial commitment of a home purchase.

Fair Housing

The goal of fair housing is to encourage freedom of choice in the sale or rental of dwellings. Fair housing rights are established both through federal law (Title VIII of the Civil Rights Act of 1968) and Washington State (WAC 49.60.222 through 224). The private and public sector housing agencies are very familiar with these principles as they apply to buyer/seller or landlord/ tenant relationships. Discrimination based on race, color, age, sex, religion and national origin is prohibited.

In 1988 the federal Fair Housing Act was amended, making it illegal to deny persons with disabilities the opportunity to live in a community. The amendment also makes it clear that persons may not be discriminated against on the basis of family status. The Washington Housing Policy Act, adopted in 1993, reinforces these principles by prohibiting local ordinances that treat households with disabilities differently from other households. For the purposes of this Act, low income persons are not considered a group protected under fair housing laws. If applied, income tests must be applied to all groups (i.e. disabled, racial, national origin) equally.

Several of the groups specifically noted in fair housing laws are commonly referred to as "special populations." Special populations include the physically disabled, mentally disabled, mentally ill, homeless, and other persons who may experience barriers to housing because of a disability or condition. Special needs populations are among the most noticeable persons needing fair housing protection. Fair housing, however, is a broader concept that attempts to protect all citizens from unfair or discriminatory treatment.

When developing land use regulations, the County must examine whether the effect of a regulation, action or policy excludes people. Local land use policies, regulations and actions must not have the effect of excluding individuals within Yakima County from housing opportunities. Persons should be able to find a variety of housing opportunities.

Fair housing requires the attention of many segments of the community. Appropriate land use practices are a first step. These practices must be reinforced by fair lending practices, underwriting standards, appraisals, bonding and by other implementation policies and procedures that effectuate, on a daily basis, principles of fairness. Over time, the County's racial and ethnic structure, household living arrangements, and the number of special needs persons will change. As a result, there is a continuing need to educate government officials and citizens to their individual rights and to the rights of others.

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7.5 HOUSING: GOALS, OBJECTIVES AND POLICIES

Goals, objectives and policies are essential in the development of the Housing Element. Not only are goals, objectives, and policies required by ~~the Growth Management Act (~~GMA~~)~~, but these statements provide a basis for a community to make decisions about its future housing needs. Goals and policies are consistent with the Planning goals and policies, and are also consistent with the Planning Goals of ~~the~~ G~~rowth~~ M~~anagement Act~~. Goals are general statements of desired outcomes of the community. Policies are "operational" actions that a community will undertake to meet the goals and objectives. Policies provide overall direction for implementation of a strategy and provide guidance for decision-making subject to this Plan, and form the basis for development regulations. Following are the goals and policies of the Comprehensive Plan related to Housing.

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

- County-wide Housing Goals and Policies – H X.X
- Yakima UGA Urban Land Use Goals and Policies – YKH X.X

Purpose Statement H 1

The ~~Growth Management Act (~~GMA~~)~~ requires ~~Under state law~~ the County ~~is required~~ to make adequate provisions for the existing and projected housing needs of its residents by identifying sufficient land for housing and a diversity in housing type. A diversity in housing will help ensure there is adequate housing available to meet future needs.

GOAL H 1: ~~Encourage~~ Sufficient housing should be available to meet the needs of the existing and projected population, including a 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	Allow for a variety of housing types in appropriate areas of the County.
	1. Encourage a variety of housing types that allow high densities and creative use of land within the urban area.
H 1.2	Encourage development of new housing within the Urban Growth Areas where facilities and services exist or are planning.
	1. Increase density in communities with existing infrastructure. 2. Allow for alternative housing options, such as accessory dwelling units. 3. Redevelop properties and encourage infill where infrastructure exists.
H 1.~~1~~3	In siting housing, consider the locational needs (proximity to employment, access to transportation and services) of the various types of housing.

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H 1.~~2~~4	Encourage the public and private sectors to develop and maintain an adequate supply of housing for all segments of the population.
H 1.~~4~~5	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 1.6	Coordinate with Yakima County's Public Health and Safety Network in planning and policy recommendations for social services delivery in the County.
	~~**H 1.3**: 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 1.5**: Ensure that Yakima County residents have equal access throughout the continuum of housing types and locations.~~
	~~**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, etc.). 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).~~**Promote the availability of special needs housing.**
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

~~Yet currently the County faces a lack of affordable housing choices.~~ In ~~the lower valley~~Yakima County there is a need for ~~, decent, safe~~adequate, affordable housing. This is especially true ~~for~~ for farm workers, low-income households, and ~~is virtually nonexistent; in all parts of the County "~~special needs~~"~~ populations

(which include the elderly, migrant workers, developmentally and physically disabled, ~~persons with HIV and AIDS,~~ among others) who also often 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.

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.

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 3: Promote ~~housing choices, including~~ affordable housing ~~,~~ through regulatory, planning, and financial techniques.	
OBJECTIVE	**Work with ~~individual~~ local jurisdictions to ensure adequate, affordable housing is available at all economic levels within unincorporated Yakima County. ~~fair share housing by the year 2015.~~**
POLICIES:	
H 3.~~2~~1	Ensure policies, codes and ordinances allow for a compatible mix of uses and housing types in neighborhoods.
H 3.~~3~~2	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 types, 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 public sectors) creating it; and, 5. Compatibility with historic properties and historic districts.
H 3.~~4~~3 ~~–~~	Accommodate changing demographic trends and housing preferences by allowing accessory units, co-housing, and other nontraditional housing types in appropriate locations.
H 3.~~5~~4 ~~–~~	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~~5 ~~–~~	Provide incentives for developers that include a percentage of affordable housing units within new housing developments.
H 3.~~7~~6 ~~–~~	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.~~8~~7 ~~–~~	Encourage structural housing alternatives that promote housing affordability.

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H 3.~~9~~8 –	Support regulatory and financial incentives to encourage construction of affordable housing.
H 3.~~10~~9	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 3.11~~:	~~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~~11~~:~~	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
~~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.)~~ ~~Urban areas shall have a fair share allocation.~~ ~~Fair share allocation shall be developed concurrently with the development of implementation ordinances.~~ ~~The allocation process must be supported by incentives and financing mechanisms to see that targets are achieved.~~

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, as well as revitalizing existing neighborhoods.

GOAL H 4: Preserve and rehabilitate the County's existing housing stock.	
OBJECTIVE	Preserving and rehabilitating the County's existing housing stock should be preserved to the extent practicable.~~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, special setbacks, and other

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means to separate resource from non-resource 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 e~~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.~~Encourage the preservation and protection of existing neighborhoods.
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. Additionally, ~~M~~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}~~

- ***Yakima Urban Growth Area Housing Goals and Policies***

GOAL YKH 1: Provide homeownership opportunities.	
OBJECTIVE:	Work with local jurisdictions and agencies to provide opportunities within Yakima County that will increase homeownership rates across all segments of the population.
POLICIES:	
YKH 1.1	Encourage various educational and financial assistance strategies to expand homeownership opportunities.
YKH 1.2	Work with existing housing providers and private lenders to provide homebuyer education seminars for potential first-time homebuyers; include outreach to current renters.

GOAL YKH 2: Ensure an Adequate Supply of Affordable Housing for Persons with Special Needs.	
OBJECTIVE:	Promote the availability of special needs housing.
POLICIES:	

YKH 2.1	Support development of programs that offer assistance to persons identified as being homeless.

~~D. GOALS, OBJECTIVES AND POLICIES~~

~~The shaded boxes below identify the areas from the ***Vision 2010***, ***Focus 2010***, & ***County-wide Planning Policy, and Visioning Check-in*** *documents.* These are the foundation for ***Plan Horizon 2040015's*** Housing goals, objectives and policies, found in the Policy Plan (Chapter 1, Vol. I).~~

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~~**Vision of the Future**~~

~~**The Housing Element builds upon principles and policy direction provided by the *Vision 2010* (Upper Valley) and *Focus 2010* (Lower Valley) Reports. These policies, developed through an extensive public participation process, are intended to provide long term, overall guidance for *Plan 2015*. The following Upper Valley vision statement is relevant to the housing element. Our vision in the year 2010 is that of a culturally diverse and economically balanced community. We value communities that offer affordable housing choices where there exists a partnership between the public and private sectors, and results in a diverse choice of housing affordable to all income ranges a community that offers affordable housing to special needs people. We see communities that have addressed the need for housing of its permanent and transient agricultural labor force. We value communities that are comprised of active and distinct neighborhoods and value the conservation and rehabilitation of the older housing stock Residential neighborhoods will be connected to other areas by safe and functional transportation(p.59)**~~

~~**The Lower Valley *Focus 2010* Report includes the following paragraph that aptly captures the County's vision of future housing:**~~

> ~~**Our vision for the Lower Yakima Valley in the year 2010 is that there is a wide range of safe, decent, affordable housing for everyone and that adequate infrastructure exists for future community expansion. This range of housing should include not only homes for middle and upper income families, but also lower income families as well. To make this possible will require commitments to rehabilitation of existing homes, more mobile home parks and subdivisions, multi-family housing and seasonal farm worker housing. (p.19)**~~

~~**Consistency with Countywide Planning Policies and with other Laws, Plans**~~

~~**The Housing Element also builds upon principles and policies established in earlier County comprehensive plans. To the greatest extent possible, the element is coordinated with housing policies developed by cities and towns in Yakima County. For the most part, earlier County plans discussed housing primarily in terms of its land use implications. *Plan 2015* addresses housing in broader terms, reaching beyond land use patterns and densities to discuss issues such as affordability, farmworker housing, rehabilitation, manufactured housing, housing finance, and community character.**~~

~~**There are ten County-wide Planning Policy statements which are relevant to the housing element:**~~

> ~~**The County and cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty year population and employment forecasts to determine short and long range affordable housing needs. (RCW 36.70A.070(2)) (E.3.1)**~~

~~**Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:**~~

> ~~**a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;**~~
>
> ~~**b. Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;**~~

~~c. Promote housing design and siting compatible with surrounding neighborhoods;~~

c. Promote housing design and siting compatible with surrounding neighborhoods;

~~d. Facilitate the development of affordable housing (particularly for low-income families and persons in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and~~

~~e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3)~~

~~Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4)~~

~~Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5)~~

~~Public and a private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6)~~

~~Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7)~~

~~Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. (RCW 36.70A.070(2)(9c)(d)) (E.3.8)~~

~~Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9)~~

~~The County and the cities will locally monitor the performance of their respective housing plains and made adjustments and revisions as needed to achiever the goal of affordable housing, particularly for middle and lower income persons. The Housing Element also has a relationship with the 1994-1999 Consolidated Plan, a consolidated application developed by the city of Yakima as a planning too to qualify for four federal housing programs available through the U.S. Department of Housing and Urban Development. The Consolidated plan contains short term hosing strategies (one and five year periods) and a thorough needs assessment that focuses primarily on special needs populations, and the availability and affordability of housing. Included in the Consolidated Plan are some references to unincorporated Yakima County housing issues.~~

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CHAPTER 8. PARKS AND OPEN SPACE

Edit Note: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. Blue Underline is new, and red strike through is deleted language.

8.1 INTRODUCTION/PURPOSE

With its unique range of outdoor recreational opportunities, Yakima County has much to offer outdoor recreationists. Our four distinct seasons, central location in Washington State and vast holdings of public land have made this area an increasingly popular place in which to recreate. Here, residents and visitors alike can enjoy many outdoor activities. Fishing and hunting, skiing and snowmobiling, hiking, biking, and walking are some of the more popular types of outings. Federal, state and regional parks, trails, and playgrounds help meet the demand to ~~"get back to nature"~~participate in outdoor recreation, stay physically fit and find relief from urban surroundings.

Not all of the open spaces we see are accessible to the general public and very little of our public land is close to where people live. It ~~is a serious~~can be a challenge for people, particularly families, to find the time to drive to distant recreational areas in order to "get away from it all". With limited funds, Yakima County's ability to establish and maintain parks has ~~traditionally~~ often taken a back seat to more pressing needs. Many movements, such as Safe Routes to Parks and the Surgeon General's emphasis on walking for health, recognize the need for local, accessible, neighborhood-level recreation opportunities. Recreation opportunities within walking distance to residences is important for young children, older adults, and those with disabilities. As Yakima County's population grows, the demand for more parks and open space will grow proportionately~~, especially our homes~~.

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The Parks and Open Space Element serves several purposes. The first purpose is to inventory the type and level of park and recreational services available in Yakima County. Most parks and recreational opportunities are found outside County jurisdiction, but they still contribute to the benefits derived from parks and recreation. The second purpose of the Parks and Open Space Element is to clarify the broader functions and benefits of Yakima County's open spaces. ~~This chapter evaluates the need for parks and recreation areas for the next ten years~~[KM1]. Finally, this chapter establishes a framework for considering other lands for future protection and identifies opportunities for regional approaches to providing park and recreational facilities.

The element builds upon principles and policies provided by the Countywide Planning Policies, the ***Focus 2010*** and ***Vision 2010*** documents, and the Visioning "check in". During the ***Plan 2015*** process, policies for parks and recreation were developed through extensive public participation to provide long-term guidance for Yakima County in developing the comprehensive plan. This work, including the ***Horizon 2040 Visioning "Check In"***, has been carried forward in ***Horizon 2040***. Most of the visioning goals related to the Parks Element are included under the heading, "Quality of Life and Government Services"; however some parks-related goals are included within the "Environment" umbrella. The updated Parks and Open Space-related Visioning goals are included in insets throughout the Element.

Inset 1. Horizon 2040 Visioning Goals
Parks and Open Space – Related Goals

Environment:

1. Land

- Preserve and protect critical areas.
- Inventory public open space lands and define those to preserve for future generations.

2. Other Programs

- Create a comprehensive image that links together environmental, resources and quality of life elements.
- Preserve wetlands, open lands, and other habitat areas.

8.1.1 GMA Authority

A park and recreation element is required by the Growth Management Act (GMA RCW 36.70A.070(8). Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. The following GMA Goals (goal 6, 9 and 12) are applicable specifically to the Parks and Open Space Element:

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(6) 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.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

This element includes estimates of park and recreation demand for a ten-year period; an evaluation of existing facilities and service needs; and an evaluation of intergovernmental coordination opportunities to provide for regional approaches for meeting park and recreational demand.

In addition to the Comprehensive Plan elements, the GMA requires jurisdictions to address parks, recreation, and open space through ~~a~~ several other means. The GMA requires that before approving subdivisions or short plats, written findings must be made which show that appropriate provisions are made for a wide range of public facilities including open spaces, parks and recreation, and playgrounds (RCW 58.17.110). Communities planning under the GMA must also designate greenbelt and open space areas within and between each urban growth area, and identify land useful for recreation, wildlife habitat, trails, and connections of critical areas (RCW 36.70A.110(2) and RCW 36.70A.160). Comprehensive plans are to consider the use of innovative land use management techniques that help retain open space, such as clustering development and the transferring of development rights. (RCW 36.70A.090)

8.2 EXISTING CONDITIONS

About two-thirds of Yakima County is owned and managed by federal, state or tribal government. These lands, particularly the Wenatchee National Forest, Department of Natural Resources (DNR) trust lands and L.T. Murray and Oak Creek Wildlife Recreation Areas, offer the greatest opportunity for outdoor recreation. However, the majority of people in Yakima County live a long distance (at least 15 miles) away from these areas. ~~However, for most residents to take advantage of these places requires extensive driving.~~ [KM2]~~Table~~ Figure ~~IX~~8.2-1~~-2~~ contains a summary of parks and recreational acreage within Yakima County including land owned by the state, various federal agencies, local cities and other providers.

8.2.1 Federal Lands

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U.S. Forest Service lands, particularly the Wenatchee National Forest, are found all along the western half of Yakima County. These lands provide endless recreational opportunities for locals and tourists. Trails provide opportunities for hiking, backpacking, horseback riding, ORV, mountain biking, snowshoeing, cross-country skiing, and snowmobiling. The forested habitat allows for camping, wildlife viewing, birdwatching, hunting, and fishing. Other federally protected recreation areas include the Toppenish National Wildlife Refuge, which, in addition to protecting habitat and open space, allows for walking, birdwatching, and hunting. The Yakima River Canyon provides camping, fishing, and watersports through the U.S. Bureau of Land Management.

8.2.2 State Lands

The Washington Department of Fish and Wildlife, the Department of Natural Resources, and the Washington State Parks Commission all manage high quality outdoor recreational lands in Yakima County. These areas, with the exception of Sportsman's State Park in Terrace Heights, are far removed from the population centers of Yakima County, and therefore do not provide daily recreation opportunities for most residents.

8.2.3 Non-profit Lands

Non-profit organizations have responded to the need for additional, accessible park and open space recreation areas in Yakima County. Jim Sprick Park in the Nile area of Highway 410 provides a recreational park area that can be used by locals and is often used for larger festivals throughout the year. The Cowiche Canyon Conservancy protects nearly 2,000 acres of shrub steppe habitat while providing options for walking, running, hiking, mountain biking, and birdwatching in two locations near the City of Yakima Urban Growth Boundary. The Yakima Greenway provides a linear connection for non-motorized trail users along the Yakima and Naches Rivers from Union Gap to Selah and Naches.

8.2.~~1~~ 4 Open Space

With 99 percent of its open space land owned and managed by federal, state, or tribal government, Yakima County has vast tracts of open space. Much of this land is accessible to the public for recreational purposes (national and state forests, wildlife areas, etc.), or set aside for protection of its cultural and natural values. The open space areas of the Yakima Training Center are not normally accessible to the public and not included in these calculations, yet they provide wildlife habitat, groundwater recharge, and view protection. Table ~~XX~~ 8.2-1 shows the percentage of public open space in the cities and towns of Yakima County, State, Federal, and Tribal government, and those open spaces managed by Yakima County. Table ~~XX~~ 8.2-1 also includes nonprofit and trust lands, which provide significant park and open space areas, particularly in the Upper Valley.

W~~W~~hile open space is not necessarily park land, all parks are usually considered open space. In highly developed areas, where open land is at a premium, parks are sometimes eyed as "free" public land to be

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used for any public purpose. Conflicts can arise ~~between~~ between ~~residents~~ those who want to see ~~their~~ parks kept as green and open as possible, and ~~their public officials who see~~those who may place a higher priority on using land ~~needs~~ for fire and police stations, senior and community centers, and other public uses. ~~-~~Likewise, ~~the reasons that we want to~~the protection of ~~-~~critical areas (such as floodways, shorelines, wetlands, aquifer recharge areas, and geologically hazardous areas) can sometimes be at odds with locating ~~are just as applicable to~~ public facilities (such as bike paths, roads, pipelines, swimming pools, etc.). ~~as to private development~~ Friction can also occur when siting or expanding a park facility in a residential neighborhood. Residents understand the need for more parks, yet they don't always want them in their "back yard." Parks by their nature will attract people, and with people come more cars, lights, noise, trash and the potential for increased crime and vandalism.

Table 8.2-1 Parks/Open Space Acreage and Percentage Yakima County

Jurisdiction	Total Park/Open Space (acres)	Percentage of County Park/Open Space
Incorporated Cities	682.8	0.08%
Yakima County	67.7	0.01%
State Lands	304,310.3	36.08%
Yakama Nation	154.8	0.02%
Federal Lands	535,378.0	63.48%
Nonprofit/Trust Lands	2,723.0	0.32%

Yakima County presents visual images of mountains, rolling hills, rangelands, orchards, and vineyards. Residents may perceive some or all of these areas as open space. Much of this land, however, is in private ownership and is neither accessible nor protected from future development. Neighbors may informally allow each other access to their orchards, rangeland, and wild places, but would not want the general public on their land. In order to fulfill most of its functions, 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.

Resource lands also contribute to our sense of open space. Agricultural and forest lands still make up a large share of the County's open space. By maintaining larger minimum lot sizes on resource lands, the open space functions of resource lands are preserved and enhanced. The Natural Settings and Rural Land Use chapters of this plan thoroughly discuss the protection of critical areas and resource lands.
As Yakima County continues to grow, creating both public and private open space areas will be an ongoing issue.

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Inset 2. Horizon 2040 Visioning Goals
Parks and Open Space – Related Goals

Quality of Life and Government Services:

1. **Identification and Protection:**
   A. Identify, develop and protect historical sites as identified by the community.
2. **Community Consensus:**
   A. Promote discussion and understanding of important County issues.
   B. Promote private/public and private/non-profit partnerships.
3. **Parks and Festivals:**
   A. Promote a comprehensive Parks Plan
   B. Expand youth activities
   C. Support and promote community celebrations and festivals.
   D. Encourage broader financial support of the Arts in the community.
4. **The Arts:**
   A. Support Accessibility to and Affordability for Entertainment and Performing Arts.
   B. Encourage and support Professional Arts.

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8.2.2 5 Corridors and Trails

In the Yakima Valley, the most significant open space links between other cities and 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 Greenway, already exist, and ~~but~~ there is significant potential for more. The Yakima Greenway runs along portions of the Yakima and Naches Rivers passing near the cities of Selah, Yakima, and Union Gap. The Cowiche Canyon Conservancy follows a portion of Cowiche Creek and

connects rural lands west of Yakima with the city's edge. In the Lower Valley, the Lower Yakima Trail will provide additional recreational opportunities for pedestrians and bicyclists.

In 2014, Yakima County developed and adopted the ***Yakima County Trails Plan***. Extensive public participation, including two public meetings and an online survey, provided insight from trail users from around the County, including the types of trail activities people are interested in (Table ~~ZFigure~~ 8.2). This plan identifies existing and proposed non-motorized trails within and between communities. It also includes recommendations for trail safety, education and enforcement, and funding and implementation.

Table~~Figure~~ 8.2 Types of Outdoor Trail Activities

Yakima County Trails Plan Survey, 2014~~From Yakima County Trails Plan Survey, 2014~~	
What types of outdoor trails recreation are you interested in? (Check all that apply)	Responses (percentage)
Walking/Hiking	93.5%
Running/Jogging	41.8%
Road Cycling	49.4%
Mountain Biking	46.5%
Rollerblading	7.1%
Cross Country Skiing/Snowshoeing	39.4%

8.2.~~3~~ 6 Parks and Recreation

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 and parks closer to Yakima and the Lower Valley cities. While ~~small~~ some areas of accessible open space (Yakima Greenway, the Cowiche Canyon Conservancy, Eschbach Park, and Sportsmen's Park) are near the City of Yakima, only small local and regional parks, Ft. Simcoe State Park, and Toppenish National Wildlife Refuge are available in the Lower Valley.

Yakima County's rapid growth calls for urban park planning. During the visioning check-in process, survey respondents identified a need for the protection of open spaces and natural areas, and better access to recreational opportunities (~~Table YYFigure~~Table 8.3). In addition, a majority of survey respondents agreed that a comprehensive parks plan should be a County goal. A regional comprehensive Parks and Open Space plan would create cohesiveness between individual plans (i.e. State and County transportation,

trails, parks, and recreation plans). 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.

Table 8.3 *Horizon 2040* Visioning Check-in Responses

Goal	Agree	Agree with modifications	Disagree	Neither agree nor disagree	~~a~~Already achieved/not relevant
Develop a comprehensive parks plan	69%	2%	2%	13%	14%
Inventory open space lands and define those to preserve for future generation;	63%	7%	10%	20%	0%
preserve wetlands, open lands, and other habitat areas for the benefit of the county's indigenous wildlife;	73%	0%	10%	3%	13%
recreation activities and community centers	70%	6%	8%	4%	4%
We must provide necessary services that address health related aspects as well as encourage prevention and safety	68%	8%	5%	7%	11%

Source: Horizon 2040 Visioning "Check In Report" 2016

8.2.7 Parks and Recreation Maps

Maps 8.2-1 through 8.2-5 show the location of recreation areas in Yakima County. Maps 8.2-1 and 8.1-2 present a large scale overview of existing parks and trails in the Upper (North) and Lower (South) Valleys of Yakima County. Map 8.2-3 shows County-owned Parks and Major Non-County Parks. Eschbach Park is shown in Map 8.2-3 and Lower Naches Park is shown in Map 8.2-4. Finally, lands owned by the Cowiche Canyon Conservancy and trails that connect their recreation areas represented on Map 8.2-5.

8.3 NEEDS ANALYSIS

The demand for more recreational opportunities, particularly from residents within and near urban areas, is going to increase as the population increases. Parks and recreation facilities, like other capital facilities, can be measured through the Level of Service (LOS) offered. The simplest method for calculating demand

is using an LOS of a certain number of acres of park per 1,000 residents. More complex calculations may involve measuring the number of sports fields, tennis courts, swimming pools, etc., per 1,000 residents. A LOS may be determined by using a national standard, or through community input. Yakima County has used a national standard of number of acres per 1,000 residents, based on information provided by The

Center for City Park Excellence, Trust for Public Land (TPL). TPL issued a report and data set in 2014 with information on parkland in the 100 largest cities in the United States. Based on their review, the median number of park acres per 1,000 residents is 12.9. This analysis uses that baseline to conduct the LOS analysis for Yakima County.

~~Table XXX~~Table~~Figure~~ 8.4 shows the projected demand for parkland between 2015 and 2025 in Yakima County, unincorporated Yakima County, and each of the 14 municipalities.

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Table 8.4 Level of Service (LOS) for parks in Yakima County

		2015			2020			2025		
City/Town Name	Acres of Parks (2015)	Projected Population	Acres of park needed to achieve LOS	Park (Deficit)/ Surplus 2015	Projected Population	Acres of park needed to achieve LOS	Park (Deficit)/ Surplus 2020	Projected Population	Acres of park needed to achieve LOS	Park (Deficit)/ Surplus 2025
Grandview	42.8	11,269	145.4	(102.6)	11,762	151.7	(108.9)	12,239	157.9	(115)
Granger	2.9	3,561	45.9	(43)	3,905	50.4	(47.5)	4,269	55	(52.2)
Harrah	0.0	650	8.4	(8.4)	677	8.73	(8.7)	703	9.1	(9.1)
Mabton	4.9	2,325	30	(25.1)	2,401	31	(26)	2,471	31.9	(26.9)
Moxee	2.7	3,831	49.4	(46.7)	4,430	57.2	(54.4)	5,108	65.9	(63.2)
Naches	42.8	830	10.7	32	881	11.4	31.4	931	12	30.8
Selah	37	7,489	96.6	(59.6)	7,965	102.8	(65.7)	8,445	108.9	(71.9)
Sunnyside	25.6	16,365	211.1	(185.5)	17,030	219.7	(194)	17,668	227.9	(202.3)
Tieton	2.7	1,272	16.4	(13.7)	1,357	17.5	(14.8)	1,443	18.6	(15.9)
Toppenish	14.55	9,004	116.2	(101.6)	9,241	119.2	(104.7)	9,454	121.7	(107.4)
Union Gap	102.6	6,185	79.8	22.8	6,404	82.6	20	6,611	85.3	17.3
Wapato	52.6	5,105	65.9	(13.2)	5,232	67.5	(14.9)	5,380	69.4	(16.8)
Yakima	338.2	94,566	1,219.9	(881.7)	97,493	1,257.7	(919.4)	100,993	1,302.8	(964.6)
Zillah	13.3	3,202	41.3	(28)	3,523	45.5	(32)	3,864	49.9	(36.5)
Yakima County		256,341	3,306.8	(3,306.8)	269,347	3,474.6	(3,474.6)	282,057	3,638.5	(3,638.5)
Unincorporated Area	842,633.8	91,460	1,179.8	841,454	97,047	1,252	841,382	102,478	1,322	841,311.8

According to this analysis, most municipalities in Yakima County provide a lower LOS than the median for U.S. Cities. The growing populations in the Urban Growth Areas (UGAs) were not included in this analysis; neither were school playgrounds and fields, private parks, and other outdoor recreation opportunities located within their cities and UGAs. The need for parks and recreation opportunities in and near city centers and in densely developing neighborhoods is going to increase as the populations and residential densities increase.

Yakima County has reduced the number and size of parks it maintains over the past 20 years; however there are still many parks and other open space areas open to the public, as discussed in earlier sections of this chapter.

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8.3.1 Facility Needs and Opportunities

While Yakima County contains many large recreation areas, it lacks smaller park facilities that can be easily accessed as part of a daily routine for most residents. Yakima County's UGAs are designed to be eventually annexed by their respective cities. Therefore, the residential densities of these areas are higher than in the rural areas of the County. Smaller neighborhood and community parks can address neighborhood needs for easily accessible parks and recreation facilities as the UGAs prepare for incorporation. A description of these smaller park types are below:

88.3.1.1 Neighborhood Parks

Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are ~~generally~~ relatively small (5 to 10 acres), and typically serve residents within a half-mile radius.

88.3.1.2 **Community Parks**

A community park is planned primarily to provide day use activities of both structured and passive nature. For Yakima County, these parks will most often be found outside the cities but within their urban growth boundary. Overall, community park facilities are designed to provide passive recreation areas and facilities although sport fields are appropriate as long as they do not dominate the park.

8.3.1.3 Development Criteria

Yakima County should encourage or require the development of neighborhood parks as part of the subdivision process. In ~~the~~ Urban Growth Areas of Yakima County, where residential density is greater than in the Rural and Resource areas, residents should have access to a neighborhood or community park within a half-mile of their home. Parks should be easily accessible for children and adults who choose to walk or bike, and accessible for people who have physical limitations.

Community parks may be developed through collaboration between the County and the appropriate local city, with the objective to turn the park maintenance responsibilities over to the city before or during annexation. A community park should average about 30 acres in size with about 70 percent being developable for active use.

Appropriate facilities in a community park could include:

- Formal ballfields - softball, baseball, soccer, etc.
- Tennis courts
- Open free play area
- Restrooms
- Picnic facilities (including shelters)
- Trail/pathway systems
- Outdoor basketball and volleyball courts

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- Children's playground (if needed to serve the local area)
- Natural open space

If possible, buffer areas, natural open space or habitat areas should be used to separate active use areas from surrounding homes.

Site selection criteria:

~~A.~~ The area should be located within the urban growth boundary of a city or recognized urban development area.

~~B.~~ The site should be reasonably central to the area it is intended to serve

~~C.~~ The park should be located on an arterial street or County roadway.

~~D.~~ If possible, part of the site should have a heavily landscaped setback to help buffer active uses from residential areas.

~~E.~~ Environmentally sensitive areas should be protected from overuse.

8.4 IMPLEMENTATION

Parks and recreation opportunities have proven benefits of increasing the value of neighboring residential areas, improved local air quality, and physical health improvements for the residents. Public officials planning for the long term must be aware of the benefits of providing parks and recreational opportunities as the area grows. Acquisition and/or development of parks should be implemented in a timely manner to keep pace with residential development and growth.

In addition to parks and recreation facilities, and traditional open space opportunities, we must also examine the potential for open space corridors that follow rivers, ridge tops, unused rights-of-way, and other linear features. These places provide a visual and mental break from the asphalt and buildings of our urban landscape. These critical areas are an opportunity to provide high-quality recreational opportunities that link people within and between communities. Open space around urban areas also brings order by creating a distinct beginning and end to cities. As a result, protected open space limits urban sprawl and creates a ”sense of place." Open space policies also allow us to protect undeveloped lands of exceptional value and protect wildlife and their habitat. Open space is protected through the Critical Areas Ordinance (CAO), which protects our wetlands, shorelines, steep slopes and other geologically hazardous areas. These areas are discussed in more detail in Chapter ~~22~~ 2 Natural Settings.

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

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development is well documented. Open space 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.

8.4.1 Challenges

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 result in open space preservation without loss of development potential and may even enhance development potential. 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 as well as compensating savings to the public if flood damage, runoff problems, and other flood- related impacts are avoided.

8.4.2 Implementation Strategies

Residents often raise the concern of how the park and recreation facilities will be paid for and maintained over time. There are several strategies for funding both the creation of parks and recreation facilities and ensuring ongoing maintenance of these facilities. Open space areas are often kept in a more "natural" condition, which requires less maintenance, but also may be less inviting for recreation. Open spaces can be protected through special tax programs, easements, zoning regulations, and subdivision incentives. Below are several strategies to fund, promote, and support parks, recreation, and open space without digging deep into the County's coffers.

8.4.2.1 Develop Alternative Funding Sources

Yakima County participates in the Open Space Taxation Act, a program that 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 provide some public benefit by being preserved in their current use or natural state. Such lands include those that conserve and enhance ~~or~~ scenic resources, protect streams and water supplies, contain wetlands, and enhance recreation opportunities. Other funding opportunities available for the County to pursue include a Conservation Futures Levy as part of the property tax package, implementing a Local General Obligation Bond to develop parks, and establishing a parks and open space line item in the Capital Improvement Fund budget.

8.4.2.2 Public/Private Partnerships

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Several non-profit organizations in the area are integral to providing parks, recreation, and open space within Yakima County. The Yakima River Greenway, Cowiche Canyon Conservancy, and Nile Civic Betterment (owners/managers of Jim Sprick Park), among others, address the lack of publically accessible parks and open space in Yakima County. Yakima County can partner with these organizations to support grants, provide matching local funds for private grants, identify park needs, and assist with negotiating regulatory controls. The County can also work with private companies to develop park sponsorship programs.

8.4.2.3 Partner with School Districts

Schools are natural partners for parks planning. Most elementary, middle, and high school campuses include recreational facilities—playgrounds and basketball courts at elementary and middle schools, and sports fields and tracks at high schools. School districts can partner with local communities to allow public use of existing and future recreation and sports facilities. Neighborhood elementary schools can provide additional benefit to their community because they provide park space aimed at younger children who cannot travel far to visit parks. Funding programs such as Safe Routes to School can benefit the elementary school population and the neighborhood community by installing sidewalks and street crossings that improve the safety and access to the school (and its playground) for all. In addition to sports fields and tennis courts, high schools have the potential to furnish interns and volunteers to help manage both park grounds and recreation activities.

8.4.2.4 Establish a Regional Parks Commission

A Regional Parks Commission should be established to help develop new strategies for financing the necessary future parks and open space. The Commission would include representatives from Yakima County, municipal jurisdictions, interested non-profit organizations, and Yakama Nation, and combine their resources to develop regional parks that can provide recreation opportunities for many residents across a larger geographical region. The Commission can identify parks and open space needs of communities and address those needs through a cost-sharing program that spreads the financial burden across multiple jurisdictions.

8.4.2.5 Provide 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. Development regulations, such as the subdivision ordinance, can provide density bonuses for cluster developments and other projects that maintain areas of open space. The zoning ordinance can also provide a streamlined process for land use approval of parks in designated areas, such as within the UGAs.

8.4.2.6 Invoke Land Use Regulations

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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. Certain zoning districts protect open space by limiting subdivisions and other developments. The Shoreline Master Program protects major streams corridors from incompatible development. The subdivision ordinance can require dedication of a percentage of the subdivision area towards parks and recreational open space.

8.4.2.7 Use Non-Regulatory Incentives

Incentive-based land use options, such as 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 protect open space and create parks. In certain landscapes and certain areas, land owners may have the option to work with land trusts, such as the Cowiche Canyon Conservancy or The Nature Conservancy, to place conservation easements on portions of their land in order to protect them as open and natural space in perpetuity.

8.4.2.8 Develop Creative Maintenance Programs

As an alternative to jail time, offenders might provide community services such as working on a park maintenance crew or providing other recreation services in a work release program. The program has the benefit of improving and maintain the parks while also providing the inmates and offenders valuable job skills. The parks may also benefit though volunteer programs and student interns who provide skilled and unskilled manual labor and park programming. Volunteers and interns may receive several benefits, including job skills, resume building, Eagle Scout badges, fresh air, and fun!

8.5 PARK AND OPEN SPACE: GOALS AND POLICIES

Some policies in this section were incorporated from the Yakima Urban Area Comprehensive Plan, the Terrace Heights Neighborhood, and the West Valley Neighborhood Plan. When a policy has been added that applies to the entire county, or specifically to one planning area (e.g. Terrace Heights), those policies are identified as follows:

- County-wide Urban Land Use Goals and Policies – POS-X.XX
- Yakima UGA Urban Land Use Goals and Policies – YK POS-X.XX
- West Valley Neighborhood Urban Land Use Goals and Policies – WV-POS X.XX
- Terrace Heights Neighborhood Urban Land Use Goals and Policies – TH-POS X.XX

Some policies from the neighborhood plans apply to the Parks and Open Space Element as a whole. These goals have a superscript next to the policy, identifying them as follows:

- Yakima Urban Area Comprehensive Plan - YUACP
- West Valley Neighborhood Plan – WVNP
- West Valley Neighborhood Plan - THNP

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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	Amend the Open Space Tax 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	Develop additional incentive programs to protect open space.
POS 1.4	Protect or give public access to public open space that the County considers to be of exceptional value through outright purchase, purchase of public access easements, or purchase of development rights.
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, 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. • Easily accessible for residents in dense, urbanized area of the Urban Growth Areas.
POS 1.6	Plan for open space in Yakima County, including open space used for appropriate public outdoor recreation.

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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	Develop a process for reviewing, accepting, preserving and maintaining donations of open space lands.
POS 1.9~~TH - POS 1.9~~	Define "Community Open Space" to include any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use, enjoyment, as well as the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open spaces. Community open space may include neighborhood and community parks, commons, plazas, community green or lawn, landscaped buffers, or other areas, decorative plantings, formal and informal gardens, pedestrian walkways or paths, and active or passive recreation areas (swimming pools, tennis courts, playgrounds, etc.). Community open space shall not include street rights-of-way or any area within a residential lot. THNP~~Encourage a variety of parks, including pocket parks, community parks and a ridge park.~~
YK ~~UA –~~ POS 1.10~~1~~	Utilize existing irrigation canal rights-of-way and Yakima Valley Transportation (YVT) corridors for pathway development.
TH-POS 1.11	Encourage a variety of parks, including pocket parks, community parks and a ridge park.

GOAL POS 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 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 through development of a Regional Parks Commission.
POS 2.2	Coordinate with school districts to provide community use of school facilities and plan bike and jogging trails to connect the school locations to local needs and different neighborhoods.
POS 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 2.4	Increase interaction and communication with the public through newsletters and the formation of interest groups.
POS 2.5	Encourage joint ventures with private groups or individuals in developing recreational opportunities.
POS 2.6	Implement regulations that require developers to meet a minimum standard for on-site recreational facilities or equivalent alternative provisions.
POS 2.7	Monitor park and facility needs throughout the community and actively encourage residents to express their interests and needs.
POS 2.8	Maintain an operating budget reflective of what the community needs and can afford.

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POS 2.9	Be active in pursuing alternative funding sources, bequests and endowments.
POS 2.10	Investigate new and innovative methods of financing facility development, maintenance and operating needs.
POS 2.11	Provide services efficiently and charge fees according to fairness and what the market will bear.
POS 2.12	Provide adequate staff or alternative staffing sources, such as volunteers and work-release programs, to meet park and facility needs of residents including the youth and senior populations.
POS 2.13	Provide incentives to developers to preserve open space and parks, such as density bonuses and appropriate flexibility in development standards.
POS 2.14	Provide developers the option of paying into a park fund in lieu of open space development requirements.
POS 2.15	Develop a comprehensive Yakima County Parks Plan.
POS 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.
POS 2.17	Guide and encourage the development of neighborhood and community parks in the high-density neighborhoods of Urban Growth Areas.
POS 2.18	Ensure that every resident in the Urban Growth Area can safely walk to a park, trail, or other public recreation area within one half-mile of their residence.
~~**WV**~~ **POS 2.19**	Establish a City/County partnership to finance and acquire park land before vacant land is scarce and expensive. WV
POS 2.20	Encourage development of non-traditional recreation venues including a white water park, BMX track, skate parks and other facilities for emerging sports activities YUACP
POS 2.21	Support the expansion of the Yakima Greenway. YUACP
YKUA ~~–~~ POS ~~–~~ 2.21~~0~~	Encourage creation of a centrally located outdoor performing arts stage or facility through a public, private and/or business partnership.

GOAL POS 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 3.1	Ensure acquisitions and development reflect an interconnected system of facilities, trails, and open space.
POS 3.2	Preserve areas that are unique natural features, and/or cultural resources, especially where threatened by development. Coordinate with land trusts to achieve open space and wildlife protection goals on a community-wide basis.

POS 3.3	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 3.4	Develop trails to accommodate multiple uses and sign accordingly.
POS 3.5	Follow the recommendations provided by the Yakima Trails Plan (2014) to develop trails that connect our communities.
POS 3.6	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 3.7	Ensure park, recreation, and open space investments are distributed relatively evenly through the County.
POS 3.8	Incorporate into facility planning the interests and needs of visitors to the County when compatible with resources and community needs and interests.
POS 3.9	Pursue inter-local agreements with school and other agencies or organizations for the provision and maintenance of recreational facilities.

GOAL POS 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, provide for user access and safety, and foster user respect and care for recreation resources and facilities.	
POLICIES	
POS 4.1	Seek ways to spread the costs for operation and maintenance of existing facilities to reduce reliance on County funds.
POS 4.2	Ensure facilities are developed and maintained in an efficient and cost-effective manner.
POS 4.3	Continue the maintenance focus on user safety, ADA (Americans with Disabilities Act) accessibility improvements, and renovation and repair of existing sites.
POS 4.4	Expand the use of volunteers, service groups, contractors, inmates, and "adopt-a-site" programs, where practical, to maintain areas or sites, especially small sites far from central maintenance facilities.
POS 4.5	Pursue innovative partnerships with local law enforcement agencies to enhance user safety in existing and new facilities.
POS 4.6	Spread the costs of maintenance to other public or private organizations when appropriate.

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~~Chapter~~CHAPTER 9
UTILITIES ELEMENT

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help your review, the existing language is in black text, Blue underlined is new, red strikethrough is deleted, and green was moved to or from a different section.

9.1 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~~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~~interrupted, inadequate, or prohibitively expensive.

~~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.~~

This Utilities Element was developed consistent with Section 36.70A.070 of the Growth Management Act (GMA) to address utility service issues in Yakima County through the year ~~2015~~2040. Coordinating its goals and policies with the other ~~***Plan 2015***~~***Horizon 2040*** elements should ensure adequate and cost effective utility service for all County residents. ~~The Utilities Element also describes how the goals in the other plan elements will be implemented through utility policies and regulations.~~

The Utilities Element has been developed in accordance with the County-wide Planning Policies and is integrated with all other planning elements to ensure consistency through-out the comprehensive plan.

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Maps of utilities in Yakima County are maintained and updated by the County Geographic Information Systems (GIS) ~~to meet the requirements of the Utilities Element as outlined in state law~~. In addition, County Utility Plans are hereby adopted by reference to meet the requirements of including capacity data; identifying existing and proposed facilities; and inconsistent with the County's GMA Update Schedule. All plans have been reviewed and can be provided upon request.

9.2 GROWTH MANAGEMENT ACT REQUIREMENTS

State laws RCW 36.70A.70 (4) and WAC 365-196-420 requires a Utilities Element that includes the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

The GMA 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, tele-communications services, and water, and for the disposal of sewage (WAC 365-195-~~200~~ 210 (~~25~~36)). The ~~***Plan 2015***~~***Horizon 2040*** Utilities Element includes domestic water, irrigation, sewer, solid waste, electrical, natural gas~~, electricity, sewage and waste water collection, irrigation, solid waste~~, and telecommunications. Some of these utilities may also require capital facilities.

In order to meet these requirements, ~~***Plan 2015***~~***Horizon 2040*** ~~will~~ compares the location and capacity of existing and proposed utility facilities with the Land Use Element, and asks the following~~se~~ questions: Is the capacity sufficient to serve the expected growth for the next 20 years? Where should utility lines and facilities be placed to serve the anticipated needs?

The Washington Administrative Code (WAC) recommends a ~~common sense~~common-sense approach to developing criteria for siting utilities. A key consideration is whether a siting proposal is consistent with the locations and densities for growth identified in the ~~l~~Land U~~u~~se element. Another consideration is the public service obligations of the utility involved. The element must also consider how the siting decision will affect the utility's ability to provide service. Finally, local design considerations must be balanced against the need for system uniformity.

The Utilities Element should also call for effective coordination of transportation projects and permits. Joint use of transportation right~~s~~-of-ways and utility corridors are recommended. Interested utilities should be notified of road construction projects, maintenance and road upgrade projects to facilitate public and private utility trenching activities. Whenever possible, a proposed project and its utility permits should be approved simultaneously.

Finally, the element needs to address coordination among adjacent planning jurisdictions to ensure the consistency of each jurisdiction's utilities element and regional utility plans. The element's goal is to develop a coordinated process for siting regional utility facilities in a timely manner.

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Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. The following GMA goals (goals 1, 2, 5, 6, and 12) specifically relate to utilities:

> (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
>
> (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
>
> (5) 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, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
>
> (6) 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.
>
> (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

~~ORGANIZATION OF THE ELEMENT~~

~~This Utilities Element is organized into five sections:~~

- ~~An elaboration of major issues associated with long-range utility planning in the County;~~
- ~~A description of existing utility systems and facilities;~~
- ~~A strategy for defining the Level of Service (LOS) requirements for each utility;~~
- ~~A profile of planned utility improvements and an assessment of future facility needs;~~
- ~~A finance plan which examines the costs and potential funding sources for needed improvements.~~

9.3 MAJOR ISSUES/ ~~ISSUES~~OPPORTUNITIES

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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***~~***Horizon 2040's*** Utilities Element.

9.3.1 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 2010~~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~~allowing for 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***~~***Horizon 2040*** Level of Service (LOS) standards. The following questions help to determine the desired level of service:

- 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~~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?

9.3.2 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.

9.3.3 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 in a certain time frame while maintaining appropriate levels of service. Establishing common-use corridors is an important element in meeting these requirements. The following factors may be taken into account:

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- 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?

9.3.4 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 bio-solids 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~~open space.

9.4 WATER AND SEWER CONSIDERATIONS

9.4.1 Water and Sewer

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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 rural domestic water system, satellite water and/or sewer systems; water and/or septic systems (serving new structures and 2 to 9 or more 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~~zoning designations: 1) ~~unincorporated urban areas~~Urban Growth Areas, 2) ~~economic r~~Resource Areas~~lands~~, and 3) each of the ~~four~~five types of rural area ~~land use~~zones.

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 from Yakima County Code (YCC), Title 19, Unified Land Development Code (Table ~~I-2~~19.25-1 Water and 19.25-2 Sewer) summarizes these considerations for each ~~land use pattern~~zoning designation 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.

9.4.2 Water and Sewer Systems

Water and sewer system improvement needs to handle anticipated growth are similar under all land use alternatives. ~~A summary of the water and sewer facilities deficiencies, recommended improvements and estimated costs are shown in Tables X-13 and X-14, respectively.~~ It should be noted that current and future deficiencies for sewer facilities within Urban Growth Areas are not listed since the respective city or town's comprehensive plan should address these service issues and establish LOS. Where the cities or special purpose districts either cannot or will not address sewer service deficiencies, it may be necessary for another service provider to step in, to maintain equitable access to service within the UGAs. A Comprehensive Sewer Plan for the urban areas of Yakima County will help establish service deficiencies and prospective means for their solution.

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~~**Table X-13 – Current and Future Deficiencies and Improvements for Water Facilities**~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~**Supply Wells**~~	~~**Buena – 1 Well**~~	~~**Buena – Backup Well $450,000**~~	~~**None Identified**~~
~~**Pump Station**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Long – Term Improvements Identified**~~
~~**Pipelines**~~	~~**Terrace Heights Main Intertie Needs**~~	~~**Terrace Heights Mains/Interties $1.8M**~~	~~**No Long – Term Improvements Required**~~
~~**Reservoirs**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Improvements Required**~~
~~**Water Treatment Facilities**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Improvements Required**~~

~~**Table X-14 – Current and Future Deficiencies and Improvements for Buena Sewer Facilities**~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~**Pipelines**~~	~~**Terrace Heights Main Intertie Needs**~~	~~**Terrace Heights Mains/Interties $1.8M**~~	~~**No Long – Term Improvements Required**~~

~~Thresholds LOS standards were applied to the existing systems and to future system growth anticipated under each land use alter-native for the years 2001 and 2015 in order to identify facility needs. These standards measure the impacts of new development on the existing system. Then appropriate mitigation, commensurate with measurable impacts, can be applied to development approvals. This ensures that the system continues to provide service at the acceptable local level.~~

9.5 DOMESTIC WATER

9.5.1 Potable Water Supply

More people moving to newly-developed areas means more demand on the ground water supply. As new residents install individual or community wells or connect to existing systems that rely on ground water, concerns about available (legal and physical) ground water grow. Residents of the West Valley, Wenas, North Selah, and Terrace Heights areas have already voiced their concern about declining well production.

~~The taste of potable water from wells in some areas varies seasonally.~~ While the quality of ground water in Yakima County in generally excellent, high concentrations of iron and manganese affect the taste in some areas. Local land use impacts have degraded water quality in a few locations.

The Washington State Wellhead Protection Program, adopted in 1994, requires all Group A public water systems (those serving at least 15 connections or 25 people) to develop a wellhead protection program

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to prevent contamination of groundwater used for drinking. The systems must delineate wellhead protection areas, inventory potential contaminant sources, and manage wellhead protection areas to prevent pollution. The Washington State Department of Health is responsible for enforcement. Yakima County is one of eight purveyors in the Upper Valley and member of the Regional Wellhead Protection Committee (RWPC) through an interlocal agreement.

9.5.2 ~~A ground water availability analysis based on preliminary data needs to be developed for each subbasin in the County. In the future, a more accurate groundwater analysis will require additional stream flow data, monitoring of ground water elevations, and evaluation of the hydraulic connection and rate of flow between the shallow and deep aquifer systems.~~

~~A water level monitoring program should be developed and implemented within each subbasin to evaluate the long-term potential water level declines in both the shallow and deep aquifer systems and aid in developing and refining a ground water budget. To reduce costs, the water level measurements could be collected during seasonal high and low water periods each year. To evaluate resource availability, it is essential to understand the interrelationship between the shallow and deep aquifers. Evaluation of the aquifer interconnection would require installation of monitoring wells and pumping tests to generate data needed to calculate the potential rate of water loss or gains from the interconnecting aquifer and refine the ground water budget. In the absence of the data needed for a ground water budget, one way to prevent excessive demands on ground water would be for the County to obtain all unappropriated water rights in the unincorporated urban and transitional areas.~~

Satellite Management Agencies (SMA)

Satellite Management Agencies are authorized and approved entities by the Washington State Department of Health under WAC 246-295-001 and RCW 70.119A.060 to own and/or manage and operate public water systems. Group A is regulated by Chapter 246-290 WAC Public Water Supplies and Group B by Chapter 246-291 WAC Public Water Systems. Yakima County has five approved agencies to operate and manage public water systems (see Table 9.5.2-1).

Table 9.5.2-1 Washington State Department of Health - Yakima County Approved Satellite Management Agencies (SMA)
1. Evergreen Valley Utilities SMA #149
2. Nob Hill Association SMA #109 - Limited Service Area: Within Nob Hill's Service Area Boundary
~~***Eligible Systems: Systems 3 connections or greater inside Yakima County Urban Area Boundary; 5 connections or greater outside the Yakima County Urban Area Boundary.**~~
3. Northwest Water Systems SMA #119
4. Valley Water Services SMA #155
5. Yakima County Public Works Department SMA #117 - Limited Service Area: All of Yakima County except incorporated areas, the Yakima Firing Center, and certain areas of the Yakama Indian Nation.
***Eligible Systems: Within the Urban Growth Area, systems with 3 or more connections. Outside the Urban Growth Area, systems with 5 or more connections.**

Source: Washington State Department of Health (DOH)

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~~Satellite management water systems have a lower annual cost per connection than individual wells. While the annual user fees are higher for satellite systems, the initial cost per connection less for satellite systems, which translates into lower mortgage payments, as shown in Table X-15. For example, a system with nine connections would have an annual cost per connection of approximately $759, while one with three connections would be about $1,208, and an individual well would be about $1,230. These costs include operations, maintenance, administrative expenses, testing, energy costs, reserve for repair or replacement, and the annual principal plus interest on equipment installation (based on a 15-year mortgage at 7-1/2% interest). If the homes in the 9-connection system are clustered, the annual cost drops to about $734 (slightly less pipe required). In addition, satellite water systems would have a modest one-time connection fee for meter inspection and account activation.~~

~~**Table X-15 Satellite Management Water Systems: Cost Analysis per Connection**~~

	~~Rural Settlement~~	~~Rural Transitional (Clustered)~~	~~Rural Transitional (Nonclustered)~~	~~Urban Unincorporated~~	~~Individual~~
~~**Service Connections per System**~~	~~9~~	~~9~~	~~9~~	~~3~~	~~1~~
~~**Annual User Fees per Connection**~~					
~~Reserve Account~~	~~25~~	~~25~~	~~25~~	~~68~~	~~159~~
~~Maintenance, Operations and Administration~~	~~166~~	~~166~~	~~166~~	~~499~~	~~0~~
~~Testing and Energy~~	~~70~~	~~70~~	~~70~~	~~96~~	~~114~~
~~**Debt Payments (principal and interest) on Equipment Installation**~~	~~497~~	~~472~~	~~497~~	~~545~~	~~957~~
~~**TOTAL, Annual User Costs/Connection**~~	~~759~~	~~734~~	~~959~~	~~1,208~~	~~1,230~~

9.5.3 County-Owned ~~UTILITIES~~Water Supply Systems

9.5.3.1 Group A and B Water Supply Systems

~~**Water Supply Systems**~~

Yakima County owns and operates four ~~water systems~~Group A and twenty-~~four~~five Group B water systems (see Table 9.~~5.3~~5.3-~~1~~1).~~: the public systems in the unincorporated communities of Terrace Heights, Buena, and the Gala Estates north of Selah.~~ The County~~ recently~~ assumed the management and planning role for ~~these~~these systems ~~(See Figure X-1)~~. Maps 9.5.3-1, 9.5.3-2, 9.5.3-3, and 9.5.3-4 shows the ~~names and~~ locations of Group A systems. The inventory of the Group A Water Systems are outlined in Table 9.5.3-2. The location of Group B systems can be seen in Maps 9.5.3-5 and 9.5.3-6.

Table 9.5.3-1 Yakima County Water Systems (Group A and B)

Number of Systems	Group A Water Systems	Location	Existing Number of Customers	Maximum Number of Customers
1	Buena	Buena	145	160
2	Crewport	Crewport	48	60

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3	Gala*	N. of Selah	37	44
4	Terrace Heights	Terrace Heights	1530	Unspecified
		Total	**1760**	
Number of Systems	**Group B Water Systems**	**Location**	**Existing Number of Customers**	**Maximum Number of Customers**
5	Beckon Ridge	W. of Selah	8	8
6	Bittner	Terrace Heights	1	4
7	Bonair	Buena	6	6
8	Buchanan	N. of Selah	8	8
9	Fairway Estates	S.E. of Sunnyside	10	12
10	Gibson	Wenas	6	6
11	Heysman	N. of Selah	8	8
12	Horizon View	Terrace Heights	~~8~~0	8
13	Kodi South 1	N. of Selah	8	8
14	Kodi South 2	N. of Selah	8	8
15	Meadowbrook	W. of Union Gap	6	8
16	Nagler	N. of Selah	7	7
17	Norman	Terrace Heights	4	8
18	Oliver	Terrace Heights	1	4
19	Pleasant Hill	Selah	4	8~~4~~
~~19~~20	Raptor	Terrace Heights	0	6
20~~1~~	Ray Symmonds	E. Selah	6	6
22~~1~~	Speyers	N. of Selah	6	7
23~~2~~	Star Crest	Terrace Heights	4	~~3~~4
24~~3~~	Stein Lower	West Valley	7	8
25~~4~~	Stein Upper	West Valley	7	8
26~~5~~	Wenas-Button	Wenas	4	4
27~~6~~	Wenas-Huntzinger	Wenas	4	4
28~~7~~	Wendt Road	Terrace Heights	1	8
29~~8~~	Wiseacre	E. Selah	7	7
		Total	**131~~5~~**	**1735~~6~~**
***Gala Water System will not be expanding.**				

Source: Yakima County Utilities Division

Table 9.5.3-2 Yakima County Group A Water Systems				
System Feature	**Buena**	**Terrace Heights**	**Gala Estates**	**Crewport**
Number of Customers Original (date of startup)	102 (1986)	Terraced Estates: 277 (4/1/91) Country Club: 520 (1994)	11 (1995)	45 (3/12/01)
Current (5/20/16)	145	1530	37	48

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Number of Wells	2	6	1	2
Gallons per year delivered	14 million	238 million	2.78 million	7.1 million
Distribution pipe	3.5 miles	31 miles	1.4 miles	5,025 feet
Estimated peak hour demand	260 gpm	2,450 gpm	12 gpm	36 gpm
Storage Capacity (in gallons)	157,000	Res. #1: 1,500,000 Res. #2: 60,000 Res. #3: 88,000	73,000	173,000
Current Level of Service				
Minimum Fire Flow	500 gpm for 30 min	Existing Residence: 500 gpm for 30 min New Residence: 1,000 gpm for 30 min Industrial area: 2,250 gpm for 60 min	Not required due to lot size	1000 gpm for 30 min
Minimum Pressure	30 psi	30 psi	30 psi	30 psi
Potential Number of Connections*	160	Unspecified	44	60

***Estimated based on existing water rights.** Source: Buena, Terrace Heights, Gala Estates, and Crewport Water Systems Plans

Washington State defines public water systems as all systems serving more than one single family residence. Group A systems serve 15 or more connections, or 25 or more people per day, for 60 or more days per year. Group B water systems are all the smaller systems that serve more than one single family residence but are not large enough to fit into the Group A category.

The state Department of Health (DOH) in Spokane maintains a comprehensive list of all community water systems for the counties in eastern Washington. Group A water systems are required to develop a water system plan to be approved by the DOH and updated every six years. The purpose of a plan is to evaluate the water system facilities and operations, and to develop an improvement plan to meet future needs for 6 and 20 year planning periods.

The DOH list of water systems for Yakima County is summarized in Table 9.~~5.3~~5.3-~~3~~3.~~X-3.~~

Table 9.5.3-3 Yakima County Water Systems	
System Type	**Number of Systems**
Group A, Community, Residential, Unincorporated	~~81~~78
Group A, Community, Incorporated	~~17~~14
~~**Group A, Transient and Non-transient Non-Community**~~ **Group A, Non-transient, Non-community**	~~92~~31
Group A, Transient, Non-Community	72
Group B	~~542~~741

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Total Number of Listings	~~732~~936

Source: Washington State Department of Health (DOH), https://fortress.wa.gov/doh/eh/portal/odw/si/Intro.aspx

~~**Table X-3 Yakima County Water Systems**~~

~~System Type~~	~~Number of Systems~~
~~Group A, Community, Residential, Unincorporated~~	~~81~~
~~Group A, Community, Incorporated~~	~~17~~
~~Group A, Transient and Nontransient Noncommunity~~	~~92~~
~~Group B~~	~~542~~
~~**Total Number of Listings**~~	~~**732**~~

Group A, Community, Residential, Unincorporated systems serve residences in unincorporated areas while Group A, Community, Incorporated systems serve incorporated areas. Group A, Transient and Non-transient, Non-community systems serve hotels and other businesses that cater to people who do not live permanently at the site. Transient systems serve operations that experience intermittent use such as camp-grounds and other seasonal businesses. Non-transient systems include businesses and other operat-ions serving nonresidents more than six months out of the year.

The first category listed includes those systems that are clearly distinguishable as residential and not associated with a city or town's water supply. The largest of these independent water systems is the Nob Hill Water Association.

State Health Regulations now require new public water systems serving three or more connections to be operated by a Satellite Management Agency, where one is available. The DOH has approved Nob Hill Water Association and Yakima County as SMAs.

9.5.3.2 Yakima County Water Resource Systems

On December 10, 2013, the Yakima County Board of Commissioners adopted Resolution 399-2013, "In the Matter of the Formation of the Yakima County Water Resource System" which required the Director of the Public Services Department to develop and organize a water system to address a County-wide rural-domestic water supply to be available to those who would otherwise rely on the "exempt" well strategy offered by RCW 90.44.050. As part of the initial development of the water resource system a technical report called, "Assessment of the Availability of Groundwater for Residential Development in the Rural Parts of Yakima County," was developed to provide an assessment of potential mitigation strategies for providing rural domestic water in Yakima County. The report identifies mitigation strategies for providing water for rural development, while avoiding impacts to flows in main stem reaches and tributaries. The two primary mitigation strategies are: a) the purchase of main stem surface water rights where they are available and identified, and b) the establishment of well depth standards consistent with the hydrologic connectivity between the groundwater body and the senior surface water rights obtained. There is strong emphasis on the development of wells depth standards in the tributary basins, and the purchase of senior water rights mostly in the main stem reaches. The report identifies measures to mitigate domestic groundwater development on the vast majority of currently undeveloped rural residential parcels in Yakima County.

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The Yakima County Water Resource System (YCWRS) was developed in accordance to the strategies identified in the report. All new rural domestic water users, prior to the land use approval or the issuance of a building permit must obtain a rural domestic water right certificate from the YCWRS (we need to also recognize that an applicant may have their own water right). The Yakima County Public Services Department is currently in negotiations for the purchase of senior surface water rights to provide at least a five year supply of rural domestic water for anticipated rural domestic land development. As funds become available, YCWRS will continue to purchase the necessary senior water rights to adequately supply rural domestic water to rural land developers through the life of this plan. Details regarding the funding sources and operation of the YCWRS can be found in Yakima County Code Title 12.08 – Water System.

9.5.4 ~~Water Supply Purveyors~~

~~Independent Public Water Systems~~**Independent Public Water System**

- Nob Hill Water Association

Nob Hill Water Association (Nob Hill Water) is an independent public water system that serves ~~which operates a drinking water system in~~ the West Yakima area with drinking water. Its system lies both within the corporate limits of the City of Yakima and in unincorporated Yakima County. ~~According to the Association's April 1994 Comprehensive Plan, it~~Nob Hill Water currently has 11,326~~6,661~~ service connections and serves~~s~~ a population of approximately 27,837~~16,653~~ people. The Department of Health has ~~currently~~ approved Nob Hill Water for 11,951 connections, resulting in 625 Equivalent Residential Units (ERUs) additional connections available. Storage is currently the limiting ~~component~~factor. If storage capacity can be redistributed through the use of ~~and if the water system is able to redistribute storage to zones with insufficient capacity through the use of~~ existing booster pumps, enhancements and~~,~~ operations (e.g. ~~for example~~ Pressure Reducing Valves (PRV's)), then~~–~~ source capacity will become the limiting factor instead. ~~Nob Hill will be able to shift their limiting factor from storage to source capacity.~~ This would then increase the approved number of connections to 12,607. ~~It is also recommended that~~ Nob Hill Water will also need to reduce their Distribution System Leakage (DSL), which consumes 2,381 ERUs, or construct new facilities for source, storage, etc., during the next couple of years in order to accommodate projected growth. The Nob Hill 2015-2035 planning period projects a population of 51,536 people and 22,226 ERUs.

Nob Hill Water was incorporated under the laws of the State of Washington on December 26, 1908 as a private non-profit organization. In 1983, it was converted from a private non-profit corporation to a (private non-profit) association.

Its initial source of water supply was the Pacific Power and Light Company which, at that time, owned the water system for the City of Yakima. In the 1940s, the City of Yakima took over ownership of the local water system from Pacific Power. Shortly thereafter, Nob Hill Water drilled its own well, becoming independent of the City of Yakima in 1946. Nob Hill Water has grown and expanded to become the largest private water system in the Yakima Valley except for the City of Yakima~~, and the largest private system in the state~~.

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9.5.5 Existing Water Sources

The water supply for the Nob Hill Water Association comes from 5 wells (~~Figure~~Map 9.~~5.5-1~~5.5-1~~X-6~~). Specific characteristics of each of the wells are detailed in Table 9.~~5.5-1~~5.5-1~~X-4~~. ~~A sixth well is currently being developed, but is awaiting state approval before any water withdrawals take place.~~

~~**Table X-4 Nob Hill Water Supply Wells**~~

Table 9.~~5.5-1~~5.5-1 Nob Hill Water Supply Wells

	Well 1	Well 2	Well 3	Well 4	Well 5	Well 7
Year Drilled	1945~~6~~	1956~~61~~	1969~~70~~	1987	1986~~85~~	1983
Static Level (feet)	~~71~~160	~~91~~166	~~306~~392	~~266~~277	0	50
Pumping Level (feet)	~~152~~350	~~133~~325	~~360~~398	~~450~~483	~~230~~410	160
Pumping Capacity (gpm)	~~800~~1,400	800	2,200~~2850~~	~~500~~350	~~1600~~2,350	1,300
Horsepower	~~75~~200	~~75~~125	350	100	~~250~~600	300
Type Pump	Turbine	Turbine	Turbine	Submerged	Turbine	Turbine
Well Depth (feet)	1,624~~5~~	~~550~~500	1,050~~1~~	~~1800~~1,812	850	700
Treatment	Chl/Aer	Chl/Aer	Chl	Chl	Chl	Chl

a. Chl = Chlorination Aer = Aeration

Source: Nob Hill Water System Plan ~~Aer = Aeration~~

~~**Source: Nob Hill Water System Plan**~~

~~**Table X-5 Nob Hill Distribution System (Feet of Pipe)**~~

	~~Type of pipe~~					
	~~Asbestos~~			~~Galvanized~~		
~~Pipe size~~	~~Cement~~	~~Steel~~	~~Cast Iron~~	~~Iron~~	~~Copper~~	~~PVC~~
~~16 inch~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~2,000~~
~~12 inch~~	~~66,520~~	~~500~~	~~–~~	~~–~~	~~–~~	~~83,050~~
~~10 inch~~	~~2,990~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~
~~8 inch~~	~~102,680~~	~~–~~	~~1,400~~	~~–~~	~~–~~	~~33,100~~
~~6 inch~~	~~146,990~~	~~21,120~~	~~8,600~~	~~–~~	~~–~~	~~18,350~~
~~4 inch~~	~~36,730~~	~~9,580~~	~~–~~	~~–~~	~~–~~	~~2,340~~
~~3 inch~~	~~–~~	~~–~~	~~–~~	~~1,220~~	~~–~~	~~1,140~~
~~2 inch~~	~~–~~	~~360~~	~~–~~	~~12,410~~	~~400~~	~~3,790~~

The total production capacity from the ~~five~~six wells is ~~6,550~~12,000 gallons per minute (gpm) or ~~9.438~~17.28 million gallons per day (mgd). In 2002, a change in the original water rights certificate consolidated withdrawals from Wells 1 and 6 for a total capacity of 1,600 gpm or 980 acre-feet per year. However, Well 1 ~~is~~is primarily used to meet high summer demands and a backup source in the winter ~~kept on standby for emergency purposes only~~ because of its hydrogen sulfide content. Well 6 is inactive and not necessary in backing up Well 1 as intended. When ~~this well is~~both wells are removed, the maximum capacity ~~is 5,750~~ of Wells~~,~~ 2, 3, 4 and 5 is 10,400 gpm, 7,902 acre-feet per year, or ~~8.285~~14.98 mgd, as indicated on an approved ~~.~~Department of Ecology 2003 change in application.

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Water Association records show a daily per capita use of 144~~173~~ gallons of water. Maximum day per capita usage was ~~370~~302 gallons ~~and minimum day per capita use was 87 gallons~~ (2015~~1993~~ data). Peak day usage is typically higher in the summer than in the winter due primarily to local summer irrigation needs.

~~Storage~~ Storage for the system is provided by ~~five~~six reservoirs serving three distinct pressure zones. The reservoirs are located at ~~three~~four different sites, two of the sites containing two reservoirs each (see Table 9.5.5-2). ~~There is a one million gallon reservoir at the site of Well 3 which serves the upper and intermediate pressure zones. A one-million and a 500,000 gallon reservoir are located in the north central portion of the service area the Westbrook Reservoir, and serve the larger lower pressure zone. A one-million and a 150,000-gallon reservoir near Well 4, the Minnesota Reservoir, also serve the lower pressure zone.~~ Total storage is ~~3.65~~4.23 million gallons.

~~Distribution System~~ The distribution system comprises ~~105.16~~165 miles of pipe.

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Table 9.5.5-2 Nob Hill Water Reservoir Characteristics

Characteristic	Minnesota Reservoir No. 1	Westbrook Reservoir No. 2	Minnesota Reservoir No. 3	Hayes Reservoir No. 4	Westbrook Reservoir No. 5	Barrett Reservoir No. 6
Location	56th Ave & Englewood Dr.	8001 Popular View Way	56th Ave & Englewood Dr.	8403 Scenic Drive	8001 Popular View Way	12900 Barrett Rd.
Status	Active	Active	Active	Active	Active	Active
Date Constructed	1947	1952	1955	1967	1974	1998
Storage Capacity (gallons)	150,000	276,400	1,000,000	1,000,000	803,100	1,000,000
Pressure Zone	Low	Low	Low	High	Low	Intermediate

Source: Nob Hill Water System Plan, 2015

9.6 SEWER

9.6.1 County-Owned S~~s~~ewer/S~~s~~anitation S~~s~~ystem

Most rural residents rely on-site septic tanks and drain fields for their waste water system needs. If residences are not served by a collection sewer, they're considered to be using an on-site system. All on-site systems in the County are permitted and regulated by the County Health District, which promulgates threshold standards for these systems.

Currently, the ~~only~~ County-owned collection systems ~~is~~consist of the Buena, Fairway Estates, and Mtn. Shadows Sewer Systems~~, 10 miles east-southeast of Yakima and north of Toppenish. The Buena Sewer System was constructed to reduce groundwater contamination identified by the Yakima Health District's 1983 environmental survey. Construction of the system, which includes individual septic tanks at each service connection, a collection system consisting of 3.4 miles of conveyance pipe, and a recirculating gravel filter treatment plant, was completed in the fall of 1993. Project financing was provided by a Federal Environmental Protection Agency grant, a Washington State Department of Ecology Centennial Clean Water Fund Grant, a Washington State Department of Community Development Block Grant, and Yakima County funds. With the exception of a few new service connections the system has not changed since it was constructed. The system serves about 175 equivalent residential units (ERUs) and treats about 16 million gallons per year of sewage~~. Maps 9.6.1-1, 9.6.1-2, and 9.6.1-3 shows ~~Figure 6.16.16.1X-4 shows a~~the ~~recent~~ Yakima County Department of Public Works ~~map of the~~ three systems~~, the treatment plant, and outfall locations~~. ~~(refers to maps)~~

Table 9.~~6.1~~6.1-1 shows the location and current number of existing and maximum number of connections.

Table 9.~~6.1~~6.1-1 Wastewater Systems

Systems	Location	Existing Number of Customers	Maximum Number of Customers
Buena	Buena	282	390
Fairway Estates	S.E. of Sunnyside	10	12
Mtn. Shadows	West Valley	8	11
	Total	**300**	**413**

Source: Yakima County Utilities Division

~~The permitted discharge capacity of the treatment plant, under the current NPDES permit, is 52,000 gallons per day averaged over a one-month period. The peak hour flow to the wastewater treatment plant has been measured at 70 gallons per minute. The average BOD loading for 1994 was 108 milligrams per liter (mg/L), or 39 pounds per day (lbs/d). Average monthly BOD levels are typically less than 30 mg/L, or 13 lbs/d. The highest BOD loading recorded to date, based on 24-hour composite sampling, was 157 mg/L, or about 70 lbs/d.~~

Urban area residents receive sewer service either from a municipality, or in the greater Yakima Urban Area, from the regional wastewater system established under the ~~four~~three party agreement between the cities of Yakima and Union Gap, and the Terrace Heights Sewer District ~~and Yakima County~~. Service

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outside city limits may be provided subject to outside utility agreement (to annex) according to the jurisdiction's policies.

9.6.2 Ssewer Ddistricts

There are two sewer districts in the County: are the Cowiche Sewer District and Terrace Heights Sewer District. Together, they serve approximately 6,47032,00 people in two distinct areas. In addition, the Port of Sunnyside owns and operates its own industrial sewer system. -Details of these three systems are listed in Table 9.6.46.4-11X-6.

9.6.3 Cowiche Sewer District

The Cowiche Sewer District (FigureMap 9.6.316.3-1X-7) was built in 2001 and came came online the same year. Cowiche-Tieton Regional Wastewater Treatment Plant is owned and operated as a joint effort with both entities being involved in the building of the plant monetarily. The treatment plant also provides services to the city of Tieton through an interceptor line that runs down Summitview Road.; The district currently has 142 connections in Cowiche and 435 connections in Tieton, all inclusive of commercial, industrial, and residential customers. north of Yakima near Tieton, serves 73 homes, a packing warehouse and limited commercial facilities with a central collection system and treatment plant. The plant is at 35 percent capacity and estimated to reach capacity by 2040. The wastewater treatment plant consists of a series of evaporationtwo sewage ponds, four basins, and cooled by wetlandswhich stabilize and evaporate raw sewage. The treatment system is operated by the town of Tieton under contract. Two of the originally constructed five ponds are being held in reserve for future growth. Comprehensive land use planning for the sewer district is dependent on the County commissioners.

As a result of sewer system capacity problems, the city of Tieton has approached the Cowiche Sewer District to evaluate whether the two entities could collaborate on service issues. One suggestion would connect residential development in Cowiche with an upgraded plant in Tieton via a force main, utilize the Sewer District system for wastewater from the agricultural industries in the Rural Settlement.

9.6.4 Terrace Heights Sewer District

Terrace Heights Sewer District (FigureMap 9.6.4 16.4-1X-8), serves about 21,500 units with a collection system that discharges to the city of Yakima collection system and treatment plant. The system was built in 1953 and is under continuous expansion as new residents move to the area. The system's current service level is 21,7800 equivalent residential units (ERUs). One ERU = 760 Cubic feet/month. Improvements to the system completed in 2008 einclude a new lift station and pipeline that that will last 50 years. Its contractual capacity with the city of Yakima is 3,700 ERUs. The physical capacity of the main lift station and trunk sewer is 3,900 ERUs. However, some improvements would be needed within the District's system (e.g., parallel lines) to convey these higher flows. Such improvements cannot be implemented though until sufficient growth occurs to generate needed funding.

Table 9.6.41 6.4-1 Sewage Collection and Treatment

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Agency	Population Served	Average, Annual Flow -(mgd)	Treatment	Discharge
Cowiche S.D.	1,470~~200+~~	0.144~~02+~~	WWTP~~Facultative~~ Lagoon	~~Evaporation~~North Fork Cowiche Creek
Terrace Heights S.D. ~~Port of Sunnyside~~	5~~3~~,000+ ~~NA[b]~~	0.6~~0.3+~~ ~~1.6~~	Yakima WWTP ~~Aerated Lagoon~~	Yakima R. ~~Land Application~~
Port of Sunnyside	NA~~a~~1	2	Aerated Lagoon, Anaerobic Lagoon, & Sequencing Batch Reactors	Surface Water & Land Application
Note: ~~a~~1 – ~~To be completed~~Industrial Wastewater only				

Source: Cowiche Sewer District, Terrace Heights Sewer District, and Port of Sunnyside

The ~~four~~three-party agreement between Yakima~~, Selah~~, Union Gap and ~~Yakima County~~the Terrace Heights Sewer District ~~coordinates sewer services among the jurisdictions~~ coordinates sewer services among the jurisdictions. Moxee has a separate agreement with ~~limits the amount of sewage~~ Terrace Heights ~~can~~ and limits the amount of sewage both can dispose of at the regional wastewater treatment plant to 4 percent of the capacity of the treatment plant (currently 850,000~~20 mg~~gpd). Terrace Heights Sewer District is well within capacity averaging 600,000 gallons per day. No further improvements will be needed. A new pipeline and lift station was just installed and will last until 2080. ~~There is also a limit on the capacity of the district's sewer connections to the regional system. Current peak monthly flow is about 0.41 mgd or 50 percent of contractual limit. Average annual growth is about 3 percent, based on annual flow increases for 1992-1994. The District is completing a comprehensive Sewer Plan for its service area in 1997.~~

9.6.5 Port of Sunnyside

The Port of Sunnyside owns and operates an industrial ~~sewerage system~~wastewater treatment system serving the~~13~~ industrial facilities within the city of Sunnyside. The industries ~~vary from fruit and vegetable processors to dairy products, plastics manufacturing and wineries~~are primarily food processing industries. The largest industry discharging to the Port treatment works is a dairy processor producing cheese, whey powder, and infant formula. Other industries are primarily fruit and vegetable processors. The treatment system consists of two aerated lagoons, one anaerobic lagoon, two sequencing batch reactors, a storage lagoon, and a land application system. The total capacity of the storage lagoon is nearly 150 million gallons. The Port has a National Pollutant Discharge Elimination System (NPDES) permit which allows the treatment plant to discharge treated effluent both to surface water and to its land application system. In 2016, the Washington State Department of Ecology approved capacity of the treatment works is 2.0 million gallons per day.~~The treatment system consists of a 6-acre aerated lagoon and a 40-acre winter storage pond. During summer, the Port irrigates about 425-acres of alfalfa with the approximately 1.6 mgd flow. The port has a state waste discharge permit for land application for the plant which is currently being renewed.~~

~~Satellite management sewer systems have administrative fees and inspection costs not required for individual, on-site septic systems, as shown in Table X-16.~~

~~When the consumer debt service (principal and interest) for the higher initial equipment cost is included, however, the total annual user cost per connection is similar, ranging from $1,044 for a clustered 9-unit~~

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~~system to $1,115 for an individual system. Given the level of accuracy of the estimates, this is not a significant difference.~~

~~Costs for the satellite systems are based on a septic tank effluent pumping system and community drainfield. Costs include annual inspections, pump out every three years, equipment replacement every 15 years, maintenance and administrative costs, and miscellaneous. In addition, satellite sewer systems would have a modest one-time charge for septic tank installation inspection and account activation.~~**~~Table X-16 Satellite Management Sewer Systems: Cost Analysis Per Connection~~**

	~~Rural Settlement~~	~~Rural Transitional (Clustered)~~	~~Rural Transitional (Nonclustered)~~	~~Urban Unincorporated~~	~~Individual~~
~~**Service Connections per System**~~	~~9~~	~~9~~	~~9~~	~~3~~	~~1~~
~~**Annual User Fees per Connection**~~					
~~Reserve Account~~	~~96~~	~~96~~	~~96~~	~~96~~	~~96~~
~~Electrical/Energy~~	~~17~~	~~17~~	~~17~~	~~17~~	~~17~~
~~Drainfield, Pump-out, Inspection~~	~~100~~	~~100~~	~~100~~	~~100~~	~~60~~
~~Admin. And Misc.~~	~~43~~	~~43~~	~~43~~	~~121~~	
~~**Debt Payments (principal and interest) on Equipment Installation**~~	~~794~~	~~488~~	~~803~~	~~764~~	~~942~~
~~**TOTAL, Annual User Costs/ Connection**~~	~~1,050~~	~~1,044~~	~~1,059~~	~~1,098~~	~~1,115~~

9.7 SOLID WASTE SYSTEM

Yakima County owns and operates the Terrace Heights Landfill and Transfer Station; Cheyne Road Landfill and Transfer Station; and Lower Valley Transfer Station. The Anderson Limited Purpose Landfill and Caton Limited Purpose Landfills are privately-owned and operated~~, and are~~, and are open to the public. The Yakima Waste Systems transfer station is also a privately-owned facility which serves self-haulers primarily from the Yakama Nation and vicinity. Yakima Training Center Limited Purpose Landfill operates a facility restricted to military use only. ~~(~~Map 9.7-1~~2)~~7 provides the location and county service areas.

The County's solid waste system is a countywide, coordinated effort. The County and all the incorporated cities work together through a Solid Waste Interlocal Agreement. The County's service area includes all incorporated cities and the unincorporated area outside the Yakama Indian Reservation, the U.S. Military ~~Reservation~~installation, and the Wenatchee and Snoqualmie National Forests.

State law has directed the County's solid waste programs. Yakima County's Solid Waste and Moderate Risk Waste Management Plan (Plan) is the guiding document that provides the details required by RCW 36.70A.070 (4) and WAC 365-196-420. The goals of the Plan seek to achieve convenient and reliable services; promote innovative and economical waste handling; and reduce environmental impacts associated with disposal and illegal dumping. The plan recognizes Horizon 2040 as the policy framework for development and seeks consistency to incorporate policies. The Plan addresses the challenges with

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waste management through alternatives, while maintaining a list of implementation status of recommendations from previous solid waste management plan(s).

9.7.1 ~~The first Yakima County Solid Waste Management Plan was prepared in 1973 as a result of the 1969 Solid Waste Management Act (RCW 70.95). This law, requiring a comprehensive solid waste management plan, was updated in 1985.~~

~~Prompted by the 1985 update, a final development and closure plan for the Terrace Heights landfill was completed in 1987 and revised in 1995. A hydro-geologic study of the site was completed in 1988. Property for a buffer zone was purchased, and a recycling/recovery program is operating at the landfill. In addition, the final development and closure plans for the Cheyne Road Landfill and the Snipes Mountain Landfill were revised in March 1991. Snipes Mountain Landfill closed in 1994 and a transfer station was constructed in 1995. Hazardous waste information programs were introduced through the 1991 Hazardous Waste Management Plan.~~

~~Landfill staff was trained to handle hazardous waste, and public information programs were initiated. The County also adopted an unsecured load ordinance. The County instituted an in-house recycling program at the Yakima County Courthouse and other County offices that collects paper, cardboard and aluminum cans. The County also developed a public education program to promote waste reduction and recycling by County residents.~~

~~The Yakama Indian Nation recently closed its landfill, located on the reservation, and now disposes of its waste at Yakima County's Cheyne Road landfill. The U.S. Military Training Center within the County is involved in solid waste management but is not a part of the planning area. The landfill within the Center's jurisdiction was recently closed.~~

~~The system data and information presented in this chapter comes from Yakima County's Solid Waste Management Plan, completed in November, 1993.~~

Collection System

Table 9.~~7.1~~7.1-1~~X-2, from the 1993 Plan,~~ shows the collection services for all the municipalities in the County. In Yakima County, four~~eight~~ of the 14 municipalities operate their own garbage collection systems. ~~The cities of Grandview, Toppenish, Moxee City, and Mabton and the town of Granger~~ City, Basin Disposal Inc., and Yakima Waste Systems collect both residential and commercial waste. ~~The cities of Selah and Yakima collect residential waste. The city of Selah collects some commercial waste but the larger accounts are collected by Yakima Waste Systems, Inc.~~ Commercial accounts in the City of Yakima are collected by Yakima Waste Systems.

~~Table 9.7.1~~ Yakima County SWMP Collection Services in Incorporated Areas

Incorporated Areas	Collection Service	Mandatory Service
Grandview	City	Yes
Granger	City	Yes

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Harrah	Yakima Waste Systems	Yes
Mabton	Yakima Waste Systems	Yes
Moxee	Basin Disposal Inc.	Yes
Naches	Yakima Waste Systems	Yes
Selah	Basin Disposal Inc.	Yes
Sunnyside	Yakima Waste Systems	Yes
Tieton	Yakima Waste Systems	Yes
Toppenish	City	Yes
Union Gap	Basin Disposal Inc.	Yes
Wapato	Basin Disposal Inc.	Yes
Yakima	City, Yakima Waste Systems	Yes
Zillah	Yakima Waste Systems	Yes
Unincorporated Areas	Basin Disposal Inc., Yakima Waste Systems	No

Source: Yakima County Solid and Moderate Risk Waste Management Plan, 2010

~~Six of the municipalities contract with a state-certified hauler to collect garbage within their city. The towns of Naches and Tieton, and the cities of Sunnyside and Zillah contract with Yakima Waste Systems. The cities of Union Gap and Wapato contract with Superior Refuse. Residents in the town of Harrah, located on the Yakama Indian Reservation, contract with Waste Management, Inc. (an individual hauler) directly for their garbage service.~~

Residents living in the County's unincorporated areas are served by three garbage haulers: ~~Tri-County Disposal Service,~~Basin Disposal LLC~~ Inc.~~, ~~Country Garbage Service~~Rabanco, and Yakima Waste Systems, Inc.~~ (See Figure X-5).~~ Each hauler is certified by the Washington Utilities and Transportation Commission (WUTC).

~~Disposal Service, Inc. holds a franchise for the southwest corner of the County bordering the Yakima Indian Reservation. However, it currently has no accounts in Yakima County. Country Garbage Service's franchise area is in the southeastern corner of the County. It serves the unincorporated areas north of the Yakima River, excluding the cities of Grandview and Sunnyside, and east of the town of Granger. Yakima Waste Systems, Inc. serves the unincorporated areas of Yakima County, excluding the U.S. Military Reservation, the Snoqualmie National Forest, and the Yakama Indian Reservation. The Yakama Indian Nation contracts with Waste Management, Inc. (which does not operate under a certificate issued by the WUTC) for garbage collection on the Indian Nation's lands. The U.S. Army is responsible for collection on the U.S. Military Reservation.~~

~~According to the County's 1993 Solid Waste Management Plan, the current garbage collection system is adequate to handle the County's present and future needs. Residential recycling programs in Yakima County have historically included drop-off and buy-back sites. The 1993 Plan recommends establishing a countywide program for recycling and composting. This program would offer separate services for the~~

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~~County's Urban Area (which includes the greater city of Yakima, Selah, and Union Gap areas, including unincorporated fringes) and the County's Rural Area (which includes the rest of the County, including both unincorporated areas and other cities).~~ According to the Yakima County Solid Waste Division, the Terrace Heights Landfill will reach capacity in 2027 and will then be closed. It will remain open as a transfer station to take in hazardous waste and recycling to be transferred to the Cheyne Landfill & Transfer Station. The permitted capacity of Cheyne is projected to the year 2053.

~~**Landfills**~~

~~The Terrace Heights and Cheyne Road landfills are the two active landfills within Yakima County currently accepting municipal solid waste (see Figures XII-6 and 7). They are owned and operated by Yakima County. The Yakama Indian Nation, which recently closed a landfill on its reservation, now hauls its waste to the Cheyne Road landfill for disposal.~~

~~The Terrace Heights landfill is 408 acres and has a remaining capacity of 3.0 million cubic yards. It is expected to reach capacity between 2003 and 2006. The Cheyne Road landfill site is 960 acres. It currently has 40 acres permitted for landfilling. The 40 acres has the capacity to handle waste from the existing service area until between 2005 and 2008.~~

~~An upcoming 1998 study will explore the feasibility of expanding the Cheyne Road and Terrace Heights landfills, developing new in-County disposal sites, and exporting waste. This study will be completed approximately five years before the projected closure of these landfills. If new or expanded landfills are needed, they could be planned, permitted and built between 2004 and 2007.~~

~~Two privately operated demolition waste landfill sites are located in Yakima and near Naches. Permits are pending for a third private demolition waste landfill operation near Grandview.~~

~~**Transfer and Drop Box Facilities**~~

~~In the lower valley, the Snipes Mountain landfill closed and was replaced with a transfer station near the landfill site in October of 1995. It is the only transfer facility in the lower Yakima Valley and all waste collected is hauled to the Cheyne Road Landfill.~~

~~Yakima County residents are served by seven coin-operated drop box facilities. These 30- and 40-yard compactor bins sit on a concrete pad with an overhead structure that provides shelter for the self-hauler. The sites are open 24 hours per day except on holidays. The drop box facilities prohibit animals, hazardous wastes, pesticides, and over sized items. The drop boxes are emptied at the Terrace Heights landfill. Money changer machines and recycling drop offs have recently been added to the Ahtanum, Cowiche, and Selah drop box facilities.~~

9.8 WATER, SEWER, AND SOLID WASTE LEVELS OF SERVICE

The purpose of LOS standards is to adequately serve both current and future residents without compromising the service they receive.

Levels of service (LOS) are established for the following Yakima County owned and operated utilities:

- Buena, Crewport, ~~Terrace Heights, and~~ Gala ~~Estates~~, and Terrace Heights water systems;~~:~~

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- Buena, Fairway Estates, and Mtn. Shadows sewer systems;
- Potential future satellite water and sewer systems; and
- County-wide solid waste system.

9.8.1 Existing County Water, Sewer, and Solid Waste Facilities

LOS standards focus on present needs and future growth. The first step is to study the capacity of existing facilities and assess the need for facility improvements in order to accommodate growth. This is accomplished through capacity analysis, which estimates the number of years before improvement is required.

This approach is well suited to the County's water, wastewater, and solid waste utilities since they must already meet specific and stringent federal, state, and local standards for service, capacity and development. It also addresses the County's on-site septic systems, which are considered a type of wastewater facility. Capacity LOS for water and wastewater facilities rates the unused capacity of each system component, using an A-through-F rating system, where the A-level rating indicates a large amount of unused capacity (see Tables 9.8.1-1~~ 8~~ and ~~-~~9.8.1-2~~ 9~~).

Table 9.8.1-1 Percent of Capacity (Operation) LOS for Water System Facilities

System Element	Parameter Defining LOS	Definition of Letter Rating (Percent of Capacity Used)					
		A	B	C	D	E	F
Supply Wells	Total Supply Capacity	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Reservoirs	Total Capacity	0-20	21-40	41-60	61-84	85-100	>100
Water Treatment Facilities	Treatment Capacity	0-20	21-40	41-60	61-84	85-100	>100

Table 9.8.1-2 Percent of Capacity (Operation) LOS for Wastewater Treatment Facilities

		A	B	C	D	E	F
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Liquid Stream	Hydraulic Loading or Organic Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Solid Stream	Hydraulic Loading or Solids Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100

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The capacity LOS for solid waste facilities (see Table 9.8.1-3~~X-10~~) examines the availability of different system components. For example, how available are landfill sites, transfer stations, and recycling facilities? What are the collection days for waste pickup? Another important consideration is the geographical distribution of facilities. Future additional transfer stations, for instance, need to be sited near population center where they are needed. Appropriate siting is an important part of capacity LOS and future development of facilities.

Table 9.8.1-3 LOS Standards for Solid Waste Management Facilities and Services

	Letter Rating for LOS		
Facility/Service	**A**	**B**	**C**
Regional Landfills (Number of Facilities)	2	1	0
Regional Limited Purpose Landfills (Number of Facilities)	2	0	0
Regional Transfer Station (Number of Facilities)	~~2~~4	1	0
Garbage Pickup (Pickup Days Per Month)	~~4~~20	2	1
Curbside Recycling Pickup (Pickup Days Per Month)	~~4~~10	2	1
Rural Recycling Centers (Number of Facilities)	~~10~~4	~~5~~0	0

Source: Yakima County Solid Waste Division

9.8.2
Future Satellite Wastewater and Water Systems

Under ~~***Plan***~~***Horizon*** ~~***2015***~~***2040***, LOS standards must be adopted for future satellite systems that the County will manage. ~~Current policies require that satellite systems be established for developments of 3 or more residences, or residential equivalents, in unincorporated UGAs; and for 5 or more residences, or residential equivalents, in rural areas throughout the County.~~ YCC, Title 19, Tables 19.25-1 Water and 19.25-2 Sewer provides the system options in order of priority for the zoning and number of lots/connections. All systems will be required to meet established County and state standards for design, construction, and performance. Water systems will be subject to State Health SMA requirements.

~~Several ***Plan 2015*** land use designations are not included in the future satellite system analysis. They include the Rural Self-Sufficient, Rural Remote/Extremely Limited Development Potential and resource land designations, which allow satellite systems to be established.~~

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Table X-8 – Percent of Capacity (Operation) LOS for Water System Facilities

System Element	Parameter Defining LOS	Definition of Letter Rating (Percent of Capacity Used)					
		A	B	C	D	E	F
Supply Wells	Total Supply Capacity	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Reservoirs	Total Capacity	0-20	21-40	41-60	61-84	85-100	>100
Water Treatment Facilities	Treatment Capacity	0-20	21-40	41-60	61-84	85-100	>100

Table X-9 – Percent of Capacity (Operation) LOS for Wastewater Treatment Facilities

System Element	Parameter Defining LOS	Definition of Letter Rating (Percent of Capacity Used)					
		A	B	C	D	E	F
Pipelines	Peak Flow Rate	0-20	21-40	41-60	61-84	85-100	>100
Pump Stations	Peak Pumping Rate	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Liquid Stream	Hydraulic Loading or Organic Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100
Wastewater Treatment Facilities/Solid Stream	Hydraulic Loading or Solids Loading (whichever is limiting)	0-20	21-40	41-60	61-84	85-100	>100

9.8.3 LOS Thresholds

Establishing LOS thresholds means that a base standard is applied to each County system. These thresholds provide the standards against which existing and new systems can be evaluated. System evaluations identify deficiencies, which can be remedied with facility upgrades or new construction. Assessing each system's needs will lead to realistic recommendations for necessary improvements. Then these improvement needs will be incorporated into the finance portion of this element.

Table X-10 – LOS Standards for Solid Waste Management Facilities and Services

Facility/Service	Letter Rating for LOS		
	A	B	C
Regional Landfills (Number of Facilities)	2	1	0
Regional Transfer Station (Number of Facilities)	2	1	0
Garbage Pickup (Pickup Days Per Month)	4	2	1
Curbside Recycling Pickup (Pickup Days Per Month)	4	2	1
Rural Recycling Centers (Number of Facilities)	10	5	0

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9.8.4 Water and Sewer Facilities

Thresholds for both water and sewer facilities were established to identify deficiencies in the system that must be corrected in order to meet Growth Management Act requirements (see Table 9.8.4-1~~X-11~~). These standards represent the proposed level of service the County would provide to residents for each type of facility. A facility with an LOS rating worse than the threshold is considered deficient and in need of improvement.

Table 9.8.4-1 Thresholds LOS for Water and Sewer/Sanitary Facilities	
Type of Water Facility	**Percent-of-Capacity LOS**
Supply Wells	D
Pump Stations	D
Pipelines	D
Reservoirs	D
Water Treatment Facilities	E
Type of Sewer Facility	**Percent-of-Capacity LOS**
Pipelines	D
Pump Stations	D
Wastewater Treatment facilities – Liquids Stream	E
Wastewater Treatment facilities – Solids Stream	E

These threshold LOS standards are to be applied to the existing systems and to future system growth anticipated under each land use alternative for the years 2015~~01~~ and 2040~~15~~ in order to identify facility needs.

9.8.5 Solid Waste Facilities

Thresholds for solid waste facilities are shown in Table 9.8.5-1~~X-12~~. LOS threshold standards are used to identify deficiencies in the system that must be corrected to meet Growth Management Act requirements. Future solid waste facility upgrades will be based on the LOS ratings thresholds established in this section.

Table 9.8.5-1 Threshold LOS for the Solid Waste System	
Facility	**LOS**
Regional Landfills	B
Regional Transfer Stations	B
Garbage Pickup	B
Curbside Recycling Pickup	B

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Rural Recycling Centers	B

9.9
IRRIGATION

The Yakima Project is an irrigation system that uses water developed by the Bureau of Reclamation to irrigate about 465~~5~~4,000 acres of land extending 175 miles along both sides of the Yakima River. The Yakima Project consists of an extensive system of reservoirs, canals and laterals, five diversion dams, three hydro-electric power plants, transmission lines, and pumping plants, ~~that~~which supply~~ies~~ irrigation water for most of the irrigated land in the Yakima River Basin.~~, and o~~Over 90% of the harvested cropland ~~are~~is located in ~~the~~ Yakima County and Kittitas County, about half of Benton County, and a small area in Klickitat County.

Within Yakima County the Yakima Project is divided by Union Gap into upper and lower planning areas: consisting of the *Tieton*, *Roza*, *Sunnyside*, and *Wapato Irrigation Divisions*. Private interests not included with the four divisions contract their services with the Bureau of Reclamation. Irrigation Districts are governed by RCW Title 87. Map~~–~~ 9.9.1~~7-1~~ provides the locations and service areas of Yakima County Irrigation Districts.

9.9.1 Upper Yakima Planning Area

~~The Upper Yakima area, north of Union Gap, contains the Tieton Division.~~ The *Tieton Division* is west of Yakima between the Naches River and Ahtanum Creek and covers ~~27,271~~28,000 acres. Irrigation waters for the district are diverted from the Tieton River via the Tieton Diversion Dam (a concrete weir, five feet high with an embankment wing, eight miles downstream from Rimrock Lake), and Tieton Canal (capacity 347 cubic feet per second). The Tieton division and its facilities are operated by the Yakima-Tieton Irrigation District.

Other irrigation districts within the ~~Tieton Division~~Upper Yakima Planning Area include the~~ Broadway,~~ Naches-Selah, ~~Selah-~~Moxee-Selah, Terrace Heights, Union Gap, and city of Yakima~~, and Yakima Valley Irrigation Districts as well as the Moxee unit (the unit includes both the ditch company and the irrigation district)~~. There are two irrigation districts in this area which are not part of the Yakima Project: the Wenas and Ahtanum Districts.

9.9.2 Lower Yakima Planning Area

Lower Yakima Area is south of Union Gap and is heavily agricultural. It consists of *Wapato*, *Sunnyside*, and *Roza Divisions*. *Wapato Division* is the largest project operated by the Bureau of Indian Affairs. It receives its water supply from the Yakima Project and irrigates more than 136,000 acres. It's service area is located in the Lower Valley West of Interstate 82 from Parker to Highway 240 on the Yakama Reservation, covering more land west of U.S. Route 97 and State Route 22.~~The Wapato Division, formerly known as the Wapato Indian Project, has three units, Ahtanum, Satus and Toppenish and is under the administration of the Bureau of Indian Affairs.~~

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The *Sunnyside Division* consists of 103,562 acres north of the Yakima River, extending from the Sunnyside Diversion Dam, a concrete weir near Parker (eight feet high with an embankment wing) and flows through the Sunnyside Canal to the vicinity of Benton City. Four irrigation districts in the Sunnyside Division pump water to their lands by hydraulic turbine pumps at drops along the canal. The Sunnyside Division and its facilities are operated by the Sunnyside Valley Irrigation District. ~~The other districts within the Division are Grandview, Granger, Outlook, and Snipes Mountain.~~

The *Roza Division* spans 72,511 acres north of the Yakima River, from Pomona to Benton City. The distribution system is supplied by the Roza Canal (capacity 2,200 cubic feet per second), which originates at the Roza Diversion Dam (a concrete weir, movable crest structure that is 67 feet high) on the Yakima River about ten miles north of Yakima. The Roza Power plant develops and delivers ~~11,250~~12,937 kilowatts of power to pumping plants within the division along 70 miles of transmission lines. The Roza Division and its facilities are operated by the Roza Irrigation District. The other district~~s~~ within the Division is~~are~~ Buena ~~and Home~~.

9.9.3 Irrigation Water

The demand for irrigation water continues to grow. The need for irrigation water is likely to continue even when some land converts to non-agricultural uses. Gardens and lawns will also require water. Irrigation districts must be notified of proposed subdivisions, and the subdivision plat must be recorded and filed with the district, showing how the water is to be delivered to the irrigable acres in the subdivision. 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.~~–~~ The district must approve extensions of service to subdivided units, and can require the extensions of service to subdivided lots at the landowner's expense. The irrigation district's responsibility for delivering water ends at the established point of delivery.

~~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~~within an irrigation district, the developer must show how the water is to be delivered to the irrigable acres in the subdivision (as per RCW 58.17.310). 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, 171.6). 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.

9.9.4 Irrigation Districts

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The Yakima County Treasurer's office provides billing services for 16 irrigation districts in the County (Table 9.~~9.4~~9.4-1~~X-7~~). Other districts provide their own billing services.

~~**Table X-7 Yakima County Irrigation Districts**~~

~~District~~	~~Address~~
~~Ahtanum*~~	~~Post Office Box 590 Yakima, WA 98907~~
~~Buena*~~	~~270 Eagle Peak Road Zillah, WA 98953~~
~~Grandview*~~	~~Post Office Box 188 Grandview, WA 98930~~
~~Granger*~~	~~Post Office Box 1099 Granger, WSA 98932~~
~~Home*~~	~~Post Office Box 755 Granger, WA 98932~~
~~Moxee~~	~~3106 Beaudry Road Moxee, WA 98936~~
~~Naches-Selah*~~	~~143 East Naches Avenue Selah, WA 98942~~
~~Naches-Union*~~	~~Post Office Box 3042 Chinook Tower Yakima, WA 98908~~
~~Outlook*~~	~~2489 North Outlook Outlook, WA 98938~~
~~Roza~~	~~Post Office Box 810 Sunnyside, WA 98944~~
~~Selah-Moxee*~~	~~1910 South 44th Avenue Yakima, WA 98908~~
~~South Naches*~~	~~6931 South Naches Road Naches, WA 98937~~
~~Snipes Mountain*~~	~~414 Concord Drive Outlook, WA 98938~~
~~Sunnyside valley~~	~~Post Office Box 239 Sunnyside, WA 98944~~
~~Terrace Heights*~~	~~1910 South 44th Avenue Yakima, WA 98908~~
~~Union Gap*~~	~~4720 Konnowac Pass Wapato, WA 98951~~
~~Wenas*~~	~~543 Sisk Road Selah, WA 98942~~
~~Wapato Irrigation Project~~	~~Post Office Box 220 Wapato, WA 98951-0220~~
~~Yakima City Irrigation~~	~~2301 Fruitvale Boulevard Yakima, WA 98902~~
~~Yakima-Tieton~~	~~470 Camp 4 Road Yakima, WA 98902~~
~~Zillah*~~	~~Post Office Box 385 Zillah, WA 98953~~

~~*County Treasurer provides billing service.~~

Table 9.9.4-1 Yakima County Irrigation Districts
Ahtanum Irrigation District*
Buena Irrigation District*
Naches/Selah Irrigation District*
Naches Union Irrigation District*
Roza Irrigation District
Selah & Moxee Irrigation District*
South Naches Irrigation District*
Sunnyside Valley Irrigation District
Terrace Heights Irrigation District*
Union Gap Irrigation District*
Wenas Irrigation District*
Yakama Reservation Irrigation District*
Yakima City Irrigation

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Yakima-Tieton Irrigation District
Zillah Irrigation District*

Source: Yakima County Treasurer & Utilities
*County Treasurer provides billing service.

9.10 ELECTRICAL

~~**Electrical Utilities**~~

Yakima County's electricity is provided by Pacific Power & Light Company (PP&L), ~~and~~ the Benton Rural Electric Association (Benton REA), and Yakama Power~~.~~ (see Map 9.10~~1~~ 1). ~~Both~~These utilities are part of a regional power ~~system.~~
system. PP&L and Benton REA continually research means to expand supply and upgrade equipment since the law requires utilities to service all customers requesting service. Both power companies have a territorial agreement that minimizes duplication of service areas and promotes coordination of line extensions, looping of facilities, and other facility improvements.

System planners for utilities design and build their systems to follow population and employment growth projections based on County and city plans. The electricity load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account environmental, economic, financial, and operational factors. ~~-~~Utility construction is coordinated with the appropriate jurisdictions and agencies and is typically phased in as actual growth occurs.

Future electrical service plans are not only designed to provide for future growth and accommodate new and increased load. They also include changes to the existing systems to improve reliability, power quality, and looping of the system for redundancy backup service.

9.10.1 Pacific Power and Light Company (PP&L)

Most of Yakima County is served by Pacific Power & Light. ~~Pacific Power & Light Company~~PP&L builds, upgrades, operates, and maintains the electrical system serving approximately ~~85,000~~105,500 accounts throughout the greater Yakima Valley area ~~(Figure X-9)~~. The electrical utility has a very well developed backbone transmission system with major load centers near Grandview, Sunnyside, Toppenish, Wapato, Wiley Area, Tieton-Cowiche, Naches, Selah, Wenas, and White Swan.

Electric power reaches the Yakima Valley via five transmission lines, three supplying 230,000 volts each and two providing 115,000 volts each. The three large services are connected to Wanapum Dam on the Col-umbia River, the Bonneville Power Administration's (BPA's) Midway substation near Priest Rapids Dam on the Columbia River and BPA's Outlook substation northwest of Sunnyside. The two smaller transmission lines are connected to BPA's substations at Moxee and Grandview.

These transmission lines form an interconnected open access network across the western states. Consequently, Yakima County customers have access to Pacific Power's powered generation plants in

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Washington, Oregon, California, Wyoming, Utah and Montana. In addition, the network provides a connection to over 50 other electrical purveyors allowing exchanges of power, if the need arises.

The utility takes a proactive approach to system capacity, developing its system in anticipation of eventual growth. PP&L is very supportive of economic growth and diversification and tries to avoid being an impediment to the area's economic growth and vitality. Existing facilities place no restrictions on normal residential, commercial or industrial growth, and major industries and institutions can be readily accommodated. While the utility has an abundant supply of energy, its demand-side resource management policy 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 most adjacent land uses~~, except possibly ballfields. Although substations are fenced and not energized below nine feet, and are generally impenetrable, persons attempting to retrieve stray balls might be tempted to try to circumvent these protections.~~

9.10.2 Benton Rural Electric Association (Benton REA)

Benton Rural Electric Association provides electrical service to commercial/industrial users and residences in Yakima County. Its service is concentrated in the Lower Yakima Valley, south of Union Gap, although it draws some of its power from the Tieton Reservoir, northwest of Yakima. Benton REA service extends east to the Richland area in Benton County. Benton REA mainly serves the rural and the outskirts of ~~-~~cities.

9.10.3 Yakama Power

The following information comes directly from the Yakima Power website. Yakama Power is owned and operated by the Yakama Nation. Electrical services are only provided on the Yakama Reservation. The Wapato Irrigation Project is the renewable energy source between Drop 2 and 3 with three generators that have the capacity to produce 4.2 MW. Between them all 1000Kw=1MW is produced. 1MW of electricity can supply energy to power 1000 homes.

Yakama Power's overall mission is to provide employment with a local workforce, training, and eventually affordable and reliable electrical energy throughout the entire reservation. Growth and expansion of Yakama Power is dependent upon the qualifications of their employees. Yakama Power took on its first prospective customer, Legends Casino, on March 24, 2006.

The system's capacity can deliver 16 million kilowatts of electricity or power 700 homes for one year, which makes it 7th out of eight Tribal Utilities in the United States. The approximate average usage is 4 megawatts. Yakima Power is at the final stage of providing retail electricity to retail, commercial, and industrial end users. Other renewable energy sources the Tribe are pursuing include solar, woody biomass, hydroelectric, wind, and geothermal.

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The existing infrastructure consists of over 25,000 feet of underground conduit and vaults installed at the Tribal Campus. The purchases of existing utilities infrastructure will provide initial service in Toppenish. New distribution lines will be built to adjacent sovereign loads in White Swan and Wapato.

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9.11 NATURAL GAS

Yakima County is served by two natural gas companies, Northwest Pipeline (NWP) and Cascade Natural Gas (CNG).

9.11.1 Northwest Pipeline

Williams Northwest Pipeline LLC 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 for the construction of the pipeline, valves, and other facilities necessary to deliver gas to the industry requesting service~~. Then the private operation must decide whether the cost savings of direct supply will offset the cost of the hook-up improvements.~~, 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.

~~No direct service requests have been granted recently.~~ Granting of future or pending requests may be contingent upon the grantee funding all necessary improvements.

9.11.2 Cascade Natural Gas

Cascade Natural Gas (~~CNG is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within Yakima County.~~ CNG) is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within Yakima County.

Washington, Oregon, and Idaho receive natural gas from the southwestern United States and Canada. Natural gas is applied to the entire region via two interstate pipeline systems, Pacific Gas Transmission Company and Northwest Pipeline Corporation. Both own and operate their respective regional pipeline networks.

System components include gate stations high pressure lines, pressure reduction stations and distribution mains. The gate station is the delivery point of natural gas from the upstream interstate pipeline to CNG's system. Gate stations normally include metering stations, odorizing stations and pressure reduction stations. High pressure lines transport gas to district regulators throughout CNG's service area. High pressure line mains may vary in size from 2 to 20 inches and in pressure from 150 to 600 pounds per square inch. Pressure reduction stations are installed at the point of delivery of natural gas from the high pressure lines to the lower pressure distribution systems. Distribution system mains vary in size from 2 to 16 inches.

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Cascade Natural Gas ~~(CNG)~~ serves areas along I-82 and most of the cities in Yakima County. The natural gas supply system meets existing demands of residential, commercial, and public customers.~~ Cascade Natural Gas Corporation (~~CNG~~) builds, operates, and maintains natural gas facilities serving Yakima County. ~~CNG is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within 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~~CNG 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. ~~–~~The utility that wants to serve development outside its service area~~, the utility~~ must apply~~ies~~ for a "certificate of convenience" from the Public Utilities Commission.

~~According to Cascade's Natural Gas Utilities Element (June 1993), the natural gas supply system in Yakima County fully meets existing demand.~~ To accommodate future demand, the maximum capacity of the existing distribution system can be increased as required by one or more of the following:

- Increasing distribution and supply pressures in existing lines
- Adding new distribution and supply mains for reinforcement
- Increasing existing distribution system capacity by replacement with larger sized mains.
- Adding district regulators from supply mains to provide additional intermediate pressure gas sources to meet the needs of new development.

Future utility needs should be anticipated and planned for in advance. Yet connection to CNG's distribution system is driven by demand. This means that connections cannot be planned in advance. New customer hookups to the distribution system is governed by CNG's tariffs as filed with and approved by the WUTC.

Developers should consult Cascade Natural Gas if their proposed development will require natural gas. The developer should not automatically assume that service is available without checking. ~~Cascade Natural Gas~~ will build to any customer in its service area provided they meet its financial feasibility formula criteria. CNG will serve other customers if they are willing to contribute to the cost of extending the lines. Those contributions may be refundable; if additional customers connect to the same main, part of the contribution may be reimbursed. To serve development outside its service area, the utility will apply for a "certificate of convenience" from the Public Utilities Commission to include the area within its service area, if the proposed development meets the financial feasibility criteria.

~~**Electrical**~~

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~~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.~~

9.12 TELECOMMUNICATIONS

The rapidly changing telecommunications industry has transformed the way service is delivered. Cellular and fiber optics are blurring the distinctions that separate data, video and voice technologies. As a result, assessing the future configuration of telecommunications service is very different.

Telecommunications is the transmission of information by wire, radio, fiber optics~~al cable~~, electromagnetic or other similar means. In Yakima County, telecommunication utilities include, telephone, cellular telephone, satellite and cable television.

9.12.1 Telephone

The telephone exchange companies serving Yakima County that are registered and regulated by the Washington Utilities and Transportation Commission (WA UTC) include the Ellensburg Telephone Company, Frontier Communications Northwest, Inc., CenturyTel of Cowiche, Inc. – d/b/a CenturyLink, CenturyTel of Washington – d/b/a, CenturyLink, Qwest Corporation – d/b/a CenturyLink QC, and United Telephone Company of the Northwest (see Map 9.10-1). ~~U.S. West Communications, with 70,000 customers, is the largest provider in Yakima County. According to U.S. West, t~~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.~~

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Non-regulated services consist of cable, internet, wireless phon–es, and Voice over Internet Protocol (VoIP). Most if not all telecommunications companies also provide internet services. Many public areas offer access to free or paid Wi-Fi hotspots for laptops, personal devices or cell phones. People have become linked to the devices which required the constant exchange of electronic data whether for business, education, or pleasure.

9.12.2 Cellular Telephone

Yakima County is now served by a variety of wireless communication service providers including, but not limited to U.S. Cellular, AT&T ~~Wireless, Nextel~~, Sprint, T-Mobile, and Verizon. ~~—~~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~~are 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~~ Horizon 2040~~2015~~.***

Cellular telephones require a network of receivers~~, often referred to~~ such as a ~~"~~cell~~"~~ site or ~~"~~wireless communication ~~facilty~~facility~~"~~. 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~~multiple 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~~ are to 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. L~~l~~ocal governments provide input to the siting process through their approval and conditioning responsibilities within their jurisdictions. Siting issues are expected. Siting and design of towers is regulated by the Federal Aviation Administration (FAA) and local zoning authority.

~~Cellular telecommunication allows people to have mobile telephone communication via radios which send and receive signals from a network of receivers placed at several cellular communication ("cell") sites.~~

~~Cell sites are placed on tall poles, lattice-type towers or on existing buildings.~~ Each cell site has a coverage area of several miles, depending on topography and number of customers. As the cellular telephone user moves form one cell to the next, the call is passed to an open channel at an adjacent cell site. Transmission quality and dialing of cellular telephones are comparable to that of conventional wireline telephones. ~~The primary difference between cellular and conventional telephone systems is that cellular phones don't need wire.~~

~~Yakima County is currently served by two cellular telephone companies: AT&T Wireless and United States Cellular. They are licensed to operate in the County and throughout the region within guidelines set by the Federal Communications Commission (FCC). Siting and design of towers is regulated by the Federal Aviation Administration (FAA) and local zoning authority. Considerable expansion of the wireless telecommunications industry is expected.~~

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9.12.3 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 dishes at key locations ("head ends").~~ Charter Communications serves the Yakima region. 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.~~

~~Cable follows the electrical and telephone lines. In order to be installed, an easement must be granted. The available provider breaks even financially if there are 30 or more potential customers per linear mile of cable. Anyone within 200 feet of the cable can hook up; otherwise, there would be an additional charge to the customer.~~ Wireless cable is regulated by the FCC, and does not come under local regulation since it does not use public rights-of-way. Direct TV (a subsidiary of AT&T) and DISH Network are the two satellite cable providers for the county and a great choice for rural internet. Satellite cable is ~~virtually~~ available virtually everywhere if customers have a clear view of the southern sky.

~~An alternative to TCI and Northwest Cable services is a satellite dish, which requires costly installation. As technology improves, other choices will become available.~~

~~**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 the entire 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~~

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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.

B. EXISTING CONDITIONS

Introduction

This section describes the current conditions and capacities of County-owned public utilities. Under the guidelines for preparing the Utilities Element (WAC 365-195-320), an inventory of the location and capacity of existing utility facilities is required. The inventory provides the baseline conditions for county-wide utility service delivery to existing residents and users. Analysis and application of Level of Service (LOS) to both existing and future residents and users will begin with the baseline conditions.

The following sections cover the existing inventory of County-owned and non-County-owned public utilities. County-owned utilities include water, seer, and solid waste. Non-County-owned utilities include municipally-owned utilities that deliver services outside of municipal boundaries, special service districts (e.g., sewer, water, and irrigation districts), and private utilities such as natural gas, telecommunications, and electrical power.

COUNTY-OWNED UTILITIES

Water Supply Systems

Yakima County owns and operates four water systems: the public systems in the unincorporated communities of Terrace Heights, Buena, and the Gala Estates north of Selah. The County recently assumed the management and planning role for these systems (See Figure X-1).

Terrace Heights Water System

The Terrace Heights Water System includes both the former Terraced Estates Water Company and the former Country Club District Water Company. Yakima County acquired the Terraced Estates Water Company in May 1991. In March 1994, Yakima County acquired the Country Club District Water Company and incorporated it into the Terrace Heights Water System.

The Terraced Estates Water Company was established in the late 1970s by a private developer to serve the proposed 160-acre, 400-residence Terraced Estates Subdivision. Of the ten original parcels making up the proposed subdivision, eight have been developed and another is currently under construction.

The Country Club District Water Company (CCDWC) water system was established over 70 years ago to serve residential development in the Terrace Heights area. The system was originally owned by a private individual who constructed the first well and storage facility. The system was expanded over the years as development occurred. Approximately 40 years ago ownership of the company was transferred to the customers, with each customer owning a share of stock. After that time, all administrative decisions were made by an elected Board of Directors.

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~~In 1988, the CCDWC Board of Directors, at the direction of the State Department of Health (DOH), hired a consulting firm to prepare an engineering report for the CCDWC water system. The report, completed in 1989, identified major deficiencies within the existing system. The most notable deficiency was in water storage and the hydraulic capacity of the distribution system. The report was reviewed by DOH and approved with the provision that the CCDWC undertake the improvements recommended in the report. The recommended improvements were never made.~~

~~In 1994, the County Club Water District shareholders voted overwhelmingly (approximately 90 percent) to sell their system to Yakima County. Their decision was based on Yakima County's assurance that the needed improvements would be implemented and with the knowledge that their individual water rates would increase approximately 90 percent to help fund the needed improvements.~~

~~In 1994, the first phase of improvements was constructed. This work included a new supply well, booster station, storage reservoir and transmission main. The second phase of improvements is scheduled for construction during 1995 and 1996.~~

~~**Starcrest Water System**~~
~~Starcrest Water System is the most recent (1996) water system to be acquired by the County. Constructed in 1996, the system serves a three-lot subdivision in Terrace Heights.~~

~~**Buena Water System**~~
~~In 1983, the Yakima Health District conducted an environmental health survey in the unincorporated community of Buena. The survey revealed that a large number of on-site sew-age disposal systems were discharging poorly treated wastewater into the ground water. As a result, private wells in the area were prone to intermittent bacteriological and chemical contamination. The problem was complicated by high residential densities, permeable soils, and high groundwater conditions in the area.~~

~~To solve the problem, Yakima County constructed the Buena Water System. The system, constructed in 1985-86, included a supply well, pump station, storage reservoir, transmission main and distribution network. Financing for the project was provided by a Community Development Block Grant from the Washington State Department of Community, Trade and Economic Development and a Referendum 38 Grant from the Washington State Department of Social and Health Services. The Buena Water System has remained virtually unchanged since it was constructed.~~

~~**Gala Estates Water System**~~
~~The Gala Estates water system was acquired by the County in 1995. This system encompasses the Larson/Emerald Acres subdivisions northeast of the city of Selah. Both subdivisions were orchards for many years before recent clearing and as a result, there were concerns that pesticides may have contaminated the groundwater. Extensive testing, however, has not detected non-leaching pesticides commonly used in the orchards while they were in production.~~

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~~Low profits and perceived demand for building sites prompted owners to remove their orchards. Since a water utility is not available, an on-site domestic water system has been developed. The system presently serves 11 connections, with a design capacity for 99 connections.~~

~~**System Inventory**~~
~~Table X-1 outlines current inventory information. The systems are treated by chlorination process equipment at each well. The systems are shown in Figures X-1, X-2 and X-3, respectively.~~

~~**Sewer/Sanitation System**~~

~~Most rural residents rely on-site septic tanks and drain fields for their waste water system needs. If residences are not served by a collection sewer, they're considered to be using an on-site system. All on-site systems in the County are permitted and regulated by the County Health District, which promulgates threshold standards for these systems.~~

~~Currently, the only County-owned collection system is the Buena Sewer System, 10 miles east-southeast of Yakima and north of Toppenish. The Buena Sewer System was constructed to reduce groundwater contamination identified by the Yakima Health District's 1983 environmental survey. Construction of the system, which includes individual septic tanks at each service connection, a collection system consisting of 3.4 miles of conveyance pipe, and a recirculating gravel filter treatment plant, was completed in the fall of 1993. Project financing was provided by a Federal Environmental Protection Agency grant, a Washington State Department of Ecology Centennial Clean Water Fund Grant, a Washington State Department of Community Development Block Grant, and Yakima County funds. With the exception of a few new service connections the system has not changed since it was constructed. The system serves about 175 equivalent residential units (ERUs) and treats about 16 million gallons per year of sewage. Figure X-4 shows a recent Yakima County Department of Public Works map of the system, the treatment plant, and outfall locations.~~

~~The permitted discharge capacity of the treatment plant, under the current NPDES permit, is 52,000 gallons per day averaged over a one month period. The peak hour flow to the wastewater treatment plant has been measured at 70 gallons per minute. The average BOD loading for 1994 was 108 milligrams per liter (mg/L), or 39 pounds per day (lbs/d). Average monthly BOD levels are typically less than 30 mg/L, or 13 lbs/d. The highest BOD loading recorded to date, based on 24 hour composite sampling, was 157 mg/L, or about 70 lbs/d.~~

~~Urban area residents receive sewer service either from a municipality, or in the greater Yakima Urban Area, from the regional wastewater system established under the four party agreement between the cities of Yakima and Union Gap, the Terrace Heights Sewer District and Yakima County. Service outside city limits may be provided subject to outside utility agreement (to annex) according to the jurisdiction's policies.~~

~~**Solid Waste System**~~

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~~The County's solid waste system is a countywide, coordinated effort. The County and all the incorporated cities work together through a Solid Waste Interlocal Agreement. The County's service area includes all incorporated cities and the unincorporated area outside the Yakama Indian Reservation, the U.S. Military Reservation, and the Wenatchee and Snoqualmie National Forests.~~

~~State law has directed the County's solid waste programs. The first Yakima County Solid Waste Management Plan was prepared in 1973 as a result of the 1969 Solid Waste Management Act (RCW 70.95). This law, requiring a comprehensive solid waste management plan, was updated in 1985.~~

~~Prompted by the 1985 update, a final development and closure plan for the Terrace Heights landfill was completed in 1987 and revised in 1995. A hydro-geologic study of the site was completed in 1988. Property for a buffer zone was purchased, and a recycling/recovery program is operating at the landfill.~~

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Table X-1 Yakima County Public Works Water SystemSystem Feature	Buena	Terrace Heights	Gala Estates	Starcrest
Number of Customers				
Original (date of startup)	102 (8/1/87)	Terraced Estates: 277 (4/1/91)	(1995)	2 (11/96)
		Country Club: 520 (1994)	11	2 (11/96)
Current (5/5/96)	114	972	11	2 (11/96)
Number of Wells	1	6	1	1
Gallons per year delivered	14 million	140 million	2 million	300,000 (estimated)
Distribution pipe	3 miles	21 miles	1.4 miles	280 feet
Estimated peak hour demand	180 gpm	1,300 gpm	35 pgm	20 gpm
Storage (in gallons)	157,000	Res. #1: 1,500,000 Res. #2: 60,000 Res. #3: 88,000 Res. #4: 90,000	70,000	90
Current Level of Service				
Minimum Fire Flow	500 gpm for 30 min	Existing Residence: 500 gpm for 30 min New Residence: 1,000 gpm for 30 min Industrial area: 2,250 gpm for 60 min	Not required due to lot size	No fire flow established
Minimum Pressure	30 psi	30 psi	30 psi	40 psi
Potential Number of Connections*	208	7,090	60	Not yet established

Table X-1 Yakima County Public Works Water System

In addition, the final development and closure plans for the Cheyne Road Landfill and the Snipes Mountain Landfill were revised in March 1991. Snipes Mountain Landfill closed in 1994 and a transfer station was constructed in 1995. Hazardous waste information programs were introduced through the 1991 Hazardous Waste Management Plan.

Landfill staff was trained to handle hazardous waste, and public information programs were initiated. The County also adopted an unsecured load ordinance. The County instituted an in-house recycling program at the Yakima County Courthouse and other County offices that collects paper, cardboard and aluminum cans. The County also developed a public education program to promote waste reduction and recycling by County residents.

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~~The Yakama Indian Nation recently closed its landfill, located on the reservation, and now disposes of its waste at Yakima County's Cheyne Road landfill. The U.S. Military Training Center within the County is involved in solid waste management but is not a part of the planning area. The landfill within the Center's jurisdiction was recently closed.~~

~~The system data and information presented in this chapter comes from Yakima County's Solid Waste Management Plan, completed in November, 1993.~~

~~**Collection System**~~

~~Table X-2, from the 1993 Plan, shows the collection services for all the municipalities in the County. In Yakima County, eight of the 14 municipalities operate their own garbage collection systems. The cities of Grandview, Toppenish, Moxee City, and Mabton and the town of Granger collect both residential and commercial waste. The cities of Selah and Yakima collect residential waste. The city of Selah collects some commercial waste but the larger accounts are collected by Yakima Waste Systems, Inc. Commercial accounts in the City of Yakima are collected by Yakima Waste Systems.~~

~~Six of the municipalities contract with a state certified hauler to collect garbage within their city. The towns of Naches and Tieton, and the cities of Sunnyside and Zillah contract with Yakima Waste Systems. The cities of Union Gap and Wapato contract with Superior Refuse. Residents in the town of Harrah, located on the Yakama Indian Reservation, contract with Waste Management, Inc. (an individual hauler) directly for their garbage service.~~

~~Residents living in the County's unincorporated areas are served by three garbage haulers: Tri-County Disposal Service, Inc., Country Garbage Service, and Yakima Waste Systems, Inc. (See Figure X-5). Each hauler is certified by the Washington Utilities and Transportation Commission (WUTC).~~

~~Disposal Service, Inc. holds a franchise for the southwest corner of the County bordering the Yakima Indian Reservation. However, it currently has no accounts in Yakima County. Country Garbage Service's franchise area is in the southeastern corner of the County. It serves the unincorporated areas north of the Yakima River, excluding the cities of Grandview and Sunnyside, and east of the town of Granger. Yakima Waste Systems, Inc. serves the unincorporated areas of Yakima County, excluding the U.S. Military Reservation, the Snoqualmie National Forest, and the Yakama Indian Reservation. The Yakama Indian Nation contracts with Waste Management, Inc. (which does not operate under a certificate issued by the WUTC) for garbage collection on the Indian Nation's lands. The U.S. Army is responsible for collection on the U.S. Military Reservation.~~

~~According to the County's 1993 Solid Waste Management Plan, the current garbage collection system is adequate to handle the County's present and future needs. Residential recycling programs in Yakima County have historically included drop-off and buy-back sites. The 1993 Plan recommends establishing a countywide program for recycling and composting. This program would offer separate services for the~~

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~~County's Urban Area (which includes the greater city of Yakima, Selah, and Union Gap areas, including unincorporated fringes) and the County's Rural Area (which includes the rest of the County, including both unincorporated areas and other cities).~~

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Incorporated Areas	Collection Service	Type of Arrangement	Disposal Site	Population Density (Pop./Acre)
Grandview	Grandview	City Service	Snipes Mountain or Cheyne Road	3.5
Granger	Granger	City Service	Snipes Mountain	3.1
Harrah	Waste Management	Individual	Yakama Indian Site	2.0
Mabton	Mabton	City Service	Snipes Mountain or Cheyne Road	5.8
Moxee City	Moxee City	City Service	Terrace Heights	1.1
Naches	Yakima Waste Systems	Contract	Terrace Heights	2.4
Selah	Selah	City Service	Terrace Heights	2.9
Sunnyside	Yakima Waste Systems	Contract	Snipes Mountain	3.9
Tieton	Yakima Waste Systems	Contract	Terrace Heights	2.1
Toppenish	Toppenish	City Service	Cheyne Road	6.3
Union Gap	Superior Refuse	Contract	Terrace Heights	1.3
Wapato	Superior Refuse	Contract	Cheyne Road	6.6
Yakima[b]	Yakima	City Service	Terrace Heights	4.9
Zillah	Yakima Waste Systems	Contract	Cheyne Road	2.2

a. Commercial collection contracted to Waste Management.
b. Commercial collection by WUTC regulated hauler.

Table X-2 Yakima County SWMP Collection Services in Incorporated Areas

Table X-3 Yakima County Water Systems

System Type	Number of Systems
Group A, Community, Residential, Unincorporated	81
Group A, Community, Incorporated	17
Group A, Transient and Nontransient Noncommunity	92
Group B	542
Total Number of Listings	**732**

Landfills

The Terrace Heights and Cheyne Road landfills are the two active landfills within Yakima County currently accepting municipal solid waste (see Figures XII-6 and 7). They are owned and operated by Yakima County.

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~~The Yakama Indian Nation, which recently closed a landfill on its reservation, now hauls its waste to the Cheyne Road landfill for disposal.~~
~~The Terrace Heights landfill is 408 acres and has a remaining capacity of 3.0 million cubic yards. It is expected to reach capacity between 2003 and 2006. The Cheyne Road landfill site is 960 acres. It currently has 40 acres permitted for landfilling. The 40 acres has the capacity to handle waste from the existing service area until between 2005 and 2008.~~

~~An upcoming 1998 study will explore the feasibility of expanding the Cheyne Road and Terrace Heights landfills, developing new in-County disposal sites, and exporting waste. This study will be completed approximately five years before the projected closure of these landfills. If new or expanded landfills are needed, they could be planned, permitted and built between 2004 and 2007.~~

~~Two privately operated demolition waste landfill sites are located in Yakima and near Naches. Permits are pending for a third private demolition waste landfill operation near Grandview.~~

~~**Transfer and Drop Box Facilities**~~
~~In the lower valley, the Snipes Mountain landfill closed and was replaced with a transfer station near the landfill site in October of 1995. It is the only transfer facility in the lower Yakima Valley and all waste collected is hauled to the Cheyne Road Landfill.~~

~~Yakima County residents are served by seven coin-operated drop box facilities. These 30- and 40-yard compactor bins sit on a concrete pad with an overhead structure that provides shelter for the self-hauler. The sites are open 24 hours per day except on holidays. The drop box facilities prohibit animals, hazardous wastes, pesticides, and over-sized items. The drop boxes are emptied at the Terrace Heights landfill. Money changer machines and recycling drop offs have recently been added to the Ahtanum, Cowiche, and Selah drop box facilities.~~

~~**Water Supply Purveyors**~~

~~**Independent Public Water Systems**~~
~~Washington State defines public water systems as all systems serving more than one single family residence. Group A systems serve 15 or more connections, or 25 or more people per day for 60 or more days per year. Group B water systems are all the smaller systems that serve more than one single family residence but are not large enough to fit into the Group A category. The state Department of Health (DOH) in Spokane maintains a comprehensive list of all community water systems for the counties in eastern Washington. The DOH list of water systems for Yakima County is summarized in Table X-3.~~

~~Group A, Community, Residential, Unincorporated systems serve residences in unincorporated areas while Group A, Community, Incorporated systems serve incorporated areas. Group A, Transient and Nontransient Noncommunity systems serve hotels and other businesses that cater to people who do not live permanently at the site. Transient systems serve operations that experience intermittent use such as camp grounds and other seasonal businesses. Nontransient systems include businesses and other operations serving nonresidents more than six months out of the year.~~

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~~The first category listed includes those sytems that are clearly distinguishable as residential and not associated with a city or town's water supply. The largest of these independent water systems is the Nob Hill Water Association.~~

~~**Nob Hill Water Association**~~

~~Nob Hill Water Association operates a drinking water system in the West Yakima area. Its system lies both within the corporate limits of the City of Yakima and in unincorporated Yakima County. According to the Association's April 1994 Comprehensive Plan, it has 6,661 service connections and serves a population of approximately 16,653 people. Nob Hill Water was incorporated under the laws of the State of Washington on December 26, 1908 as a private non-profit organization. In 1983, it was converted from a private nonprofit corporation to a private nonprofit association.~~

~~Its initial source of water supply was the Pacific Power and Light Company which, at that time, owned the water system for the City of Yakima. In the 1940s, the City of Yakima took over ownership of the local water system from Pacific Power. Shortly thereafter, Nob Hill Water drilled its own well, becoming independent of the City of Yakima in 1946. Nob Hill Water has grown and expanded to become the largest water system in the Yakima Valley except for the City of Yakima, and the largest private system in the state.~~

~~***Existing Water Sources*** The water supply for the Nob Hill Water Association comes from 5 wells (Figure X-6). Specific characteristics of each of the wells are detailed in Table X-4. A sixth well is currently being developed, but is awaiting state approval before any water withdrawals take place.~~

~~**Table X-4 Nob Hill Water Supply Wells**~~

	~~Well 1~~	~~Well 2~~	~~Well 3~~	~~Well 4~~	~~Well 5~~
~~Year Drilled~~	~~1946~~	~~1956~~	~~1969~~	~~1987~~	~~1986~~
~~Static Level (feet)~~	~~71~~	~~91~~	~~206~~	~~266~~	~~0~~
~~Pumping Level (feet)~~	~~152~~	~~133~~	~~360~~	~~450~~	~~230~~
~~Pumping Capacity (gpm)~~	~~800~~	~~800~~	~~2850~~	~~500~~	~~1600~~
~~Size Bowls (inch)~~	~~8~~	~~12~~	~~14~~	~~8~~	~~12~~
~~Horsepower~~	~~75~~	~~75~~	~~350~~	~~100~~	~~250~~
~~Bowl Setting~~	~~185~~	~~150~~	~~390~~	~~500~~	~~240~~
~~Type Pump~~	~~Turbine~~	~~Turbine~~	~~Turbine~~	~~Submerged~~	~~Turbine~~
~~Well Capacity (gpm)~~	~~1000~~	~~1900~~	~~3000~~	~~550~~	~~3100~~
~~Well Depth (feet)~~	~~1625~~	~~550~~	~~1050~~	~~1800~~	~~850~~
~~Treatment~~	~~Chl/Aer~~	~~Chl/Aer~~	~~Chl~~	~~Chl~~	~~Chl~~
~~a. Chl = Chlorination Aer = Aeration~~					

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~~**Table X-5 Nob Hill Distribution System (Feet of Pipe)**~~

	~~Type of pipe~~					
	~~Asbestos~~			~~Galvanized~~		
~~Pipe size~~	~~Cement~~	~~Steel~~	~~Cast Iron~~	~~Iron~~	~~Copper~~	~~PVC~~
~~16 inch~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~	~~2,000~~
~~12 inch~~	~~66,520~~	~~500~~	~~--~~	~~--~~	~~--~~	~~83,050~~
~~10 inch~~	~~2,990~~	~~--~~	~~--~~	~~--~~	~~--~~	~~--~~
~~8 inch~~	~~102,680~~	~~--~~	~~1,400~~	~~--~~	~~--~~	~~33,100~~
~~6 inch~~	~~146,990~~	~~21,120~~	~~8,600~~	~~--~~	~~--~~	~~18,350~~
~~4 inch~~	~~36,730~~	~~9,580~~	~~--~~	~~--~~	~~--~~	~~2,340~~
~~3 inch~~	~~--~~	~~--~~	~~--~~	~~1,220~~	~~--~~	~~1,140~~
~~2 inch~~	~~--~~	~~360~~	~~--~~	~~12,410~~	~~400~~	~~3,790~~

~~The total production capacity from the five wells is 6,550 gallons per minute (gpm) or 9.438 million gallons per day (mgd). However, Well 1 is kept on standby for emergency purposes only because of its hydrogen sulfide content. When this well is removed, the maximum capacity is 5,750 gpm, or 8.285 mgd.~~

~~Water Association records show a daily per capita use of 173 gallons of water. Maximum day per capita usage was 370 gallons and minimum day per capita use was 87 gallons (1993 data). Peak day usage is typically higher in the summer than in the winter due primarily to local summer irrigation needs.~~

~~***Storage*** Storage for the system is provided by five reservoirs serving three distinct pressure zones. The reservoirs are located at three different sites, two of the sites containing two reservoirs each. There is a one million gallon reservoir at the site of Well 3 which serves the upper and intermediate pressure zones. A one million and a 500,000 gallon reservoir are located in the north central portion of the service area the Westbrook Reservoir, and serve the larger lower pressure zone. A one million and a 150,000 gallon reservoir near Well 4, the Minnesota Reservoir, also serve the lower pressure zone. Total storage is 3.65 million gallons.~~

~~***Distribution System*** The distribution system comprises 105.16 miles of pipe. Specific sizes and types of pipe are listed in Table X-5.~~

~~5. SPECIAL DISTRICTS~~

~~Sewer Districts~~

~~There are two sewer districts in the County: Cowiche Sewer District and Terrace Heights Sewer District. Together, they serve approximately 32,00 people in two distinct areas. In addition, the Port of Sunnyside owns and operates its own industrial sewer system. Details of these three systems are listed in Table X-6.~~

~~Cowiche Sewer District~~

~~Cowiche Sewer District (Figure X-7), north of Yakima near Tieton, serves 73 homes, a packing warehouse and limited commercial facilities with a central collection system and treatment plant. The wastewater~~

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~~treatment plant consists of a series of evaporation ponds which stabilize and evaporate raw sewage. The treatment system is operated by the town of Tieton under contract. Two of the originally constructed five ponds are being held in reserve for future growth. Comprehensive land use planning for the sewer district is dependent on the County commissioners.~~

~~As a result of sewer system capacity problems, the city of Tieton has approached the Cowiche Sewer District to evaluate whether the two entities could collaborate on service issues. One suggestion would connect residential development in Cowiche with an upgraded plant in Tieton via a force main, utilize the Sewer District system for wastewater from the agricultural industries in the Rural Settlement.~~

~~Terrace Heights Sewer District~~

~~Terrace Heights Sewer District (Figure X-8), serves about 1,500 units with a collection system that discharges to the city of Yakima collection system and treatment plant. The system was built in 1953 and is under continuous expansion as new residents move to the area. The system's current service level is 1,800 equivalent residential units (ERUs). Its contractual capacity with the city of Yakima is 3,700 ERUs. The physical capacity of the main lift station and trunk sewer is 3,900 ERUs. However, some improvements would be needed within the District's system (e.g., parallel lines) to convey these higher flows. Such improvements cannot be implemented though until sufficient growth occurs to generate needed funding.~~

~~Table X-6 Sewage Collection and Treatment~~

~~Agency~~	~~Population Served~~	~~Average, Annual Flow (mgd)~~	~~Service Area (acres)~~	~~Treatment~~	~~Discharge~~
~~Cowiche S.D.~~	~~200±~~	~~0.02±~~	~~a~~	~~Facultative Lagoon~~	~~Evaporation~~
~~Terrace Heights S.D.~~	~~3,000±~~	~~0.3±~~	~~a~~	~~Yakima WWTP~~	~~Yakima R.~~
~~Port of Sunnyside~~	~~NA[b]~~	~~1.6~~	~~a~~	~~Aerated Lagoon~~	~~Land Application~~

~~a To be completed~~
~~b Industrial Wastewater only~~

~~The four-party agreement between Yakima, Selah, Union Gap and Yakima County limits the amount of sewage Terrace Heights can dispose of at the regional wastewater treatment plant to 4 percent of the capacity of the treatment plant (currently 20 mgd). There is also a limit on the capacity of the district's sewer connections to the regional system. Current peak monthly flow is about 0.41 mgd or 50 percent of contractual limit. Average annual growth is about 3 percent, based on annual flow increases for 1992-1994. The District is completing a comprehensive Sewer Plan for its service area in 1997.~~

~~Port of Sunnyside~~

~~The Port of Sunnyside owns and operates an industrial sewerage system serving 13 industrial facilities within the city of Sunnyside. The industries vary from fruit and vegetable processors to dairy products, plastics manufacturing and wineries. The treatment system consists of a 6-acre aerated lagoon and a 40-~~

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~~acre winter storage pond. During summer, the Port irrigates about 425 acres of alfalfa with the approximately 1.6 mgd flow. The port has a state waste discharge permit for land application for the plant which is currently being renewed.~~

~~Irrigation Districts~~

~~The Yakima County Treasurer's office provides billing services for 16 irrigation districts in the County (Table X-7). Other districts provide their own billing services.~~

~~The Yakima Project is an irrigation system that uses water developed by the Bureau of Reclamation to irrigate about 465,000 acres of land extending 175 miles along both sides of the Yakima River. The Yakima Project consists of an extensive system of reservoirs, canals and laterals, diversion dams, hydroelectric power plants, transmission lines, and pumping plants that supplies irrigation water for most of the irrigated land in the Yakima River Basin, and over 90% of the harvested cropland in the Yakima County and Kittitas County, about half of Benton County, and a small area in Klickitat County.~~

~~*Within Yakima County the Project is divided into upper and lower planning areas:*~~

~~Upper Yakima Planning Area~~
~~The Upper Yakima area, north of Union Gap, contains the Tieton Division. The Division is west of Yakima between the Naches River and Ahtanum Creek and covers 27,271 acres. Irrigation waters for the district are diverted from the Tieton River via the Tieton Diversion Dam (a concrete weir, five feet high with an embankment wing, eight miles downstream from Rimrock Lake), and Tieton Canal (capacity 347 cubic feet per second). The Tieton division and its facilities are operated by the Yakima-Tieton Irrigation District.~~

~~Other irrigation districts within the Tieton Division include the Broadway, Naches-Selah, Selah-Moxee, Terrace Heights, Union Gap, city of Yakima, and Yakima Valley Irrigation Districts as well as the Moxee unit (the unit includes both the ditch company and the irrigation district). There are two irrigation districts in this area which are not part of the Yakima Project: the Wenas and Ahtanum Districts.~~

~~Lower Yakima Planning Area~~
~~Lower Yakima Area is south of Union Gap and is heavily agricultural. It consists of Wapato, Sunnyside, and Roza Divisions. The Wapato Division, formerly known as the Wapato Indian Project, has three units, Ahtanum, Satus and Toppenish and is under the administration of the Bureau of Indian Affairs.~~

~~The Sunnyside Division consists of 103,562 acres north of the Yakima River, extending from the Sunnyside Diversion Dam, a concrete weir near Parker (eight feet high with an embankment wing) and flows through the Sunnyside Canal. Four irrigation districts in the Sunnyside Division pump water to their lands by hydraulic turbine pumps at drops along the canal. The Sunnyside Division and its facilities are operated by the Sunnyside Valley Irrigation District. The other districts within the Division are Grandview, Granger, Outlook, and Snipes Mountain.~~

~~The Roza Division spans 72,511 acres north of the Yakima River, from Pomona to Benton City. The distribution system is supplied by the Roza Canal (capacity 2,200 cubic feet per second), which originates~~

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~~at the Roza Diversion Dam (a concrete weir, movable crest structure that is 67 feet high) on the Yakima River about ten miles north of Yakima. The Roza Power plant develops and delivers 11,250 kilowatts of power to pumping plants within the division along 70 miles of transmission lines. The Roza Division and its facilities are operated by the Roza Irrigation District. The other districts within the Division are Buena and Home.~~

~~PRIVATE UTILITIES~~

~~Many public and private agencies are involved in regulations, coordination, production, delivery, and supply of utility services. Franchise agreements between purveyors and local jurisdictions provide additional level of service requirements for the delivery of utility services.~~

~~Regulatory Setting~~

~~Washington Utilities and Transportation Commission (WUTC)~~
~~The Washington Utilities and Transportation Commission (WUTC) is composed of three members appointed by the governor empowered to regulate private utilities (including, but not limited to electric, gas, irrigation, telecommunication, and water companies). State law (WAC 480-120) regulates the rates and charges, services, facilities, and practices of private utilities. Any change in customer charges or service provision policy requires WUTC approval.~~

~~The WUTC requires gas providers to demonstrate that existing ratepayers will not subsidize new customers. Thus, historically gas main extensions have not been planned in advance but have been initiated only when sufficient customer demand is manifest. The WUTC regulations are, therefore, inconsistent with the Growth Management Act's concurrency goals.~~

~~Federal Energy Regulatory Commission~~
~~FERC~~ ~~The Federal Energy Regulatory Commission (FERC) is an independent five member commission with the U.S. Department of Energy. FERC establishes rates and charges for the interstate transportation and sale of natural gas, for the transmission and sale of electricity, and the licensing of hydro-electric power projects. In addition, the commission establishes rates or charges for the interstate transportation of oil by pipeline.~~

~~Natural Gas Policy Act of 1978~~
~~The central theme of the National Gas Policy Act (NGPA) is to encourage competition among fuels and suppliers across the country. As a result, natural gas essentially has been decontrolled. The NGPA also contained incentives for developing new natural gas resources and a tiered pricing structure aimed at encouraging the development of nationwide transmission pipelines. The result of the Act has been that many consumers are now paying less for natural gas than they were in 1980.~~

~~Northwest Power Planning Council~~
~~The Northwest Power Planning Council (NWP PC) focuses on the generation of electricity; however, its policies have implications for gas too. The NWPPC, in its recently released power plan, has directed the~~

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region to develop "co-generation" as an energy resource and "hydro-firming," which uses gas-fired turbines as a backup or insufficient hydro-electric power.

Co-generation is the use of heart, 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.

Hydro-firming is 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.

These two policies could have a major impact on natural gas consumption in the Northwest. However, providing natural gas directly to customers for heating purposes is up to 50 percent more efficient than generating electricity with gas, then providing that electricity to the customer for the same heating function. The most efficient use of natural gas-direct application for space and water heating can contribute to a balanced regional energy policy.

Table X-7 Yakima County Irrigation Districts

District	Address
Ahtanum*	Post Office Box 590 Yakima, WA 98907
Buena*	270 Eagle Peak Road Zillah, WA 98953
Grandview*	Post Office Box 188 Grandview, WA 98930
Granger*	Post Office Box 1099 Granger, WSA 98932
Home*	Post Office Box 755 Granger, WA 98932
Moxee	3106 Beaudry Road Moxee, WA 98936
Naches-Selah*	143 East Naches Avenue Selah, WA 98942
Naches-Union*	Post Office Box 3042 Chinook Tower Yakima, WA 98908
Outlook*	2489 North Outlook Outlook, WA 98938
Roza	Post Office Box 810 Sunnyside, WA 98944
Selah-Moxee*	1910 South 44th Avenue Yakima, WA 98908
South Naches*	6931 South Naches Road Naches, WA 98937
Snipes Mountain*	414 Concord Drive Outlook, WA 98938
Sunnyside valley	Post Office Box 239 Sunnyside, WA 98944
Terrace Heights*	1910 South 44th Avenue Yakima, WA 98908
Union Gap*	4720 Konnowac Pass Wapato, WA 98951
Wenas*	543 Sisk Road Selah, WA 98942
Wapato Irrigation Project	Post Office Box 220 Wapato, WA 98951-0220
Yakima City Irrigation	2301 Fruitvale Boulevard Yakima, WA 98902
Yakima-Tieton	470 Camp 4 Road Yakima, WA 98902
Zillah*	Post Office Box 385 Zillah, WA 98953
	*County Treasurer provides billing service.

and BPA's Outlook substation northwest of Sunnyside.The two smaller transmission lines are connected to BPA's substations at Moxee and Grandview. Additional capacity is planned for the late 1990s by

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~~installing a second large (230,000-volt) line to Wanapum Dam and the construction of the Lichty Siding substation near Grandview.~~

~~These transmission lines form an interconnected open access network across the western states. Consequently Yakima County customers have access to Pacific Power's coal and hydro powered generation plants in Washington, Oregon, California, Wyoming, Utah and Montana. In addition, the network provides a connection to over 50 other electrical purveyors allowing exchanges of power, if the need arises.~~
~~Currently, Yakima County is served by 20 Pacific Power distribution substations. Each substation is located near major load centers which include Grandview, Sunnyside, Toppenish, Wapato, Wiley Area, Tieton-Cowiche, Naches, Selah, Wenas, and White Swan. The 20 substations serve 90 distribution circuits, each of which is 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.~~

~~Benton Rural Electric Association (Benton REA)~~ ~~Benton REA provides electrical service to 272 commercial/industrial users and 2,223 residences in Yakima County. Its service is concentrated in the Lower Yakima Valley, south of Union gap, although it draws some of its power from the Tieton Reservoir, northwest of Yakima. Benton REA service extends east to the Richland area, in Benton County. Its business office is in nearby Prosser.~~
~~Natural Gas~~

~~Yakima County is served by two natural gas companies, Northwest Pipeline and Cascade Natural Gas.~~

~~Northwest Pipeline~~ ~~Northwest Pipeline is a natural gas wholesale transmission company. Its major customer in Yakima County is Cascade Natural Gas. It owns and operates main feeder lines in Grandview, Sunnyside, Zillah, Moxee, Yakima, Selah, and the U.S. Army firing range adjacent to the city of Selah.~~

~~Cascade Natural Gas~~ ~~Cascade Natural Gas Corporation (CNG) builds, operates, and maintains natural gas facilities serving Yakima County. CNG is an investor-owned utility serving customers in sixteen counties within the State of Washington. This section describes CNG's existing system within Yakima County.~~

~~Washington, Oregon, and Idaho receive natural gas from the southwestern United States and Canada. Natural gas is applied to the entire region via two interstate pipeline systems, Pacific Gas Transmission Company and Northwest Pipeline Corporation. Both own and operate their respective regional pipeline networks.~~

~~System components include gate stations high pressure lines, pressure reduction stations and distribution mains. The gate station is the delivery point of natural gas from the upstream interstate pipeline to CNG's system. Gate stations normally include metering stations, odorizing stations and pressure reduction stations. High pressure lines transport gas to district regulators throughout CNG's service area. High pressure line mains may vary in size from 2 to 20 inches and in pressure from 150 to 600 pounds per square inch. Pressure reduction stations are installed at the point of delivery of natural gas from the high~~

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~~pressure lines to the lower pressure distribution systems. Distribution system mains vary in size from 2 to 16 inches.~~

~~Telecommunications~~

~~Telecommunications is the transmission of information by wire, radio, optical cable, electromagnetic or other similar means. In Yakima County, telecommunication utilities include, telephone, cellular telephone and cable television. Considerable expansion of the telecom munications industry is expected, as a result of expanded licensing by the F.C.C. and technological innovation, such as digital TV signals which can be linked to personal computers and the Internet.~~

~~Telephone~~

~~US WEST, Ellensburg Telephone, Cowiche Telephone, Sprint United and GTE supply local telephone and related services to Yakima County. The service areas for each provider are shown in Figure X-9.~~

~~US WEST is the County's main supplier of local telephone and related services. US WEST provides telecommunication services to approximately 70,000 business and residential subscribers in Yakima County. Cowiche Telephone provides services to the US Route 12 corridor, including Cowiche, Tieton, and Rimrock areas. GTE is the service purveyor to selected urban areas in the northwest part of the County, including Naches and Nile. Ellensburg Telephone, primarily serving the city of Selah, has approximately 5,000 residential and 850 business customer hookups. Sprint United Telephone is the local carrier for lower valley cities and their environs (e.g., Grandview, Granger, Harrah, Mabton, Sunnyside, Toppenish, Wapato and Zillah.~~

~~Cellular~~

~~Cellular telecommunication allows people to have mobile telephone communication via radios which send and receive signals from a network of receivers placed at several cellular communication ("cell") sites.~~

~~Cell sites are placed on tall poles, lattice-type towers or on existing buildings. Each cell site has a coverage area of several miles, depending on topography and number of customers. As the cellular telephone user moves form one cell to the next, the call is passed to an open channel at an adjacent cell site. Transmission quality and dialing of cellular telephones are comparable to that of conventional wireline telephones. The primary difference between cellular and conventional telephone systems is that cellular phones don't need wire.~~

~~Yakima County is currently served by two cellular telephone companies: AT&T Wireless and United States Cellular. They are licensed to operate in the County and throughout the region within guidelines set by the Federal Communications Commission (FCC). Siting and design of towers is regulated by the Federal Aviation Administration (FAA) and local zoning authority. Considerable expansion of the wireless telecommunications industry is expected.~~

~~Cable Television~~

~~TCI Cablevision provides television broadcasting to all of the Yakima Valley area between a central facility and individual subscriber sets.~~

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~~TCI's direct cable facilities in Yakima County include trunk lines and smaller distribution lines. Distribution lines run either along poles on space leased from an electrical or telephone utility, or underground along the street right-of-way. The number of network miles of overheard and underground coaxial cable and the number of customers, or households served, is considered to be proprietary information by TCI and could not be obtained for this inventory report.~~

~~An electronic control center ("head-end site") processes reception and generation for distribution through the cable system. The signal can be received for a hard line (cable), a satellite dish, microwave antenna and/or a TV antenna. TCI has "head ends" (where a satellite dish sits and the signal originates) in Toppenish, Sunnyside, and Grandview.~~

~~In addition, Northwest Cable Network offers "wireless cable," originating from a transmitting antenna on Rattlesnake Ridge near Union Gap. Service is available to customers within a 50-mile line-of-sight radius.~~

~~Northwest Cable Network is exclusively a wireless system beaming signals to individual microwave antennas throughout the city of Yakima and more remote, outlying areas. Its customer base numbers around 7,500 house holds in the County. The microwave head-end site operated by Northwest Cable Network is located on Rattlesnake Ridge.~~

~~This industry is also expected to undergo substantial change due to technological innovations, linking digital TV with personal computers and both the Internet and the World Wide Web.~~

~~LEVELS OF SERVICE~~

~~The purpose of LOS standards is to adequately serve both current and future residents without compromising the service they receive.~~

~~Levels of service (LOS) are established for the following Yakima County owned and operated utilities:~~

~~Buena, Terrace Heights, and Gala Estates water systems:~~

- ~~Buena sewer system;~~
- ~~Potential future satellite water and sewer systems; and~~
- ~~County wide solid waste system.~~

~~Existing County Water, Sewer, and Solid Waste Facilities~~

~~LOS standards focus on present needs and future growth. The first step is to study the capacity of existing facilities and assess the need for facility improvements in order to accommodate growth. This is accomplished through capacity analysis, which estimates the number of years before improvement is required.~~

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~~This approach is well suited to the County's water, wastewater, and solid waste utilities since they must already meet specific and stringent federal, state, and local standards for service, capacity and development. It also addresses the County's on-site septic systems, which are considered a type of waste-water facility. Capacity LOS for water and wastewater facilities rates the unused capacity of each system component, using an A-through-F rating system, where the A-level rating indicates a large amount of unused capacity (see Tables X-8 and X-9).~~

~~The capacity LOS for solid waste facilities (see Table X-10) examines the availability of different system components. For example, how available are landfill sites, transfer stations, and recycling facilities? What are the collection days for waste pickup? Another important consideration is the geographical distribution of facilities. Future additional transfer stations, for instance, need to be sited near population center where they are needed. Appropriate siting is an important part of capacity LOS and future development of facilities.~~

~~**Future Satellite Wastewater and Water Systems**~~
~~Under ***Plan 2015***, LOS standards must be adopted for future satellite systems that the County will manage. Current ***Plan 2015*** policies require that satellite systems be established for developments of 3 or more residences, or residential equivalents, in unincorporated UGAs; and for 5 or more residences, or residential equivalents, in Rural areas throughout the County. All systems will be required to meet established County and state standards for design, construction, and performance. Water systems will be subject to State Health SMA requirements.~~

~~Several ***Plan 2015*** land use designations are not included in the future satellite system analysis. They include the Rural Self-Sufficient, Rural Remote/Extremely Limited Development Potential and resource land designations, which allow satellite systems to be established.~~

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~~Table X-8—Percent of Capacity (Operation) LOS for Water System Facilities~~

~~System Element~~	~~Parameter Defining LOS~~	~~Definition of Letter Rating (Percent of Capacity Used)~~					
		~~A~~	~~B~~	~~C~~	~~D~~	~~E~~	~~F~~
~~Supply Wells~~	~~Total Supply Capacity~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Pump Stations~~	~~Peak Pumping Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Pipelines~~	~~Peak Flow Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Reservoirs~~	~~Total Capacity~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Water Treatment Facilities~~	~~Treatment Capacity~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~

~~Table X-9—Percent of Capacity (Operation) LOS for Wastewater Treatment Facilities~~

~~System Element~~	~~Parameter Defining LOS~~	~~Definition of Letter Rating (Percent of Capacity Used)~~					
		~~A~~	~~B~~	~~C~~	~~D~~	~~E~~	~~F~~
~~Pipelines~~	~~Peak Flow Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Pump Stations~~	~~Peak Pumping Rate~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Wastewater Treatment Facilities/Liquid Stream~~	~~Hydraulic Loading or Organic Loading (whichever is limiting)~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~
~~Wastewater Treatment Facilities/Solid Stream~~	~~Hydraulic Loading or Solids Loading (whichever is limiting)~~	~~0-20~~	~~21-40~~	~~41-60~~	~~61-84~~	~~85-100~~	~~>100~~

~~LOS Thresholds~~

~~Establishing LOS thresholds means that a base standard is applied to each County system. These thresholds provide the standards against which existing and new systems can be evaluated. System evaluations identify deficiencies, which can be remedied with facility upgrades or new construction. Assessing each system's needs will lead to realistic recommendations for necessary improvements. Then these improvement needs will be incorporated into the finance portion of this element.~~

~~Table X-10—LOS Standards for Solid Waste Management Facilities and Services~~

~~Facility/Service~~	~~Letter Rating for LOS~~ ~~A~~	~~B~~	~~C~~
~~Regional Landfills (Number of Facilities)~~	~~2~~	~~1~~	~~0~~
~~Regional Transfer Station (Number of Facilities)~~	~~2~~	~~1~~	~~0~~
~~Garbage Pickup (Pickup Days Per Month)~~	~~4~~	~~2~~	~~1~~
~~Curbside Recycling Pickup (Pickup Days Per Month)~~	~~4~~	~~2~~	~~1~~
~~Rural Recycling Centers (Number of Facilities)~~	~~10~~	~~5~~	~~0~~

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Water and Sewer Facilities

Thresholds for both water and sewer facilities were established to identify deficiencies in the system that must be corrected in order to meet Growth Management Act requirements (see Table X-11). These standards represent the proposed level of service the County would provide to residents for each type of facility. A facility with an LOS rating worse than the threshold is considered deficient and in need of improvement.

These threshold LOS standards are to be applied to the existing systems and to future system growth anticipated under each land use alternative for the years 2001 and 2015 in order to identify facility needs.

Solid Waste Facilities

Thresholds for solid waste facilities are shown in Table X-12. LOS threshold standards are used to identify deficiencies in the system that must be corrected to meet Growth Management Act requirements. Future solid waste facility upgrades will be based on the LOS ratings thresholds established in this section.

C. ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

Introduction

Thresholds LOS standards were applied to the existing systems and to future system growth anticipated under each land use alter-native for the years 2001 and 2015 in order to identify facility needs. These standards measure the impacts of new development on the existing system. Then appropriate mitigation, commensurate with measurable impacts, can be applied to development approvals. This ensures that the system continues to provide service at the acceptable local level.

Potable Water Supply

More people moving to newly-developed areas means more demand on the ground water supply. As new residents install individual or community wells or connect to existing systems that rely on ground water, concerns about available ground water grow. Residents of the West Valley, Wenas, North Selah, and Terrace Heights areas have already voiced their concern about declining well production.

The taste of potable water from wells in some areas varies seasonally. While the quality of ground water in Yakima County in generally excellent, high concentrations of iron and manganese affect the taste in some areas. Local land use impacts have degraded water quality in a few locations.

The Washington State Wellhead Protection Program, adopted in 1994, requires all Group A public water systems (those serving at least 15 connections or 25 people) to develop a wellhead protection program to prevent contamination of groundwater used for drinking. The systems must delineate wellhead protection areas, inventory potential contaminant sources, and manage wellhead protection areas to prevent pollution. The Washington State Department of Health is responsible for enforcement.

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Table X-11 Thresholds LOS for Water and Sewer/Sanitary Facilities

Type of Water Facility	Percent-of-Capacity LOS
Supply Wells	D
Pump Stations	D
Pipelines	D
Reservoirs	D
Water Treatment Facilities	E
Type of Sewer Facility	**Percent-of-Capacity LOS**
Pipelines	D
Pump Stations	D
Wastewater Treatment facilities – Liquids Stream	E
Wastewater Treatment facilities – Solids Stream	E

Table X-12 Threshold LOS for the Solid Waste System

Facility	LOS
Regional Landfills	B
Regional Transfer Stations	B
Garbage Pickup	B
Curbside Recycling Pickup	B
Rural Recycling Centers	B

A ground water availability analysis based on preliminary data needs to be developed for each subbasin in the County. In the future, a more accurate groundwater analysis will require additional stream flow data, monitoring of ground water elevations, and evaluation of the hydraulic connection and rate of flow between the shallow and deep aquifer systems.

A water level monitoring program should be developed and implemented within each subbasin to evaluate the long-term potential water level declines in both the shallow and deep aquifer systems and aid in developing and refining a ground water budget. To reduce costs, the water level measurements could be collected during seasonal high and low water periods each year. To evaluate resource availability, it is essential to understand the interrelationship between the shallow and deep aquifers. Evaluation of the aquifer interconnection would require installation of monitoring wells and pumping tests to generate data needed to calculate the potential rate of water loss or gains from the interconnecting aquifer and refine the ground water budget. In the absence of the data needed for a ground water budget, one way to prevent excessive demands on ground water would be for the County to obtain all unappropriated water rights in the unincorporated urban and transitional areas.

Irrigation Water

The demand for irrigation water continues to grow. The need for irrigation water is likely to continue even when some land converts to nonagricultural uses. Gardens and lawns will also require water. Irrigation districts must be notified of proposed subdivisions, and the subdivision plat must be recorded and filed with the district, showing how the water is to be delivered to the irrigable acres in the subdivision. The district must approve extensions of service to subdivided units, and can require the extensions of service

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~~to subdivided lots at the landowner's expense. The irrigation district's responsibility for delivering water ends at the established point of delivery.~~

~~**Water and Sewer Systems**~~

~~Water and sewer system improvement needs to handle anticipated growth are similar under all land use alternatives. A summary of the water and sewer facilities deficiencies, recommended improvements and estimated costs are shown in Tables X-13 and X-14, respectively. It should be noted that current and future deficiencies for sewer facilities within Urban Growth Areas are not listed since the respective city or town's comprehensive plan should address these service issues and establish LOS. Where the cities or special purpose districts either cannot or will not address sewer service deficiencies, it may be necessary for another service provider to step in, to maintain equitable access to service within the UGAs. A Comprehensive Sewer Plan for the urban areas of Yakima County will help establish service deficiencies and prospective means for their solution.~~

~~**Satellite System Facilities**~~

~~Satellite management water systems have a lower annual cost per connection than individual wells. While the annual user fees are higher for satellite systems, the initial cost per connection less for satellite systems, which translates into lower mortgage payments, as shown in Table X-15. For example, a system with nine connections would have an annual cost per connection of approximately $759, while one with three connections would be about $1,208, and an individual well would be about $1,230. These costs include operations, maintenance, administrative expenses, testing, energy costs, reserve for repair or replacement, and the annual principal plus interest on equipment installation (based on a 15-year mortgage at 7-1/2% interest). If the homes in the 9-connection system are clustered, the annual cost drops to about $734 (slightly less pipe required). In addition, satellite water systems would have a modest one-time connection fee for meter inspection and account activation.~~

~~Satellite management sewer systems have administrative fees and inspection costs not required for individual, on-site septic systems, as shown in Table X-16.~~

~~When the consumer debt service (principal and interest) for the higher initial equipment cost is included, however, the total annual user cost per connection is similar, ranging from $1,044 for a clustered 9-unit system to $1,115 for an individual system. Given the level of accuracy of the estimates, this is not a significant difference.~~

~~Costs for the satellite systems are based on a septic tank effluent pumping system and community drainfield. Costs include annual inspections, pump out every three years, equipment replacement every 15 years, maintenance and administrative costs, and miscellaneous. In addition, satellite sewer systems would have a modest one-time charge for septic tank installation inspection and account activation.~~

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~~**Table X-13—Current and Future Deficiencies and Improvements for Water Facilities**~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~**Supply Wells**~~	~~**Buena—1 Well**~~	~~**Buena—Backup Well $450,000**~~	~~**None Identified**~~
~~**Pump Station**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Long Term Improvements Identified**~~
~~**Pipelines**~~	~~**Terrace Heights Main Intertie Needs**~~	~~**Terrace Heights Mains/Interties $1.8M**~~	~~**No Long Term Improvements Required**~~
~~**Reservoirs**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Improvements Required**~~
~~**Water Treatment Facilities**~~	~~**No Deficiencies**~~	~~**No Improvements Required**~~	~~**No Improvements Required**~~

~~**Table X-14—Current and Future Deficiencies and Improvements for Buena Sewer Facilities**~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 Facility Needs All Alternatives~~
~~**Pipelines**~~	~~**Terrace Heights Main Intertie Needs**~~	~~**Terrace Heights Mains/Interties $1.8M**~~	~~**No Long Term Improvements Required**~~

~~**Table X-15—Satellite Management Water Systems: Cost Analysis per Connection**~~

	~~**Rural Settlement**~~	~~**Rural Transitional (Clustered)**~~	~~**Rural Transitional (Nonclustered)**~~	~~**Urban Unincorporated**~~	~~**Individual**~~
~~**Service Connections per System**~~	~~9~~	~~9~~	~~9~~	~~3~~	~~1~~
~~**Annual User Fees per Connection**~~					
~~Reserve Account~~	~~25~~	~~25~~	~~25~~	~~68~~	~~159~~
~~Maintenance, Operations and Administration~~	~~166~~	~~166~~	~~166~~	~~499~~	~~0~~
~~Testing and Energy~~	~~70~~	~~70~~	~~70~~	~~96~~	~~114~~
~~**Debt Payments (principal and interest) on Equipment Installation**~~	~~497~~	~~472~~	~~497~~	~~545~~	~~957~~
~~**TOTAL, Annual User Costs/Connection**~~	~~759~~	~~734~~	~~959~~	~~1,208~~	~~1,230~~

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~~Table X-16—Satellite Management Sewer Systems: Cost Analysis Per Connection~~

	~~Rural Settlement~~	~~Rural Transitional (Clustered)~~	~~Rural Transitional (Nonclustered)~~	~~Urban Unincorporated~~	~~Individual~~
~~Service Connections per System~~	~~9~~	~~9~~	~~9~~	~~3~~	~~1~~
~~Annual User Fees per Connection~~					
~~Reserve Account~~	~~96~~	~~96~~	~~96~~	~~96~~	~~96~~
~~Electrical/Energy~~	~~17~~	~~17~~	~~17~~	~~17~~	~~17~~
~~Drainfield, Pump-out, Inspection~~	~~100~~	~~100~~	~~100~~	~~100~~	~~60~~
~~Admin. And Misc.~~	~~43~~	~~43~~	~~43~~	~~121~~	
~~Debt Payments (principal and interest) on Equipment Installation~~	~~794~~	~~488~~	~~803~~	~~764~~	~~942~~
~~TOTAL, Annual User Costs/ Connection~~	~~1,050~~	~~1,044~~	~~1,059~~	~~1,098~~	~~1,115~~

~~Table X-17 Current and Future Deficiencies and Improvements for Solid Waste Facilities~~

~~Facility/Service~~	~~Year 1995 Deficiencies~~	~~Year 2001 Facility Needs All Alternatives~~	~~Year 2015 All Alternatives~~
~~Regional Landfills~~	~~No Short-Term Deficiencies~~	~~1 Regional Landfill or Regional Expansion No estimate from Plan~~	
~~Regional Transfer Station~~	~~No Short-Term Deficiencies~~		~~1 Upper Valley Station $2.07 Million (built) Paid entirely by tip fees~~
~~Garbage Pickup~~	~~No Short-Term Deficiencies~~	~~Increased Operational expenses will be totally offset by rates~~	~~Increased Operational expenses will be totally offset by rates~~
~~Curbside Recycling Pickup~~	~~Curbside program for UGAs~~	~~Establish One Pickup Day Per Month Cost to totally offset by rates collected through municipal programs~~	~~Establish One Pickup Day Per Month Cost to be totally offset by rates collected through municipal programs~~
~~Rural Recycling~~	~~Some Short-Term Deficiencies~~	~~Establish 5 new Drop-Offs No funds allocated~~	~~Establish 5 New Drop-Offs No funds allocated~~

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~~Solid Waste Facilities~~

~~Solid waste system improvement needs to handle anticipated growth are the same under all the alternatives. A summary of the existing and future solid waste facility deficiencies, needed improvements, and estimated costs are shown in Table X-17.~~

~~Private Utilities~~

~~Electrical Utilities~~

~~Benton REA and Pacific Power continually research means to expand supply and upgrade equipment since the law requires utilities to service all customers requesting service. Utilities are not allowed to limit development by discriminating among customers. Benton REA and Pacific Power have a territorial agreement that minimizes duplication of service areas and promotes coordination of line extensions, looping of facilities, and other facility improvements.~~

~~System planners for both utilities design and build their systems to follow population and employment growth projections based on County and city plans. The electricity load is determined from these plans and projections. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, taking into account environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies and is typically phased in as actual growth occurs.~~

~~Future electrical service plans are not only designed to provide for future growth and accommodate new and increased load. They also include changes to the existing systems to improve reliability, power quality, and looping of the system for redundancy backup service.~~

~~Existing facilities of Pacific Power & Light place no restrictions on normal residential, commercial or industrial growth, and major industries and institutions can be readily accommodated. The electrical utility has a well developed backbone transmission system which already serves most of Yakima County.~~

~~The utility takes a proactive approach to system capacity, developing its system in anticipation of eventual growth. In general, Pacific Power is very supportive of economic growth and diversification, and tries to avoid being an impediment to the area's economic growth and vitality. The utility has an active "Power Quality Program," and works with industries that have high reliability requirements to accommodate their needs. While the utility has an abundant supply of energy, its demand-side resource management policy encourages conservation to assure continued availability of power to accommodate new growth and keep the cost low.~~

PC Recommended Draft

~~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. One possible exception to this would be ballfields. Although substations are fenced and not energized below nine feet, and are generally impenetrable, persons attempting to retrieve stray balls might be tempted to try to circumvent these protections.~~

~~Natural Gas~~

~~Cascade Natural Gas serves areas along I-82 and most of the cities in Yakima County. The natural gas supply system meets existing demands of residential, commercial, and public customers.~~

~~*Northwest Pipeline* On occasion, Northwest receives a request from a private industrial operation for a direct hook-up to their pipeline network. In these cases, Northwest develops a cost estimate for the construction of the pipeline, valves, and other facilities necessary to deliver gas to the industry requesting service. Then the private operation must decide whether the cost savings of direct supply will offset the cost of the hook-up improvements.~~

~~No direct service requests have been granted recently. Granting of future or pending requests may be contingent upon the grantee funding all necessary improvements.~~

~~*Cascade Natural Gas* According to Cascade's Natural Gas Utilities Element (June 1993), the natural gas supply system in Yakima County fully meets existing demand. To accommodate future demand, the maximum capacity of the existing distribution system can be increased as required by one or more of the following:~~

~~1. Increasing distribution and supply pressures in existing lines~~

~~1. Adding new distribution and supply mains for reinforcement~~

~~2. Increasing existing distribution system capacity by replacement with larger sized mains.~~

~~3. Adding district regulators from supply mains to provide additional intermediate pressure gas sources to meet the needs of new development.~~

PC Recommended Draft

~~Future utility needs should be anticipated and planned for in advance. Yet connection to CNG's distribution system is driven by demand. This means that connections cannot be planned in advance. New customer hookups to the distribution system is governed by CNG's tariffs as filed with and approved by the WUTC.~~

~~Developers should consult Cascade Natural Gas if their proposed development will require natural gas. The developer should not automatically assume that service is available without checking. Cascade Natural Gas will build to any customer in its service area provided they meet its financial feasibility formula criteria. CNG will serve other customers if they are willing to contribute to the cost of extending the lines. Those contributions may be refundable; if additional customers connect to the same main, part of the contribution may be reimbursed. To serve development outside its service area, the utility will apply for a "certificate of convenience" from the Public Utilities Commission to include the area within its service area, if the proposed development meets the financial feasibility criteria.~~

~~Telecommunication Utilities~~

~~The rapidly changing telecommunications industry has transformed the way service is delivered. Cellular and fiber optics are blurring the distinctions that separate data, video and voice technologies. As a result, assessing the future configuration of telecommunications service is very different.~~

~~Telephone~~

~~The 1984 Bell Telephone divestiture has dramatically increased customer service options. Franchises now offer local and some long distance telephone service, and long distance calls between regions are handled by customer-selected private firms.~~

~~According to U.S. West, the delivery of telecommunication services sometimes does not coincide with the exact location of customers. Many of the telecommunication facilities, including aerial and underground, are co-located with those of the electrical power provider.~~

~~Cellular Communications~~
~~Both Cellular One and United States Cellular currently own and operate cell sites in the city of Yakima. Both the number of cell sites and the customer count are considered proprietary information by the cellular companies. Even so, local governments provide input to the siting process through their approval and conditioning responsibilities within their jurisdictions. Siting issues are expected.~~

PC Recommended Draft

~~Cable Television~~

~~Cable follows the electrical and telephone lines. In order to be installed, an easement must be granted. The available provider breaks even financially if there are 30 or more potential customers per linear mile of cable. Anyone within 200 feet of the cable can hook up; otherwise, there would be an additional charge to the customer. Wireless cable is regulated by the FCC, and does not come under local regulation since it does not use public rights-of-way.~~

~~An alternative to TCI and Northwest Cable services is a satellite dish, which requires costly installation. As technology improves, other choices will become available.~~

9.13~~D.~~ UTILITIES GOALS AND POLICIES

The goals and policies listed in this element pertain to Yakima County, such as: Yakima County as a whole, City of Yakima's UGA including West Valley. The goals and policies are identified as follows:

- County-wide Utilities Goals and Policies – UT-X.XX
- Yakima UGA Urban Land Use Goals and Policies – YKUT-U-X.XX
- West Valley Neighborhood Plan - WNVP

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*~~ *Horizon 2040*.
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 coordinating 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.

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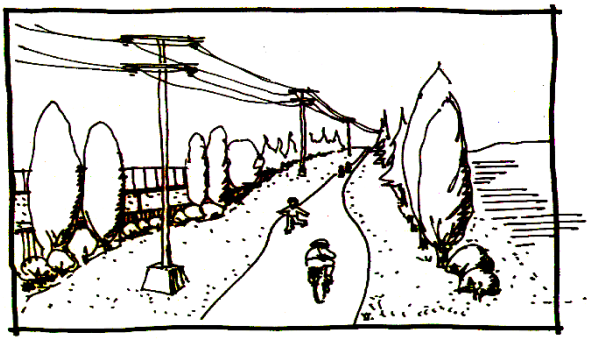
UT 1.6	Coordinate the installation of utility facilities among utility service providers and with other infrastructure providers.
UT 1.7	Provide the private utilities with up-to-date County planning materials such as land use categories, population forecasts, etc. so that their utility delivery plans 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.
	
	Figure 9.13-1 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 linear transmission facilities and utility-related infrastructure in a manner consistent with ~~***Plan 2015***~~***Horizon 2040*** through land use planning and development review policies and procedures. ~~{Amended Ord. No. 1-2012}~~
UT 2.4	Encourage energy resource development in locations within Yakima County that take advantage of the County's energy resources, existing infrastructure, and also are sited to minimize environmental impacts. ~~{Amended Ord. No. 1-2012}~~
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*~~***Horizon 2040***.
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*~~***Horizon 2040*** *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***~~ **Horizon 2040.**
POLICIES:	

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UT 4.1	Follow the guidance in ~~Table I-2, the Development Matrix for Ownership and Management of Satellite Water and Sewer Systems,~~ YCC, Title 19, Tables 19.25-1 Water and 19.25.2 Sewer 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 ~~{Amended 6/16, Replaced Table I-2}.~~
UT 4.2	Specific physical location and site suitability should determine which of the "required" water and sewer utilities listed in ~~Table I-2~~ YCC, Title 19, Tables 19.25-1 Water and 19.25-2 Sewer is the most appropriate. ~~{Amended 6/16, Replaced Table I-2}.~~
UT 4.3	Utilities for master planned resorts and new communities should be consistent with the guidance in ~~Table I-2~~ YCC, Title 19, Tables 19.25-1 Water and 19.25-2 Sewer for the zoning designations in which they are located. ~~{Amended 6/16, Replaced Table I-2}.~~
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*~~ ~~*Rural Transitional*~~ ~~*Rural Settlement*~~ ~~*Master Planned Resorts*~~	~~*3 Options:*~~ ~~• *Existing Public Water System**;*~~ ~~• *Private*~~ ~~• *Exempt**~~	~~*2 Options:*~~ ~~• *Existing Public Water System**;*~~ ~~• *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*~~ ~~*Rural Transitional*~~ ~~*Rural Settlement*~~ ~~*Master Planned Resorts*~~	~~• *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.*~~

PC Recommended Draft

~~*** Nob Hill Water Association and Yakima County are currently the Washington State Dept. Of Health approved SMAs.~~
~~{Table I-2 amended 10/13/09 Ord. 3-2009}~~

PC Recommended Draft

~~*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.

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UT 5.3	In conjunction with the ~~Yakima River Watershed Council~~ Yakima Basin Integrated Plan Workgroup 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.
UT 5.5	Develop a water resource system that addresses the need for rural domestic water for development in Yakima County and that meets the water availability requirements of state law.

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 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.

PC Recommended Draft

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 urban areas or Rural Settlements where sewer is not currently available but may be available in the future, developers may be required to sign sewer hookup covenants and install dry lines from the septic systems to the future sewer easement. ~~{Amended 10/13/09 Ord.3 2009}~~
UT 11.4	Encourage the appropriate use of community/public water and sewerage systems in Rural Transitional and Rural Settlement areas and other areas where small lots are allowed. ~~{Amended 10/13/09 Ord.3 2009}~~
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.

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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*~~***Horizon 2040*** 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.

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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~~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:	

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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.
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.

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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	Install new utilities lines underground where feasible.[WVNP]
UT 17.5	Work with electrical utility providers and neighboring jurisdictions to meet regional service needs and to accommodate future facility improvements.
UT 17.6	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 voi-ce, 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.

- ***Yakima Urban Growth Area Utilities Goals and Policies***

Water:

GOAL YKUT-U 1	Provide adequate water services within the urban area in a manner that is environmentally sensitive, safe and aesthetically compatible with surrounding land uses.

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POLICIES:	
YKUT-U 1.1	Coordinate with other jurisdictions and suppliers in the Urban Area to ensure a reliable, economic source of water and to address the long-term regional water demand needs of all of the area's agencies and suppliers.
YKUT-U 1.2	Encourage the conservation of water resources and undertake actions, when possible and appropriate, to conserve water and water resources.

Wastewater:

GOAL YKUT-U 2:	Protect public health and environmental quality through appropriate and efficient design, installation and maintenance of sanitary sewer facilities.
POLICIES:	
YKUT-U 2.1	Work with adjoining jurisdictions, and local purveyors to manage, regulate and maintain the regional sewer systems.

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CHAPTER 10. TRANSPORTATION ELEMENT

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing language is in black text, blue underlined is new, red strikethrough is deleted, and green text is language moved to or from a different section.

10.1 INTRODUCTION

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 ability to move goods and people is essential for a healthy community. The Transportation Element describes how Yakima County's transportation system provides for this movement now and how the system will provide for this movement in the future. ~~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 identifies existing transportation system characteristics, establishes Level of Service ratings, identifies existing and future deficiencies, develops improvement projects and strategies to mitigate deficiencies, and analyzes projected revenues to ensure that necessary improvements will be constructed concurrent with demand.~~

~~10.2 Purpose of the Element~~

The Transportation Element of ~~***Plan 2015***~~ ***Horizon 2040*** serves as Yakima County's action plan to provide the transportation strategies necessary to accommodate future growth. The element describes the existing condition of the transportation network, and sets forth policies and objectives, which integrate function of the network with the Land Use Map of the Comprehensive Plan.~~combines technical and financial analyses for the County's transportation system through a methodology that meets the~~

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~~requirements of the GMA. It~~ The Transportation Element also identifies existing transportation system characteristics and~~,~~ establishes level of service, or performance standards ~~ratings~~, for county roads which is a major component of the transportation network. ~~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.~~

The Transportation Element is one of the six required elements in a GMA Comprehensive Plan for a county required under RCW 36.70A.070(6). Transportation systems in Yakima County form a multi modal network that provides for the movement of people and goods locally. The County system connects to municipal, national, and international systems. Transportation system which comprise the local network are: road, rail, air, transit, and non-motorized (bicycle and pedestrian). Efficient transportation links to regional, national, and global markets are essential to the maintenance and growth of the county's economic base. Additionally, the ease with which people can move throughout the county is an important factor in its desirability as a place to live.

10.2 RELATIONSHIP TO OTHER PLANS

10.2.1 GMA Requirements

RCW 36.70A.070(6) states that planning jurisdictions must have a transportation element that implements and is consistent with the land use element. The transportation element shall include the following sub-elements. The requirements of these sub-elements will be addressed throughout the Transportation Element.

a. Land use assumptions used in estimating travel;

b. Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities;

c. Facilities and services needs including:

   1. An inventory of air, water, and ground transportation facilities and services, including transit alignments and general aviation airport facilities, to define existing capital facilities and travel levels as a basis for future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries;

   2. Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;

   3. For state-owned transportation facilities, level of service standards for highways, as prescribed in chapters 47.06 and 47.80 RCW, to gauge the performance of the system. The purposes of reflecting level of service standards for state highways in the local

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comprehensive plan are to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and the office of financial management's ten-year investment program.

4. Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard;

5. Forecasts of traffic for a least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth;

6. Identification of state and local system needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under Chapter 47.06 RCW;

d. Finance, including:

1. An analysis of funding capability to judge needs against probable funding resources;

2. A multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. The multiyear financing plan should be coordinated with the ten-year investment program developed by the office of financial management as required by RCW 47.05.030;

3. If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met;

e. Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;

f. Demand-management strategies;

g. Pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhance community access and promote healthy lifestyles.

This comprehensive plan addresses the above requirements throughout this chapter and the Six Year Transportation Improvement Program. Financing analysis and multi-year financing plans are in the Six Year TIP, which is incorporated herein by reference.

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10.2.2 GMA Planning Goals

The RCW adopts goals to guide the development and adoption of comprehensive plans and development regulations (RCW 36.70A.020). Regarding transportation, the following RCW goals apply:

- Goal 3 – Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plan.
- Goal 6 – 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.
- Goal 12 – Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

~~The Growth Management Act (GMA) requires the County to develop a transportation plan that contains a funding analysis of the recommended transportation projects. This analysis will address transportation funding needs and resources, and will include a six-year finance plan for recommended improvements. The finance plan ensures that ***Plan 2015 Horizon 2040's*** Transportation Element is affordable and achievable. Aspects of this Transportation Element will be included in the County's Comprehensive Transportation Plan to be developed following adoption of ***Plan 2015 Horizon 2040***. RCW 36.70A.020 states in regard to transportation:~~

~~**Goal (3) Transportation** – Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.~~

10.2.3 County Wide Planning Policy

The County-Wide Planning Policy (CWPP) represents a composite framework of policies intended to balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act (GMA). The following CWPPs address the transportation planning needs for Yakima County:

D.3.1. The transportation plan element for each jurisdiction will be consistent with and support the land use element of it comprehensive plan. [RCW 36.70A.070(6)]

D.3.2. Each transportation plan element will include the following sub-elements:

a. Land use assumptions used in estimating travel;
b. A statement of facilities and service need, including:
i. An inventory of air, land, and water transportation facilities and services to define existing capital facilities and travel levels as a basis for future planning;
ii. Level of service standards for arterials, collectors and transit routes, which will be regionally coordinated;
iii. Specific actions and requirements for bringing into compliance any facilities or services that are below an established level of service standard;
iv. Forecasts of traffic for at least ten years based on the adopted land use plans to provide information on the location, timing and capacity needs of future growths; and,

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v. Identification of system expansion needs and transportation system management needs to meet current and future demands. [RCW 36.70A.070(6)(a)(b)]

D.3.3. Comprehensive plans for each jurisdiction will contain a multi-year financing plan which includes an analysis of the jurisdiction's ability to fund existing or future transportation improvements and identifies existing and new revenue sources, which may include impact fees. If identified funding falls short, the jurisdiction will reassess land use assumptions to assure that level of service standards will be met.

D.3.4. Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

D.3.5. Local jurisdictions will coordinate transportation planning efforts through the Yakima Valley Conference of Governments, which is designated as the Regional Transportation Planning Organization (RTPO). This regional coordination will assure that an assessment of the impacts of each transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions is conducted and conflicts prevented.

10.2.4 Master Interlocal Agreement (ILA)

The purpose of the Master Interlocal Agreement (ILA) is to provide a management structure for growth and development occurring in Urban Growth Areas (UGAs) to ensure that coordinated Growth Management Act (GMA) goals will be met.

Yakima County and cities will be responsible for assuring that all streets within the UGA are constructed concurrently with development and that the impacts generated by the development on the transportation facilities within both the unincorporated and incorporated UGA are properly considered and the appropriate mitigation is required.

Yakima County will utilize the provisions of Yakima County Code Title 19 as design standards for urban development of streets, and associated structures, unless otherwise specified in a sub-agreement. It is intended that County design standards will be generally consistent with standards adopted by the City; therefore the County may modify its required design standards when a City identifies the specific standards that may apply and demonstrates that applying the City's development standards are consistent with RCW 36.70A.110(3) and the applicable Capital Facilities Plan.

The establishment of level of service policies for streets within the urban growth area will be done cooperatively to assure that service level thresholds are agreed upon for all transportation facilities. This effort will be coordinated with the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO) pursuant to RCW 47.80.023.

The Cities and the County will monitor and review transportation LOS policies and their effect in the urban growth area and make adjustments as mutually agreed upon.

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10.2.5 Yakima Valley Conference of Governments (YVCOG)

The Yakima Valley Conference of Governments (YVCOG) is an intergovernmental organization composed of local jurisdictions within Yakima County. The YVCOG was established over 50 years ago to coordinate on regional issues, including transportation. The YVCOG is the lead planning agency for both the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO) on behalf of its members. The MPO include the cities of Selah, Moxee, Naches, Union Gap, Yakima, and the surrounding unincorporated urbanized areas of Yakima County. Federal regulations require MPOs to develop coordinated transportation plans and programs to ensure consistency and efficient use of federal transportation funds. The RTPO encompasses all of Yakima County. The RTPO was developed to comply with RCW 36.70A the Growth Management Act (GMA), and RCW 47.80.20 which authorized creation of regional transportation planning organizations formed through a voluntary association of local governments.

10.2.6 Transportation Improvement Program (TIP)

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. The county is required to update and adopt its current Six Year ~~6-year~~ Transportation Improvement Program each year. The Six Year Transportation Improvement Program (TIP) lists all the transportation projects Yakima County plans to pursue over the next six years. The TIP considers the goals and policies in the Comprehensive Plan. It also considers and plans for adequate funding for the current.

10.2.7 DRYVE and TRANS-Action

Driving Rural Yakima Valley's Economy (DRYVE) addresses rural transportation needs in the lower Yakima Valley (south of Union Gap). This nonprofit is comprised of public agencies, local businesses, agricultural and tourism-based industries, elected officials and private citizens. Collectively, DRYVE serve as one voice advocating transportation services and infrastructure in the valley. DRYVE addresses rural transportation needs in the lower Yakima Valley, while TRANS-Action advocates for urban investment in the Greater Yakima metropolitan area. Both committees work together to improve the mobility and quality of life for Yakima County residents.

10.3 ORGANIZATION OF THE ELEMENT

The Transportation Element consists of three sections: Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives, and Policies. Existing Conditions includes data and summarizes existing conditions in Yakima County. It focuses on inventory data which support the policy orientation of growth management. The Analysis of Assets, Needs and Opportunities discusses Level of Service and compares existing transportation system supply with projected future demand and examines ability to meet and finance the future demand. The third section presents a comprehensive set of goals, objectives, and policies to guide the implementation of ***Horizon 2040***.

~~The Transportation Element begins with a description of the existing transportation system within Yakima County. The description includes an inventory of the various transportation modes and an in-depth look at the County's road system.~~

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~~Following the inventory, the element analyzes our transportation assets, needs, and opportunities. Included in this analysis is a discussion of how Levels of Service (LOS) ratings were developed for the transportation system. The LOS development process involved an innovative methodology which allowed the County to give more emphasis to areas that are most important to its citizens. Following the LOS discussion, the element sets forth a listing of projects needed to maintain the LOS threshold. The project listing is followed by the discussion of the financial plan.~~

~~The final section of the Transportation Element describes the County's land use alternatives. Population and development implications of these alternatives are analyzed in the Land Use Element. Discussion of land use alternatives within the Transportation Element focuses on their transportation implications.~~

~~This document uses the best available information to determine what improvements need to be made to the transportation system to accommodate the expected growth in Yakima County over the next six years, with a detailed Transportation Improvement Program (TIP) for the improvements needed in the next six years. The TIP will be updated on an annual basis.~~

~~The Transportation Element's goals, policies, and principles will be included in Yakima County's Comprehensive Transportation Plan currently under development. This Comprehensive Transportation Plan will contain additional guidance for areas that are not included in the element, such as access management practices, pavement management strategies, traffic control guidelines, maintenance strategies, and other operational concerns.~~

~~**Challenges**~~

~~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. Finding answers to the following key questions is essential to developing these strategies and in meeting the challenge of providing an effective Transportation Element.~~

- ~~How will population growth affect the need for transportation improvements? What about the expected continued growth in the number of vehicle miles driven per person? What are the existing deficiencies in the transportation system? What transportation improvement projects are necessary in the next 20 years? Which ones are most important in the next 6 years? What projects are most important for bicyclists? For pedestrians?~~

- ~~What should the Level of Service be for Yakima County roads? How should Level of Service be measured in rural areas? Should Level of Service be measured differently at major intersections? What measurable factors should be taken into consideration when determining Level of Service?~~

- ~~How will the proposed transportation projects be paid for? What different funding sources are available? What transportation projects are financially feasible to fund in the next six years? In the next 20 years?~~

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- ~~What issues are important for those industries especially dependent upon transportation? What issues are important to the general public? What are the values and the goals of the community? What policies should be formulated to meet these goals?~~

- ~~How will the proposed land use scenarios affect the transportation system?~~

- ~~What facilities are there in the existing transportation system? What are the number of miles of roads for each functional classification? For each pavement type? What pathways currently exist and how long are they?~~

~~**Scope**~~

The Transportation Element will serve 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 meets the requirements of GMA.

~~Yakima County's Transportation Element deals primarily with transportation facilities that are owned and operated by Yakima County, with specific emphasis on the ability of the County's arterial and collector roadways to serve both motorized and non-motorized users. Local access roads and other transportation facilities operated within unincorporated Yakima County are also briefly reviewed.~~

~~Coordination with other ***Plan 2015*** ***Horizon 2040*** elements and the plans of adjacent jurisdictions is important to the success of this Transportation Element. In order to share information and coordinate the element with the Washington State Department of Transportation (WSDOT), cities within the County, and interested citizens, the County convened a Transportation Advisory Group (TAG) to assist in the development of this element. The complete TAG membership and their areas of interest are found in the acknowledgments.~~

~~The Transportation Element looks at six and 20-year planning horizons (i.e., for the years 2002 and 2015). Projects are identified for the six year period to 2002. The element analyzes the current transportation system, identifies improvements, and determines financing. The Transportation Element is consistent with the County's current six-year TIP. In accordance with the GMA, the Transportation Element and TIP will be updated each year, maintaining the six-year planning horizon required to determine transportation concurrency.~~

10.4 Considerations

GMA requires the Transportation Element to include a number of sub-elements, which are outlined in RCW 36.70A.070(6). The following ~~issues~~ themes were identified by the Transportation Advisory Group as major transportation issues during ***Plan 2015*** process. During the Visioning Check-In for ***Horizon 2040*** it was determined that these themes are still relevant.

10.4.1 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

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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.

10.4.2 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 within Yakima County, which inherently would increase vehicles on the County road system and/or 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.

10.4.3 Economic Development

Transportation involves the movement of people and goods. An efficient transportation system contributes to the economic well-being of Yakima County. Commodities movement, especially farm-to-market transport, is critical to Yakima County's agricultural based economy, given the rural and agricultural nature of the county and region. 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.

10.4.4 Alternative Modes

~~For most of this century~~In general, transportation improvements have emphasized the movement of motorized vehicles, especially automobiles. Alternative modes, such as bicycling and walking, ~~have not been stressed~~are considered during the road project planning phase. This emphasis has resulted in a transportation system largely centered ~~around~~on 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~~will be considered for alternative modes that are safe for both the non-motorized users and the motorized vehicles.

10.4.5 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

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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.

10.4.6 Transportation Demand Management

Congested streets and roadways result when too many people drive on the same routes at the same time, particularly during peak commute hours or special events. The term "demand" refers to the amount of street/road use during a given time period. 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. Transportation Demand Management (TDM) programs focus on changing or reducing travel demand, particularly at peak commute hours, instead of increasing roadway supply. Thus, the goal of TDM is to make more efficient use of the current roadway 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.

Managing both the increases and periods of traffic demand are necessary elements of managing traffic congestion. If traffic demand is not managed, the performance of the transportation system will be adversely affected. Managing traffic demand today is about providing travelers, regardless of whether they drive alone, with the travel choice, such as work location, route, time, and mode.

10.4.7 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.

~~**Finance Plan**~~

~~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.***~~ 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. The TIP identifies in detail the available funding for current Transportation projects.

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~~Included in the plan for 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).~~

10.4.8 Concurrency

The GMA requires transportation facilities to be concurrent with development. This means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (RCW 36.70A.070(6)(b)). The purpose of concurrency is to assure that those public facilities and services necessary to support development are adequate to serve that development at the time it is available for occupancy and use, without decreasing service levels below locally established minimum standards.

10.4.9 Level of Service

~~Level of service (LOS) quantitatively measures the roadway capacity or physical characteristics of roads.~~ Level of service (LOS) standards are measures of the minimum amount of a public facility which must be provided to meet that community's basic needs and expectations. Once a community establishes LOS, they are used to measure whether existing facilities and services are adequate to serve its citizens, or whether there are deficiencies that should be corrected. As the community grows in population, LOS assure that facilities and services will keep pace with that growth. The Transportation Element sets minimum LOS ratings.

The GMA requires jurisdictions to establish LOS for transportation-related facilities [RCW 36.70A.070(60(a)]. The GMA requires denial of a proposed development if its impacts on the local transportation system would result in LOS dropping below adopted standards. Local jurisdictions also must have a program to bring existing facilities up to adopted standards. If meeting adopted LOS is not feasible, local jurisdictions may need to revisit comprehensive plan goals and LOS to consider how they may be adjusted while still implementing the community's vision.

~~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~~

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~~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 (2006-2011) and twenty-year (2006-2026) time frames.**~~

10.5 EXISTING CONDITIONS

This section of the Transportation Element describes the existing transportation system in Yakima County. ~~Data from this inventory were used to identify existing and future transportation deficiencies, to analyze the impacts of development upon the transportation system, and to identify transportation improvement projects needed to remedy deficiencies and to mitigate the impacts of development.~~ The transportation system inventory, required by GMA in RCW 36.70A. 070(6), will serve as a baseline for future land use and transportation planning.

~~I~~Information collected in the transportation inventory is the basis for the application of LOS ratings that are described later in the Level of Service section. ~~The inventory provides a baseline from which to analyze the potential impacts that the land use alternatives have on the transportation system.~~

~~**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. Yakima County updates the existing conditions inventory in the yearly TIP update. ~~A few data stand out. The total number of miles of County-maintained roads is 1,689.851. Of this total 1,493.910 miles (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, trail systems, transportation demand management facilities (such as park and rides), and taxis~~, and intercity bus service~~. ~~An overview of these facilities is presented in the Transportation Element.~~Although these are not Yakima County owned, operated, and/or maintained, they are often discussed in sections of the this element.

10.5.1 System Description

The County provides a system of roadways, bicycle facilities, and pedestrian facilities within unincorporated Yakima County. State highways, airports, city streets, park-and-ride lots, and an urban transit system are owned and operated by other ~~governmental~~ agencies. Rail services, taxi services, and other bus services are privately and/or publicly owned and operated.

The Transportation Element primarily focuses on facilities that are owned and operated by Yakima County. Other transportation facilities within unincorporated Yakima County owned and operated by other service providers are also briefly reviewed. Data for the Yakima County-operated transportation facilities were obtained from the Yakima County Public Services Division. Data for non-County-operated transportation facilities were obtained from service providers and other documents.

10.5.2 Existing Roadway System

~~**TOTAL ROAD MILES BY JURISDICTION**~~

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~~Jurisdiction~~	~~Road Miles~~
~~Yakima County~~	~~1,736.68~~
~~Cities and Towns~~	
~~Grandview~~	~~44.00~~
~~Granger~~	~~16.31~~
~~Harrah~~	~~2.58~~
~~Mabton~~	~~11.10~~
~~Moxee~~	~~9.28~~
~~Naches~~	~~5.87~~
~~Selah~~	~~20.66~~
~~Sunnyside~~	~~42.97~~
~~Tieton~~	~~5.26~~
~~Toppenish~~	~~28.53~~
~~Union Gap~~	~~23.65~~
~~Wapato~~	~~14.78~~
~~Yakima~~	~~254.37~~
~~Zillah~~	~~17.10~~
~~Bureau of Indian Affairs (Yakama Nation)~~	~~64.10~~
~~United States Forest Service~~	~~77.70~~
~~Washington State Department of Transportation~~	~~318.00~~
~~**Total Road Miles in County**~~	~~**2,692.94**~~

~~**Description**~~

The 2014~~6~~ Yakima County roadway system is comprised of 1,644~~1,646.32~~ miles of roads with 307~~307~~ bridges (more than 20 feet long) and 269~~281~~ culverts (a structure between 3 and 20 feet long). Eighty-six percent, or 1,421 ~~1,422.16~~ miles of the roads owned and operated by Yakima County, are classified as rural roads. The remaining roads, totaling ~~224.16~~223 miles or 14 percent, are classified as urban roads. ~~The roadway system is shown in Figure XI-1A and 1B.~~

Of the County road system, ~~1,102~~1,104 miles are hard-surfaced with either asphalt concrete pavement (ACP), ~~multiple layers of a~~ bituminous surface treatment (BST), or Portland cement concrete pavement (PCC). ~~Of t~~The remaining ~~660 miles of roadway, 544~~539 miles are surfaced with gravel. In addition to the roadway system, the County owns/operates a number of other transportation facilities, such as park and ride facilities, short line railroad, etc.

~~**Roadway Data**~~

~~The County maintains information about its road system in the County Road Information System (CRIS), a computerized database. CRIS catalogs road information by roadway name and milepost number. CRIS is tied to the County's Geographic Information System (GIS). This tie facilitates data analysis and allows for~~

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~~the graphical display of roadway data. The roadway attributes contained in CRIS are shown in the transportation appendix.~~

~~The County's roads are divided into segments within CRIS. This allows the data to be more accurately represented and easier to manage. A complete list of these roadway segments is shown in the transportation appendix.~~

~~The Transportation Element is based on analysis of the CRIS database. CRIS data was downloaded in January, 1996 for use in this element. Data analyses reflect system conditions at that time but will be updated on an annual basis.~~

~~In addition, two computerized traffic models will be developed for the County's roadway system, one for the Yakima/Selah/Union Gap/Terrace Heights area and one for the entire County. The models will create a representation of existing traffic conditions, from data that include traffic volumes and surrounding land uses. The models will be used to predict future traffic volumes, identify future system needs, analyze transportation impacts of proposed developments, and plan transportation improvements. The traffic model data will also be tied to the GIS database.~~

10.5.2.1 Functional Classification

Yakima County's roadway system is divided into classes according to the function of each roadway corridor within the system. A classification defines the major role of a road or street within the complete existing and future roadway network. Yakima County's functional classification system is consistent with federal and state standards for roadway systems.

A roadway's functional classification is based on an evaluation of a number of criteria. ~~(WSDOT 1990).~~ These criteria include the type and magnitude of travel generators, route feasibility and directness of travel, traffic characteristics and trip length, and spacing between and continuity of functional classes. Yakima County uses seven different functional classifications' four urban and three rural. Following is a brief description of each.

- Urban principal arterials provide a network of streets and highways which can be identified as unusually significant. They are important both because they provide routes for traffic passing through the area and because they provide routes for movements within the urbanized area. Access to these routes is usually limited to intersections.

- Urban minor arterials connect with and augment principal arterials, serving trips of moderate length. They place more emphasis on access than principal arterials, but still emphasize mobility over access. These streets provide continuity within communities.

- Urban collector arterials provide both access service and traffic circulation within neighborhoods. These streets also collect traffic from local streets in neighborhoods and channel it to arterials.

- Urban local access streets provide direct access to abutting properties and to the higher classification facilities. Service to through traffic is usually discouraged.

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- Rural major collectors provide service to larger towns and traffic generators of importance. They link population centers and serve important travel corridors within the County.

- Rural minor collectors collect traffic from local access roads and provide access to major collectors. They link smaller communities and locally important traffic generators.

- Rural local access roads provide access to adjacent land. They are used to travel relatively short distances.

In the Transportation Element, the term "arterials" refers to the collection of all urban principal arterials, urban minor arterials, urban collector arterials, rural major collectors, and rural minor collectors. These roads make up what is sometimes referred to as "the primary system" of County roads and are eligible for state and federal funding. Local access roads are not eligible for state and federal funding.

~~COUNTY ROAD TYPE~~	~~FUNCTIONAL CLASSIFICATION~~									
	~~PRINCIPAL ARTERIAL~~	~~MINOR ARTERIAL~~	~~COLLECTOR ARTERIAL~~	~~URBAN ACCESS~~	~~URBAN TOTALS~~	~~MAJOR COLLECTOR~~	~~MINOR COLLECTOR~~	~~RURAL ACCESS~~	~~RURAL TOTALS~~	~~GRAND TOTALS~~
~~UNIMPROVED~~				~~1.19~~	~~1.19~~				~~0.00~~	~~1.19~~
~~GRAVEL~~				~~31.04~~	~~31.04~~		~~28.11~~	~~599.69~~	~~627.80~~	~~658.84~~
~~LBST~~	~~7.78~~	~~18.94~~	~~19.77~~	~~25.20~~	~~71.69~~	~~288.21~~	~~340.74~~	~~254.69~~	~~883.64~~	~~955.33~~
~~ASPHALT~~	~~1.15~~	~~3.11~~	~~0.79~~	~~26.46~~	~~31.51~~	~~62.67~~	~~9.10~~	~~11.84~~	~~83.61~~	~~115.12~~
~~CONCRETE~~					~~0.00~~	~~6.16~~	~~0.04~~		~~6.20~~	~~6.20~~
~~TOTALS~~	~~8.93~~	~~22.05~~	~~20.56~~	~~83.89~~	~~135.43~~	~~357.04~~	~~377.99~~	~~866.22~~	~~1601.25~~	~~1736.68~~

Maps 10.5.2-1 -10.5.2-2 identifies the roadway classification within Yakima County.

~~Table XI-1 describes the number of miles in each roadway classification divided by type of roadway surfacing. It also shows the number of bridges and culverts in each roadway classification, by type (concrete, steel or wood).~~

~~**Table XI-1. 1996 Yakima County Road, Bridge and Culvert Inventory**~~

~~**ROAD INVENTORY - MILES OF ROAD: Yakima County Mileage Totals as of March 12, 1996**~~

~~**BRIDGE INVENTORY - NUMBER OF BRIDGES: Yakima County Bridge Totals as of March 12, 1996**~~

~~COUNTY BRIDGE TYPE~~	~~FUNCTIONAL CLASSIFICATION~~

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	PRINCIPAL ARTERIAL	MINOR ARTERIAL	COLLECTOR ARTERIAL	URBAN ACCESS	URBAN TOTALS	MAJOR COLLECTOR	MINOR COLLECTOR	RURAL ACCESS	RURAL TOTALS	GRAND TOTALS
CONCRETE	3	5	9	5	22	69	84	102	255	277
STEEL	0	0	0	5	5	6	7	10	23	28
WOOD	0	0	0	2	2	7	8	39	54	56
TOTALS	3	5	9	12	29	82	99	151	332	361

CULVERT INVENTORY – NUMBER OF CULVERTS: Yakima County Culvert Totals as of March 12, 1996

COUNTY CULVERT TYPE	FUNCTIONAL CLASSIFICATION									
	PRINCIPAL ARTERIAL	MINOR ARTERIAL	COLLECTOR ARTERIAL	URBAN ACCESS	URBAN TOTALS	MAJOR COLLECTOR	MINOR COLLECTOR	RURAL ACCESS	RURAL TOTALS	GRAND TOTALS
CONCRETE	2	6	2	0	10	124	137	265	526	536
STEEL	0	1	1	0	2	34	74	152	260	262
WOOD	0	0	0	0	0	4	4	37	45	45
TOTALS	2	7	3	0	12	162	215	454	831	843

- Urban collector arterials provide both access service and traffic circulation within neighborhoods. These streets also collect traffic from local streets in neighborhoods and channel it to arterials.
- Urban local access streets provide direct access to abutting properties and to the higher classification facilities. Service to through traffic is usually discouraged.
- Rural major collectors provide service to larger towns and traffic generators of importance. They link population centers and serve important travel corridors within the County.
- Rural minor collectors collect traffic from local access roads and provide access to major collectors. They link smaller communities and locally important traffic generators.
- Rural local access roads provide access to adjacent land. They are used to travel relatively short distances.

In the Transportation Element, the term "arterials" refers to the collection of all urban principal arterials, urban minor arterials, urban collector arterials, rural major collectors, and rural minor collectors. These roads make up what is sometimes referred to as "the primary system" of County roads.

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~~Table XI-1 describes the number of miles in each roadway classification divided by type of roadway surfacing. It also shows the number of bridges and culverts in each roadway classification, by type (concrete, steel or wood).~~

10.5.2.2 Existing Bicycle Facilities

Yakima County does not have specifically designated, off-street bicycle ~~routes~~facilities. Instead, the County provides conditions on County roads that facilitate bicycle use such as bicycle lanes on arterials or paved shoulders on rural collectors. Bicycles are allowed on all County roads.

10.5.2.3 Existing Pedestrian Facilities

Pedestrian facilities are provided in Yakima County as sidewalks, walkways, roadway shoulders, pathways, and, on low traffic volume roads, shared facilities. Sidewalks are typically provided in urban areas. Existing sidewalks are found mostly in newer areas constructed under the County's current standard which may require~~s~~ the construction of sidewalks. Paved shoulders and shared roadways provide effective pedestrian transport in most of the rural County.

10.5.2.4 Pathways

Yakima County adopted an updated Yakima County Trails Plan in 2014. This plan includes trail level of services, facility inventory, and funding and implementation. Pathway facilities are off-street systems that can provide both pedestrian and bicycle routes. In some areas of the County, opportunities for creating an interconnecting system of pathway are provided by former trolley and rail corridors, by canal corridors, and stream sides. Several pathways are available in Yakima County for recreational use, which are identified and updated within the Yakima County Trails Plan. ~~.~~ A few of these ~~The~~ pathways are as follows:

- Yakima Valley Greenway (The Naches Trail project), operated by the nonprofit Greenway Foundation, boasts more than 20 miles of paved pathway, as well as parks, fishing lakes, picnic areas, playgrounds, and river access landings, along with protected natural areas.~~encompasses 3,600 acres along the Yakima River corridor in the greater Yakima metropolitan area. In addition to natural and conservation areas, a 7-mile bicycle and pedestrian path has been developed from Myron Lake to Union Gap.~~

- Cowiche Canyon Pathway is operated by the nonprofit Cowiche Canyon Conservancy. The Cowiche Canyon Conservancy owns and manages 5,000 acres and offers close to 30 miles of trails through sage and grasslands, flowering meadows, oak woodlands, and basalt cliffs.
  - ~~It runs through Cowiche Canyon between Weikel Road and Cowiche Canyon Road for approximately three miles. It is not paved and is used by walkers and cyclists.~~

- ~~Sunnyside/Grandview Pathway parallels the Yakima Valley Highway between the cities of Sunnyside and Grandview. It was constructed by Yakima County and was paved in the fall of 1995. Both walkers and cyclists use the five-mile long path.~~

- Lower Yakima Valley Pathway offers trail users the opportunity to experience great wines (produced from grapes grown in the area's rich volcanic-ash soil), interesting shops, and local hospitality and entertainment as they traverse three desert towns along the 14-mile paved route. ~~County Line Pathway will run approximately three-quarters of a mile from Grandview east to the Yakima/Benton County line where it will connect to a pathway constructed by Benton~~

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~~County. It is scheduled to be constructed by Yakima County in 1997. It will be paved and is for use by walkers and cyclists.~~

- The William O. Douglas Trial is an 80-mile recreational pathway which courses through the City of Yakima, traverses Yakima County, and reaches portions of Lewis and Pierce Counties, connecting to Mount Rainier National Park. It is named after influential Supreme Court Justice William O. Douglas, who grew up in Yakima and was the longest service Justice in United States history. S

10.5.3 Non-County-Operated Components

Other service providers including the Washington State Department of Transportation, the city of Yakima, and other cities and towns within the County maintain and/or operate transportation facilities within Yakima County. ~~A Public Transportation Benefit Area (PTBA) was recently formed in the County as well, although it is not currently operating a transit system.~~

10.5.3.1 Roadway Systems

Other service providers within the County, including WSDOT and the 14 cities and towns, also maintain and operate public transportation systems. ~~There are 956 miles of public roads within Yakima County in addition to the County's 1,737 miles.~~ The Washington State Department of Transportation (WSDOT) is responsible for a system of freeways and state routes. Fourteen cities and towns (Grandview, Granger, Harrah, Mabton, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima, and Zillah) are responsible for their own roadway systems within their city limits.

The Bureau of Indian Affairs and the Yakama Nation also own and operate ~~64 miles of~~ roads within the Yakama reservation boundaries. The United States Forest Service has ~~78 miles of~~ roadways on forest service property in the County. ~~A complete listing of roadway providers and miles of roadways is shown in Table XI-2.~~

The street systems of the 14 cities and towns within the County interface closely with the County's maintained road system in their urban areas. Some of the roads on the County/city limit lines are jointly owned and operated.

State highways maintained and operated by Washington State Department of Transportation (WSDOT) are located within Yakima County. ~~There are ten state highways in the County.~~ Interstate 82 is the major route for travel to destinations within and through the County. Interstate 82, state highways, and additional state routes that serve local destinations are listed below.

- Interstate 82 – Most of the County's population is clustered around this highway, and it serves as the link from Yakima County north to Interstate 90 at Ellensburg and south to the Tri-Cities.
- SR 97 – follows a path parallel to Interstate 82 from Union Gap to Toppenish, where it proceeds south to Goldendale and the Oregon border.
- SR 12 – traverses the County west from Yakima through White Pass to Interstate 5 and the Centralia/Chehalis area.
- SR 24 – heads east from Yakima through Moxee toward Benton County.

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- SR 410 – begins west of Naches, then crosses Chinook Pass into Pierce County near Mount Rainier. This highway is closed in the winter. ~~Other state routes mainly serve local destinations.~~

- SR 821 – follows the Yakima River Canyon, intersecting with Interstate 82 north of Selah and with I-82 south of Ellensburg. SR 821 is also known as Canyon Road and Yakima River Canyon Scenic Byway.

- SR 823 – is a junction between Interstate 82 with SR 821, through Selah.

- SR 22 – is an I-82 bypass serving several small communities through Yakima and Benton counties (starting near the community of Buena, through Toppenish, to Prosser).

- SR 223 – is located entirely in Yakima County, connecting SR 22 with I-82 through Granger.

10.5.3.2 Public Transit

Yakima Transit serves the city limits of Yakima, providing fixed-route, paratransit, and vanpool services. Yakima Transit currently provides transit services for the City of Selah through an inter-local agreement. Yakima Transit also participates with Central Washington University and WSDOT in funding the Yakima-Ellensburg Commuter. Transit fixed-route (bus) ridership consistently exceeds one million passenger-boardings annually.

~~The Yakima Valley Public Transportation Benefit Area was formed in 1991 to explore transit service options in Yakima County. A County-wide transit system, known as SunTran, was proposed in the fall of 1994, but it was defeated in a public vote. The SunTran Board has postponed efforts to create a regional transit system in Yakima County at this time. The Board will meet semi-annually to determine if a discussion on regional public transportation services should be revisited.~~

~~Transit service has been provided within the city of Yakima since 1970 by Yakima Transit, operated by the city. Service is provided on ten routes. Stops on several routes serve locations in the County immediately adjacent to the City limits; however, only one route provides stops in the County.~~

Union Gap Transit is a newly created (2008) Transit Division in Union Gap which is fully funded through a 0.2% sales tax. Funding supports free passenger fares for both fixed route and Para transit services. Union Gap Transit provides services within the city of Union Gap.

Quasi-public transit is provided in Yakima County by an organization called People for People, which provides a number of transportation services. People for People provides door-to-door transportation service for qualified individuals in Yakima County, providing access to medical, nutrition, health, shopping and other vital services. This service is for individuals who may not have access to public or private transportation or have a physical cognitive, or other impairment that may require specialized transportation. Community connector is also operated by People for People through a state funded competitive grant program that provides public transit along I-82 and SR 97 with linkages to the Tribal Transit program, Yakima Transit, and Ben Franklin Transit at Prosser. ~~operates a free senior transportation service. They provide transportation for seniors to hot meal sites on Mondays, Tuesdays, Thursdays, and Fridays. They also provide transportation services to the grocery store, bank, and pharmacy. Those seniors with medical coupons are also eligible for free transportation to doctor appointments.~~ If People for People cannot provide transportation to medical visits, they provide Non-Emergency Medical Transportation

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(Medicaid) brokering transportation services. ~~refer medical coupon holders to MedStar Cabulance which offers transportation service for a fee. Free transportation service is also provided by the Area Agency on Aging and Longterm Care. Based near the Yakama Nation, this service is available to all County seniors. It offers a program similar to that provided by People for People.~~ These services are available to the general public and are funded in part by WSDOT.

The Yakama Nation Tribal Transit (YNTT) system was created in 2007 under the Economic Development program. Through a partnership that was established with People for People (PFP), the YNTT and PFP were able to set up a strategy to identify the transportation needs on the Yakama Reservation. Pahto Public Passage (PPP) provides service to the cities of Toppenish, Wapato, Harrah and also the communities of White Swan and Brownstown.

~~**Table XI-2. Total Road Miles by Jurisdiction for 1996**~~

10.5.3.3 Airport Services

The Yakima Air Terminal~~International Airport~~ – McAllister Field (Yakima Airport) began operation under the County's jurisdiction in 1928. The airport is owned by the City of Yakima and is managed by current airport staff. ~~city of Yakima and Yakima County jointly own the airport.~~ Maintenance and operations of the airport are funded solely through revenues generated by the airport. ~~It is currently managed by an appointed airport board. Horizon Air and United Express offer commercial air connections with Seattle-Tacoma, Portland, and other destinations in Washington, Oregon, Idaho, Montana, Wyoming, and Canada.~~ The airport serves the commercial (i.e., Alaska Airlines) and freight (FedEx, etc.) air travel needs of residents of Yakima County and the southcentral region of Washington, from as far away north to~~as~~ Ellensburg, west to White Pass, south to Goldendale, and east to Prosser. ~~Approximately 88,000 passengers passed through the gates in 1995.~~

In addition to passenger flights, the ~~four~~airport terminal facilities serve other commercial and military operations. ~~Ameriflight, AirPack, Empire, Methow, and Aeroflight provide commercial freight service to Seattle-Tacoma, Portland and local destinations. In 1995, 24,732 itinerant general aviation operations and 2,961 local military operations were recorded at the airport.~~ Private and charter flights are also accommodated.

Sunnyside Municipal Airport is a general aviation airport operated by the city of Sunnyside. It is a non-instrumented airport that provides service to private passenger and cargo aircraft. It does not serve scheduled commercial flights. ~~Approximately 28 general aircraft were based at this airport in 1990, during which an estimated 21,485 flights took off or landed from this airport.~~ Map 10.5.3-1 shows the location of the major airports within Yakima County.

~~Southeast Yakima County is also served by Prosser Airport near Prosser in Benton County. Approximately 9,700 flights took off or landed from this general aviation airport in 1990. Airport policies are found in the Land Use Element.~~

Tieton Airport is located approximately 6 miles east of White Pass on U.S. Highway 12. The airport is located on the eastern shore of Rimrock Lake. Ground access to the airport is provided via Tieton Reservoir Road which connects to U.S. Highway 12 approximately 3 miles northeast of the airport. The Tieton Airport is an unattended airstrip owned by Washington State Department of Transportation. Firefighting activity is common at this airport.

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There are also a number of smaller, privately owned airstrips or helipads within Yakima County. In addition to local airport services, a private charter company operates the Airporter Shuttle. The Airporter Shutter offers frequent round-trip service from Yakima to Sea-Tac Airport and downtown Seattle (Convention Center).

10.5.3.4 Railway System

Yakima County is served by threewo railway systems:, Burlington Northern /Santae Fe, LLC Railroad Union Pacific Railroad, and the Toppenish, Simcoe & Western RailroadYakima Central Railroad. These railroads both provide freight service or have facilities within Yakima County. There is currently no passenger rail service withinto Yakima County.

10.5.3.5 Private Transportation Services

Private intercity bus service is provided to the County by Greyhound Lines. Taxi service is provided by a number of operators in the four operators in the Yakima /Selah/Union Gap/Terrace Heights area or County-wide. and one in the Sunnyside/Grandview area.The number of private operators providing service in the area is subject to change over this planning period.

The Burlington Northern Santa Fe Corporation (BNSF) recently purchased Washington Central Railroad and reopened Stampede Pass to rail traffic. Opening up the pass will permit trains from Puget Sound ports to ship products to the east through Yakima County. BNSF has plans to operate up to ten trains per day on this route. The products carried will include agricultural products and supplies, and general merchandise. Construction of a new rail line from Ellensburg to Lind is being considered. If constructed, at least a portion of the western Washington rail traffic would use that corridor to bypass Yakima County.

The White Swan Branch Line Toppenish, Simcoe & Western Railroad system is a short line that runs from Toppenish to White Swan. The The railroad is owned by Yakima County, and maintained and operated by the Yakima Central RailroadYakima Valley Rail & Steam Museum, a group of volunteers. This railroad primarily hauls agricultural products, supplies, and lumber. Seasonal and charter excursions also run on this line.

The Naches Rail Corridor, now the Naches Trail, was railbanked by the Surface Transportation Board in 2006. Railbanking allows trails to be placed on the rail corridor while leaving the option for return to rail service if needed.

10.5.4 Transportation Demand Management (TDM) Facilities

Transportation demand can be managed by providing opportunities to reduce the number of vehicles using the roadway system. TDM facilities can include park-and-ride or park-and-pool lots, carpool or vanpool programs, subsidized transit, or high-occupancy vehicle lanes. In Yakima County, WSDOT currently operates 17 park-and-ride or park-and-pool lots, mainly for commuting to the Yakima/Selah/Union Gap/Terrace Heights area.

In addition, three major employers in unincorporated Yakima County are subject to the Washington State Commute Trip Reduction Act and provide carpooling and vanpooling opportunities and transportation demand management information to their employees. These employers are Borton and Sons, Washington Beef, and the Yakima Training Center.

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Washington States Commute Trip Reduction (CTR) Law was adopted by the 1991 Legislature and incorporated into the Washington Clean Air Act as RCW 70.94.521-555. Its intent is to improve air quality, reduce traffic congestion, and reduce the consumption of petroleum fuels through employer based programs that encourage the use of alternatives to the single-occupant vehicle (SOV) for the commute trip. These strategies are also known as transportation demand management (TDM). The law applies to employers with 100 or more full-time employees at a single worksite who are scheduled to begin workdays between 6:00 and 9:00 a.m. weekdays and that are located in counties with population of over 150,000, which includes Yakima County. The law establishes goals for reducing commute trip vehicle miles traveled (VMT) by the employees of affected employers. Yakima County has a number of employers that participate in the CTR. In Yakima County, the CTR is administered by YVCOG.

~~10.6 Major Issues~~

~~The following issues were identified by the Transportation Advisory Group as major transportation issues:~~

~~**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.~~

~~**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 our quality of life. Maintaining the mobility of the transportation system will ensure that the quality of life and the economic vitality are not degraded.~~

~~**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.~~

~~**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~~

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~~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 should work with local residents to make local transportation improvements.~~

~~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.~~

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10.~~7~~6 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

~~**Introduction**~~

As part of the comprehensive plan update, Yakima County has compiled population projections through the next twenty years as part of the GMA requirement. Yakima County has projected an increase in population in both Yakima County as a whole, and in the unincorporated portion of the County. Based on current population, by 2040 Yakima County's population will increase 24%, while the unincorporated Yakima County will increase 29%. These population projection are provided in more detail in the Land Use Element. The expected growth in population and employment in Yakima County ~~during the~~throughout the next twenty years will cause impacts to the transportation system due to the increased demand on the roadways. To handle the increase in population the Transportation Element outlines criteria to determine if roadways will continue to meet the adopted level of service standards.

This section of the Transportation Element will discuss bicycle and pedestrian facilities and corridors. It will also identify and analyze the County's ~~transportation system to~~ Level of Service standards used to determine what improvement projects will be needed ~~to mitigate those impacts~~or if proposed development will impact the adopted LOS standards.

~~The analysis uses a specialized method to measure the Level of Service provided by the system. It is based on the goals and policies developed by the Transportation Advisory Group for this study and from public input obtained early in the planning process. This method examines the condition of the roadway system to determine how well the system meets the needs of its users. Improvements are programmed to correct deficiencies where minimum service levels are not met.~~

~~To meet the requirements of the GMA, transportation improvements must be determined and scheduled for six-year and 20-year horizons. The projects contained on the project list must be able to be financed. The last part of this section describes a plan to finance the improvements. The element must be updated yearly to maintain the six-year horizon. At that time, projects, schedules, and projected financing will be reviewed and modified as necessary.~~

10.6.1. Special Route Corridors ~~Designations~~

The County's transportation system must meet the needs of a wide variety of users, including agricultural, commercial, and recreational interests, and a variety of modes including bicycling and~~,~~ walking~~, and trucking~~. ~~Routes that are particularly important for certain groups of users have been given special designations to underscore how they are used.~~

~~**Freight and Goods Routes**~~

~~The movement of freight and goods on the County road system by truck is vitally important to the economic vitality of Yakima County. Agricultural products and other commercial freight and goods must be able to be shipped without regard to weather restrictions on County roads. For this reason, County roads are designed and constructed to a condition that can withstand the heavier truck loads in all seasons and that can accommodate the wider widths and turning movements needed for truck travel.~~

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~~The County uses a classification system developed by the WSDOT to classify County roads as truck routes. The classification of a route is based on the amount of freight that is hauled on the route. The classified freight and goods routes receive additional consideration in the County's LOS calculations. Both arterials and access roads may be designated as a freight and goods route. For County roads, the classification criteria are described in Table XI-3, and the classified routes for the arterial system are shown in Figure XI-2A and 2B.~~

~~Rail and Air Routes~~

~~Some kinds of freight use either rail or air transport as they are shipped in and out of Yakima County. This freight normally uses the roadway system as well as the air and rail modes to connect to the origin or destination of the freight. Connections to the airport via roadways are important for airline passengers as well. Connections for rail passengers were not evaluated since there is no passenger rail service in Yakima County at this time. Rail emphasis routes have been identified that connect rail freight to rail loading sites. Air emphasis routes have been identified that connect air freight and passengers to the Yakima International Airport-McAllister Field. Both the air and rail emphasis routes receive additional consideration in the County's LOS calculations. These emphasis routes are shown on Figure XI-2B.~~

~~Table XI-3. Yakima County Truck Route Classifications~~

~~Classification~~	~~Annual Gross Tonnage~~	~~40 ton (Gross) Truck Equivalent~~	~~Yakima County Arterial Miles~~
~~T-1~~	~~Over 10,000,000~~	~~Over 120 trucks/hour*~~	~~0.00 miles~~
~~T-2~~	~~5,000,000 to 10,000,000~~	~~60 to 120 trucks/hour*~~	~~0.00 miles~~
~~T-3~~	~~300,000 to 5,000,000~~	~~3.6 to 60 trucks/hour*~~	~~37.37 miles~~
~~T-4~~	~~100,000 to 300,000~~	~~1.2 to 3.6 trucks/hour*~~	~~164.04 miles~~
~~T-5~~	~~Over 20,000 in 60 days~~	~~Over 1 truck/ hour**~~	~~353.55 miles~~

~~**10 ton trucks with 30 ton payload running 8 hours/day, Monday through Friday*~~
~~*** 10 ton trucks with 30 ton payload running 8 hours/day, 7 days/week, for 60 days*~~

~~Tourist/Recreation Routes~~

~~Yakima County has a wealth of opportunities for recreation and other tourist activities. Consequently, tourism and recreation are important components of the Yakima County economy. Routes that serve important tourist and recreation destinations throughout the County have been identified as tourism/recreation emphasis routes. These routes receive additional consideration in the County's LOS calculations and are shown in Figure XI-3A and 3B.~~

10.6.1.1 Bicycle and Pedestrian ~~Routes~~Corridors

Yakima County has transitioned into reviewing road construction under the Highway Capacity Manual (HCM). Under the HCM, bicycle and pedestrian route development is to be considered during road development, using context sensitive design. The HCM evaluates the operational performance of several modes on the roadway, including pedestrians and bicycles, and their interactions.

When roads are developed (or redeveloped), or when bicycle or pedestrian routes/facilities are constructed, they will be considered under context sensitive design. Context sensitive design is a model for transportation project development. Proposed transportation projects must be planned not only for

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its physical aspects as a facility serving specific transportation objectives, but also for its effects on the aesthetic, social, economic and environmental values, needs, constraints and opportunities in a larger community setting (WSDOT). ~~In Yakima County, all roadways are included in the bicycle system. Because the roadways are used for different purposes, each roadway has been given a bicycle classification. These classifications organize the bicycle routes into five categories (B-1, B-2, B-3, B-4, and all other roads) to indicate the level of importance each route has to the overall system. The routes in the B-1 category make up the "backbone" of the system and connect all of the cities and other population centers in the County. These routes will serve the highest volume of bicycle traffic. B-2 routes feed into B-1 routes and serve minor destinations. B-3 and B-4 routes provide further levels of connectivity within the bicycle system and alternate routes to the higher classifications. Figure XI-4A and B shows the County bicycle route classifications. The routes were chosen using the criteria shown in Table XI-4.~~

~~The County road standards are designed to accommodate bicycle use by providing appropriate bicycle facilities for the functional classification of road and the amount of vehicular traffic using it. These facilities range from paved shoulders in the rural area to striped bicycle lanes on urban arterials. On low volume urban collectors, bicycles share the road with vehicular traffic. Table XI-5 shows the kind of facility that is provided for each roadway classification.~~

~~Yakima County has developed a bicycle route plan as part of this Transportation Element that identifies County road segments for designation as bicycle emphasis routes. The bicycle emphasis routes receive additional consideration in the County's LOS calculations. The bicycle route plan and design standards will be included in the Comprehensive Transportation Plan.~~

~~Table XI-4. Yakima County Bicycle Route Classifications and Criteria~~

~~Bicycle Route Classification~~	~~Criteria~~
~~B-1~~	~~"Backbone" of system, connects population centers, connects major bicycle destinations.~~
~~B-2~~	~~Connects minor bicycle destinations, feeds into B-1 routes.~~
~~B-3~~	~~Serves other destinations, provides alternate route to B-1 or B-2 routes, feeds into B-1 and B-2 routes.~~
~~B-4~~	~~Other important bicycle routes.~~
~~All Others~~	~~All other County roads.~~

~~Table XI-5. Yakima County Bicycle Facilities for Roadway Classifications~~

~~Roadway Classification~~	**~~Traffic Volume~~**	**~~Bicycle Facility~~**
~~Urban Principal Arterial~~	~~All~~	~~5-foot striped lane*~~
~~Urban Minor Arterial~~	~~All~~	~~5-foot striped lane*~~
~~Urban Collector Arterial~~	~~DHV < 400~~ ~~DHV > 400~~	~~Bicycles share the road~~ ~~5-foot striped lane*~~
~~Rural Major Collector~~	~~AADT < 1000~~	~~4-foot shoulder~~

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	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8-foot shoulder
Rural Minor Collector	AADT < 1000	4-foot shoulder
	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8 foot shoulder

**For B-1 and B-2 classifications.*
AADT - Average Annual Daily Traffic DHV - Design Hourly Volume

Pedestrian Emphasis Routes

Walking is an important mode of transportation in Yakima County and pedestrians are important users of the County roadway system. Appropriate facilities are needed to accommodate pedestrians because conflicts between vehicles and pedestrians can be serious. The County has identified areas where large numbers of pedestrians are expected and pedestrian safety should be emphasized. All roadways within the densely populated urban areas of the County are considered pedestrian emphasis routes. Routes in the rural area that lead to and from pedestrian generators, such as schools and parks have also been identified as pedestrian emphasis routes. The County's roadway standards are designed to provide appropriate pedestrian facilities, either sidewalks or shoulders. Pedestrians use sidewalks in the urban area and shoulders in the rural area as shown in Table XI-6. . The pedestrian emphasis routes receive additional consideration in the County's LOS calculations.The pedestrian emphasis routes receive additional consideration in the County's LOS calculations. The pedestrian emphasis routes are shown on Figure XI-3A and 3B.

Pedestrian emphasis routes have been identified as part of this Transportation Element. These routes are typically found in locations that experience high pedestrian use such as near schools or parks where pedestrian safety will be emphasized

10.86.2 Level of Service

Defining Level of Service (LOS) ratings for Yakima County's transportation system is critical to the development of both the Comprehensive Transportation Plan and this Transportation Element. LOS ties together the County's recommended goals and policies, land use alternatives, and recommended transportation projects.

Table XI-6. Yakima County Pedestrian Facilities for Roadway Classifications

Roadway Classification	Traffic Volume	Pedestrian Facility
Urban Principal Arterial	All	Sidewalks
Urban Minor Arterial	All	Sidewalks
Urban Collector Arterial	All	Sidewalks
Rural Major Collector	AADT < 1000	4-foot shoulder
	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8-foot shoulder
Rural Minor Collector	AADT < 1000	4-foot shoulder
	AADT between 1000 and 2000	5-foot shoulder
	AADT > 2000	8-foot shoulder

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The County has set minimum LOS ratings to be attained by its roadway system. Washington's GMA requires designation of LOS ratings for all arterials and transit routes to serve as a gauge to judge the performance of the transportation system (RCW 36.70A.0707(6)(a)(ii)). ~~The LOS ratings developed for this study evaluate the current transportation system and the transportation system as it is expected to be in six years (2002) and 20 years (2015). The evaluation is based upon the comparison of LOS ratings for existing facilities to minimum acceptable threshold levels. Facilities that fail to meet the minimum LOS ratings are considered deficient and in need of improvement.~~

This section of the Transportation Element will describe ~~the~~ LOS ~~development process~~ for transportation system facilities operated by Yakima County. LOS ratings for transportation services provided by other agencies will be determined by the lead agencies.

10.6.2.1 Roadway Level of Service

Traditionally, LOS ratings for roadways have been based on quantitative measures of roadway capacity, as defined in the Highway Capacity Manual (HCM). This method by itself works well in higher-density urban areas where roadway congestion is a problem. However, given the characteristics of the County's traffic patterns, and given that many of the County roads do not demonstrate capacity deficiencies yet are considered deficient in some respects by the public, a capacity based LOS system by itself does not work well in Yakima County. Consequently, additional analysis will be used to measure and quantify other aspects of the transportation system. This analysis, called a condition-based Level of Service, will address the physical condition of the County's roadways and take into account factors relating to the areas of safety, mobility, economic development, and alternative modes identified by the public and emphasized in the goals and policies.

A condition-based analysis supplemented with a capacity-based traffic model unique to Yakima County will yield the most accurate assessment of roadway system deficiencies. This method will allow identification of a full range of system deficiencies when proposing system improvements.

10.6.2.2 Level of Service (LOS) Development

Through the use of LOS ratings, the County seeks to create a comprehensive measure of the quality of service provided by roadways. The goals and policies in this element are intended to capture the desired characteristics in the County's vision of the ideal transportation system. LOS ratings describe how well each of the County's roadways performs as a part of that system.

The County will use a two part system for determining the roadway Level of Service. One part will rate the capacity of each road segment using traditional HCM methods at intersections. The other part rates the physical condition of each road segment. The capacity LOS will be determined using the transportation model. Segments will be rated A through F based on the volume of traffic using the road compared to the available capacity of the road. The condition LOS is determined by evaluating segment characteristics to define deficiencies, then weighting the deficiencies based on traffic volumes and route designations. Segments are given a numerical rating ~~from 0 to 870~~ based on the evaluation and the seriousness of the deficiency. In both cases, a minimum threshold Level of Service is determined, and roads that fall below that level are considered deficient.

~~The element identifies the impacts of planned development on the County's arterial roadway system. The arterial roadway system is comprised of roads and streets having a functional classification of one of the~~

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~~following: urban principal arterial, urban minor arterial, urban collector arterial, rural major collector, or rural minor collector. The arterial system has been divided into 570 segments, with an average length of 1.37 miles (see Figure XI-1A and 1B). Information about the segments is queried and displayed using a Geographic Information System (GIS). Condition Level of Service calculations performed for the existing system and the years 2002 and 2015 will become a part of the County's GIS, allowing for evaluation of future development impacts on the transportation system.~~

10.6.2.3 Capacity Level of Service Measurement

Capacity Level of Service will be measured using a computer-based traffic model and the methodology contained in the Highway Capacity Manual. Information about the existing land use and traffic volumes will be used to build a representation of the existing transportation system. This baseline model will then be used to predict future traffic volumes by using future land use projections and growth factors.

A standard scale for measuring capacity Level of Service is defined in the Highway Capacity Manual. The scale ranges from LOS A to LOS F, and represents different levels of congestion or delay. A roadway or intersection with the highest rating, an LOS A, experiences virtually no congestion or delay. LOS C is an average rating and represents moderate congestion or delay. The lowest rating is LOS F which represents severe congestion or long delays.

The threshold LOS is the lowest acceptable level that is allowed for any component of the roadway system. Yakima County has established LOS C as the minimum threshold outside of the Urban Growth Areas (UGA). Within the UGAs, the County roadway LOS will match the City's designated LOS. ~~An analysis of the roadway capacity LOS will be performed after the completion of ***Plan 2015 Horizon 2040*** and the selection of the preferred alternative when the land use information required for the model is available. This analysis will be included in the next update of ***Plan 2015 Horizon 2040.***~~

10.6.2.4 Condition Level of Service Measurement

A point system has been developed to determine the condition LOS provided by each road. Points are assigned to a roadway segment when the road is deficient in meeting a set of desired criteria within four categories (safety, mobility, economic development, and alternative modes). For example, if a road has a high accident rate, the assigned points will reflect this deficiency, and deficiency points will be compiled in the "Safety" category.

The maximum number of deficiency points assigned to each category reflects its importance, or "weight," relative to the other categories. This weight ~~has been~~was determined by averaging the results of a weighted~~ing~~ survey that was given to members of the Transportation Advisory Group, County staff, and members of the public who participated during the ***Plan 2015*** Transportation Element planning.~~attended one of several open houses and other public meetings in winter and spring 1995.~~

The criteria to be considered for each of the four categories are as follows:

- **Safety** identifies hazardous locations and facilities below standards. Criteria include average daily traffic, accidents, roadway width, surface type, surface rating, and pedestrian facilities. ~~Maximum deficiency points: 270.~~

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- **Mobility** identifies facilities below standards, structural problems, circulation problems, and surface condition problems. Criteria include average daily traffic, roadway width, surface type, pedestrian and bicycle facilities, structural rating, and surface rating. ~~Maximum deficiency points: 390.~~

- **Economic Development** identifies deficiencies on routes which are integral to the economic development of the County. Criteria include structural rating, average daily traffic, proposed land use, freight and goods routes, and tourist and recreation destinations. ~~Maximum deficiency points: 120.~~

- **Alternative Modes** addresses bicycle, pedestrian, transit, air, and rail needs. Criteria include airport and rail destinations as well as bicycle, pedestrian, and transit facilities. ~~Maximum deficiency points: 90.~~

The deficiency point subtotals for each category are summed to yield the overall LOS for each roadway segment. The minimum threshold LOS rating for condition LOS will be reviewed and established by the Board of County Commissioners in conjunction with the preparation of the six-year TIP each year. ~~For 1997, Yakima County has established a LOS deficiency rating of 400 as the minimum threshold.~~

~~**Condition Level of Service Methodology**~~

~~Each of the four condition Level of Service categories measures several different system characteristics important to that category. These are based on the criteria developed by the TAG and set out in the transportation goals and policies. The characteristics measured in the subcategories are described in this section of the element. A complete description of the methodology used is contained in the transportation appendix.~~

~~**Safety**~~

~~The safety LOS category is divided into five subcategories that consider the components affecting safety for roadway users: *accidents, lane width, roadway width, surface rating, and alignment adequacy*. Safety improvements can be made either for the purpose of reduction (as in reducing the number of accidents) or for prevention (as in correcting potentially unsafe conditions).~~

~~**S-1 Accidents**~~
~~**(90 points)**~~

~~Accident severity rates are a common way to compare safety for roadways. Locations with high accident histories need to be investigated to determine if improvements to the roadway or traffic control can be made to reduce the number of accidents occurring at the location.~~

~~This subcategory assigns deficiency points based on the number and severity of accidents that occur on each segment of the roadway system. A weighted accident severity rate is computed for each roadway segment. The methodology considers a three-year history of the severity of the accidents and normalizes it for the average traffic volumes and segment length. Each accident is weighted to indicate its severity. Property damage accidents are given the least weight, injury accidents are given more weight, and fatal accidents are given a significantly higher weight. The locations that have a high accident severity rate show a higher number of deficiency points. These locations can then be studied further and roadway improvements proposed to correct these deficiencies.~~

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~~**S-2 Lane Width**~~
~~**(50 points)**~~
~~Lane widths have been shown to have an affect on roadway safety, with narrower lanes being less safe than wider lanes. It follows that segments constructed to meet County roadway width standards should therefore have lower accident rates than those that are narrower than the standard width, particularly if the road is used by trucks. The number of vehicles using the roadway also has an affect on the severity of the deficiency, with higher volumes creating larger deficiencies.~~

~~For this subcategory, the existing lane width is compared to the standard lane width identified in the County's road standards. Deficiency points are assigned according to the amount of width deficiency and the traffic volume.~~

~~**S-3 Roadway Width**~~
~~**(60 points)**~~
~~Research has shown that accident rates are generally lower as the roadway width increases. Adequate width gives roadway users more leeway when negotiating potentially serious situations and the ability to avoid some situations. This subcategory considers total roadway width, that is lane width plus shoulder width. The shoulder width is particularly important to bicycle and pedestrian roadway users and a rating for each group of users is included in this subcategory.~~

~~The vehicle component of this subcategory compares the existing roadway width, lanes plus shoulders, to the standard roadway width for the road's classification to determine the width deficiency. The deficiency points assigned vary by the traffic volume.~~

~~The bicycle component looks at the paved width available in the shoulder area of the roadway. The traffic volume and the bicycle classification of the roadway are also considered for this component.~~

~~For the pedestrian component, rural and urban areas are looked at differently because pedestrians use different types of facilities in these areas. In the urban area, deficiency points vary with the traffic volume and are assigned based on the availability of sidewalks. The rural area compares the available shoulder with an appropriate shoulder width, again varying by traffic volume.~~

~~**S-4 Surface Rating**~~
~~**(20 points)**~~
~~A roadway segment's safety is affected by its surface condition. Better surface condition enhances roadway safety because it makes stopping easier, enhances maneuverability, and increases skid resistance. The County inspects the pavement condition of its roadways and assigns a pavement condition rating (PCR). This information is maintained in a pavement management database and regularly updated. PCRs are based on a computer analysis of the roadway surface that considers cracking, rutting, spalling and other pavement damage.~~

~~PCRs are used as an indication of the remaining life of the pavement which is directly related to the amount of traffic and number of trucks using the road. A low rating indicates a surface in need of repair. Deficiency points in this category vary by the traffic volume and are scaled according to the PCR.~~

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S-5 Alignment Adequacy
(50 points)

Roadway alignment is a measure of the horizontal and vertical curvature of the roadway. Identifying and correcting roadway segments with inadequate alignment can enhance roadway safety. A severe alignment with a high degree of curvature can be a safety hazard due to limited driver sight distance and loss of vehicle control at high speeds.

This subcategory combines the vertical and horizontal ratings to calculate the deficiency points for each roadway segment.

Mobility

Mobility is a measure of how well vehicles and other roadway users are able to move throughout the roadway system. Good mobility is characterized by low congestion and high operating speeds. There are six mobility LOS rating categories: *pavement width, pedestrian facilities, bicycle facilities, freight and goods mobility, alignment adequacy, and surface rating*. These categories each consider a different aspect of mobility for the range of system users.

M-1 Pavement Width
(150 points)

The most significant component of mobility is pavement width. Adequate width enhances the ability of vehicles to travel through the system at higher speeds and with greater ease and comfort, and reduces traffic congestion. Highway capacity studies that measure congestion also show that the traffic volume is very influential in determining the adequacy of the roadway width. The County roadway standards have been developed to provide an optimum lane and shoulder width for the functional classification of each roadway.

This subcategory compares the existing pavement width with the standard pavement width for the roadway classification, and assigns deficiency points varying by traffic volume. In the rural area where all of the roadways have one lane in each direction, this calculation is made using a ratio. In the urban area, a specialized chart is used that is based on Highway Capacity Manual studies on congestion, volume, and capacity.

M-2 Pedestrian Facilities
(50 points)

Pedestrians must have facilities designed for their use if they are to achieve an acceptable level of mobility. They cannot travel throughout the system if a convenient, accessible method is not available. In the urban area pedestrians use sidewalks and in the rural areas they use the road shoulders to provide mobility. The County roadway standards prescribe sidewalk and shoulder widths for each roadway functional classification.

This subcategory makes use of the pedestrian emphasis routes in the rural area when assigning deficiency points. Points also vary by the width of the shoulder compared to the standard and by the traffic volume.

M-3 Bicycle Facilities
(50 points)

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~~As with pedestrians, bicyclists need facilities for their use to achieve mobility throughout the system. Bicycles are able to reach an acceptable level of mobility in some cases by sharing the road with motor vehicles. When there is too much traffic, or a narrower lane area, bicycles can have better mobility by using the paved roadway shoulders or a separate striped lane. The County road standards show the types of bicycle facilities that are appropriate for each roadway classification.~~

~~The weighted pavement width is compared to the roadway standard in this subcategory to determine if adequate paved area exists for bicycle use. Deficiency points vary by traffic volume, pavement width, and bicycle route classification.~~

~~M-4 Freight and Goods Mobility~~
~~(50 points)~~
~~The ability to move freight and goods is another critical aspect of mobility. The most common type of freight and goods vehicle using the County's roadway system is a semi-truck. These trucks are very large which results in special considerations for the roads upon which they travel. Adequate lane width and roadway alignments with generous vertical curves can enhance truck mobility.~~

~~This subcategory considers the vertical alignment adequacy and the lane width for each roadway segment. The deficiency points vary by the truck class factor.~~

~~M-5 Alignment Adequacy~~
~~(50 points)~~
~~Mobility is affected by the adequacy of the horizontal and vertical alignment of the roadway. Excessive curvature reduces sight distance and the speed of vehicles, which in turn reduces the amount of vehicles that can be accommodated by a roadway.~~

~~For this subcategory, the vertical and horizontal ratings are considered for each roadway segment.~~

~~M-6 Surface Rating~~
~~(40 points)~~
~~Mobility is impaired when a roadway's surface condition is inadequate. Poor surface condition, characterized by cracking, rutting, spalling, and other pavement damage, affects vehicular speed on a roadway, reducing mobility.~~

~~Deficiency points in this subcategory vary by the PCR (discussed in S-4 Surface Rating) and the traffic volume.~~

~~Economic Development~~
~~Economic development is enhanced when the roadway system is operating smoothly and is conducive to commercial activity. The economic development category considers two subcategories: *freight and goods use* and *tourist/recreation use*.~~

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~~**E-1 Freight and Goods Use**~~
~~**(90 points)**~~
~~Freight and goods use is facilitated when mobility and safety levels of service are high. The deficiency points for a roadway segment in all of the Safety and Mobility categories are considered to determine the deficiency points for this category. Points vary by the truck route classification.~~

~~**E-2 Tourist/Recreation Use**~~
~~**(30 points)**~~
~~Mobility and safety levels of service influence tourist/recreation use. This subcategory also considers the deficiency points from all of the subcategories in the previous two categories to determine deficiencies.~~

~~**Alternative Modes**~~
~~This category examines the effect of deficiencies on Level of Service for transportation modes other than passenger vehicles. There are five subcategories: *pedestrian facilities, bicycle facilities, transit routes, airport destination routes*, and *rail freight destination routes*.~~

~~**A-1 Pedestrian Facilities**~~
~~**(20 points)**~~
~~This subcategory is determined by examining related Level of Service measurements from previous categories that are related to pedestrian use. Subcategories S-1 through S-5, M-1, M-2, M-5, and M-6 are used to determine deficiency points.~~

~~**A-2 Bicycle Facilities**~~
~~**(20 points)**~~
~~This subcategory also uses the previously computed deficiencies in the areas relating to bicycle use to determine deficiency. Subcategories S-1 through S-5, M-1, M-3, M-5, and M-6 are used to determine deficiency points.~~

~~**A-3 Transit Routes**~~
~~**(20 points)**~~
~~This category is reserved for future use in the event that transit facilities are provided in the County.~~

~~**A-4 Airport Destination Routes**~~
~~**(15 points)**~~
~~As with the previous subcategories, this subcategory is determined using the Level of Service deficiencies in the related Safety and Mobility subcategories. Subcategories S-1 through S-5, M-1, M-3, M-4, M-5, and M-6 are used to determine deficiency points.~~

~~**A-5 Rail Freight Destination Routes**~~
~~**(15 points)**~~
~~Rail freight route deficiencies are also determined by considering the deficiencies computed in the previous categories. Subcategories S-1 through S-5, M-1, M-3, M-4, M-5, and M-6 are used to determine deficiency points.~~

~~**10.8.10 Transportation System Analysis**~~

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~~**Level of Service Analysis**~~

~~The condition Level of Service analysis of the transportation system is performed using the LOS database computer model. This model uses the information compiled in the CRIS database to determine deficiency points for each roadway segment. The roadway segments with the fewest deficiency points provide the best Level of Service, and those with the most deficiency points have the worst Level of Service.~~

~~The model examines the characteristics of each roadway segment and assigns deficiency points in each of the subcategories according to the methodology previously described. The points for each category are totaled to determine the LOS of each roadway segment. Figure XI-5A and 5B shows the LOS ratings for the County roadway system. A summary table of the LOS ratings is contained in the transportation appendix.~~

10.6.3 Identification of Transportation System Improvement Projects

The types of improvement projects that are included in this element can be divided into several major categories:

- **New Construction** refers to construction of new roadways on new alignments or reconstruction of existing roadways where more than 50 percent of the project length involves significant shifts in horizontal or vertical alignment. This type of project generally provides for construction to existing standards. New roadways are added to the County's roadway system, and additional right-of-way is usually required.

- **Reconstruction** generally refers to projects that provide for the reconstruction of roadways and appurtenances to existing standards. Improvements to the horizontal and vertical alignments may be made but affect less than 50 percent of the project length. The construction of additional lanes may be included, and additional right-of-way may be required.

- **Resurfacing, Restoration, and Rehabilitation** refers to projects that restore the existing roadway surface. This type of project generally provides for resurfacing of the roadway to provide structural adequacy, restoration of the roadway surface condition, and minor safety improvements. The work may include minor widening to provide roadway continuity. Additional right-of-way is not usually required.

- **Paths, Trails, and Sidewalks** are projects that establish, construct, reconstruct, or rehabilitate bicycle and/or pedestrian facilities.

- **Bridge Replacement/ Rehabilitation** refers to projects that reconstruct or rehabilitate existing bridges.

- **Safety** refers to projects that upgrade existing substandard roadway design elements, improve existing operational features, or reduce potential hazards of existing roadside features.

- **Planning/Study** refers to projects that identify and/or design future roadway corridors or projects in advance of capital improvement funding.

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Most of the projects are divided into two phases. The first phase is design and right-of-way acquisition, during which detailed plans and specifications are prepared and additional right of way procured if necessary. The final phase is construction.

10.6.4 Six-Year Transportation Improvement Program (TIP)

Each year, ~~V~~various County road segments are expected to fall below the acceptable Level of Service ~~by 2002~~ due to increased traffic demand and safety, mobility, economic development, and alternative mode considerations.

The improvements ~~that have been~~are identified on the TIP to improve the Level of Service. ~~-~~The TIP is approved annually by the Board of County Commissioners. ~~are shown in Figure XI-6A and 6B and in Table XI-7. The improvement project list is the same for each land use alternative.~~

~~Major transportation improvement projects located in the greater Yakima area include Terrace Heights Drive, 72nd Avenue, Keys Road, South 33rd Street, Roza Hill Drive, Summitview Road, Tieton Drive, North Wenas Road, Ahtanum Road, Naches-Tieton Road, Wide Hollow Road, Beaudry Road, South Naches Road, and South 96th Avenue. Major projects located in the Mid and Lower Valley include Grandview Pavement Road, Glade Road, North Track Road, Scoon Road, Houghton Road, Highland Road, Outlook Road, Midvale Road, Yakima Valley Highway, North Meyers Road, and Chaffee Road.~~

Countywide programmatic improvements will be made at various locations throughout the County~~, in addition to the major transportation projects listed above~~. These programmatic projects include new construction, reconstruction, rehabilitation, structural overlays, minor safety improvements, bridge and culvert replacements, drainage improvements, access road improvements, major maintenance projects, and hazard reduction projects.

Yakima County ~~This element~~ uses the Level of Service analysis previously described to create the County's six-year Transportation Improvement Program. The analysis is representative of the transportation system impacts that are expected. ~~for any of the three alternatives.~~ As such, the projects included in the TIP are intended to ~~will~~ support improving the conditional and/or capacity LOS~~each of the alternative growth scenarios described in ***Plan 2015***~~. The TIP includes the current planned projects, to include the funding sources, ~~current~~ for a six-years. ~~-~~All projects on the TIP are financially constrained, meaning there has to be an identified funding source within the six year period. ~~TIP targets improvements to the County's roadway system for the years 1997 through 2002.~~ ~~It~~The TIP is updated on an annual basis.

~~**20-Year Transportation Improvement Program**~~

~~Continued increases in population, employment, and miles driven per person will drive the need for additional transportation improvements beyond those identified for the first six-year period. Improvements planned between the six- and 20-year study horizons will be identified once the traffic model is completed. The 20-year project listing will be included in the next update of ***Horizon 2040***.~~

~~**Table XI-7. Yakima County Transportation Improvement Plan 1997-2002**~~

~~Year~~	~~Road Name and/or Bridge Number~~	~~Location~~	~~Project Description~~	~~Total Cost (x 1,000)~~
~~Principal Arterials (Functional Class Code 14)~~				

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1997	Terrace Heights Dr.	Bridge #213 to Roza Hill Dr.	Grind and overlay existing roadway.	$275
Minor Arterials (Functional Class Code 16)				
1997	72nd Ave., N. & S.	Summitview Ave. to Nob Hill Blvd., W.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, channelization, and signalization at Summitview Ave.	$1,434
1997	72nd Ave., S.	Mead Ave., W. to Washington Ave., W.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization.	$893
1997-1998	Keys Rd.	SR 24 to Gun Club Rd.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization. Widen SR 24.	$2,990
1997	Keys Rd.	Gun Club Rd. to MP 1.31	Reconstruct to 3 & 4 lanes with curbs, gutters, sidewalks, lighting, and channelization. Signalize railroad crossings.	$1,312
1997	33rd St., S.	Keys Rd. to Terrace Heights Dr.	Construct a new 4 lane road with curbs, gutters, sidewalks, lighting, and channelization. Signalize Terrace Heights Dr. intersection.	$2,985
TABLE XI-7. Transportation Improvement Plan 1997-2002 Continued				
Year	**Road Name and/or Bridge Number**	**Location**	**Project Description**	**Total Cost (x 1,000)**
1998	Scoon Rd.	Sunnyside city limits to Scoon Van Belle Y Rd.	Reconstruct to County standard 34-foot road (12-foot lanes, 5-foot shoulders).	$450
1998-1999	Selah Loop Rd.	Goodlander Rd. to Gore Rd.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization.	$1,550
Collector Arterials (Functional Class Code 17)				
1997	Roza Hill Dr.	Bridge #159 to 57th St., N.	Reconstruct to 4 lanes with curbs, gutters, sidewalks, lighting, and channelization.	$1,105
1997	41st St., S. & N.	Kroum Rd. to Mountainview Ave.	Construct sidewalk along east side of roadway.	$71
Major Collectors (Functional Class Code 07)				
1997	Grandview Pavement Rd.	Mabton Sunnyside Hwy. to Appleway Rd.	Reconstruct PCC road to County standard 30-foot ACP roadway.	$815
1997	Beaudry Rd.	SR 24 to 0.10 miles south of SR 24	Joint project with WSDOT. Reconstruct existing roadway. Install traffic signal at SR 24 intersection.	$400
1997	Track Rd., S.	Meyers Rd., N. Intersection	Construct signalization at existing intersection with minor widening.	$105
1997	Summitview Rd.		Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,115

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		Summitview Extension Rd. to Marble Rd.		
1997	Scoon Rd.	Van Belle Rd. Intersection	Remove Scoon Van Belle "Y" Rd. Widen Scoon Rd. and Van Belle Rd. at intersection.	$155
1997	Beaudry Rd.	Bittner Rd. Connection - Design Study	Design Study: Beaudry Rd. connection with Bittner Rd.	$25
1997	Wenas Rd., N.	Harrison Rd. Connection - Design Study	Design Study: New road from Wenas Rd., N. to SR 823.	$25

TABLE XI-7. Transportation Improvement Plan 1997-2002 Continued

Year	Road Name and/or Bridge Number	Location	Project Description	Total Cost (x 1,000)
1997-1998	Wenas Rd., N.	Nagler Rd. to Hexon Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,090
1997-1999	96th Ave., S.	Tieton Dr. to Zier Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,140
1997-1999	Tieton Dr.	96th Ave., S. to Mize Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders).	$1,550
1998	Glade Rd.	Structure #550 to MP 15.60	Reconstruct ACP road to County standard 28-foot ACP roadway.	$950
1999-2000	Summitview Rd.	Apple Way Rd. vicinity to Forney Rd.	Reconstruct to County standard 40-foot road (12-foot lanes, 8-foot shoulders). Improve horizontal and vertical alignment.	$1,720
1999	Naches Rd., S.	0.29 miles south of Naches-Tieton Rd. to Naches city limits	Reconstruct to County standard 34-foot road (12-foot lanes, 5-foot shoulders). Improve horizontal alignment.	$650
2000-2002	Ahtanum Rd.	66th Ave., S. vicinity to 90th Ave., S. vicinity	Widen existing roadway to 40 feet wide and overlay existing roadway.	$855
2000-2002	Yakima Valley Hwy.	Donald-Wapato Rd. to Konnowac Pass Rd.	Widen existing roadway to 40 feet wide and overlay existing roadway.	$490
2000-2002	Yakima Valley Hwy.	Konnowac Pass Rd. to Buena Rd.	Widen existing roadway to 40 feet wide and overlay existing roadway.	$1,130

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2000-2002	Meyers Rd., N.	Lincoln Ave. to Interstate 82	When existing roadway to 34 feet wide and overlay existing roadway.	$845
2000-2002	Naches-Tieton Rd.	Naches Heights Rd. to Naches Rd., S.	Widen existing roadway to 30 feet wide and overlay existing roadway.	$400
2000-2002	Wide Hollow Rd.	80th Ave., S. to 96th Ave., S.	Widen existing roadway to 40 feet wide and overlay existing roadway.	$575
Minor Collectors (Functional Class Code 08)				
1997	Houghton Rd.	Edge of BST to Highland Dr.	Reconstruct gravel road to standard 30-foot BST roadway.	$166
1997	Highland Dr.	Houghton Rd. to Lucy Lane	Reconstruct gravel road to standard 30-foot BST roadway.	$162
1997	Outlook Rd.	Maple Grove Rd. Intersection	Construct signalization at existing intersection with minor widening.	$40
1997	72nd Ave., S.	Washington Ave., W. to Ahtanum Rd.	Design Study: 72nd Ave., S. connection with Ahtanum Rd.	$25
1998	Chaffee Rd.	Maple Grove Rd. to Scoon Rd.	Reconstruct gravel road to standard 30-foot BST roadway.	$415
1999-2000	Midvale Rd.	Bishop Rd. to Sunnyside city limits	Reconstruct to County standard 34-foot road (12-foot lanes, 5-foot shoulders).	$1,050
Non Motorized Improvements				
1997	Yakima County Line-Grandview Pathway	Benton County Line to Grandview city limits	Construct pedestrian and bicycle pathway.	$58
Progammatic Improvements				
1997-2002	Minor Safety Projects	To be determined by priority array	Construct spot safety improvements.	$1,500

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1997-2002	Overlay Various Roads	To be determined by Pavement Management System	Construct structural overlays on arterial roadways.	$4,940
1997-2002	Access Roads	R.I.D. participation/ contingency	Participate in Road Improvement Districts to upgrade existing County roadways.	$1,500
Urban and Rural Access Roads (Functional Class Codes 19 and 09)				
1997-2002	Urban and Rural Access Roads	Countywide	Reconstruct roadways; safety improvements.	$10,685
			Total 6-Year Improvement Costs:	$48,221

TABLE XI-8 Yakima County Revenue Sources and Anticipated Expenditures 1997-2002

REVENUE SOURCE	1997 ESTIMATE	1998 ESTIMATE	1999 ESTIMATE	2000, 2002 ESTIMATE	1997-2002 ESTIMATE
Motor Vehicle Fuel Tax	$4,680,000	$4,725,000	$4,800,000	$14,610,000	$28,815,000
County Road Levy and Miscellaneous Tax	$6,330,000	$6,360,000	$6,395,000	$19,380,000	$38,465,000
Federal Forest	$1,100,000	$1,100,000	$1,100,000	$3,300,000	$6,600,000
Miscellaneous Revenue (Reimbursables, etc.)	$665,000	$665,000	$665,000	$1,995,000	$3,990,000
SUBTOTAL, "Local Revenue"	**$12,775,000**	**$12,850,000**	**$12,960,000**	**$39,285,000**	**$77,870,000**
Federal Aid (Statewide Competitive)	$43,000	$0	$0	$0	$43,000
Federal Aid (Regional Competitive)	$1,922,000	$300,000		$647,000	$2,869,000
Federal Aid (Regional Allocation)	$587,000	$587,000		$1,174,000	$2,348,000
Federal Aid (STP Hazard Elimination)	$433,000	$0	$0	$0	$433,000
Federal Aid (STP Enhancement)	$46,000	$0	$0	$0	$46,000
State Funds (Competitive UATA &TIA)	$2,485,000	$1,785,000	$0	$0	$4,270,000
State Funds (Bridge Replacement)	$0	$0	$0	$0	$0
County Arterial Preservation Program (CAPP)	$975,000	$700,000	$700,000	$2,100,000	$4,475,000
Rural Arterial Program (RAP)	$1,617,000	$1,688,000	$1,926,000	$2,448,000	$7,679,000
Other Funds (WSDOT, City, RID)	$3,315,000	$400,000	$0	$0	$3,715,000
SUBTOTAL, "Grant Revenue"	**$11,423,000**	**$5,460,000**	**$2,626,000**	**$6,369,000**	**$25,878,000**
TOTAL REVENUE	**$24,198,000**	**$18,310,000**	**$15,586,000**	**$45,654,000**	**$103,748,000**
REVENUE AVAILABLE FOR CONSTRUCTION					
Total Revenue Available	$24,198,000	$18,210,000	$15,586,000	$45,654,000	$103,748,000
Estimated Maintenance Expenses	($7,040,000)	($7,110,000)	($7,180,000)	($21,980,000)	($43,310,000)
Estimated Administration Expenses	($1,878,000)	($1,905,000)	($1,935,000)	($5,980,000)	($11,698,000)
Estimated Miscellaneous Expenses	($715,000)	($715,000)	($715,000)	($2,145,000)	($4,290,000)
Estimated Cash Carry Over - In	$5,200,000	$3,204,000	$2,904,000	$1,920,000	$5,200,000
Estimated Cash Carry Over - Out	($3,204,000)	($2,904,000)	($1,920,000)	($1,429,000)	($1,584,000)
BALANCE AVAILABLE FOR CONSTRUCTION	**$16,561,000**	**$8,880,000**	**$6,740,000**	**$16,040,000**	**$48,221,000**

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10.6.5 West Valley Neighborhood Plan (WVNP)

The West Valley Neighborhood Plan (WVNP) is a comprehensive neighborhood plan that covers the West Valley Planning Area, which is the area of Yakima's Urban Growth Area west and southwest of the City of Yakima that were not included in the Yakima Urban Area Comprehensive Plan (YUACP). The West Valley Planning Area is depicted in Map 10.6.5-1. Starting in 2000, a Task Force (consisting primarily of West

Valley residents) and Yakima County staff developed the WVNP for that portion of the UGA not covered in the YUACP. The WVNP wasn't adopted until 2011 due to numerous obstacles and challenges.

The WVNP endeavored to apply the goals and policies of both the YUACP and ***Plan 2015*** to provide policy direction for the future development of the Planning Area. Where gaps and potential inconsistencies between ***Plan 2015*** and the YUACP 2025 might exist, the WVNP attempted to bridge the difference after considering both plans. The goals and policies in the WVNP were established to provide more specific policy direction to address the particular issues identified by the planning process.

Portions of the WVNP are being included in the Transportation Element because the work of the neighborhood members and staff to identify the vision of their community is valid and important; especially because the planning efforts were done so recently. The WVNP is also being mentioned because their maps and goals and policies developed during the planning process have been included in the Transportation Element. These consist of: Map 10.6.5.1 – WVNP Planning Area and Map 10.6.5-2 – WVNP Street Connections Plan. The goals and policies that were relevant to the West Valley Planning Area are included below under the Goals and Policies section.

An item in the WVNP to be included in the Transportation Element is the planning of future street connectivity, which is shown in the Map 10.6.5-2 – WVNP Street Connections Plan. Few road and streets run the length and breadth of the West valley Planning Area, which results in many jogs and turns while traveling in and through the area. To promote connectivity, safety and reduce response time for emergency vehicle access, a number of existing main streets are recommended to be extended, as shown on Map 10.6.5-2. It was determined the Street Connections Plan map should be included, even though the roads are just planned proposed street connections, because we didn't want the work in planning of the West Valley Planning Area to be lost and because the proposed street connections give an idea of how the area could function with more connectivity.

10.~~9~~7 FINANCE PLAN

Yakima County is required by the Growth Management Act to prepare and adopt a comprehensive transportation program ~~plan~~ for the ensuing six calendar years, to include financing the transportation improvements identified in the six year plan (RCW 36.81.121).~~Transportation Element (WAC 365-195-325). The finance plan for the Transportation Element must include an analysis of the County's anticipated revenue over a six-year planning horizon?1997 through 2002.~~ The County must annually update and file its Six-Year Transportation Improvement Program (TIP) with the Washington State department of Transportation (WSDOT)~~Secretary of Transportation~~. The TIP includes ~~a~~the detailed, multi-year finance plan~~.~~, which is addressed by reference in the Transportation Element.

~~The finance plan prepared for Yakima County's 1997-2002 TIP has also been used for this Transportation Element.~~ The finance plan in the TIP identifies transportation revenue sources that are available for undertaking the maintenance, administration, operation, and improvement of the County's transportation system. ~~Included in t~~The Transportation Element includes ~~plan are a~~ review of ~~anticipated~~ revenue sources; budgeted program expenditures; ~~a listing of transportation improvements projects;~~ and a summary of local, state, and federal resources available to meet the identified transportation needs. Since the Transportation Improvement Plan is required to be updated yearly, to include a financial plan,

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the Transportation Element will be referencing the detailed financial plan to ensure the most up-to-date information is available to the public.

~~**Budget Forecast**~~

~~Table XI-8 presents revenue sources and anticipated expenditures for Yakima County transportation services from 1997 to 2002. The revenue and expense projections in the table are based on research conducted by the County in preparation of the 1997-2002 TIP.~~

10.~~9~~7.1 Budgeted Funding Sources

A variety of funding sources will be used by Yakima County to fund the Transportation Improvement Projects in the TIP. The majority of funding is provided through federal, state, and local funding programs. Several types of funds are used, with grants, loans, levies, and taxes providing the majority of available revenue. Most revenue sources have specific requirements regarding the kinds of projects that may be funded.

Grants and loans for transportation improvements are awarded through local, state, and federal programs using competitive ~~an~~ application processes, direct appropriation, or ~~and~~ other selection criteria. The programs usually fund projects up to a maximum percentage of the total cost of the project. The County ~~then~~ may be required to provide~~s~~ matching funds for the remainder of the project cost. Grants are awarded directly to the County and do not have to be repaid. Loans must be repaid; however, loans made through state programs usually have favorable repayment terms including an interest rate below market. Matching funds from the County are not always required for loans.

Levies and taxes provide local funding for transportation purposes. Revenues from these sources are not tied to specific transportation projects. Other sources of funding include mitigation payments collected to relieve adverse impacts on the transportation system.

Financing options that the County expects to use to meet its transportation needs ~~over the next six years~~ are described in the following sections. ~~Funding levels listed in Table XI-8 are derived from the TIP. They have been adjusted to reflect revenues available for arterial, collector, and non-motorized projects.~~

10.7.2 Local Revenues

Local revenues are those revenues that are either collected locally by the County or collected by others, such as the state, and distributed locally. The sources of local funding used by the County to finance the TIP are the Motor Vehicle Fuel Tax, the county road levy, federal forest payments, and miscellaneous revenue.

10.7.2.1 Motor Vehicle Fuel Tax

The Motor Vehicle Fuel Tax (MVFT) is assessed throughout the state to fund transportation projects. It is collected and distributed by state government. The revenues must be used for transportation purposes such as construction, maintenance, and operation of County roads and state highways (RCW 82.36). ~~This source will generate around $4.80 million per year to Yakima County over the next six years. Revenue from the MVFT is expected to grow by about 1 percent a year on the basis of recent trends in fuel tax receipts.~~

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10.7.2.2 County Road Levy

Yakima County assesses a road levy on real property located within the unincorporated County for use in developing and maintaining the County's road system. ~~Road levy property tax receipts will average more than $6.40 million per year for the next six years. The maximum levy rate allowed is $2.25 per $1,000 in property valuation. However, there are statutory requirements that restrict raising the total amount collected from the road levy to no more than 106% of the total levy collected the previous year.~~ This source of transportation revenue is dependent upon property values within the unincorporated portions of the County.

10.7.2.3 Federal Forest Payments

Much of western Yakima County is federally owned forest property that is not assessed for the County's road levy or property taxes. The federal government makes Federal Forest payments to the County for use in funding transportation improvements to compensate for this loss of revenue and to account for the impact that forest management activities have on the County's road system. ~~Approximately $1.1 million is collected each year. This source is expected to remain constant over the planning period.~~

10.7.2.4 Miscellaneous Local Revenue

Yakima County receives local revenues from miscellaneous sources. These include mitigation payments and transfers of funds from other jurisdictions for reimbursable work. ~~This miscellaneous revenue totals approximately $665,000 per year and remains steady throughout the planning period.~~

10.7.3 Federal Revenues

Federal funds are collected and distributed nationwide to fund transportation improvements. Federal funds allocated to Washington State pass through the Washington State Department of Transportation to cities and counties within the state. The County receives funds from ~~the~~ a variety of ~~Intermodal Surface Transportation Efficiency Act (ISTEA)~~ Surface Transportation Program (STP) grant funding programs. ~~known as STP Regional Competitive, STP Statewide Competitive, STP Safety, and STP Enhancement.~~

~~**STP Regional Competitive** STP Regional Competitive grant funds are collected to finance projects within the region that are determined to best meet the program criteria established by the region. Applications are accepted annually from jurisdictions within the County.~~ The funds are distributed through the Regional Transportation Planning Organization, which determines how they are to be used to fund eligible projects within the County. The program is administered by the Yakima Valley Conference of Governments. In most cases~~T~~ the County is required to provide a minimum 13.5 percent match of the grant amount requested.

~~About $2.9 million is anticipated from this source in the next six years.~~

~~**STP Statewide Competitive**~~

~~A portion of the Statewide STP Competitive grant funds are reserved for distribution through a statewide competition. Applications are taken for this source annually. Projects eligible to compete for this grant funding must meet program criteria that are established by the state. These funds are also distributed through the WSD OT. The County is required to provide a minimum 13.5 percent match of the grant amount requested. Because decisions regarding eligibility for funding from these sources is discretionary and competitive, no funding allocation is shown from ISTEA sources beyond $43,000 in 1997.~~

~~**STP Hazard Elimination**~~

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~~Grant funding in the STP Hazard Elimination program is used to correct identified hazardous locations. This source is competitive and must be applied for annually. Yakima County estimates that this funding source will contribute $433,000 in 1997 to County road administration. Because these moneys are allocated statewide annually, no funding level is shown for this source beyond the first year.~~

~~**STP Enhancement**~~
~~The STP Enhancement program is a competitive source for grant funding that is designated for non-traditional transportation projects, such as trails or paths, historic preservation of routes, or experimental programs. This funding source will contribute $46,000 in 1997. Revenue from this source is difficult to predict beyond the first year.~~

10.7.4. State Funds

State funds are collected and distributed statewide to finance transportation improvement projects. These are administered through the Transportation Improvement Board (TIB) for urban areas and the County Road Administration Board (CRAB) for rural projects. State sources include Urban Arterial Trust Account (UATA), Transportation Improvement Account (TIA), Bridge Replacement (BR), County Arterial Preservation Program (CAPP), and Rural Arterial Program (RAP).

10.7.4.1 Urban Arterial Trust Account (UATA) and Transportation Improvement Account (TIA)

The UATA and TIA programs managed by the TIB provides grant funds that can be used to alleviate and prevent traffic congestion caused by economic development or growth. Eligible projects should be multi-agency, multi-modal, congestion-related, and support economic development activity~~. The TIB annually distributes about $40 million in grants for qualified projects. Matching requirements vary and will range from 20 to 60 percent for Yakima County over the planning period. The County is anticipating that funds from TIB grants will finance $4.27 million in transportation improvements identified in the TIP.~~

10.7.4.2 Bridge Replacement

The Washington Department of Transportation (WSDOT) administers a bridge replacement program that provides funds to local agencies to replace aging and~~-~~/or load limited bridges. ~~Funding levels from this source are unknown.~~

10.7.4.3 County Arterial Preservation Program (CAPP)

The County Road Administration Board (CRAB) distributes CAPP funds to counties for pavement preservation of County arterials. CAPP funds must be used on arterial roadways. ~~Yakima County anticipates $4.48 million from this source during the 6-year planning period.~~

10.7.4.4 Rural Arterial Program (RAP)

CRAB distributes RAP funds to counties for reconstruction ~~&~~and/or major rehabilitation of County rural arterials. Eligible roads must be classified as major or minor collectors to be eligible for funding. Funds are apportioned biennially to five regions with projects funded on a priority formula basis within each region. ~~This program requires a 10 percent match from the County. Yakima County expects to obtain roughly $7.68 million from this source over the next 6 years.~~

10.7.5 Other Funding Sources

Yakima County will rely on other funding sources to generate additional ~~$3.72 million in road~~ revenues ~~over the first two years (1997-1998) of the 6-year TIP~~. These sources include additional grants from

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WSDOT and payments from Yakima County cities and Road Improvement Districts (RIDs). These funds are also valuable funding resources if other funding falls short of meeting identified needs.

10.7.5.1 Road Improvement Districts

RIDs can be used to finance a wide range of public improvements, such as upgrading substandard residential streets. RIDs involve the issuance of special assessment bonds with a pledge of repayment by the benefited property owners or developers. The County can partially offset the cost of RIDs by contributing a staff person to help organize and promote the RIDs and by paying some of the preliminary engineering design work for determining the types and cost of improvements needed. RIDs are typically not a funding source for general transportation improvements.

10.7.5.2 ~~Local Option Vehicle License Fee~~ Transportation Benefit District

Establishment of the Local Option Vehicle License Fee, aka Transportation Benefit District, for general transportation purposes could generate additional revenue to be used for targeted areas such as the focused public investment areas, safety projects, paving gravel roads, & alternative mode improvements.

10.~~10~~8 GOALS AND POLICIES

~~**Policy Development**~~

The goals and policies of the Transportation Element were developed by the Yakima County Transportation Advisory Group (TAG), a group of transportation professionals and interested citizens who were brought together to support the development of a transportation ~~plan~~element during ***Plan 2015***. The ~~group~~group's members represented the interests of land developers, agriculture, the trucking industry, bicyclists, and transit and other governmental agencies whose systems interface with the County's.

~~The TAG met between January and May 1995 in a series of work sessions to develop the goals and policies. Using a consensus process, the TAG developed a mission statement for the plan development, a set of goals that relate to plan development and apply to all projects, and a set of goals for each of six focus areas. The TAG also gathered and incorporated public opinion into the process.~~

~~The Transportation goals and policies (see Volume 1, Chapter 1) are consistent with and further existing County planning framework tools. They reflect the commitment of the Transportation Advisory Group to create a relevant, County-wide transportation plan that will help guide growth and development for the next 20 years.~~

The foundation for the Transportation Element is the transportation goals and policies. Many of these goals and policies developed by the TAG during ***Plan 2015*** are still relevant and have therefore been continued with ***Horizon 2040***. ~~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:~~

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~~**MISSION**: Produce an economically-viable, Comprehensive Transportation Plan that will guide the development of a responsive, coordinated transportation system.~~

Critical Concepts
The following section provides definitions of some of the critical concepts used by the TAG during the ~~in the~~ development of goals and policies.

Goals convey the "big picture" of the County's transportation planning philosophy. They tell us "where" we are going. They present a vision of the transportation system's future.

Policies serve as mechanisms for the implementation of goals. In other words, they tell us "how" we will reach our goals. They are the bridge between the goals, which address issues on a large scale, and the reality of planning tasks. Policies address individual issues and direct everyday activities. The following discussion presents a series of policies that outline specific implementation actions to help the County achieve a goal.

~~The term County Roads refers to the roadway system owned and operated by Yakima County. Unless specifically stated otherwise, the term refers to roads within the currently unincorporated County, including those within Urban Growth Areas (UGAs).~~

~~Urban areas fall within adopted UGAs in Yakima County. Within these areas, Yakima County has made a commitment to provide urban levels of service on the roadway system within the planning horizon of the Yakima County Comprehensive Transportation Plan. Rural areas lie outside of established and adopted UGAs in Yakima County. These areas are typically characterized by low-density residential development, open space, or agriculture. The goal of providing service in these areas is to support existing and proposed agriculture and open space land uses.~~

~~The term multi-modal refers to transportation facilities designed primarily to support alternative passenger modes to single occupant vehicles. The term intermodal refers to facilities designed to support alternative freight and goods transportation modes.~~

~~Two terms are used to define impacts: system impacts and project impacts. System impacts affect a system of facilities or services. They are usually cumulative impacts caused by multiple developments. Mitigation of system impacts can often be delayed until several projects are completed and the cumulative effect is felt. Project impacts are caused by a specific development project and affect facilities in the immediate vicinity of the project. Project impacts must be mitigated concurrently with development occupancy in order to maintain adopted levels of service.~~

Land Use Implications for Transportation
Land use development patterns have a substantial impact on the County's transportation system. In general, growth spread over a larger development area will have a greater impact than growth spread over a smaller area. Many transportation impacts related to development tend to be local, that is they have a more specific effect on the local system that is proximate to the particular development proposal and a general effect on the transportation system as a whole. Each land use alternative that is being considered will not specifically prescribe where new growth and development will occur, or the specific

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timetable for that growth. Therefore, it is difficult to predict specific transportation system impacts. Although difficult to predict, there are some land use impacts that could be assumed based on zoning. For instance, areas of high density residential development will have greater transportation impact than areas of low density residential development. Also, vacant land zoned for industrial uses may at some point have heavy truck traffic associated with its use. Traffic impacts associated with land use assumptions should be considered within the comprehensive plan, and with zoning or UGA changes.
~~The transportation system analysis evaluates growth patterns for each alternative to determine the sufficiency of the existing roadway system. The analysis also assumes that new roadways will be constructed as development occurs according to the needs determined in detailed studies for each development proposal.~~

~~If specific project-related transportation impacts are removed from the scope of the analysis, each of the alternatives is expected to have similar system-wide impacts. These system impacts can be predicted to be similar to impacts traditionally experienced with past growth and development in the County. Therefore, this analysis will assume that the transportation system impacts of each land use alternative will follow the patterns established by current trends in development.~~

~~TRANSPORTATION: GOALS AND POLICIES~~

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

County-wide Transportation Goals and Policies – T X.X
Yakima UGA Urban Transportation Goals and Policies – YKT X.X
West Valley Neighborhood Plan Transportation Goals and Policies – WVT X.X
Terrace Heights Neighborhood Plan Transportation Goals and Policies – THT X.X

~~TRANSPORTATION PLAN DEVELOPMENT~~

PURPOSE STATEMENT T1 – CONSISTENT

*The Growth Management Act requires consistency with other parts of ~~Plan 2015~~**Horizon 2040** 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~~**Horizon 2040**. Goals and policies can be complementary or balance one another, but should not contradict one another or other elements of ~~Plan 2015~~**Horizon 2040**. 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 T 1: Produce a consistent, coordinated Comprehensive Transportation ~~Plan~~Element.	
POLICIES:	

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T 1.1	Maintain consistency between the Transportation Element and other ***Horizon 2040*** ~~and the Yakima County Comprehensive Transportation Plan~~Elements.
T 1.2	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.
T 1.3	Ensure compliance with RCW 36.70A.103~~6~~, requiring the WSDOT, or any other state agency, to comply with the Yakima County Comprehensive Plan ~~Comprehensive~~ Transportation ~~Plan~~Element.
~~**T 1.4**~~	~~Review and update the Comprehensive Transportation Plan every five years.~~
T 1.4~~6~~	Coordinate the development of the ~~Comprehensive~~ Transportation Element~~Plan~~ with other jurisdictions in Yakima County.
T 1.5~~7~~	Provide Yakima County input into the development of the WSDOT Transportation Plan.
T 1.6~~8~~	Develop consistent standards with cities in Urban Growth Areas (UGA's).
T 1.7~~9~~	Consult and collaborate with neighboring counties in addressing consistent level of service goals and regional transportation needs.
T 1.8~~10~~	Coordinate with WSDOT when reviewing impacts and actions of transportation projects regarding their consistency with the Washington Transportation Plan (WTP).
T 1.9~~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 – PUBLIC INVOLVEMENT

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 T 2: Identify the transportation needs of the citizens of Yakima County through public involvement.	
POLICIES:	
T 2.1	Encourage and facilitate meaningful public involvement throughout plan development and implementation.
T 2.2	Recognize citizen input as critical material for plan content.
T 2.3	Exercise the commitment to public involvement in transportation planning by developing a procedure for handling public information requests and comments.
T 2.4	Encourage and facilitate meaningful public involvement at the project level.
T 2.5	Encourage~~Maintain~~ and foster the continued development of t~~T~~ransportation advisory~~Action C~~committees, to promote Yakima County's transportation needs to local, state, and federal policy makers.

T 2.6	Support efforts to preserve and maintain transportation corridors as a public asset for future transportation uses.

PURPOSE STATEMENT T3 – FINANCE

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 T 3: Maximize the use of financial resources.	
POLICIES:	
T 3.1	Identify and employ intergovernmental funding resources for transportation improvements whenever possible.
T 3.2	Aggressively seek funding opportunities for safety, mobility, inter-modal, bicycle, pedestrian, neighborhood, and transportation demand management improvements.
T 3.3	Employ innovative transportation financing solutions (e.g., Road Improvement Districts, Transportation Benefit Districts, Focused Public Investment Areas).
T 3.4	Maximize the use of public-private partnerships to finance transportation improvements.
T 3.5	Ensure that future development contributes a proportionate share of costs for transportation improvements needed to maintain adopted level of service standards.
T 3.6	Evaluate transportation concurrency requirements using existing financial resources and realistic revenue projections.
T 3.7	Prioritize projects to ensure that funds are allocated to areas that meet the goals and policies of this plan.
T 3.8	Adjust project schedules to maximize resources.
T 3.9	Streamline the process for evaluating the transportation component of development applications.
T 3.10	Avoid diverting transportation funds to non-transportation functions.
T 3.11	Exercise the County's authority to apply local tax options to transportation improvements.
T 3.12	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.
T 3.13	Maximize revenue available for transportation improvement projects by reducing escalating expenditures on short-term maintenance activities and implementing long term improvement strategies.
T 3.14	Support efforts of Transportation Action Committees in seeking state and federal support on regionally significant transportation project and programs.

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PURPOSE STATEMENT T4 – ENVIRONMENTAL

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 T 4: Balance environmental impacts and system needs when planning transportation improvements.	
POLICIES:	
T 4.1	Analyze and consider alternatives to transportation improvement projects where significant adverse environmental impacts have been identified.
T 4.2	Employ mitigation strategies to minimize unavoidable adverse environmental impacts of transportation improvements.
T 4.3	Implement transportation improvement projects that maintain or improve air quality.
T 4.4	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.

PURPOSE STATEMENT T5 – 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.

GOAL T5: Promote safety through effective transportation improvements and maintenance operations.	
POLICIES:	
T 5.1	Include safety enhancements in transportation projects.
T 5.2	Include pedestrian enhancements in transportation projects.
T 5.3	Include street lighting enhancements in accordance with this plan.
T 5.4	Monitor and maintain County road signs.
T 5.5	Emphasize enforcement of speed limits in areas where speeding is identified as a significant safety hazard.
T 5.6	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.
T 5.7	Construct transportation improvement projects in accordance with the design standards included in this plan.

T 5.8	Develop and implement a road access management plan that maintains or enhances safety.
T 5.9	Seek outside agency funding for safety-related transportation improvement projects.
T 5.10	Include work zone safety requirements on all County road permits and all transportation improvement projects.
T 5.11	Maintain a work force trained in work zone safety procedures.
T 5.12	The installation of traffic control devices will be according to the Manual on Uniform Traffic Control Devices.
T 5.13	Provide road striping on County roadways according to the striping standards ~~in the Comprehensive Transportation Plan.~~as developed by the County Engineer.
T 5.14	Implement a Safety Management System (SMS) to monitor accident history on County roads to determine high accident locations.
T 5.15	Promote development of basic transit facilities near high volume (traffic generating) public and business generators.

PURPOSE STATEMENT T6 – 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 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:	
T 6.1	Make preservation of the transportation system the first priority when planning transportation improvements.
T 6.2	Use a pavement management system to program pavement maintenance.
T 6.3	~~Develop~~ Maintain~~a~~ programs and procedures developed for maintenance management.
T 6.4	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.
T 6.5	Maintain~~Establish~~ level of service thresholds in the ~~Comprehensive~~ Transportation Element~~Plan~~.
T 6.6	Identify and improve deficient transportation facilities based on a priority system defined in this plan.
T 6.7	Maintain~~Adopt~~ by reference Yakima County's street design standards.
T 6.8	~~Develop~~Maintain the ~~a~~ program prioritizing paving of gravel roads.
T 6.9	Improve connectivity of County roads to provide more efficient travel.
T 6.10	Maintain~~Develop and implement~~ a road access management plan that maintains or enhances mobility.
T 6.11	Require adequate off-street parking for all developments in accordance with County zoning regulations.

T 6.12	Continue ~~U~~upgrading~~e~~ County bridges to eliminate load limitations as the need arises.
T 6.13	Construct all County roads to a structural standard that supports legal loads.
T 6.14	Program traffic signals for optimal traffic flow.
T 6.15	Require the construction of a public road meeting County standards for development projects that generate 160 or more daily vehicle trips.
T 6.16	Plan for basic transit facilities near high traffic generating public and private facilities when improving roadway systems.
T 6.17	Consult and collaborate with neighboring counties in addressing consistent level of service goals and regional transportation needs.
T 6.18	Allow for the siting of essential trans-loading facilities within any zone with the appropriate level of review.

PURPOSE STATEMENT T7 – 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.

GOAL T7: Enhance economic development through transportation improvements.	
POLICIES:	
T 7.1	Use transportation improvements to support ~~*Plan 2015*~~***Horizon 2040*** land use policies.
T 7.2	Include an economic development component in the level of service criteria that considers freight and goods mobility, inter-modal connections, etc. (tourism, recreation).
T 7.3	Implement transportation improvement projects that enhance economic development.
T 7.4	Create "truck-friendly" corridors to facilitate the movement of freight and goods in Yakima County.
T 7.5	Ensure that adequate access is provided to business and employment centers.
T 7.6	Develop an inter-modal freight and goods mobility strategy.
T 7.7	Collaborate with other service providers to improve facilities for air cargo transport. Identify needs for additional air cargo facilities as they arise.
T 7.8	Collaborate with other service providers to improve facilities for rail cargo transport. Identify needs for additional rail cargo facilities as they arise.
T 7.9	Prioritize improvements to facilities that are critical components of inter-modal transportation systems (e.g. roads leading to the airport, rail transfer facilities, etc.).
T 7.10	Collaborate with other service providers to improve facilities for tourism transportation needs. Identify needs for tourism improvements as they arise.

PURPOSE STATEMENT T8 – 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

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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:	
T 8.1	Establish level of service thresholds for alternative modes in the Comprehensive Transportation Plan.
T 8.2	Identify ~~Implement~~ projects ~~identified in this transportation plan~~ that improve alternative modes.
T 8.3	Consider the needs of future transit service when planning transportation projects.
T 8.4	Develop a coordinated system for bikeways, walkways and trails, emphasizing route connectivity in conjunction with other jurisdictions.
T 8.5	Adopt and apply consistent design standards for bicycle and pedestrian facilities constructed and maintained within Yakima County.
T 8.6	Collaborate with other service providers to improve facilities for air passenger transportation. Identify opportunities for additional air passenger facilities as they arise.
T 8.7	Collaborate with other service providers to improve facilities for rail passenger transport. Identify opportunities for ~~additional~~ rail passenger facilities as they arise.
T 8.8	Collaborate with other service providers to improve transit facilities. Identify opportunities for additional transit facilities as they arise.
T 8.9	Consider joint use of appropriate utility corridors as bicycle and pedestrian corridors.
T 8.10	Support education programs that focus on safe bicycle use of the transportation system for both recreational and transportation purposes.
T 8.11	Support alternative transportation education for County residents.
T 8.12	Support land use strategies and site design methods that improve and encourage alternative transportation modes.
T 8.13	Support efforts to preserve transportation corridors as a public asset for future transportation uses.

PURPOSE STATEMENT T9 – 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.

GOAL T9: Consider neighborhood needs in the development of transportation improvements.	
POLICIES:	
T 9.1	Encourage pedestrian mobility in neighborhoods by providing pedestrian facilities in accordance with this plan.

T 9.2	Develop and implement traffic calming strategies to reduce traffic impacts on urban access roads where appropriate.
T 9.3	Require street lighting in urban neighborhoods.
T 9.4	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.
T 9.5	Promote a sense of community in neighborhoods by improving circulation.

PURPOSE STATEMENT T10 – 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 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:	
T 10.1	Develop a Transportation Demand Management plan to increase and support the capacity and efficiency of the transportation system.
T 10.2	Investigate the use of transportation demand management techniques to provide interim relief in areas awaiting concurrency improvements.
T 10.3	Evaluate the success of transportation demand management techniques, in order to develop a list of preferred strategies for mitigation measures.
T 10.4	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).
T 10.5	Administer Commute Trip Reduction laws in unincorporated Yakima County in accordance with RCW 70.94.527.
T 10.6	Encourage private-sector development of telecommuting centers in rural and urban areas of Yakima County.
T 10.7	Control residential street development and residential street access to reduce roadway congestion.

- ***Yakima Urban Growth Area Transportation Goals and Policies***

Local Street Goals and Policies

GOAL YKT-1: Develop streets that encourage neighborhood safety and livability.	
POLICIES	

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YKT 1.1	Ensure that neighborhood streets have good connectivity with the Collector Street System to allow traffic to flow and disperse without concentrating through trips. Where possible, grid pattern streets should be encouraged.
YKT 1.2	Encourage ~~Require~~ sidewalks on the local streets associated with all new developments.
YKT 1.3	Enforce intersection clear-view standards and other spot safety improvement projects. Actively seek funding to address issues at locations with hazardous conditions.

Pedestrian and Walking Environment

GOAL YKT 2: Develop and improve the pedestrian network in the Yakima urban areas.	
YKT 2.1	Encourage ~~Require~~ sidewalks on both sides of all streets with all new development.
YKT 2.2	Encourage sidewalk or pathway construction on existing streets using public and private funding sources.
YKT 2.3	For infill or redevelopment projects, a sidewalk should~~all~~ be constructed along the street frontage, if curb and gutter currently exist. If no curb and gutter is present, a pathway, paved shoulder or other alternative walkway may be acceptable as an interim measure.
~~**YKT 2.4**~~	~~Continue to improve the Sidewalk Inventory for location and condition of existing sidewalks.~~
YKT 2.4~~5~~	Prioritize improvement projects and seek funding to implement repair and construction projects.
YKT 2.5~~6~~	Work closely with public and private schools in the Yakima Urban Areas to create safe "Walk to School Routes". Highest priority should be given to projects that support elementary school routes.
YKT 2.6~~7~~	Improve pathway linkages to the Yakima Greenway, Canal Pathway and other off-street trail systems.
YKT 2.7~~8~~	Support efforts such as grant applications to provide amenities at trail-head locations to support safe, clean and efficient trail use. Such amenities include parking and lighting, ADA accessible pedestrian facilities, or restrooms where feasible.

Bicycle

GOAL YKT 3: Create a street network that encourages safe bicycle connections and routes.	
~~**YKT 3.1**~~	~~Develop and maintain a map of planned bicycle route improvements including selected Arterial Street Bicycle Lanes, Arterial Street Shared Bike Lanes, and Local Access Streets designated as Bicycle Routes.~~
~~**YKT 3.2**~~	~~Assign high priority to bicycle improvements that address safety or hazardous conditions, provide access to activity centers, provide linkages to transit and school facilities, and complete planned facilities/trails.~~
YKT 3.1~~3~~	Seek funding to implement the development of a bicycle friendly street system.
YKT 3.2~~4~~	Improve connections between ~~City streets~~ urban areas and the Yakima Greenway and other pathways systems.
YKT 3.3~~5~~	Educate cyclists as well as drivers regarding safety, sharing the road with bicyclists and Rules of the Road.
YKT 3.4~~6~~	Encourage conversion of 4-lane streets to 3-lane streets with bicycle facilities on Minor Arterial or Collector Arterial streets, where appropriate, with consideration of safety and future traffic volumes.
YKT 3.5~~7~~	New or rebuilt Arterial Street projects require either dedicated bike lanes or shared lanes.

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Goal YKT 4: Consider bicycle needs at street intersections.	
YKT 4.1	Include needs of bicyclists with vehicle circulation at traffic signals.

Goal YKT 5: Promote bicycle use for recreation, health and economic development benefit.	
YKT 5.1	Integrate bicycle facilities into the Yakima ~~Downtown Futures Initiative~~ County Projects and other special design projects when possible.
YKT 5.2	Promote and support special events that encourage bicycling and safety, such as the ~~Gap-to-Gap~~ County events, races, or bicycle rodeos for children.
YKT 5.3	Work with local agencies and private organizations to promote and support hosting bicycle races and events in the Yakima Valley.
YKT 5.4	~~Include~~ Encourage bike rack installation as a requirement of new commercial development approvals.

Arterial and Collector Street System

GOAL YKT 6: Address street segments that are projected to have future capacity constraints.	
YKT 6.1	Maximize existing infrastructure investment by reducing travel demand through increased use of the Transit system, and other Commute Reduction strategies.

Goal YKT 7: Revise development standards and guidelines to improve the quality of streets.	
YKT 7.1	Clarify bicycle and sidewalk standards for all streets. Provide low volume residential street options.

Signalized and other major intersections

GOAL YKT 8: Identify street intersection capacity and operation deficiencies.	
YKT 8.1	Reduce unnecessary vehicle delay at signalized street intersections to improve traffic flow, improve air quality, and reduce congestion.
YKT 8.2	Seek funding to upgrade traffic signal systems to optimize efficiency and safety needs.
YKT 8.3	Balance needs of pedestrians and cyclists with vehicular mobility at signalized intersections.

GOAL YKT 9: Promote safety improvements at signalized street intersections.	
YKT 9.1	Continue a routine program of monitoring and analyzing signalized intersections for vehicle collision patterns and severity of injuries.
YKT 9.2	Prioritize improvements based upon safety needs and ability to implement necessary changes.

Freight Transport

GOAL YKT 10: Identify critical freight routes and plan for necessary improvements to accommodate the efficient and economical transport of goods through the community.	
YKT 10.1	Support regional street improvements that improve circulation to and around ~~the~~ airports and planned expansion efforts.
YKT 10.2	Support increased services at the Yakima Regional Airport.
YKT 10.3	Continue to work with rail interests to ensure future service needs are accommodated.

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YKT 10.4	Implement grade separation of arterial street crossings with rail lines for traffic safety, improved traffic flow efficiency and improved air quality.

GOAL YKT 11: Support infrastructure improvements that contribute to viable existing and future airport operations, facility needs or improve deficiencies.	
YKT 11.1	Promote inter-modal connections to the Yakima Air Terminal – McAllister Field ~~Airport~~ and vicinity.

Public Transit

GOAL YKT 12: Promote transit ridership to help reduce future street capacity constraints.	
YKT 12.1	Evaluate alternative solutions to future capacity constraints such as increased transit use to minimize negative impacts and expense of street expansion.
YKT 12.2	Identify areas of future route expansion based on residential growth and destination generators.
YKT 12.3	Maximize existing infrastructure investment through strategies to reduce demand on system, such as increased use of the Transit system, and other Commute Reduction strategies.
YKT 12.4	Coordinate with new development in order to plan for the inclusion of new transit stops in their design plans. This could incorporate bus signage, benches, shelters, and bus pull-outs.

GOAL YKT 13: Consider special population needs with transit stop improvement projects.	
YKT 13.1	Determine the need for accommodating special population groups at the Transit Stop Improvement Project level such as accessibility and ADA requirements, concentration of school age or elderly residents or other unique land use issues,
YKT 13.2	Coordinate Transit Stops and other facilities at the Project level, including the need for additional or relocated Transit Stops, Bus Pull-outs, Shelters or other special improvements.

State and Regional Street System

GOALYKT 14: Support regionally important transportation projects.	
YKT 14.1	Plan and support the Arterial Street System in collaboration ~~with Yakima County, the City of Union Gap, the~~ Washington State Department of Transportation~~,~~ and other neighboring jurisdictions.
YKT 14.2	Support projects that benefit the entire region and do not have negative impacts on the State Highway System.
YKT 14.3	Support projects identified in the WSDOT TRANS-Action Plan.

GOAL YKT 15: Consider impacts of development upon state and regional facilities.	
YKT 15.1	Coordinate with WSDOT and neighboring jurisdictions regarding level of service definitions, concurrency requirements, and other impacts.

Plan Finance

GOAL YKT 16: Address street segments that are projected to have future capacity constraints.

YKT 16.1	Evaluate a variety of funding solutions to address future capacity constraints to minimize overall economic impact to the community while providing opportunity for growth.
YKT 16.2	Develop a dedicated funding source to provide local match funds in order to secure State or federal funding for capacity constraint projects.
YKT 16.3	Seek dedicated funding for intersection projects to address capacity constraints and optimize efficiency. Local dedicated funds may be used as local match or supply funds for annual programmed improvements that address capacity issues.

GOAL YKT 17: Provide a balanced funding source for all infrastructure components of street maintenance and operations program.	
YKT 17.1	Provide funding to preserve, re-construct and maintain the existing street system, including street surfaces, drainage, sidewalk repairs, street lighting, traffic signals and bridges.
YKT 17.2	Require developers to repair/reconstruct street frontage improvements such as sidewalks that are in poor or failed condition as a condition of their approval.

GOAL YKT 18: Provide for a multi-modal transportation system that includes transit, bicycles, pedestrians and individuals with special needs.	
YKT 18.1	Seek funding sources to expand Yakima Transit service into neighboring communities.
YKT 18.2	Maintain a dedicated funding source for capital, operation and maintenance of the City's Transit System.
YKT 18.3	Provide a dedicated funding source for system improvements that assist individuals with special needs, such as audible signals, ramps, and infill of missing sidewalk linkages.

Implementation

GOAL YKT 19: Provide for broad public participation in the development and implementation of the tasks identified in the transportation plan update.	
YKT 19.1	Conduct information meetings and workshops to receive comments and educate the public on the implementation measures of the Transportation Plan. ~~Involve the Regional Planning Commission in Urban Area coordination.~~
YKT 19.2	Coordinate with ~~Yakima County,~~ Washington State Department of Transportation, Yakima Valley Conference of Governments, towns and cities ~~the City of Union Gap and other communities~~ within the Yakima County~~Valley~~ in achieving the goals programs of the Transportation Plan Update and broad regional goals.
YKT 19.3	Consider future amendments to the Transportation Plan as additional regions are added to the Urban Area or as necessary as policy or directions are modified

~~**GOAL YKT 20: Promote internal consistency through the updating and amending of development regulations, funding programs and policy documents to implement the recommendations of the transportation plan.**~~	
~~**YKT 20.1**~~	~~Update street standards for the Yakima Urban Area to reflect the policies and projects recommended in the Transportation Plan.~~
~~**YKT 20.2**~~	~~Update the Transportation Concurrency Program to include project level coordination with SEPA mitigation and other off-site improvements, as identified in the 6-Year Transportation Improvement Program.~~

~~**YKT 20.3**~~	~~Require developers to repair/reconstruct street frontage improvements such as sidewalks that are in poor or failed condition as a condition of their approval.~~
~~**YKT 20.4**~~	~~Develop a cost sharing program for property owners and City to systematically repair/replace hazardous sidewalk sections.~~
~~**YKT 20.5**~~	~~Include multi-modal transportation facilities such as sidewalks/paths in future capacity and system projects.~~
~~**YKT 20.6**~~	~~Require development to review their frontages to establish that obstacles do not exist for multi-modal or individuals covered under the Americans with Disabilities Act.~~

- ***Terrace Heights Transportation Goals and Policies***

GOAL THT 1: Ensure that convenient access continues to downtown Yakima and the freeways, and minimize traffic congestion.	
THT 1.1	Identify future north/south and east/west arterials.

GOAL THT 2: Ensure views and vistas remain unobstructed.	
THT 2.1	Establish view corridors along arterials.

GOAL THT 3: Provide opportunities for street trees and other civic landscaping.	
THT 3.1	Plant and maintain street trees along selected roadways in Terrace Heights.
THT 3.2	Provide opportunities for civic landscaping such as benches, sculpture, artwork, or botanical displays.

THT 4: Ensure residents' safety and "defensible space"	
THT 4.1	Provide street lighting along designated arterials.
THT 4.2	Design parks, trails, landscaping, and public facilities to maximize visibility and minimize hidden places.

THT 5: Provide residents with a network of on - and off- street non-motorized multi-use paths throughout Terrace Heights	
THT 5.1	Off-street path design features typically include: separation from vehicle traffic, lighting standards, benches, and landscaping which is low maintenance and does not hinder visibility to the path.
THT 5.2	Develop a pathway system utilizing existing canal backs, subject to agreement with respective agencies.
THT 5.3	Utilize the guidance of the Transportation Element of ~~Plan 2015~~***Horizon 2040*** in describing on-street bicycle facilities. ~~Routes identified in the element are described on page 51 of this plan~~.

GOAL THT 6: Provide access to safe and reliable transit service.	
THT 6.1	Encourage expansion of bus service to include Terrace Heights.
THT 6.2	Require bus turn-outs or set-asides of land in right-of-way for logical stops.

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- ***West Valley Transportation Goals and Policies***

Goal WVT 1: Ensure that West Valley's street system is designed to provide multiple connections to reduce traffic congestion on major arterials and improve mobility.	
WVT 1.1	Designate east-west and north-south through-connections to reserve corridors for the future improvement of local access and classified streets as indicated on Map 10.6.5-2~~6~~ (Street Connections Plan). The several connections shown between Nob Hill Blvd. and Wide Hollow Road indicate possible options rather than the determined connections.
WVT 1.2	Ensure the continuation of the street grid network as new developments are approved and roads are constructed, except where flooding makes this undesirable.
WVT 1.3	Design new streets and street improvements to avoid increased flooding by accommodating flooding channels, both mapped and unmapped by FEMA.
WVT 1.4	Ensure consistency of road standards between the City and County.
WVT 1.5	Provide road connections between new subdivisions.
WVT 1.6	Review new development to ensure adequate street connectivity that provides for multiple means of ingress and egress where feasible.
WVT 1.7	Provide for multiple residential street design options that allow for flexibility in new development.
WVT 1.8	Establish a collaborative city/county Transportation Improvement Program process through the Intergovernmental Committee.

Goal WVT 2: Ensure that west valley is pedestrian and bicycle friendly.	
~~**WVT 2.1**~~	~~Designate a system of streets with bicycle lanes or wide curb lanes on arterials that is coordinated with the trail and road system of adjacent jurisdictions. See Map 9 (Bicycle Facilities Plan).~~
WVT 2.~~2~~1	Consider use of floodplains to facilitate east-west trail connectivity. Some north-south connectivity can be provided by use of irrigation canals.
WVT 2.~~3~~2	Develop new residential street design standards that increase walkability by utilizing traffic calming techniques to help maintain a close-knit feel to the community.
WVT 2.43	Introduce traffic calming designs in new subdivisions when they are initially planned and constructed.
WVT 2.~~5~~4	As an interim measure prior to completion of the sidewalk system, stripe wide shoulders where appropriate to increase pedestrian and bicycle safety.

Goal WVT 3: Provide for street and parking standards in commercial and retail areas that maximize safety and provide a more pleasing environment.	
WVT 3.1	Provide incentives for establishing shared parking lots and access to them.
WVT 3.2	Establish minimum parking standards for commercial and retail uses.
WVT 3.3	Develop a road access management plan to minimize new driveways onto collector and arterial streets.

10.9 Visioning "Check In"

Yakima County took part in a "Visioning check in" process in 2014 and 2015. This effort used online surveys to gain feedback from Yakima County residents on whether they feel the original Visioning Goals that influenced Yakima County's comprehensive plan – ***Plan 2015*** – are still relevant today or should be updated or discarded. *The resulting Visioning Goals related to Transportation are included in the inset below.*

Horizon 2040 Visioning Goals

Transportation:

A. Provide for economic movement of goods from farm to market.
B. Develop a safe multi-modal transportation system that provides for the efficient flow of goods, services and people.
C. Promote better coordination for an integrated system and uniform construction and maintenance standards between local, county, state, federal and tribal governments.
D. Develop a transportation system and appropriate signage which accommodates and promotes the tourist industry.
E. Ensure that costs to increase levels of service are allocated equitably through time among all potential benefactors.

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CHAPTER 11. INTERGOVERNMENTAL COORDINATION

EDIT NOTE: ***Horizon 2040*** incorporates portions of both Volume 1 and Volume 2 of ***Plan 2015***. To help with your review, the existing Volume 1 language is in black text, the existing Volume 2 language is in purple text. Blue underlined is new, red strikethrough is deleted, green text is moved text within draft.

11.1 INTRODUCTION

Coordination and cooperation among various jurisdictions, service providers and agencies were required for the development of ~~***Plan***~~ ***Horizon 2040*** ~~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 ***Horizon 2040*** ~~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 (GMA) 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.

11.2 ~~MAJOR~~ MAJOR ~~ISSUES~~OPPORTUNITIES

~~ajor issues requiring s~~Specific coordination efforts to assure consistency between and among neighboring entities' plans to manage growth include the following:

11.2.1 County-wide Planning Policy

The County-wide Planning Policy (CWPP), adopted in June 1993 and amended in 2003, 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. Reconvening the committee would provide the forum necessary to address issues of ongoing concern.

11.2.2 Critical Areas~~/Resource Lands~~

~~akima County has attempted t~~To increase the consistency of its own regulations dealing with critical areas Yakima County~~by~~ ~~combining~~ incorporated the requirements for wetlands, ~~shorelines~~critical aquifer recharge areas (CARAs), upland wildlife habitat conservation areas, fish and wildlife habitat and stream corridor system, geologic hazards, and frequently flooded areas into a single Critical Areas Ordinance. The goals and policies relating to regulatory requirements for critical areas are found in the policies of the Natural Setting element of this plan. ~~.~~Additional coordination may be needed to clarify how these policies will be used in the unincorporated areas of urban growth areas.

11.2.3 ~~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 requires a shoreline element in comprehensive plans adopted under GMA. Yakima County has addressed this requirement in the policies of the Natural Setting element of this plan and the regulatory requirements of the ~~Critical Areas Ordinance~~Regional Shoreline Master Program. The SMP is a single, uniform system of procedures and standards to be applied to development within Shoreline jurisdiction of unincorporated Yakima County and municipalities in Yakima County which have adopted this regional SMP. Individual communities will also need to integrate these Shoreline Management requirements within their respective comprehensive plans and ordinances.

11.2.4 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 and the Naches River from the mouth to the twin bridges. The program stresses evaluation of flood hazard mitigation opportunities through structural (i.e., levees and other physical improvements) and nonstructural (i.e., regulatory, buy-outs, flood awareness outreach) 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~~ south of Union Gap. CFHMPs have also been completed for the lower Naches River and the Ahtanum and Wide Hollow watersheds. With the upcoming FEMA flood map restudies on the lower Yakima River, the County will request funding to do a CFHMP for this area as well. Yakima County CFHMPs include cities within the study areas.

~~.~~

11.2.5 Storm Water Management Plans

Storm water management requires the co-operation 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.

11.2.6 Urban Growth Area Plans

Each city in Yakima County has either adopted ~~or is currently working on~~ its GMA comprehensive plan. ~~These~~ Many of these plans provide a greater level of detail for the urban growth areas than that found in ***Horizon 2040***~~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 GMA mandated ~~the first annual~~ plan reviews.

11.2.7 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.

11.2.8 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.

11.2.9 Water and Sewer Plans

Land use is closely tied to the availability of water and sewer service. If ~~a~~ water or sewer plans for Yakima County, independent service providers or city facilities indicates that lines will not be available or will remain undersized in portions of an urban growth area, the County, service providers and cities needs to work ~~with the city~~together 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~~ specific roles and responsibilities. These roles and responsibilities ~~should~~have be incorporated into the *Master I~~i~~nterlocal ~~a~~Agreement for Growth Management Act Implementation in Yakima County* ~~s~~ between the County and each of the fourteen cities and towns. If necessary, more specific agreements may be entered into with the 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.~~

11.2.10 Essential Public Facilities

The importance of intergovernmental coordination is clear in the siting of 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. The

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established process has been addressed through the County-wide Planning Policies (see excerpt from CWPP in the Goals and Policies section, policies C.3.1-3, "Siting Public Facilities of a County-wide or State-wide Nature"). When the Shareholders reviewed these policies during the development of ***Horizon 2040***, they felt that the CWPP adequately addressed the issue of essential public facilities for purposes of Horizon 2040.

11.2.11 ~~Essential Public Facilities~~

~~The importance of intergovernmental coordination is clear in the siting of essential public facilities. The established process has been addressed through the County-wide Planning Policies (see excerpt from CWPP in the Goals and Policies section, policies C.3.1-3, "Siting Public Facilities of a County-wide or State-wide Nature"). When the Shareholders reviewed these policies during the development of Plan 2015, they felt that the CWPP adequately addressed the issue of essential public facilities for purposes of Plan 2015.~~

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.

11.2.12
Use of Inter-local 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.

11.2.12.1 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 ramp-down agreements) for allocating the financial burdens that result from the transition of land from County to city jurisdiction.

11.2.12.2 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.

11.2.12.3 Road and Construction Standards

The CWPP encourages the use of interlocal agreements to require common and consistent development and construction standards for a given urban growth area. These could include streets and roads, utilities, and other infrastructure components.

11.2.12.4 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.

11.3 ~~EXISTING CONDITIONS~~EXISTING CONDITIONS

Numerous jurisdictions and agencies will need to be involved with the County in the implementation of ~~Plan *2015*~~*Horizon 2040*. These are briefly described below, along with potential coordination issues which should be coordinated in implementing ~~Plan *2015*~~*Horizon 2040*.

Table ~~XIII~~11.3-1~~-2~~ provides a matrix of those participants in coordination throughout various phases of the planning process. Table ~~XIII-3~~11.3-2 identifies the statutory authority for various agencies.

11.3.1 Neighboring Jurisdictions

11.3.1.1 Counties

General purpose governments adjacent to or within Yakima County include the following:

- Counties: Benton, Grant, Kittitas, Klickitat, Lewis, Pierce and Skamania.

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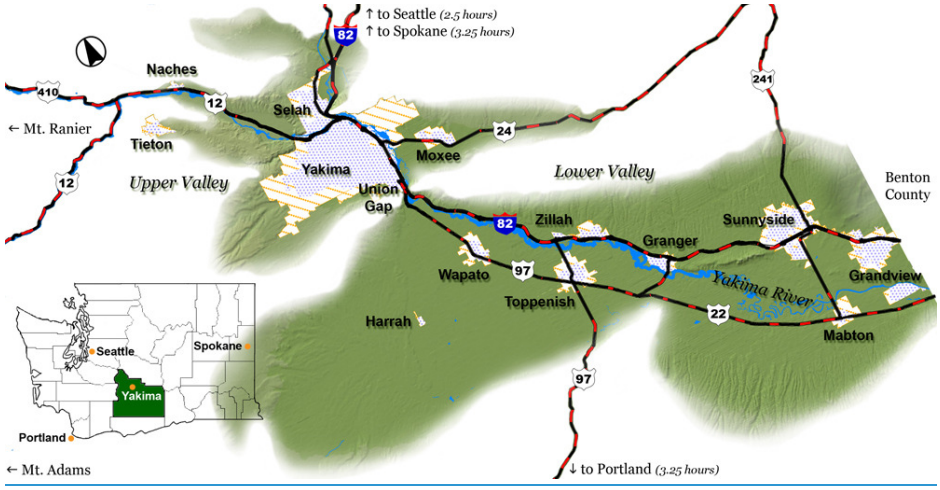
11.3.1.2 Cities and Towns:

- Grandview, Granger, Harrah, Mabton, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima, and Zillah.



There are various interrelationships between ~~Plan 2015~~***Horizon 2040*** and the comprehensive plans of Yakima County's fourteen cities. One example is the coordination between level of service standards established on County roads within urban growth areas and incorporated cities. In addition, there are several internal consistency references to other elements in ~~Plan 2015~~***Horizon 2040***.

11.3.1.3 Major Issues:

- County-wide Planning Policies
- Urban Growth Area Plans
- Development Regulations
- Annexations
- Water and Sewer Plans
- Road Standards
- Critical Areas/Resource Lands
- Essential Public Facilities
- Open Space Corridors

Applicable ~~***Plan 2015***~~***Horizon 2040*** **Elements**: All.

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TABLE 11.3-1 Horizon 2040 – Consistency with State Goals

	STATE GOALS	HORIZON 2040 ELEMENTS
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.	Land Use, Parks & Open Space, Intergovernmental Coordination, Transportation, Capital Facilities, Utilities
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.	Land Use, Parks & Open Space, Intergovernmental Coordination, Transportation
Transportation	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with County and city comprehensive plans.	Land Use, Transportation, Intergovernmental Coordination, Capital Facilities
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.	Housing, Intergovernmental Coordination, Land Use
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.	Economic Development, Intergovernmental Coordination, Land Use
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.	Intergovernmental Coordination, Land Use, Capital Facilities
Permits	Application for both state and local government permits should be processed in a timely and fair manner to ensure predictability.	Intergovernmental Coordination, Economic Development, Land Use
Natural Resource Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.	Land Use, Natural Setting, Economic Development, Parks & Open Space, Intergovernmental Coordination, Transportation
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.	Land Use, Natural Setting, Parks & Open Space, Intergovernmental Coordination, Utilities, Environmental Analysis
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.	Land Use, Natural Setting, Parks & Open Space, Intergovernmental Coordination, Environmental Analysis
Citizen Participation	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.	Plan Development, Intergovernmental Coordination
Public Facilities and Services	Ensure that those public facilities and service 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.	Land Use, Utilities, Capital Facilities, Intergovernmental Coordination, Transportation
Historic Preservation	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.	Natural Setting, Parks & Open Space, Intergovernmental Coordination, Housing, Land Use
Shoreline Management	The goals and policies of a shoreline master program for a county shall be considered an element of the county or city's comprehensive plan.	

Table 11 3-2 Coordination Under the Growth Management Act – Participants in Coordination

Topic	City	Co.	COG	RTPO	Sch. Dist.	Spec. Dist.	DOA	DOC	Comm	DOE	DOH	DFW	IAC	Emp. Sec.	DIS	OFM	L&I	DNR	DOT	Fed	Tribes	Land owner	Pvt. Sec.	Spec. Int.	Citizens
Visioning	X	X	X	X	X	X			X							X					X	X	X	X	X
CWPPs	X	X	X	X	X	X		X	X	X						X			X		X	X	X	X	X
UGAs	X	X	X	X	X	X			X							X				X	X	X		X	X
Comp Plan	X	X	X	X	X	X			X	X						X		X	X	X	X	X	X	X	X
Capital Fac.	X	X	X	X	X	X		X								X						X			X
Land Use	X	X	X	X	X	X			X												X	X		X	X
Housing	X	X	X	X	X	X			X														X		
Utility	X	X	X	X	X	X			X	X												X	X	X	X
Transportation	X	X	X	X	X					X									X	X	X	X	X	X	X
Public Purpose Lands	X	X	X	X	X	X		X					X						X	X	X	X		X	X
Open Space Corridors	X	X	X	X		X				X		X	X					X	X	X	X	X		X	X
CA/RLs	X	X	X			X	X			X		X	X					X		X	X	X	X	X	X
Reg. Transp. Planning	X	X	X	X	X					X									X	X	X	X	X	X	X
Sewer or Water Plans	X	X				X				X	X										X			X	X
Water Availability	X	X	X			X				X	X										X				X
Impact Fees	X	X	X	X	X	X																			
Relocation Assistance	X	X							X														X		X
Economic Development	X	X		X																		X	X	X	X
Development Regulations	X	X		X																		X	X	X	X
Data Collection	X	X	X	X	X	X			X	X		X	X	X	X	X	X	X	X	X			X	X	

COG-Conference of Governments, DFW-Dept. of Fish & Wildlife, DNR-Dept. of Natural Resources, IAC-Interagency on Outdoor Recreation, DOT-Dept. of Transportation, DOC-Dept. of Corrections, DOA-Dept. of Agriculture, DIS-Dept. of Information Services, Emp.Sec.-Employment Securities, OFM-Office Financial Management, Pvt.Sec.-Private Sector, DOH-Dept. of Health, L&I -Dept. of Labor & Industries, Sch Dist-School District, Spec Int-Special Interest, Fed-Federal, Comm-Dept. of Commerce, RTPO-Regional Transportation Planning Organization

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Table 11 3-3 Statutory Authority for Provision of Facilities and Services

Facility/Service	County	City	Sewer District	Water District	Fire District	Conservation District	Port District
Utility Services	sewer/water 36.94.020; waste 36.58.010	sewer/water 35.21.210; waste 35.21.120	sewer 56.04.020; merge w/ water district 56.36.060	water 57.04.020; merge w/ water district 57.04.150		long range program including water 89.08.220(7)	sewer/water/waste 53.08.040
Health Services	hospital 36.62.010; joint hospital w/ city or another county 36.62.030; public health 36.89.030; emergency medical 36.32.480; mental health 71.24.045	hospital 35.22.280 [1st]; 35.23.440 [2nd]; ambulance 35.24.306 [3rd]; 35.27.370 [15] [towns]; joint hosp. w/ county 36.63.030; public health 70.05.020; 70.05.070			emergency need 52.12.031(1)		
Social Services	housing 36.32.415; poverty 36.32.440; youth 35.21.630	youth 35.21.630; low-income housing 35.21.685					
Law Enforcement Services	sheriff 36.28.010; prosecuting Atty.. 36.27.020; public defender 36.26.070; coroner 36.24.020; court 2.08.010-020; jail 2.28.139	police 35.22.280, 35.22.610 [1st]; 35.23.130 [2nd]; 35.24.160 [3rd]; 35.27.370 [towns]; court 3.46.010, 35.20.010; jail 70.48.190					police 53.08.280
Fire Prevention/ Suppression	fire code 36.43.010; contract w/ others for suppression 36.32.470	fire suppression 35.22.280 [1st]; 35.23.440 [2nd]; 35.24.290 [3rd]; 35.27.370 [towns]			prevention & suppression 52.12.031; burning permits 52.12.101		fire protection service 53.25.100
Community Development Activities	planning 36.70A.050	planning 35.63.060-080					
Environmental Protection Activities	lake 36.61.020; critical areas 36.70A.070,36.36.020	lake 35.21.403; water 35.88.010; critical areas 36.70A.070	clean up water pollution 56.08.013	water conservation plan 57.08.170		prevention, conservation	pollution control 53.08.040

						and education 89.08.220	
Economic Development Activities	economic dev. 36.01.085; tourist promotion 36.32.450	economic dev. 35.21.703; tourist promotion 35.21.700					economic dev. 53.08.245; tourism promotion 53.08.255
Transportation Services and Facilities	public transp.. 36.57.040; rail 36.60.030; roads 36.75.020	public transp.. 35.58.2721; streets 35.22.280 [1st]; 35.23.440 [2nd]; 35.24.290 [3rd]; 35.27.370 [towns]					transfer and terminal facilities 53.08.020; intermodal rail transport of cargo 53.08.290; street 53.08.330; waterways 53.08.060; facilities & harbor improvements 53.08.020
Other Activities	libraries 27.12.025; stormwater control and open space 36.89.030; parks and recreation 36.68.010; 36.89.030; greenbelt 36.34.340	libraries 27.12.025; public facilities 35.21.020; storm and surface water 35.67.020; parks and recreation 67.20.010; greenbelt 36.34.340	storm and surface water 56.08.010; merge w/ water district for water district powers include park and recreation 56.36.060	merge with sewer district for powers include storm and surface water 57.40.150; park and recreation facilities 57.08.010(5)		long range program include water run-off and flood control 89.08.220(7)	libraries 53.29.030; storm and surface water [sewer power] 53.08.040; parks and recreation 53.08.260-270

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11.3.2.2 Yakima Training Center

In addition to the general purpose governments listed above, Yakima County is significantly impacted by the Yakima Training Center. The U.S. Department of the Army has prepared the "Cultural and Natural Resources Management Plan" in order to address various issues pertaining to the impacts of the Yakima Training Center on the environment. Yakima County has been an active participant on the CNRCP committee.

Major Issues:

- Development Regulations
- Critical Areas/Resource Lands

Applicable ~~*Plan 2015*~~*Horizon 2040* Elements: Land Use; Natural Setting; Open Space; Capital ~~Improvements~~Facilities.

11.3.2.3 Yakama Indian Nation

The Yakama Indian Nation comprises 1.1 million acres within Yakima County.

Major Issues:

- County-wide Planning Policy
- Open Space Corridors
- Development Regulations
- Urban Growth Area Plans
- Critical Areas/Resource Lands

Applicable ~~*Plan 2015*~~*Horizon 2040* Elements: Land Use; Natural Setting.

11.3.3 Service Providers

11.3.3.1 Water

There are ~~four~~ twenty-eight County-owned water supply systems~~:~~. ~~Terrace Heights, Buena, Gala Estates and Starcrest.~~ The Nob Hill Water Association is also a major provider of potable water in the County. The Utilities Element provides greater detail on the existing conditions relating to water supply provisions in the County.

RCW 57.16.010 requires an update of the general Water Plan consistent with the pro-visions of the County's ~~Plan 2015~~ ***Horizon 2040***. A schedule for integrating plan updates for each County owned water system will need to be established.

Major Issues:

- Urban Growth Area Plans
- Development Regulations
- Water Plans
- Annexations
- Water Availability

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- County-wide Planning Policies
- Essential Public Facilities

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Land Use; Demographics; Capital Facilities; Utilities.

11.3.3.2 Sewer

There are two special purpose sewer districts in the County, one each in Terrace Heights and Cowiche. In addition, Yakima County owns and operates a wastewater treatment facility in Buena. The Utilities Element provides greater detail on the existing conditions relating to sanitary sewer treatment provisions in the County.

RCW 56.08.020 requires an update of general Sewerage Plans consistent with the provisions of the County's ~~Plan 2015~~ *Horizon 2040*. A time frame for integrating plan updates to any County owned sewer system will need to be established.
Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Sewer Plans
- Annexations
- Essential Public Facilities
- County-wide Planning Policies

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Capital Facilities; Utilities; Land Use; Introduction (Demographics).

11.3.3.3 Irrigation

There are 21 irrigation districts within the County. The Utilities Element provides greater detail related to irrigation districts in the County.
Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Water Availability
- Open Space Corridors

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Utilities; Land Use; Demographics; and Capital Facilities.

11.3.3.4 Schools

There are 15 school districts located in Yakima County. ~~Figure XII-2 in the Capital Facilities Element shows the location of each.~~
Although not a participant on the Regional Services Forum, school districts should become more involved in the implementation phase of ~~Plan 2015~~ *Horizon 2040*.

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Major Issues:

- Development Regulations
- Urban Growth Area Plans
- County-wide Planning Policies

Applicable ~~Plan 2015~~ *Horizon 2040* ~~–~~Elements: Capital Facilities; Land Use; Transportation; and Introduction (Demographics).

11.3.3.5 Fire Protection

There are numerous fire districts in Yakima County. ~~Figure XII-1 in the Capital Facilities Element shows the location of each.~~

Yakima County currently has a mutual aid agreement with Lewis County for the provision of fire and emergency services in the White Pass area.

Major Issues:

- Urban Growth Area Plans
- Development Regulations
- Critical Areas/Resource Lands
- Open Space Corridors

Applicable ~~Plan 2015~~*Horizon 2040* ~~-~~Elements: Land Use; Natural Setting; and Parks and Open Space; Capital Facilities.

11.3.3.6 Port Districts

There are two port districts located in Yakima County, one each in Grandview and Sunnyside.

Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Critical Areas/Resource Lands
- Essential Public Facilities
- Regional Transportation Plan

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Land Use; Economic Development; Transport~~-~~ation; Capital Facilities; and Utilities.

11.3.3.7 State and Federal Government

Washington State:

The state's Growth Management Act [WAC 365-195-735] states that "the drafting of plans and development regulations under the Act should involve a consideration of numerous state and regional regulatory and planning provisions affecting land use, resource management, environmental protection, utilities, or public facilities."

Examples of statewide standards include:

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- Water Pollution Control Act;
- Safe Water Drinking Act;
- Solid Waste Management Act;
- Model Toxics Control Act;
- Shoreline Management Act Forest Practices Act;
- Floodplain Management Act;
- State Building Code;
- Electrical Construction Code;
- Surface Mining Act;
- State Surface and Ground Water Codes;
- Hydraulic Project Act;
- Energy Facilities Site Evaluation Council;
- State Transportation Policy Plan;
- Water Resources Act of 1971;
- State Outdoor Recreation and Open Space Plan;
- State Trails Plan;
- Regional Air Pollution Control.

The state also requires plans for individual public water systems, approved by the state health department; comprehensive sewerage drainage basin plans, approved by the Department of Ecology; local moderate risk waste plans, approved by the Department of Ecology; and plans required to be filed with the utilities and transportation commission in accordance with WAC 480-100-251.

The following state departments have been involved in the growth management planning process. Each department has its specific role in the review and comment of ~~Plan 2015~~ ***Horizon 2040***. Coordination with these state agencies to assist in the implementation of ~~Plan 2015~~ ***Horizon 2040*** ~~-~~will be necessary. Table XIII-2 identifies additional state agencies and offices with coordination responsibilities.

- Health
- Ecology
- Corrections
- Transportation
- Natural Resources
- Fish and Wildlife
- Social and Human Services
- Superintendent of Public Instruction
- Community, Trade & Economic Development

RCW 36.70A.103 states, "State agencies must comply with the local comprehensive plans and development regulations and amendments that are adopted under the Act."
Major Issues:

- Development Regulations

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- Critical Areas/Resource Lands
- Water and Sewer Plans
- Urban Growth Area Plans
- Shoreline Master Programs
- Floodplain Management
- Dispute Resolution Process

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: ~~-~~All.

11.3.3.7 Federal Agencies

The Growth Management Act [WAC 365-195-730] states,

(1) The drafting of plans and development regulations under the act should involve a consideration of the effects of federal authority over land or resource use within the planning areas including:
   a. Treaties with Native Americans;
   b. Jurisdiction on land owned or held in trust by the federal government;
   c. Federal statutes or regulations imposing national standards;
   d. Federal permit programs and plans.

(2) Examples of such federal standard, permit programs and plans are:
   a. National ambient air quality standards, adopted under the federal Clean Air Act;
   b. Drinking water standards, adopted under the federal Safe Water Drinking Act;
   c. Effluent limitations, adopted under the federal Clean Water Act;
   d. Dredge and fill permits issued by the Army Corps of Engineers under the federal Clean Water Act;
   e. License for hydroelectric projects issued by the federal Energy Regulatory Commission;
   f. Plans created under the Pacific Northwest Electric Power Planning and Conservation Act;
   g. Recovery plans and the prohibition on taking listed species under the Endangered Species Act.

11.3.3.8 Coordinating Agencies

A number of agencies are already involved in promoting interjurisdictional coordination on a variety of issues.

11.3.3.9 Yakima Valley Conference of Governments

The Yakima Valley Conference of Governments was established by interlocal agreement to assure coordination, consensus, consistency and compliance over issues of common concern to its membership. YVCOG's mission is to provide member jurisdictions a regional network for professional community planning, transportation, grant writing, GIS, and facilitate coordinated efforts on matters of mutual concern. The Yakima Valley Conference of Governments will:

Serve as the Metropolitan Planning Organization (MPO) and Regional Transportation Planning Organization (RTPO) for the region.

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- Perform responsibilities as identified in the most recent GMA regional strategy.
- Develop and maintain informational databases to support the regional geographic information system.
- Define and implement procedures that assure opportunities for early and continuous public involvement through short and long-range planning projects.
- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.
- ~~The Yakima Valley Conference of Governments was established through an interlocal agreement to assure coordination, consensus, consistency and compliance over issues of common concern to its membership.~~

  ~~Membership includes Yakima County and all of the cities and towns. YVCOG has been an active participant in the growth management planning process, including development of comprehensive plans for several member jurisdictions. They are also the designated Metropolitan Planning Organization, Regional Transportation Planning Organization, and Census data clearing house.~~

Major Issues:

- County-wide Planning Policies
- Urban Growth Area Plans
- Development Regulations
- Regional Transportation Plan
- Dispute Resolution Process

Applicable ~~Plan 2015~~*Horizon 2040* Elements: All elements of ~~Plan 2015~~ ***Horizon 2040*** are pertinent in coordinating with the YVCOG.

11.3.3.10 Regional Transportation Planning Organization

This entity was created through the enactment of the Growth Management Act, and is authorized through RCW 47.80 to review and certify local governments' Transportation Elements and the County-wide Planning Policies.

The RTPO is responsible for developing, in cooperation with state and local governments, a six-year regional Transportation Improvement Program. The TIP is based on programs, projects, and transportation demand management measures of regional significance as identified by transit agencies, cities, and counties.

Unlike most of the RTPOs in the state which consist of multi-county representation, Yakima County is a sole county RTPO. An RTPO may be formed by a single county if it has a population of 100,000 or more.

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Major Issues:

- County-wide Planning Policies
- Urban Growth Area Plans
- Development Regulations
- Dispute Resolution Process
- Regional Transportation Plan
- Open Space Corridors

Applicable ~~Plan 2015~~ *Horizon 2040* Elements: Transportation; Capital Facilities; Land Use; and Demographics.

11.3.3.11 Metropolitan Planning Organization

The MPO is responsible for managing a continuing, cooperative and comprehensive planning process for the urbanized areas. The planning process should result in the development of plans and programs consistent with the jurisdictions' comprehensive plans.

The MPO was created through federal legislation implemented through state and local agencies. Yakima County is required to participate as an MPO since its population exceeds 50,000.
Major Issues:

- Development Regulations
- Urban Growth Area Plans
- Regional Transportation Plan
- Open Space Corridors

Applicable ~~Plan 2015~~ *Horizon 2040* Elements: Transportation and Land Use; and Capital Facilities.

11.3.3.12 Tri-County Water Resources Agency

This organization consists of three counties: Benton, Kittitas and Yakima. The agency addresses numerous issues relative to the Yakima River Watershed.
The three counties will integrate relevant portions of the Yakima River Watershed Plan into their respective comprehensive plans and subsequent development regulations.
Major Issues:

- Critical Areas/Resource Lands
- Shoreline Master Programs
- Development Regulations
- Flood Hazard Management Plans
- County-wide Planning Policies
- Urban Growth Area Plans
- Water Availability

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Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Natural Setting; Environmental Analysis; and Land Use; and Capital Facilities.

11.3.3.13 Boundary Review Board

The role of the Boundary Review Board (BRB) was revised to reflect the enactment of the Growth Management Act. RCW 36.93.230 states, "When a county and the cities and towns within the county have adopted a comprehensive plan and consistent development regulations pursuant to the provisions of chapter 36.70A RCW, the county may, at the discretion of the county legislative authority, disband the boundary review board in that county".

Yakima County has had a BRB since 1971. Upon completion of the urban growth area plans and subsequent development regulations, the County and its fourteen cities will need to examine the role of the BRB in the next phase of implementation.

Major Issues:

- Water and Sewer Plans
- Development Regulations
- Urban Growth Area Plans
- County-wide Planning Policies

Applicable ~~Plan 2015~~ *Horizon 2040* ~~-~~Elements: Urban Land Use Sub-Element; and Transportation.

~~Regional Planning Commission~~

~~In 1977, the Regional Planning Commission (RPC) was created as result of an ongoing discussion of regional service provision, such as wastewater management. This led to the current "four party" agreement between the cities of Yakima and Union Gap, Yakima County, and the Terrace Heights Sewer District.~~

~~Recently, the RPC has served as the advisory body for development of the Yakima Urban Area Comprehensive Plan, and revisions to the Yakima Urban Area Zoning Ordinance.~~

~~Major Issues:~~
~~Urban Growth Area Plans~~
~~Development Regulations~~
~~County-wide Planning Policies~~

~~Applicable Plan 2015 Elements: All elements of Plan 2015, except the Rural and Economic Resource Lands Sub-Elements, are pertinent in coordinating with the RPC.~~

11.4 COORDINATING GROWTH MANAGEMENT ACT PRODUCTS

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~~COORDINATING GROWTH MANAGEMENT ACT PRODUCTS~~

11.4.1
County-wide Planning Policy

To assure the development of common goals to achieve coordinated, planned growth, the Growth Management Act required cities and counties to begin the planning process with a set of shared understandings, the County-wide Planning Policy. Yakima County's response to this requirement is described in Chapter I~~I~~, "Policy Plan ~~Development~~Introduction.~~-~~" The County-Wide Planning Policy (CWPP) was originally approved by the Board of Yakima County Commis~~-~~sioners i~~e~~n June ~~29,~~ 1993, following approval by a majority of the cities and towns. The CWPP was revised in October 2003. Portions of the CWPP dealing specifically with regional service provision and intergovernmental coordination are excerpted in the Goals and Policies section of this element.

11.4.1.1 Master Interlocal Agreement for Growth Management Act Implementation in Yakima County

The primary purpose of the Master Interlocal Agreement is to provide a management structure for growth and development occurring in Urban Growth Areas (UGAs) to ensure that coordinated Growth Management Act (GMA) goals will be met. In areas that are outside of city limits but within the UGA, the County continues to have legal jurisdiction but both the County and respective City have interests. The purpose of UGA designation is to target these areas for urban growth and urban levels of services, and eventual annexation or incorporation. Consequently, the County and cities' must have coordinated visions for urban density land use in these areas with appropriate development standards to assure consistency with the GMA. The Master Interlocal Agreement is intended to meet the objectives of the GMA, set out processes for coordination of planning, provide public improvements, and to clarify administrative and development processes for citizens, the Cities and the County.

11.4.1.2
Urban Growth Areas

The GMA states that urban growth should first be located in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. (RCW 36.70A.110(3))

Therefore, the CWPPs include specific policies to encourage growth in UGAs and discourage urban growth outside of these areas. Also, these policies strive for development within UGAs in a logical fashion outward from the edge of developed land in conjunction with the provision of infrastructure and urban services.

The ~~County-wide Planning Policies~~CWPPs and the Master Interlocal Agreement ~~for Urban Growth Areas~~ incorporated the state requirements and described the process and criteria for establishing and amending urban growth areas in Yakima County ~~(e.g., see CWPP A.3.1-A.3.12)~~.

~~Using the CWPP, each city recommended an interim urban growth area to Yakima County. The County held public hearings to consider the designation and adoption of the interim urban growth areas proposed by the cities.~~

Planning Commission Draft

~~Following initial hearings, the Board of County Commissioners directed planning staff to meet with several communities to discuss changes they felt were needed, and adjustments were made to some of the proposed interim urban growth areas.~~

~~Interim urban growth areas for all cities and towns were adopted by the Yakima County Board of Commissioners during late 1993 and early 1994. The Demographics Element contains detail on how population was distributed within the urban areas.~~

Final UGA boundaries are~~s will be~~ set ~~either~~ through the adoption or update of ~~***Plan 2015***~~***Horizon 2040*** ~~or by the first plan update through~~ using the Official of Financial Management's (OFM) twenty year population projections for Yakima County and a detailed land capacity analysis conducted in coordination ~~negotiations~~ between the County and specific cities.

11.4.1.3 Comprehensive Plans

RCW 36.70A.100 states, "The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues."

In addition, the Transportation Element must assess the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions. (RCW 36.70A.070 (6)(d))

~~Yakima County has reviewed the draft comprehensive plans of those jurisdictions which have completed them.~~

~~Essential Public Facilities~~
~~The importance of intergovernmental coordination is clear in the siting of essential public facilities. The established process has been addressed through the County-wide Planning Policies (see excerpt from CWPP in the Goals and Policies section, policies C.3.1-3, "Siting Public Facilities of a County-wide or State-wide Nature"). When the Shareholders reviewed these policies during the development of Plan 2015, they felt that the CWPP adequately addressed the issue of essential public facilities for purposes of Plan 2015.~~

~~Government Services Forum~~
~~The purpose of the Government Services Forum is to 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".~~
~~The legislation required counties over 150,000 to convene a meeting of the service providers by March, 1995. As a result, Yakima County and its cities and towns have established a Government Services Forum. This group of service providers initially met on March 2, 1995 and has continued to meet every two months to evaluate service issues selected from the following list:~~

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~~1. Utility services~~
~~A. Water~~
~~B. Sewer~~
~~C. Surface water, stormwater, flood Control, and river levees~~
~~D. Solid waste~~

~~2. Health services~~
~~A. Public health~~
~~B. Emergency medical services and transportation~~
~~C. Medical examiner/coroner~~

~~3. Social services~~
~~A. Housing~~
~~B. Poverty~~
~~C. Youth~~
~~D. Elderly~~
~~F. Cemeteries~~

~~4. Cultural services~~
~~A. Libraries~~
~~B. Museums/fine arts~~
~~c. Performing arts~~

~~5. Law enforcement services~~
~~A. Police/sheriff activities~~
~~B. Corrections~~
~~C. Emergency communication (911)~~
~~D. Animal control~~
~~E. Emergency management~~

~~6. Judicial services~~
~~A. Courts~~
~~B. Prosecuting attorneys~~
~~C. Public defenders~~

~~7. Fire protection and emergency management services~~
~~A. Fire protection~~
~~B. Emergency medical services~~

~~8. Community development activities~~
~~A. Planning~~

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~~B. Code enforcement~~
~~C. Parks and recreation~~
~~D. Trails~~

~~9. Environmental protection activities~~
~~A. Open space~~
~~B. Greenbelt~~
~~C. Lakes~~
~~D. Aquifers~~
~~E. Critical areas~~
~~F. Conservation~~
~~G. Irrigation~~
~~H. Air pollution control~~

~~10. Economic development activities~~
~~A. Economic development~~
~~B. Tourism promotion~~
~~C. Public assembly activities (arts, Conventions, theater, Stadium, etc.)~~

~~11. Transportation services and facilities~~
~~A. Roads, streets, and highways~~
~~B. Transit~~
~~C. Non-motorized (pedestrian, bicycle)~~
~~D. Rail~~
~~E. Airport~~

~~12. Excluded by law from rcw 36.115 service agreements~~
~~A. Schools~~
~~B. Electrical energy generation, Conservation, or distribution~~
~~C. Maritime shipping activities~~

~~Sepa/gma integration~~
~~As part of the state's continuing effort to integrate land use and environmental planning, yakima county received a grant in 1994 from the department of community, trade and economic development as part of the sepa/gma demonstration projects.~~

~~Yakima county has concentrated most of its integration effort around a basic implementation concern regulatory reform based upon interrelated sepa/gma processes. The program developed by yakima county used an integrated approach to identify system impacts which could be removed from the traditional formal review required by sepa. System impacts, once adequately addressed in *plan 2015*~~

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~~analysis, can be mitigated through a set of alternative mitigation measures, a "cafeteria plan" (see appendix iii a). The pilot project developed a streamlined development review process and a model for mitigating system-wide project impacts. This approach reduces the level of environmental review at the application stage by focusing on site-specific impacts. In effect, the county invests its analytical resources in the evaluation of plan level, system-wide impacts, instead of the case-by-case review of development applications.~~

11.45 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES ~~ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES~~

Although a substantial amount of effort has already being undertaken to coordinate between these and other agencies, the bulk of the work is yet to come. However, since these jurisdictions have been meeting already to discuss these and other issues, the adoption of this optional element presents a good point of departure for interjurisdictional coordination.

11.5.1 ~~ROLES AND RESPONSIBILITIES~~Roles and Responsibilities

11.5.1.1 Countywide Planning Policies

Yakima County, cities and towns, and the Yakima Valley Conference of Governments are all involved in planning activities related to their statutory authority and responsibility. The Countywide Planning Policies further clarify the roles and land use planning authority of each type of governmental unit.
Yakima County is the regional government within the county boundaries providing various services within unincorporated and incorporated areas. Yakima County will:

- Be responsible for the development, adoption and implementation of comprehensive plans and development regulations and the processing of land use permits within the unincorporated portions of the County.

- Develop and maintain informational data bases to support the regional geographic information system.

- Perform responsibilities as identified in the most recent GMA regional strategy.

Enter into separate urban growth management agreements with each city to address joint issues identified in the County-wide Planning Policy and other matters agreed to be of mutual interest.

- Define and implement procedures that assure opportunities for early and continuous public involvement throughout short and long range planning projects.

- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.

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Cities within Yakima County provide a variety of services primarily to residents within their respective municipal boundaries. Cities will:

- Provide urban governmental services as identified in the GMA (Chapter 36.70A RCW) and adopted urban growth management agreements.
- Be responsible for the development, adoption and implementation of comprehensive plans and development regulations and the processing of land use permits within the incorporated city and within unincorporated portions of urban growth areas as may be agreed upon through interlocal agreements.
- Within their capabilities, develop and maintain informational data bases to support the regional geographic information system.
- Perform responsibilities identified in the most recent GMA regional strategy.
- Enter into separate interlocal agreements with Yakima County to address joint issues identified ~~i~~in the County-wide Planning Policy and other matters agreed to be of mutual interest.
- Define and implement procedures that assure opportunities for early and continuous public involvement throughout short and long range planning projects.
- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.

The Yakima Valley Conference of Governments was established by interlocal agreement to assure coordination, consensus, consistency and compliance over issues of common concern to its membership. The Yakima Valley Conference of Governments will:

- Serve as the Metropolitan Planning Organization (MPO) and Regional Transportation Planning Organization (RTPO) for the region.
- Perform responsibilities as identified in the most recent GMA regional strategy.
- Develop and maintain informational databases to support the regional geographic information system.
- Define and implement procedures that assure opportunities for early and continuous public involvement through short and long-range planning projects.

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- Coordinate with other agencies as appropriate in multi-jurisdictional planning activities.

11.5.1.2 ~~Government Services Forum~~

~~RCW 36.115.060 (2) requires, "On or before January 1, 1997, a service agreement must be adopted in each County under this chapter or a progress report must be submitted to the appropriate committees of the legislature."~~

~~Forum participants have generated a list of top priorities for service agreements. The Forum will continue to meet and discuss these and other issues relative to facilities and services provision and coordination.~~

11.5.1.4 Comprehensive Plans

Additional work will be needed to reconcile the detailed plans of cities for their urban growth areas with the general policy guidance contained in ~~*Plan 2015*~~*Horizon 2040*. However, this process be made easier in that the County's policies were developed to complement the draft concepts and land use plans that the cities were developing, such as "urban reserve," "focused public investment", corridors, and "agricultural transition" areas. Also, the County's satellite management systems for clustered urban development provide a way for outlying areas in UGAs to develop at urban densities.

11.5.1.4 Shoreline Master Programs

~~As a result of the 1995 legislative amendments to RCW 90.58, the Washington State Department of Ecology is updating WAC 197-11 to address consistency between these amendments and the Shoreline Management Act.~~

The requirement states that those counties and cities planning under the 36.70A shall amend their Comprehensive Plan to incorporate a Shoreline Element into the Comprehensive Plan. Yakima County has accomplished this through adoption of the Natural Setting Element (Chapter 2) and the Critical Areas Ordinance.

11.5.1.5 Regional Service Agreements

Yakima County's ~~*Plan 2015*~~*Horizon 2040* will be best fulfilled by emphasizing the intergovernmental coordination aspects of the plan among governments. The alternatives are in matters of form, such as formal v. informal agreements. If the informal type works better, especially as relationships are developing, it should be used. Present interlocal agreements expire on a variety of dates. The Intergovernmental Coordination Element provides a framework to regularly monitor the success of existing and proposed coordination mechanisms, including informal and formal agreements.

11.5.1.6 Dispute Resolution~~DISPUTE RESOLUTION~~

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~~Whether through the role of a mediator or the Growth Management Hearings Board, the importance of developing a conflict resolution process is inherent in the implementation of growth management.~~

Currently, the Growth Management Hearings Boards provide mediation services relative to disputes regarding GMA documents. This is considered a preemptive measure in case an appeal is filed.

11.5.1.7 ~~PLAN IMPLEMENTATION AND MONITORING~~Plan Implementation and Monitoring

There are several approaches or methodologies which may be considered in developing an intergovernmental coordination process. An initial component should be creating consensus on coordination assumptions, such as:

- Communication is the foundation of coordination and cooperation.
- Existing interlocal agreements cover obvious, physical, measurable needs, such as sharing a wastewater treatment plant, or reciprocal fire agreements.
- Other issues are more subtle, requiring time to establish relationships and to coordinate data analysis and use for annual reporting. An example is the capital improvement program and its priorities for the cities' urban growth areas.
- There is a need for a regional viewpoint between municipalities and the County.
- Issues should be identified and addressed before they become controversial positions. It is easier to discuss a desired out-come than to argue over an established position.
- Technical coordination of an issue, with a proposed resolution, is better than open confrontation. Anticipation is better than reaction.
- There are a lot of jurisdictions covering many technical, and occasionally over-lapping issues.
- The planning process, with its emphasis on review of adjacent jurisdictions' plans and the doctrine of standing, provides the impetus for coordination. The alternative, appeals and lawsuits, are costly, time-consuming and counter-productive to growth, planning and development.

11.5.1.8 Intergovernmental Coordination among Yakima County and Other Entities

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The next phase of implementation will entail determining the roles and responsibilities to ensure intergovernmental coordination. Yakima County and other jurisdictions should address the following potential issues in resolving coordination responsibilities:

- Description of Issue
- Existing Method of Coordination
- Nature of Relationship
- Office with Primary Responsibility
- Effectiveness of Coordination Mechanisms
- Deficiencies and Needs
- Outside Coordinating Entities

11.5.1.9 Plan Amendment

Coordination will also be important as ~~*Plan 2015*~~*Horizon 2040* is updated and amended. To make sure that the plan remains current, the Planning ~~Department~~ Division will annually evaluate it for internal consistency, for consistency with the plans of other jurisdictions, and with development regulations. The results of this review will be provided to the Planning Commission for consideration as part of its ~~regular~~annual meeting ~~September~~ agenda.

The annual review will include a reassessment of the plan to ensure that capital facilities needs, financing and level of service are consistent, and that the plan is internally consistent. It will also require coordination with non-County providers of public facilities on a joint program for maintaining adopted level of service standards, Concurrency requirements, funding and construction of shared public facilities. Consistency will be systematically achieved through annual budgeting cycles, interlocal agreements and other measures identified in ~~*Plan 2015*~~*Horizon 2040*.

Planning Commissioners will use the information in the annual consistency review when they consider amendments proposed for adoption. Amendments require the use of the same public hearing procedure that was used for initial adoption. All affected jurisdictions and agencies will be notified of the proposed amendments and the public hearing schedule, and invited to submit comments on the SEPA determination.

~~D. GOALS AND POLICIES~~

~~VISION OF THE FUTURE~~

~~Vision 2010, the Upper Valley Visioning Report, encourages cooperation among and between the governments in the Yakima metropolitan area to promote efficient, cost effective delivery of services such as criminal justice, fire protection, public transit, water/sewer, administration, and others. Focus 2010, the Lower Valley Visioning Report, envisioned "well org-anized, cooperative working relation-ships" between thec County and the cities. Goals include the promotion of "coor-dinated~~

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~~planning and balanced delivery of services among federal, state, county, municipal and tribal government especially in areas of overlapping influence such as urban growth areas," and "coordination among Federal, state, county, municipal, and tribal law enforcement and fire protection agen–cies. "It calls for an expanded role for the Yakima Valley Conference of Governments in fostering improved communication, co-operation and relations among all juris-dictions, as well as greater involvement with other non municipal agencies and private sector organizations.~~

~~1~~11.5.1.10 County-Wide Planning Policy (*~~The shaded boxes below identify areas from the Vision 2010, Focus 2010, and County-wide Planning Policy documents. These are the foundation for Plan 2015~~Horizon 2040*~~'s Inter-governmental goals, objectives and policies, found in the Policy Plan (Chapter I, Vol. 1)~~

~~)~~

As the policy framework for comprehensive planning in Yakima County, the Countywide Planning Policies (CWPPs) address regional service provision and intergovernmental coordination. The Policies have three "Guiding Principles" for coordination and cooperation:

A. Local governments within Yakima County do hereby agree to strive toward the principle that all local planning differences should be discussed and settled locally. Appeals or requests for review shall be referred to the Eastern Washington Growth Management Hearings Board only when the local resolution process has been exhausted.

B. In order to enhance~~d~~ coordinated planning, Yakima County and the cities agree to develop a common system for data collection and analysis and consistent terms for comprehensive land use categories. [Note: It is recognized that the planning process required by the Growth Management Act is presently underway in all Yakima County jurisdictions and that full implementation of this policy may not occur until after initial comprehensive plans are adopted.]

C. The Interlocal Agreement for the adoption of the County-wide Planning Policies will be amended to establish the process and guidelines for reviewing and amending the Countywide Planning Policies.

The CWPPs also spell out the growth planning roles and responsibilities of the County, the cities, and the Yakima Valley Conference of Governments, as described above in the Analysis, Section C.

~~The following county-wide planning policies specifically address coordination of service and infrastructure provision:~~

~~Contiguous and orderly development and the provision of services in urban growth areas~~

~~B.3.1 urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. [rcw 36.70a.110(3)] [note: in 1995, chb 1305 modified this section of the rcw; see "growth management act requirements," above.]~~

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~~B.3.2 urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided.~~

~~B.3.4 the capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [rcw 36.70a.070(3)(c)(d)] these plan elements will be developed in consultation with special purpose districts and other utility providers.~~

~~Siting public facilities of a county-wide or state-wide nature~~

~~C.3.1 the county and the cities will inventory existing capital facilities and identify needed facility expansion and construction. [rcw 36.70a.070 (3)(a)(b)].~~

~~C.3.2 from local inventory, analysis and collaboration with state agencies and utility providers, a list of county-wide and statewide public capital facilities needed to serve the yakima county region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities.~~

~~C 3.3 when a public facility of a county-wide or state-wide nature is proposed in the yakima county region a facility analysis and site evaluation advisory committee, including citizen members will be formed to evaluate the proposed public facility siting. At a minimum this evaluation shall consider:~~

~~(a) the potential impacts (positive or negative) of the proposed project on the economy, the environment and community character;~~
~~(b) the development of specific siting criteria for the proposed project;~~

~~(c) the identification, analysis and ranking of potential project sites;~~

~~(d) measures to first minimize and second mitigate potential physical impacts including, but not limited to, those relating to land use, transportation, utilities, noise, odor and public safety;~~

~~(e) measures to first minimize and second mitigate potential fiscal impacts.~~

~~County-wide transportation facilities & strategies~~

~~D.3.5 local jurisdictions will coordinate transportation planning efforts through the yakima valley conference of governments, which is designated as the regional transportation planning organization (rtpo). This regional coordination will assure that an assessment of the impacts of each transportation~~

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~~plan and land use assumptions on the transportation systems of adjacent jurisdictions is conducted and conflicts prevented.~~

~~JOINT PLANNING WITHIN UGAS~~

~~F.3.1 the county and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the county and the cities. [rcw 56.08.020, rcw 57.16.010]~~

~~F.3.2 the use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services.~~

~~F.3.3 joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area.~~

~~F.3.4 while it is recognized that nothing in the county-wide planning policy will be construed as altering the land use planning authority of the county or the cities, adopted interlocal agreements shall specify the process by which affected local governments may review and comment on comprehensive plan amendments, zone changes and development applications processed by another jurisdiction within urban growth areas.~~

~~F.3.5 each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components.~~

~~County-wide economic development and employment~~

~~G.3.3 coordination of efforts between the many diverse economic development organizations and other related agencies within yakima county should be encouraged by:~~

~~A. Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. Housing, transportation, utilities and land use);~~

~~B. Defining roles and responsibilities for carrying out economic development goals, objectives and strategies.~~

~~Fiscal impact analysis~~

~~H.3.2 as part of the planning process, the county and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements.~~

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~~H.3.4 to minimize the potential economic impacts of annexation activities on the county and cities, consideration will be given to negotiating agreements for appropriate allocation of financial burdens resulting from the transition of land from county to city jurisdiction.~~

~~Policies pertaining to coordination with special purpose districts, adjacent counties and state, tribal and federal governments~~

~~I.1 the county and the cities will work with special purpose districts, adjacent counties, state, tribal and federal governments to formalize coordination and involvement in activities of mutual interest.~~

~~I.2 jurisdictions will be encouraged to coordinate plans among and between governments and agencies to make plans consistent and compatible for lands over which they have authority.~~
~~I.3 special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources.~~

~~I.4 each of the governmental entities will be included in the normal public notice and comment procedures of other agencies and kept informed of matters of interest to them.~~

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11.6 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***~~*Horizon 2040* 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 *Horizon 2040* as a current guide to the County's growth and development.
POLICIES:	
IC 3.1	Provide for an annual review of ***Horizon 2040*** for minor text, map and database changes as part of the Planning Com-mission work program.
IC 3.2	***Horizon 2040*** goals, policies, and the plan map designation criteria shall undergo a full reevaluation and update every ~~five~~ eight years following adoption.
IC 3.3	Major amendments between ~~five~~ eight 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 ***Horizon 2040***.

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~~*Horizon 2040* 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 *Horizon 2040*.
POLICIES:	
IC 4.1	Complete the following research and planning projects, and reflect the results in ***Horizon 2040***:
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.
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 ***Horizon 2040*** 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.

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~~*Horizon 2040* 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 *Horizon 2040* 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.

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Exhibit C – Yakima County Code 15A.00.010 is hereby repealed as follows:

~~**15A.00.010 Plan Adoption**~~

~~The Yakima Urban Area Comprehensive Plan shall consist of the Yakima Urban Area Comprehensive Plan 2025, adopted by Ordinance No. 9-2006 on December 19,2006, the Terrace Heights Neighborhood Plan, adopted by Ordinance No. 8-1999 on July 27, 1999, and the West Valley Neighborhood Plan, adopted by Ordinance No 5-2011 on February 15, 2011 and attached thereto as Exhibit D, all as subsequently amended by ordinance. The plan shall be the official comprehensive land use plan for the Yakima Urban Growth Area, as required by RCW 36.70A.~~

Exhibit D – YCC Title 19 Official Zoning Map/Grandview Rezone and Comp Plan Map Amendment (attached)

YAKIMA COUNTY
PUBLIC SERVICES - PLANNING DIVISION

YAKIMA COUNTY COMPREHENSIVE PLAN - *PLAN 2015*
2017 AMENDMENTS

STAFF REPORT
APRIL 26, 2017

Amendment Request Submitted by:	)
Anita Palacios, City Clerk, City of Grandview	) **ZON2017-01 | SEP2017-11|**
on behalf of Daniel Hall, Cindy Rasmusson,	**) HORIZON 2040**
and Mario Saldivar for an amendment to the	)
Future Land Use Plan Map of the Yakima	) **Staff Contact: Tua Vang**
County Comprehensive Plan *(Plan 2015)* with a	)
concurrent rezone.	)

A. SUMMARY OF RECOMMENDATIONS

The Yakima County Planning Commission and staff recommends **APPROVAL** of the requested comprehensive plan map amendment from Urban Industrial (UI) to Urban Residential (UR) and **APPROVAL** of the concurrent rezone from Light Industrial (M-1) to Residential (R-1) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016 (hereafter referred to as *Subject Properties*). Approval of this Comprehensive Plan Amendment is subject to consideration by the Planning Commission, the Board of Yakima County Commissioners, and testimony from neighbors and interested parties. Changes to the comprehensive plan policy map (major rezones) are subject to procedures and rules set forth in Yakima County Code (YCC) 16B. Specifically, approval criteria which must be met for a proposed major rezone are outlined in YCC16B.10.095. This Comprehensive Plan Map Amendment – major rezone will be included as part of the 2017 Growth Management Act (GMA) Update cycle.

B. SUMMARY OF REQUEST

The applicant request: (1) a change in Yakima County Comprehensive Plan - ***Plan 2015*** Future Land Use Plan Map from Urban Industrial (UI) to Urban Residential (UR); and (2) a concurrent rezone from Light Industrial (M-1) to Residential (R-1). The total number of acres to be rezoned are 13.34 acres. See Appendix A for map of *Subject Properties*.

APPLICANT:	City of Grandview, contact person Anita Palacios, City Clerk
PROPERTY OWNER 1:	Daniel and Shelby Hall
SUBJECT PROPERTY 1:	751 Bonnieview Road, east of the City of Grandview, WA
PARCEL NO:	230913-33418, approximately .74 acres.
SUBJECT PROPERTY 2:	751 E. Bonnieview Road, east of the City of Grandview, WA

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PARCEL NO:	230913-33417, approximately 6.43 acres.
SUBJECT PROPERTY 3:	150 N. Willoughby Road, east of the City of Grandview, WA
PARCEL NO:	230913-33029, approximately 2.88 acres.
PROPERTY OWNER 2:	Cindy Rasmusson
SUBJECT PROPERTY 4:	160 N. Willoughby Road, east of the City of Grandview, WA
PARCEL NO:	230913-33018, approximately 1.67 acres.
PROPERTY OWNER 3:	Mario Saldivar
SUBJECT PROPERTY 5:	711 Bonnieview Road, east of the City of Grandview, WA
PARCEL NO:	230913-33016, approximately 1.62 acres.

C. SUBJECT PROPERTY HISTORY

Prior to the adoption of ***Plan 2015***, the *Subject Properties* were zoned General Rural (GR) and then designated Urban (U) in May 1997. In February 2000, they were rezoned Industrial (I) to be consistent with the City of Grandview's ***1995 Comprehensive Plan Update*** and implementation of ***Plan 2015***. The adoption of Yakima County Code, Title 19, in October 1, 2015 rezoned them to Light Industrial (M-1). On January 1, 2016, Ordinance No. 8-2015 became effective and assigned new Urban Designations to Yakima County Unincorporated Urban Growth Areas (UGAs) which re-designated the *Subject Properties* to Urban Industrial (UI).

D. CURRENT COMP PLAN DESIGNATIONS, ZONING, AND CURRENT LAND USE

The current ***Plan 2015*** and YCC Title 19 designations, zoning, acres, number of parcels, and current land use for the *Subject Properties* and adjacent parcels are indicated in table below:

Location from Subject Property	Comp Plan	Zone	Acres	# of Parcels	Current Land Use
Subject Property 1 (Parcel 230913-33418)	UI	M-1	0.74	1	Single-family residence built in 1996 and workshop.
Subject Property 2 (Parcel 230913-33417)	UI	M-1	6.43	1	Five-unit residential built in 1964.
Subject Property 3 (Parcel 230913-33029)	UI	M-1	2.88	1	Single-family residence built in 1979, detached 2 car garage, carport, barn, and workshop.
Subject Property 4 (Parcel 230913-33018)	UI	M-1	1.67	1	Single-family residence built in 1950, detached garage, storage sheds and agricultural land used for grazing.

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Subject Property 5 (Parcel 230913-33016)	UI	M-1	1.62	1	Manufactured home placed in 1978 and detached garage.
North					Interstate 82.
East	UI	M-1	7.96	1	Agriculture.
East	UI	M-1	0.75	1	Single-family residence, accessory dwelling unit, storage shed, and detached garage.
South	UC	HTC	0.81	1	Single-family residence.
South	UC	HTC	3.71	1	Single-family residence.
West					Sunnyside Valley Irrigation District (SVID) Canal with easements approximately 95' wide.
West of SVID Canal	UR	R-1	1.86 2.85	2	Single-family residence, shed, and orchard. Mobile home.

E. INTENT OF PLAN DESIGNATIONS AND ZONES (CURRENT AND PROPOSED)

Ordinance No. 8-2015 – Amendment to the Yakima County Comprehensive Plan – ***Plan 2015***, Exhibit 3(a), "Proposed Text Changes to Plan 2015 Land Use Element pages I-LU-5 thru I-LU-8," provides the descriptions of *Urban Lands and Land Use Designations* to include the intent of current and proposed land use designation. **YCC Title 19** provides the descriptions of the current and proposed *zoning districts* text.

Ordinance No. 8-2015
Urban Lands
Urban Growth Areas
General Description Urban Growth Areas (UGAs) are the areas located within Urban Growth Area boundaries, which are established by the County in consultation with the cities and towns. In general, each of Yakima County's UGAs includes one of Yakima County's 14 cities and towns plus additional area extending beyond the city or town. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the 20-year planning period.

Urban Land Use Designations
In unincorporated areas within UGA boundaries, ***Plan 2015*** establishes several urban land use designations to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually

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endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services.

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

The Urban land use designations for the unincorporated urban growth areas are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth Management Act (GMA) mandated Urban Growth Area and/or Comprehensive Plan update. The County's Urban designations are categorized into six general land use categories that are intended to be consistent with the plan designations found in the respective city's comprehensive, subarea or neighborhood plan.

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

Current Zoning – Light Industrial (M-1):
YCC 19.13.030 Light Industrial (M-1).
(1) Legislative Intent.

(a) Light Industrial District. The purpose of the Light Industrial (M-1) district is to:

(i) Establish and preserve areas near designated truck routes, freeways and the railroad for light industrial uses, which should not generate noise levels, light, odor or fumes that would constitute a hazard. Such uses are light manufacturing, processing, research and wholesale trade, storage and distribution facilities;

(ii) Direct truck traffic onto designated truck routes and away from residential streets; and

(iii) Minimize conflicts between uses in the light industrial district and surrounding land uses.

Ordinance No. 8-2015
Proposed Land Use Designation – Urban Residential (UR):
Purpose The intent of the Urban Residential land use category, adopted as part of the future land use map, is to provide for a full range of urban housing types, from single and multi-family development to high density family housing. The Urban Residential land use designation is a general designation

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intended to accommodate all the urban residential land use designations listed in each of the fourteen cities' and towns' future land use maps.

Proposed Zoning – Residential (R-1):
YCC 19.12.010 Single-Family Residential Districts (R-1).

(1) Legislative Intent. The Single-Family Residential (R-1) district is intended to facilitate development at targeted urban densities under the Comprehensive Plans, and provide for low-density, single-family residential development in areas designated by the Comprehensive Plan, depending on availability of infrastructure. Lower densities facilitate future subdivision at urban densities as infrastructure availability increases.

(a) Single-Family Residential District. This district is further intended to:

(i) Facilitate coordinated and collaborative public infrastructure investment;

(ii) Prevent conversion of land to uses and densities that cannot be urbanized;

(iii) Require connection to public water and sewer systems;

(iv) Require full urban standards for developments within Urban Growth Areas;

(v) Locate low-density residential development, up to seven dwelling units per acre, in areas served by public water and sewer systems. In areas not served by public water or sewer, development on satellite utility systems will provide for an orderly, phased transition from rural to urban uses;

(vi) Maintain residential density permitted by zoning and limit density increases in the following areas:

(A) Areas where environmental constraints such as flooding exist, or where surface and groundwater quality make the land unsuitable for development to avoid potential health hazards, and

(B) Areas where public sewer and water will not be provided at the time of development, and the dwelling units have individual septic tanks.

(vii) Encourage residential cluster development prior to achieving maximum density, with a density of between four and seven dwelling units per acre on the developed portion sufficient to facilitate future urban development on adjacent sites, in areas with a public water supply and a community or regional public sewer system;

F. APPROVAL CRITERIA

YCC 16B.10.090 (Major Rezones) is described below.

YCC 16B.10.090 (Major Rezones) - Legislative rezones necessary to maintain consistency between the comprehensive plan policy plan map and the official zoning map shall be completed

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concurrently with the plan amendment process wherever appropriate. Major rezones shall not require additional fees or review processes. Rezones completed as part of the plan amendment process shall be reviewed against the criteria as for plan amendments in Section 16B.10.095 of this code, and YCC Section 19.36.040 and must be consistent with the requested plan designation as indicated in Table 19.36-1.

Applicable subsections of the review criteria such as the goals and policies of GMA and following plans: ***Plan 2015***, city's comp plan, County Wide Planning Policies (CWPP) will be used for "consistency" review and analyses. *Staff Findings* will provide the results.

Consistency with 16B:
YCC 16B.10.095 (Approval Criteria) provide six review considerations (1-6) with these sub-sections.

(1) The following criteria shall be considered in any review and approval of amendments to Yakima County Comprehensive Plan Policy Plan Maps:

(a) The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan, the Yakima Urban Area Comprehensive Plan and applicable sub-area plans, applicable city comprehensive plans, applicable capital facilities plans and official population growth forecasts and allocations;

Consistency with GMA: This major rezone is consistent with four of the thirteen GMA Planning goals, RCW 36.70A.020, without any order of priority or threshold requirement.

RCW 36.70A.020(1) Urban Growth – Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Staff Finding: The Subject Properties are located within the City of Grandview's UGA and currently self-sufficient in terms of well and septic. The City's 2016 Comprehensive Plan Update, Capital Facilities Element, "Water System Plan Update/EXISTING AND FUTURE SERVICE AREAS" map, Figure 3-1, identifies the Subject Properties within an existing service area. The City's current "Existing Water System" map shows a looped water main available at the southeast corner of Subject Properties where Bonnieview and Willoughby roads intersect. Grandview's "Existing Sewer System" map shows a sewer main on Bonnieview Road on the west side of the SVID Canal from Subject Properties.

RCW 36.70A.020(2) Reduce Sprawl – Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Staff Finding: The Subject Properties are already developed with low density single-family residences except for Subject Property 2 (Parcel 230913-33417) which has a multi-family, five-unit residence. The homes were built between 1950 through 1996 that could provide residential development opportunities to meet the R-1 higher density development standards. There are nine other single-family residences in adjacent industrial and commercial zones also built before the February 2000 countywide rezone. This is an ideal transition area from existing city residential to the surrounding residential unincorporated area. YCC 19.12.010(1)(v) allows up to seven dwelling units per acre only if served by public water and sewer system. YCC 19.34.035(2)(d) requires that all cluster developments require a minimum of five or more total

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acres in the R-1 zone where a community on-site sewage disposal system or regional sewer system is also provided for the new lots, (f) within UGAs where both a public water system and a community on-site sewage disposal or regional sewer system are provided. Refer to YCC Table 19.25-1 Water and 19.25-2 Sewer for more information.

RCW 36.70A.020(11) Citizen Participation and Coordination – Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Staff Finding: The Hall's want to subdivide Parcel No. 230913-33417 and build a new residence. The current M-1 zone does not allow for new residential development, only minimal expansions to existing residences. YCC 19.33.060(4)(c) Legal Nonconforming Dwellings states that "any alteration or expansion of a nonconforming dwelling shall not exceed an increase of 50% of the gross floor area (including attached structures) when the dwelling became nonconforming." This development guideline conflicts with the current use of the area. All subject property owners have signed a petition in favor of the rezone and are working with the County and City of Grandview.

RCW 36.70A.020(12) Public Facilities and Services – Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Staff Finding: Subject Properties are self-sufficient in terms of well and septic systems which will not decrease current service levels.

Consistency with *Plan 2015*: The following County's comp plan – Land Use Urban Goals and Policies were used to review for consistency.

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 1.5 Development should be located within designated urban growth areas in the following priority:

1. First in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;

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2. Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources;

3. Third in the remaining portions of the urban growth areas.

*Staff Finding: The proposal is consistent with all the above **Plan 2015** Goals and Policies.*

LU-U 1.8 The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, in no case will amendments be processed more than once a year. Only the County, cities, and towns may initiate amendments to UGA boundaries.

Staff Finding: On November 9, 2016, a meeting was held between the County planning staff, City officials, and Hall's to consider the rezone of Subject Properties as part of the County's 2017 GMA Comprehensive Plan update. The applicant completed their map amendment changes and made a formal request to the County on December 29, 2016. The City has provided the County with the following documentation: Department of Commerce – Notice of Adopted Amendment; Ordinance No. 2016-32 adopting GMA Update; Grandview City Council Minutes Excerpt; City of Grandview Future Land Use Map (FLUM) 2016; Hall and Subject Property owners' request letter; and Yakimap detailed parcel information (see Appendix B). The process to initiate the proposal is consistent with this urban land use policy.

Consistency with the City of Grandview 2016 Comprehensive Plan Update: A change to the City of Grandview's Future Land Use Designation Map requires 11 criteria (#22-32) to be reviewed as provided by the City's comp plan below. All of which will be analyzed for applicability and consistency.

City of Grandview Comprehensive Plan Update, November 2016. Adopted on December 13, 2016.
IV. CRITERIA APPROVING A CHANGE IN THE FUTURE LAND USE DESIGNATION MAP, page 7-6.

Standards
A change in the Future Land Use Map of the Comprehensive Plan shall only be granted after the advisory body and City Council have reviewed the proposed change to determine if it complies with the standards and criteria listed below. A change in the Future Land Use Map shall only be granted if such written findings are made:

22. The proposal is consistent with the provisions of the Growth Management Act (GMA) and other applicable state planning requirements;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section above (pages 6 and 7).*

23. The proposal is consistent with and will help implement the goals, objectives and policies of this plan;

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Grandview Comprehensive Plan, pages 2-33 thru 2-35.
Land Use Element
VI. GOALS AND POLICIES

GOAL 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2 The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.4 Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.

GOAL 3: To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.

Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.

Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

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Policy 4.6 Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

Policy 4.7 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

Staff Finding: The proposal is consistent with and will help implement the above goals and policies of the City's comp plan.

24. Required changes to implementing regulations are identified prior to adoption of the proposed change and are scheduled for revision so that these implementing regulations remain consistent with the comprehensive plan;

Staff Finding: N/A. This is a major rezone comp plan amendment.

25. The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses or on other uses legally existing or permitted in the area;

*Staff Finding: The current M-1 zone is an adverse impact on future residential development opportunities based the current and proposed use of the area. The proposed R-1 rezone is more consistent with the existing use and surrounding area (see **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl, pages 6 and 7). If the R-1 zone is approved, the benefit of having different zoning classifications with industrial and commercial will require development standards to protect and minimize impacts to Subject Properties from future incompatible uses (see **YCC 16B.10.095 (Approval Criteria)** (1)(g), page 14, for County and applicant future recommendations). YCC Table 19.13.030-1 provides the benefits of limiting impacts to the R-1 zone through setbacks as stated from the side and rear of adjoining parcels (one-half building height or fifty feet, whichever is greater), and not adjoining (zero feet). The distance of Bonnieview and Willoughby roads will also lessen the impacts to Subject Properties.*

26. The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7) and City FLUM criterion #25 above.*

27. The traffic generated by the proposal will not unduly burden the traffic circulation systems in the vicinity. The collector and arterial system currently serves or can concurrently be extended to serve the proposal, as needed;

Staff Finding: The Subject Properties are accessed from the city on Bonnieview Road, which is a paved two lane county roadway, classified as an urban access by Yakima County. This is a dead-end road that only serves the current residential and minor agricultural traffic. Therefore, the proposal will not unduly burden the circulation systems or need to be concurrently extended to serve the proposal. The applicant has commented that they have no

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plans and are unable to obtain an easement to make Bonnieview a through road to the interchange. Any road improvements for an intensive development would be a requirement of future land use approval.

28. Adequate public facilities and services exist or can be concurrently developed to serve the proposal;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** sections under RCW 36.70A.020(1) Urban Growth (page 6) and RCW 36.70A.020(12) Public Facilities and Services (page 7).*

29. The other characteristics of the proposal are compatible with those of other uses in the vicinity;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7).*

30. The other uses in the vicinity of the proposal are such as to permit the proposal to function properly;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7) and City FLUM criterion #25 above.*

31. If the proposal has significant adverse impacts beyond the City limits, the proposal has been jointly reviewed by Yakima County;

Staff Finding: The proposal is consistent with this criterion as it relates to County and City coordination for a joint review as identified within this staff report.

32. Any other similar considerations that may be appropriate to the particular case.

Staff Finding: N/A.

Consistency with CWPP:

A.3. URBAN GROWTH AREA POLICY STATEMENTS
The following countywide policies are related to the process and criteria for establishing and amending urban growth areas in Yakima County:

A.3.1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services.

A.3.2. All cities and towns will be within a designated urban growth area. Urban growth areas may include areas not contained within an incorporated city. [RCW 36.70A.110]

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A.3.3. All urban growth areas will be reflected in County and respective city comprehensive plans.

A.3.4. Urban growth will occur within urban growth areas only and not be permitted outside of an adopted urban growth area except for new fully contained communities. [RCW 36.70A.350]

A.3.10. The local jurisdiction may initiate an amendment to an existing urban growth area through the normal comprehensive plan amendment process, however in no case will amendments be processed more than once a year. [RCW 36.70A.130 (2)]

*Staff Finding: The rezone is consistent with CWPP and as discussed in the previous sections of **YCC 16B.10.095 (Approval Criteria)** (1).*

Official Population Growth Forecast and Allocations:
Staff Finding: Per the September 14, 2015 - Land Capacity Analysis for Grandview's UGA review, the city's population is projected to increase from 2015-2040 by 2,289 individuals and 771 households. Ordinance 8-2015 added 27 new residential acres to the city's UGA and increased its years of growth by one year. This proposal is requesting to rezone 13.34 M-1 acres to R-1. Only 8.6 acres of Subject Properties are vacant and will add less than a year to the city's growth. Grandview currently has 81 years of growth available in the UGA.

(b) The site is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing map designation;

*Staff Finding: The site is more consistent with the proposed Urban Residential designation than the criteria for the existing Urban Industrial designation as discussed in **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7) and City FLUM criteria #25 above (page 10).*

(c) The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity;

*Staff Finding: The site is suitable for the proposed Urban Residential designation as discussed in **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl* (pages 6 and 7), *City FLUM criteria #25 and 27 above (pages 10 and 11).*

(d) For a map amendment, substantial evidence or a special study has been furnished that compels a finding that the proposed designation is more consistent with comprehensive plan policies than the current designation;

Staff Finding: The City's 1973 comp plan Land Use Plan showed Subject Properties as part of a planned residential sub-area outside the city limits. A Water Mains map displayed an existing eight-inch water main line extended from the city onto Cemetery Road, east to the southeast corner of Subject Properties, where Bonnieview and Willoughby roads intersect. In 1997, the creation of UGAs added Subject Properties as part of Grandview's UGA. This area was then zoned industrial to be consistent with the City of Grandview's 1995 Comprehensive Plan Update, due to the proposed location of the interstate interchange. The relocation of I-82, exit

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75 interchange, was relocated a half-mile, south-southeast of Subject Properties, which would not allow any through access across the interstate or provide full development opportunities for the current industrial and commercial zoning districts. Due to these reasons, the proposed designation is more consistent than the existing designation.

(e) To change a resource designation, the policy plan map amendment must be found to do one of the following:

Staff Finding: N/A. Proposal is not a resource designation change.

(i) Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or

Staff Finding: N/A.

(ii) Better implement applicable comprehensive plan policies than the current map designation; or

Staff Finding: N/A.

(iii) Correct an obvious mapping error; or

Staff Finding: N/A.

(iv) Address an identified deficiency in the plan. In the case of Resource Lands, the applicable de-designation criteria in the mapping criteria portion of the land use subchapter of Yakima County Comprehensive Plan, Volume 1, Chapter I, shall be followed. If the result of the analysis shows that the applicable de-designation criteria has been met, then it will be considered conclusive evidence that one of the four criteria in paragraph (e) has been met. The de-designation criteria are not intended for and shall not be applicable when resource lands are proposed for re-designation to another Economic Resource land use designation;

Staff Finding: N/A.

(f) A full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools;

Staff Finding: See ***YCC 16B.10.095 (Approval Criteria)*** *(1)(a)* ***Consistency with GMA*** *sections under RCW 36.70A.020(1) Urban Growth (page 6), RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7),* and *RCW 36.70A.020(12) Public Facilities and Services (page 7) for information on available city water connection and development standards. The Hall's did state that the purpose of the rezone is to allow for a single-family residence. The UGAs plan designation is an area where property owners are responsible for providing a level of service for water, sewer, and stormwater drainage that is adequate for the uses they will develop. Therefore, the rezone is consistent with this factor. At the time of application for the single-family residence, or any other land uses that would be permitted within the R-1 zoning district, the property owner will be required to adhere to the water, sewer, stormwater requirements of*

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the current zoning ordinance and the Comprehensive Plan. Subject Properties are also near city limits where schools, police and fire services are accessible.

(g) The proposed policy plan map amendment will not prematurely cause the need for nor increase the pressure for additional policy plan map amendments in the surrounding area.

Staff Finding: The proposed policy plan map amendment will not prematurely cause the need for nor increase the pressure for additional policy plan map amendments in the surrounding area. However, County staff has spoken to the applicant and agreed that this constrained area between Interstate 82 and the SVID canal should be revisited during the next UGA update. There is interest from a non-contiguous property owner to rezone his three properties to R-1; nine other single-family homes on smaller lots; and two dead-end roads insufficient to meet the industrial and commercial needs. The decision to not include the interested property owner in this proposal is due to his two large vacant parcels, totaling 20.98, which would increase unnecessary residential years of growth to the city's UGA.

(2) The following criteria shall be considered in any review and approval of changes to Urban Growth Area (UGA) boundaries:

Staff Finding: N/A. Proposal is not requesting changes to UGA boundary.

(a) Land Supply:

(i) The amount of buildable land suitable for residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted population allocation and density targets;

(ii) The amount of buildable land suitable for purposes other than residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted forecasted urban development density targets within the succeeding twenty-year period;

(iii) The Planning Division will use the definition of buildable land in YCC 16B.02.045, the criteria established in RCW 36.70A.110 and .130 and applicable criteria in the Comprehensive Plan and development regulations;

(iv) The Urban Growth Area boundary incorporates the amount of land determined to be appropriate by the County to support the population density targets;

Staff Finding: N/A.

(b) Utilities and services:

(i) The provision of urban services for the Urban Growth Area is prescribed, and funding responsibilities delineated, in conformity with the comprehensive plan, including applicable capital facilities, utilities, and transportation elements, of the municipality;

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(ii) Designated Ag. resource lands, except for mineral resource lands that will be reclaimed for urban uses, may not be included within the UGA unless it is shown that there are no practicable alternatives and the lands meet the de-designation criteria set forth in the comprehensive plan.

Staff Finding: N/A.

(3) Land added to or removed from Urban Growth Areas shall be given appropriate policy plan map designation and zoning by Yakima County, consistent with adopted comprehensive plan(s).

Staff Finding: N/A.

(4) Cumulative impacts of all plan amendments, including those approved since the original adoption of the plan, shall be considered in the evaluation of proposed plan amendments.

Staff Finding: The cumulative impacts will be addressed as part of Yakima County's 2017 GMA Comprehensive Plan Update in SEP2017-11. Section "H" of this staff report describes the environmental review criteria as required.

(5) Plan policy and other text amendments including capital facilities plans must be consistent with the GMA, SMA, CWPP, other comprehensive plan goals and policies, and, where applicable, city comprehensive plans and adopted inter-local agreements.

Staff Finding: GMA, Yakima County and City of Grandview goals and policies, and CWPP addressed in previous sections under ***YCC 16B.10.095 (Approval Criteria)*** *(1). SMA is N/A. Yakima County's Master Interlocal Agreement is addressed below.*

Consistency with Master Interlocal Agreement: Yakima County's Master Interlocal Agreement provides the following review considerations for consistency under Section – E. Planning Implementation (2)(a)(b), Urban Growth Area Future Land Use Designations and Zoning Districts.

2. Amending Urban Growth Area Future Land Use Designations and Zoning Districts
   a. Future Land Use Designation Amendments

   Amendment requests to change future land use designations for properties located within unincorporated urban growth areas will be accepted by the County during the scheduled biennial amendment cycle, set forth in YCC 16B.10. Amendment requests by property owners and/or jurisdictions will be evaluated based on the criteria and requirements under YCC 16B.10 and this Agreement.

   Future land use designations and zoning for properties located within unincorporated urban growth areas were developed as part of a coordinated effort between Yakima County and the cities during the county-wide UGA review process. Therefore, if a property owner requests a future land use designation amendment outside of the scheduled five year UGA review process Yakima County will notify the applicable city of the proposed amendment request for their recommendation. The city's recommendation will be forwarded to the Yakima County Planning Commission and to the Board of Yakima County Commissioners for consideration as part of the legislative amendment review process. Amendment requests by property owners and/or jurisdictions outside of a scheduled county-wide UGA review process will be evaluated based on the criteria and requirements under YCC 16B.10,

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this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

Staff Finding: The proposal is being considered as part of the County's 2017 GMA update cycle and reviewed as required under YCC 16B.10.

Amendments to future land use designation for property located within the unincorporated urban growth area, must refer to the applicable County Future Land Use/Zoning Consistency Table to determine whether the desired plan designation is consistent with the plan designation as shown in the County Future Land Use Consistency Table.

Staff Finding: The proposed R-1 zoning district has been reviewed under Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations, as also required to be reviewed under YCC 16B.10, and consistent with the Urban Residential plan designation.

b. Zoning District Amendments Property owners wishing to rezone land within the unincorporated urban growth area to a different zoning district must show that the rezone is consistent with the applicable County Future Land Use/Zoning Consistency Table. Rezones that are contingent upon legislative approval of a comprehensive plan map amendment, as indicated in Table 19.36-1 shall be considered a major rezone and subject to the procedures and requirements set forth in subsection a. above, YCC 16B.10 and YCC 19.36.

Staff Finding: See comment above.

(6) Prior to forwarding a proposed development regulation text amendment to the Planning Commission for its docketing consideration, the Administrative Official must make a determination that the proposed amendment is consistent with the GMA, CWPP, other comprehensive plan goals and policies, and, where applicable, city comprehensive plans and adopted inter-local agreements.

Staff Finding: N/A. The proposal is a comp plan amendment rather than a development regulation text amendment. As conditioned, the proposal will satisfy applicable criteria necessary for rezone approval and meet compliance with Yakima County's development regulations, so the rezone is consistent with this requirement.

YCC 19.36.040 (Major Rezones) is described as follows:
Amendments to the zoning map that are contingent upon legislative approval of a comprehensive plan amendment shall be considered a major rezone and are subject to the procedures outlined in YCC Chapter 16B.10.

Staff Finding: The proposal is consistent with this section as required for review and addressed under **YCC 16B.10.090 (Major Rezones)** above starting on page 5.

Table 19.36-1 *Zoning District consistency with Comprehensive Plan Future Land Use Designations:*

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Staff Finding: The proposal is consistent with this section as required for review and addressed under **YCC 16B.10.090 (Major Rezones)** above starting on page 5. See ***YCC 16B.10.095 (Approval Criteria)*** *(5)* ***Consistency with Master Interlocal Agreement*** *(2)(a) and (b) (pages 15 and 16).*

G. ALLOWABLE USES

Staff Finding: If approved, the applicant's request will change the Yakima County Zoning Ordinance's Official Zoning Map by rezoning the M-1 zoned Subject Properties to R-1. The following uses are allowed in the R-1 zone per YCC 19.14 Allowable Land Use Table:

As Type 1 (permitted) uses: Agriculture, silviculture, and animal feeding operations (Excluding: concentrated animal feeding operations, livestock auction/sale yards, rendering plants and slaughter houses), Agricultural building, Irrigation distribution/drainage facilities, Family home services, other than safe/shelter home, Hazardous waste treatment and storage facilities subject to the State siting criteria of Chapter 70.105 RCW: Onsite, and storage of chemicals and empty chemical containers, Single-family site built or modular dwelling, Mobile or manufactured homes of any size in approved or existing mobile/manufactured home parks, Multi-wide manufactured home on an individual lot: Not Previously Titled (New), Temporary sales office within a residential or mixed-use project while units in the project are sold by the developer, Bed and breakfast inn with a maximum of two guest bedrooms and without receptions, group meetings or special gatherings, Home business-minor.

As Type 2 (usually permitted) uses: Agricultural stands not exceeding 1,000 square feet in area, Parks, playgrounds, greenways and other public or private outdoor recreational facilities, Church or other place of worship, Safe/shelter home (see Family Home Services), Group care facilities (large), foster family homes (large), or licensed boarding homes for more than six residents (Exceed definitions under Family Home Services), Public buildings and uses, School bus storage & maintenance facilities, Extraction of mineral resources as part of a federal or state approved fish or wildlife habitat restoration/enhancement project (Temporary), Federal or state approved wetland mitigation projects requiring extraction of mineral resources (Temporary), Solid waste drop box site, Stockpiling of Earthen Materials Not within FEMA Flood Plain, Accessory dwelling unit – Attached, Single-family detached dwelling (zero lot line), Single-family attached dwelling (common wall), Single-wide manufactured home on an individual lot: Previously Titled (Used)/Not Previously Titled (New), Multi-wide manufactured home on an individual lot: Previously Titled (Used), Bed and Breakfast inn with a maximum of five guest bedrooms and/or receptions, group meetings and/or special gatherings, Home business-major, Impoundment of water, including dams and frost ponds, Linear transmission facilities.

As Type 3 (usually not permitted) uses: Aquaculture, Golf courses, clubhouses, pro shops, driving ranges, Historic landmark allowable use permits, Cemetery, crematorium columbaria and mausoleums, Community center, Crisis residential facilities, Day care center, child, Health care facilities, Libraries, Museums, art galleries, Police, fire station, ambulance service, Residential care facility, Schools: Elementary and middle, senior high school, Business school, Community college/university, Vocational school, Accessory dwelling unit – detached, Two-family dwelling (duplex), Sewage treatment plants, Utility services (substations, reservoirs, etc.), when the building or series of buildings exceeds 120 sq. ft. or the SEPA threshold is exceeded, Utility services (substations, reservoirs, etc.), when no building or series of buildings exceeds 120 sq. ft. and the SEPA threshold is not exceeded.

As Type 4 (Quasi-judicial applications) uses: None.

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*Amateur radio antenna and support structure, communication tower, anemometer or personal wind energy tower and related facilities – Note 1: The type of review of towers and associated structures varies depending on height, diameter and other factors listed in Section 19.18.490.

Staff Conclusion: The Subject Properties are properly suited for the proposed R-1 zone however Subject Property 2 will be a legally nonconforming use.

H. DISCUSSION OF ENVIRONMENTAL ANALYSIS (SEPA)

SEPA review is concurrent with this review and a final SEPA determination will be issued prior to the final decision of this rezone.

CONCLUSION

1. The major rezone proposal meets the approval criteria of YCC 16B.10 and complies with goals and policies of GMA, ***Plan 2015***, Grandview comp plan, CWPP, and Master Interlocal Agreement.

2. This is a non-project rezone request, however, the Hall's did state that the intent for the rezone is to allow for residential development opportunities. The County's SEPA Responsible Official will analyze the environmental impacts associated with the major rezone (SEP2017-11) and then issue a determination.

3. Prior to the proposed construction of I-82 and implementation of ***Plan 2015***, the area was zoned General Rural and designated for residential. A total of 13 homes and one five-unit residence in this area was built before the rezone of the area to Industrial and Highway Commercial. The adoption of YCC Title 19 rezoned this area Light Industrial and Highway/Tourist Commercial due to the proposed location of the I-82 interchange.

   The M-1 zoning district does not allow for new residential development however it does allow for a limited expansion of the legally nonconforming residential status. The area has never been used for industrial or commercial purposes. Interstate 82 and the relocation of the proposed Exit 75 interchange, a half-mile southeast of Subject Properties, restricted the access to Bonnieview Road with no through access and cannot support industrial or commercial activity besides the current residential and minor agricultural traffic. The applicant has commented that they do not have any plans to connect a through road to the interchange and are unable to get an easement to do so.

4. *Subject Properties* are self-sufficient with well and septic systems. A private-looped watermain is available at the intersection of Bonnieview and Willoughby roads. A city sewer main is also available on Bonnieview Road across the SVID canal to the west of *Subject Properties*.

5. The rezone of the five partially developed parcels would add less than a year to the city's UGA residential years of growth.

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PLANNING COMMISSION RECOMMENDATION

The Yakima County Planning Commission held a hearing and deliberation on April 26, 2017. The Planning Commission voted 6-0 with 1 abstention recommending ***Approval*** of the comprehensive plan amendment from Urban Industrial (UI) to Urban Residential (UR) and ***Approval*** of the concurrent rezone from Light Industrial (M-1) to Residential (R-1) to tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

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APPENDIX A



Light Industrial (M-1) *Subject Properties,* 1 thru 5, proposed rezone to Residential (R-1).

PC Rec

G:\Long Range\Projects\Plan Amendments\2017 Plan Amendments\ZON17-001 Grandview Rezone\BOCC Drafts\BOCC Study Session\Staff Report_ZON17-01_Grandview_Major Rezone M1 to R1_PC Recommended Draft.docx

I-82
I-82 Hwy
I-82
N Elm St
Elm St
N Willoughby Rd
R-1 Zone
Willoughby Rd
N Elm St
E Bonnieview Rd
Adams St
Washington St
S Elm St
E Wine Country Rd
Fir Ave

GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

Exhibit C - Grandview Comprehensive Plan Amendment and Major Rezone

Yakima County Comprehensive Plan - Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient
- Agricultural Resource
- Tax Lots
- City Limits
- Rezone Boundary

0 95 190 380 570 760 Feet

1 inch equals 0.04 miles

Yakima County GIS

Yakimap.com

N S

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This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.

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Exhibit E – YCC Title 17 Urban Area Growth Policy is hereby repealed as follows:

~~TITLE 17~~
~~URBAN AREA GROWTH POLICY~~

~~Chapters:~~

~~17.04 Urban Area Growth Policy~~

~~17.30 Interim Growth Areas for Granger, Mabton, and the Sunnyside – Grandview Urban Area~~

~~17.35 Interim Growth Areas for Tieton, Moxee, Selah, Naches, and the Yakima – Union Gap Urban Area~~

~~Chapter 17.04~~
~~URBAN AREA GROWTH POLICY~~

~~Sections:~~

~~17.04.010 Adopted.~~

~~The Yakima urban area growth policy is adopted as set forth in this chapter.~~

~~YAKIMA URBAN AREA GROWTH POLICY~~

~~1. GOAL: TO GUIDE DEVELOPMENT AWAY FROM AREAS WHERE LAND CAPABILITY POSES LIMITATIONS TO QUALITY GROWTH.~~

~~POLICIES:~~

~~A. Development shall be discouraged in areas where severe soil limitations, geologic instability or surface flooding occurs.~~

~~B. Open space or industrial uses should be preferred land uses in the airport vicinity which is heavily impacted by noise and flight patterns referenced as Federal Noise Suppression Standards and FAA flight patterns. Residential use should be kept low (5 – 10 acre minimums) on lands underlying the recognized flight and noise patterns.~~

~~2. GOAL: TO DIRECT SUBURBAN DEVELOPMENT TO PLANNED SERVICE AREAS.~~

~~POLICIES:~~

A. Within the urban boundary as established or amended, development should be compatible with municipal service plans.

1. Land within the municipal service areas should be platted and allowed to be developed. Density shall be guided by service availability, health considerations and existing land use patterns. Proximity to major arterials should also be considered.

2. Cooperative county-city extension of sewer and water services based on health considerations, economic feasibility, geographic limitations and overall community desires should be a major factor in directing and controlling urban growth.

3. Developments which occur within the municipal service area in advance of the extension of sewer and water systems should be designed with wetline sewers connected to a central system. Water systems should be designed in conformance with a coordinated water systems plan.

B. Urban development shall be discouraged beyond the sewer service boundaries; infilling shall be encouraged within the sewer service boundary.

1. Platting requirements for large lots in suburban and rural residential areas should be designed to facilitate future subdivision and infilling by ensuring that lot lines, setbacks and easements will be consistent with well-designed higher-density development in the future.

2. A system should be utilized whereby early customers can be reimbursed for costs of extending service lines over undeveloped land as the undeveloped area fills in at a later date.

3. GOAL: TO PRESERVE, MAINTAIN AND ENHANCE REGIONAL ECONOMIC DEVELOPMENT BASED ON LOCAL NATURE RESOURCES.

POLICIES:

A. Suburban development shall be controlled in potential and existing agriculturally productive areas outside the urban boundary, in such a way as to preserve agricultural production.

B. Preservation of agriculture should be encouraged. Minimum acreages shall be established in agriculture zones; however, smaller acreages shall be permitted if proven economically viable or allowed if they are to be joined with other productive agricultural lands.

4. GOAL: TO PROMOTE AND ENCOURAGE YAKIMA'S AND UNION GAP'S CONTINUED DEVELOPMENT AS THE FINANCE, BUSINESS, VISITOR, MEDICAL AND CULTURAL CENTER FOR THE REGION.

~~POLICIES:~~

~~A. The central business district of Yakima should be revitalized and coordinated with commercial development of Union Gap.~~

~~B. Regional and community commercial uses should locate within existing commercial clusters until the need for a new cluster can be proved.~~

~~C. Educational programs and facilities, cultural activities and adequate employment opportunities for all segments of the community shall be encouraged.~~

~~5. GOAL: TO MAINTAIN A DIVERSE QUALITY RESIDENTIAL ENVIRONMENT IN THE URBAN AREA.~~

~~POLICIES:~~

~~A. Rural residential opportunities outside the urban containment boundary shall be provided for with the understanding that these buffer areas are intended to receive only those services provided by the county and to be developed in such a way as to not detract from agricultural production.~~

~~B. Housing stock for all segments of the community will be increased through incentives for rehabilitation and new construction.~~

~~C. Residential lots abutting arterial streets in new developments should be deep enough to allow proper screening and access should be from an interior street. (Park strips, screen planting, fences or other suitable landscaping and sight screening measures should be provided along the property line abutting the arterial street to protect residents from detrimental effects).~~

~~D. Citizens shall be encouraged to participate in neighborhood planning.~~

~~6. GOAL: TO PROVIDE ACCESS TO A BROAD RANGE OF SERVICES, FACILITIES, AND EMPLOYMENT IN A SAFE, QUICK AND CONVENIENT MANNER AND TO MOVE GOODS EFFICIENTLY.~~

~~POLICIES:~~

~~A. Land use decisions will consider the impact on adjacent streets and roads.~~

B. There will be increased emphasis on alternate modes of transportation other than the private automobile (bus, rail, car pools, bike and pedestrian paths).

C. Where possible, major arterials and highways will be buffered.

D. Air and noise pollution potential of urban area transportation shall be monitored and evaluated to avoid future problems.

E. The county, in cooperation with Yakima city and Union Gap, should seek to extend public transportation to concentrated suburban development on unincorporated lands within the urban planning boundary.

7. GOAL: TO DEVELOP AND MAINTAIN A COMPREHENSIVE PLAN THAT IS ADAPTABLE TO CHANGING CONDITIONS.

POLICIES:

A. Urban area land use policy shall be clearly set forth in an adopted comprehensive plan, which should serve as a guide for public and private land use decisions.

B. The comprehensive plan shall be periodically updated to reflect changing conditions. An effective system to insure continued participation by citizens in planning and decision making should be developed and maintained.

C. A uniform set of implementation regulations should be developed which will reflect the goals and objectives of the comprehensive plan.

D. There should be consistent enforcement of land use legislation. Guidelines shall be set for exceptions to allow flexibility in special cases to maximize retention of individual property rights.

E. A one-stop permit center for the urban area should be established. City-county staff and legislative review functions for the urban area should be closely coordinated.

Chapter 17.30
INTERIM GROWTH AREAS FOR GRANGER, MABTON, AND THE SUNNYSIDE – GRANDVIEW AREA

Sections:

17.30.010 Purpose of Provisions.

17.30.020 Granger Interim Urban Growth Area.

~~17.30.030 Mabton Interim Urban Growth Area.~~

~~17.30.040 Sunnyside – Grandview Area Interim Urban Growth Area.~~

~~17.30.050 No Annexation Outside Interim Urban Growth Area Boundary.~~

~~17.30.060 No Urban Development Outside Interim Urban Growth Areas.~~

~~17.30.070 Present Zoning to Apply.~~

~~17.30.080 Duration of Interim Urban Growth Areas.~~

~~17.30.010 Purpose of Provisions.~~

~~The purpose of this chapter is to provide for the designation and establishment of interim urban growth areas (UGA) for the cities of Granger, Mabton, Sunnyside and Grandview, as required by RCW 36.70A.110 for all purposes provided by law.~~

~~17.30.020 Granger Interim Urban Growth Area.~~

~~(1) The board acknowledges and concurs with the town's findings of fact in support of its proposed interim urban growth area but disagrees with the boundary proposed by the Granger town council. The town's findings state a need for approximately three hundred thirty additional acres to support its projected growth through the year 2015. The boundary proposed by the town encompasses over one thousand two hundred acres of unincorporated area.~~

~~(2) The board concurs with the county planning department's report on the proposed interim UGA, which recommends that it be reduced by approximately seven hundred acres. This acreage is not characterized by urban growth nor is it adjacent to territory characterized by urban growth nor is it needed to accommodate projected urban growth through the year 2015.~~

~~(3) The town's findings of fact and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the town of Granger is designated as that area depicted on the map entitled "Granger Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit A.~~

~~17.30.030 Mabton Interim Urban Growth Area.~~

~~(1) The board acknowledges the city's findings and related materials in support of its proposed interim urban growth area and understands the~~

~~city's desire for an extensive urban growth area to allow phased development over time. The Board fully recognizes the effort the city is making to reverse its present economic decline and to gain a share of the Lower Valley's anticipated economic development by establishing business and industrial parks as part of its phased growth concept. However, the board finds that the interim UGA proposed by the Mabton city council is larger than necessary to accomplish the city's objectives and appears to be beyond the city's capacity to provide services. Furthermore, much of the land proposed by the city for inclusion in its interim UGA is productive farm land that should remain outside the growth area boundary until there is a demonstrated need for urban development and the city demonstrates an ability to provide urban level services. The Board finds that some of these lands should be considered part of the city's secondary growth area for future inclusion in its urban growth area when warranted by demand and the city's ability to serve.~~

~~(2) The board concurs with the county planning department's report on the proposed interim UGA which recommends that it be reduced by approximately one thousand four hundred acres.~~

~~(3) The city's findings and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the city of Mabton is designated as that area depicted on the map entitled "Mabton Interim Urban Growth Area," incorporated herein by reference as Exhibit B. Lands shown as the city's secondary growth area will be considered by the county for inclusion within the city's UGA when there is demonstrated demand to develop these lands for urban uses and when the city demonstrates its ability to provide urban services.~~

~~17.30.040 Sunnyside – Grandview Area Interim Urban Growth Area.~~

~~(1) The Yakima Valley Highway corridor between Sunnyside and Grandview is becoming urbanized and should be included within an interim urban growth area. The cities of Sunnyside and Grandview both propose to extend their UGAs along the Yakima Valley Highway corridor to include the Lower Valley Elk's Club and Golf Course. Because there is insufficient information at this time to determine this overlapping issue, the board has decided to designate a single interim UGA to be known as the Sunnyside – Grandview Interim Urban Growth Area. The board encourages the cities of Sunnyside and Grandview to examine their respective service capabilities as part of the comprehensive planning process and to resolve their service area dispute during development of final comprehensive plans.~~

~~(2) The board acknowledges the findings of fact submitted by the city of Sunnyside and the city of Grandview in support of establishing an interim~~

urban growth area but disagrees with the boundary proposed. Sunnyside's findings indicate a need for approximately two thousand two hundred seventy-five additional acres to support its projected growth through the year 2015. The boundary proposed by the city includes over twelve thousand acres of unincorporated area to accommodate this projected growth. Grandview's findings indicate a need for approximately one thousand eight hundred eighty additional acres to support all land use types associated with its projected population through the year 2015. The boundary proposed by the city includes about six thousand six hundred acres of unincorporated area to accommodate this projected growth.

(3) The board concurs with the county planning department's reports on the proposed interim UGA which recommends that the boundary be reduced by approximately seven thousand acres in the Sunnyside vicinity and by approximately three thousand five hundred acres in the Grandview vicinity. This acreage is not characterized by urban growth nor is it adjacent to territory characterized by urban growth, nor is it needed to accommodate projected urban growth through the year 2015.

(4) Sunnyside's and Grandview's findings and the county planning department's report are both incorporated by reference herein.

(5) The interim urban growth area for the Sunnyside – Grandview area is designated as that area depicted on the map entitled "Sunnyside – Grandview Interim Urban Growth Area," incorporated herein by reference as Exhibit C.

17.30.050 No Annexation Outside Interim Urban Growth Area Boundary.

Any land lying outside the interim urban growth areas designated by this chapter shall not be annexed.

17.30.060 No Urban Development Outside Interim Urban Growth Areas.

The board finds that the existing county zoning ordinance does not permit development of an urban character to occur outside the interim UGAs designated by this chapter. With the exception of the existing rural settlement zone, which applies to some unincorporated communities already served with public water and sewer systems, Yakima County will not approve developments outside designated interim UGAs which are urban in character and require urban governmental services.

17.30.070 Present Zoning to Apply.

County zoning classifications presently applied to unincorporated lands within the interim UGAs established by this chapter shall remain in effect

until new development regulations that are consistent with and implement the comprehensive plan are enacted pursuant to the requirements of RCW Chapter 36.70A. Nothing herein shall preclude a property owner's right to apply for and seek a rezone of property, nor the county's responsibility to process such application.

17.30.080 Duration of Interim Urban Growth Areas.

Each interim urban growth area designated by this chapter shall remain in effect until such time as a final urban growth area is designated as part of the county's new comprehensive plan adopted pursuant to the requirements of RCW Chapter 36.70A.

Chapter 17.35
INTERIM GROWTH AREAS FOR TIETON, MOXEE, SELAH, NACHES, AND THE YAKIMA – UNION GAP URBAN AREA

Sections:

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17.35.010 Purpose of Provisions.

The purpose of this chapter is to provide for the designation and establishment of interim urban growth areas (UGA) for the cities of Tieton, Moxee, Selah, Naches, Yakima and Union Gap as required by RCW 36.70A.110 for all purposes provided by law.

17.35.020 Tieton Interim Urban Growth Area.

~~(1) The board acknowledges the city's findings of fact in support of its proposed interim urban growth area but disagrees with the boundary proposed by the Tieton city council. The city's findings state that the proposed UGA will allow for more than doubling of housing units (and implicitly a more than doubling of its population) through the year 2015. This level of growth exceeds the city's high population projection by forty-three percent. The boundary proposed by the city encompasses over eight hundred acres of unincorporated area.~~

~~(2) The board concurs with the county planning department's report on the proposed interim UGA and its recommendation that the proposed boundary be reduced in size. The specific recommendation was to remove approximately one hundred acres west of the town and about sixty acres south of the town because these lands are not characterized by urban growth nor are they adjacent to territory characterized by urban growth nor are they needed to accommodate projected urban growth through the year 2015. However, the board finds that approximately thirty acres south of Tieton recommended for exclusion by the planning department report should remain in the proposed boundary because this area is adjacent to the city limits on two sides and appears to be a probable future expansion area for the town. The other one hundred thirty acres referred to in the report are predominantly productive farm lands that should not be included within the interim UGA.~~

~~(3) The city's findings of fact and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the city of Tieton is designated as that area depicted on the map entitled "Tieton Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit A.~~

~~17.35.030 Moxee Interim Urban Growth Area.~~

~~(1) The board acknowledges the city's findings in support of its proposed interim urban growth area and understands the city's desire for an extensive urban growth area to allow for industrial development over time. However, the board finds that the interim UGA proposed by the Moxee city council is larger than necessary to accomplish the city's objectives. Furthermore, much of the land proposed by the city for inclusion in its interim UGA is productive farm land that should remain outside the growth area boundary until there is a demonstrated need for urban development and the city demonstrates an ability to provide urban-level services. The boundary proposed by the city encompasses over two thousand eight hundred acres of unincorporated land.~~

~~(2) The board concurs with the county planning department's report on the proposed interim UGA and its recommendation that the proposed boundary be reduced in size. The specific recommendation was to~~

~~remove approximately one thousand six hundred acres because these lands are not characterized by urban growth nor are they adjacent to territory characterized by urban growth, nor are they needed to accommodate projected urban growth through the year 2015. However, the board finds that approximately one hundred acres south of Moxee recommended for exclusion by the planning department report should remain in the proposed boundary because this area is adjacent to the city limits and has utility services planned for it. The city has already extended utility lines under Highway 24 to provide future service to this area. Furthermore, the board finds that approximately one hundred thirty acres north of the city recommended for exclusion by the planning department report should also remain in the proposed boundary because this area lies between the existing city limits and the city's water reservoir and appears to be a probable future expansion area for Moxee. The other one thousand three hundred seventy acres referred to in the report are predominantly productive farm lands that should not be included within the interim UGA.~~

~~(3) The city's findings and the county planning department's report are both incorporated by reference herein.~~

~~(4) The interim urban growth area for the city of Moxee is designated as that area depicted on the map entitled "Moxee Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit B.*~~

~~17.35.040 Selah Interim Urban Growth Area.~~

~~(1) The board acknowledges and concurs with the city's findings of fact in support of its proposed interim urban growth area and the county planning department's report on the proposed interim UGA, both of which are incorporated by reference herein.~~

~~(2) The interim urban growth area for the city of Selah is designated as that area depicted on the map entitled "Selah Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit C.~~

~~17.35.050 Naches Interim Urban Growth Area.~~

~~(1) The board acknowledges and concurs with the town's findings of fact in support of its proposed interim urban growth area but disagrees with the boundary proposed by the Naches town council. The findings state that based upon extensive community involvement, the preferred proposal ought to include only already developed unincorporated lands or those currently being developed. In applying this criteria, the town council should have included the unincorporated area lying south of the city and north of the Yakima River which is already developed and served with municipal water and sewer.~~

(2) The board concurs with the county planning department's report on the proposed interim UGA which recommends including the South Naches area.

(3) The city's findings of fact and the county planning department's report are both incorporated by reference herein.

(4) The interim urban growth area for the town of Naches is designated as that area depicted on the map entitled "Naches Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit D.*

17.35.060 Yakima – Union Gap Interim Urban Growth Area.

(1) The cities of Yakima and Union Gap lie contiguous to one another and since 1976 they have been part of a single urban growth area commonly referred to as the Yakima urban area. The Yakima urban area boundary serves as a mutual urban growth area without distinguishing between which lands are Yakima's responsibility to serve and which are Union Gap's. Adopted interim UGAs required by the Growth Management Act, RCW Chapter 36.70A (GMA) may encompass more than one city and need not identify the UGA for each individual city. Consistent with the current designation of the Yakima urban area and with GMA guidelines for establishing interim UGAs, the board will designate a single interim UGA for the cities of Yakima and Union Gap.

(2) The board concurs with the location of the proposed interim UGA submitted by the Yakima city council and finds that the location of the proposed interim UGA submitted by the Union Gap city council is coterminous with Yakima's except that it excludes approximately one hundred seventy acres of deeded property within the Yakima Indian Reservation on the south end of the proposed UGA. This one hundred seventy acres is a logical part of the area within the Yakima Indian Reservation that Union Gap is proposing for its interim UGA.

(3) The board concurs with the county planning department's report on the proposed interim urban growth area for Yakima and Union Gap. The report recommends including the one hundred seventy acres left out of the Union Gap proposal.

(4) The resolutions of the city of Yakima and the city of Union Gap accompanying their proposals and the county planning department's report are incorporated by reference herein.

(5) The interim urban growth area for the Yakima urban area which includes the cities of Yakima and Union Gap is designated as that area depicted on the map entitled "Yakima – Union Gap Interim Urban Growth Area," incorporated in this chapter by reference as Exhibit E.

~~17.35.070 No Annexation Outside Interim Urban Growth Area Boundary.~~

~~Any land lying outside the interim urban growth areas designated by this chapter shall not be annexed.~~

~~17.35.080 No Urban Development Outside Interim Urban Growth Areas.~~

~~The board finds that the existing county zoning ordinance does not permit development of an urban character to occur outside the interim UGAs designated by this chapter. With the exception of the existing rural settlement zone, which applies to some unincorporated communities already served with public water and sewer systems, Yakima County will not approve developments outside designated interim UGAs which are urban in character and require urban governmental services.~~

~~17.35.090 Present Zoning to Apply.~~

~~County zoning classifications presently applied to unincorporated lands within the interim UGAs established by this chapter shall remain in effect until new development regulations that are consistent with and implement the comprehensive plan are enacted pursuant to the requirements of RCW Chapter 36.70A. Nothing herein shall preclude a property owner's right to apply for and seek a rezone of property, nor the county's responsibility to process such application.~~

~~17.35.100 Duration of Interim Urban Growth Areas.~~

~~Each interim urban growth area designated by this chapter shall remain in effect until such time as a final urban growth area is designated as part of the county's new comprehensive plan adopted pursuant to the requirements of RCW Chapter 36.70A.~~