***Selah Planning Commission***
***Regular Meeting***
*Tuesday, December 15, 2015*
***5:30 p.m.***
*City Council Chambers*

***Chairman:***
*Commissioners:*

Willie Quinnell
Dillon Pendleton
Lisa Smith
Eric Miller
Carl Torkelson

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Planner: Tom Durant
Secretary: Caprise Groo

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**AGENDA**

A. Call to Order - Chairman

B. Roll Call

C. Agenda Changes

D. Communications
1. Oral

This is a public meeting. If you wish to address the Commission concerning any matter that is not on the agenda, you may do so now. Please come forward to the podium, stating your name and address for the record. The Chairman reserves the right to place a time limit on each person asking to be heard.

2. Written - None

E. Approval of Minutes
1. November 17, 2015

F. Public Hearings

1. Old Business - None
2. New Business – None

G. General Business
H.

1. Old Business – Study session- Urban Growth Area Comprehensive Plan Update: Chapter 1 Plan Administration, Chapter 6 Natural Environment
2. New Business- None

H. Reports/Announcements
1. Chairman
2. Commissioners
3. Staff

I. Adjournment

Next Regular Meeting: January 19th 2016

# City of Selah
**Planning Commission Minutes**
Of
November 17, 2015

Selah Council Chambers
115 W. Naches Ave.
Selah, Washington 98942

A. Call to Order – Vice Chairman Smith called the meeting to order at 5:31 pm.

B. Roll Call

Members Present: Commissioners Smith, Pendleton and Miller.
Members Absent: Commissioner Quinnell and Commissioner Torkelson.
Staff Present: Tom Durant, Consultant, Caprise Groo, Secretary.
Guest Shaw Conrad Senior Planner, Yakima Valley Conference of Governments.

C. Agenda Changes
None

D. Communications
1. Oral-

Mr. Wayne Worby approached the podium. He stated his address as 200 Weems Way, Selah WA. He stated that a year ago he had a proposal for impact fees for school construction. He stated that he was bringing it forth again and asked what information he would need.

Vice Chairman Smith suggested that Mr. Worby speak with Shane at the school district.

Discussion ensued about time limits, uses and demographics.

Conclusion: the Commission would be willing to look at information concerning time limits, uses and demographics.

Vice Chairman Smith asked if anyone else would like to speak.

Ms. Shirley Johnson Hoy approached the podium. She stated that her address was 3 N 10th St, Selah, WA. She asked if there was any way that the ADA section could be put back into 10.24.

Vice Chairman Smith explained that with her experience at New Vision that it was unrealistic to require developers to abide by the ADA requirements for private homes. She stated that the market would drive that but for a small community to require that of a development.

Commissioner Miller stated that they were talking about spec houses spec house. He stated that if someone wanted to contract a house with those requirements they are able to do so.

Vice Chairman Smith stated she did not know of any municipality that required that.

Commissioner Miller stated that he didn't think it could be required.

Ms. Johnson Hoy stated that she worked for the department of mentally disable and that was where her heart was.

Discussion: ADA and housing demand.

Conclusion: There is demand.

Mr. Worby approached the podium. He asked it Mr. Durant had seen required ADA Housing.

Durant has not seen in land use.

Discussion: ADA requirements for public housing.

Conclusion: Possible incentives for public housing developments.

Vice Chairman Smith asked if anyone else would like to comment.

2. Written - None

E. Approval of Minutes
1. November 3, 2015

Commissioner Miller motioned to approve the minutes.

Commissioner Pendleton seconded the motion.

Vice Chairman Smith asked for a voice vote and the minutes were approved with a vote of 3-0.

F. Public Hearings

1. Old Business –None
2 New Business-None

G. General Business
1. Old Business – None
2. New Business- Urban Growth Area Comprehensive Plan Update: Chapter 1 Plan Administration, Chapter 6 Natural Environment

Mr. Durant stated that what they had was the first two chapters that were being updated. He stated that they had Chapter 1 Plan Administration, Chapter 6 Natural Environment that would be presented by Shaw Conrad Senior Planner, Yakima Valley Conference of Governments. He also stated that the City Council had adopted a public participation plan and how that worked. He told the audience that if they were interested leave their emails and he would send those notices for the amendments. He explained that this was a study session for Chapter 1 and Chapter 6. He stated that there would be a Public Hearing on the whole document.

Discussion ensued on ways to notify the public of what was happening with the amendments.

Conclusion: newspaper adds, email, and direct notice to key organizations.

Shawn Conrad, Senior Community Planner, Yakima Valley Conference of Governments stated she had been with YCOG for 6 1/2yrs and this was the first time working with the Selah Planning Commission. . She stated that she wanted to go over the Growth Management Act process and what was required to be updated. (Handout 1) attached. She went over the handout. She explained that she was contracted to help with the updates and there were limited meetings. She stated the target to finish was the fall of 2016. She went on to explain how she would proceed.

Commissioner Miller asked if the Commissioner could give feedback at the meetings.

Ms. Conrad answered yes. She stated the procedure she needed to follow.

Commissioner Miller commented on when it needed to be submitted to commerce.

Mr. Durant stated that Ms. Conrad would present it the first time and then the Planning Commission would go over it.

Ms. Conrad agreed. She moved on to reading the Staff Report. (Attached) She then moved on to the Draft of Chapter One. (Attached)

Commissioner Miller asked if a property could be annexed if it was not in the Urban Growth Area. (Page 5, Planning Area, Chapter 1)

Ms. Conrad answered no.

Mr. Durant explained the process that the County used to determine the Urban Grown Area.

Commissioner Miller questioned if the infrastructure needed to be in place

Mr. Durant replied that a plan at least needed to be in place.

Discussion ensued about projected population and how it is calculated and by whom.

Ms. Conrad proceeded to the next section Comprehensive Plan Amendments on page 6 of Chapter 1.

Discussion ensued about dates of annual amendments.

Ms. Conrad moved on with the rest of the document. She asked if anyone had questions.

Mr. Durant referred to Mr. Worby.

Mr. Worby referred to the GMA and asked if the county was trying to reduce the area.

Mr. Durant stated that the cities had to prove they needed the land.

Discussion: Urban Growth Area and how it works.

Ms. Conrad moved on to the next Chapter 6 Natural Environment Element. She stated that the maps were based on the best available science. Enlarged Maps attached.

Heater interruption.

Ms. Conrad continued on to the Soil Classification.

Mr. Durant pointed out that the green line on the maps was the Urban Growth Area.

Ms. Conrad moved back and forth thru the document. She used the maps to coordinate with the chapter categories. She stated that the maps were a guide.

Mr. Durant stated that he wanted to check the Zone "A" flood areas.

Ms. Conrad continued with the chapter at the water recharge section and continued thru Geological Hazards.

Mr. Durant asked about Mineral resource areas listed in Yakima County and stated he would like to recheck that.

Ms. Conrad agreed and moved on to the Fish and Wildlife Section. She stated that she was trying to get more information on sensitive habitats. She continued on.

Mr. Durant pointed out the priority habitat on the south slope of the hill.

Ms. Conrad stated she would check that out. She then moved on to the Agricultural Land Use map and Page 13 of

chapter 6. She then moved on.

Discussion ensued about the Agricultural section.

Ms. Conrad stated that this was a lot of information.

Mr. Durant directed everyone's attention to the proposed goals and policies and suggested everyone review the chapters and the policies and make note of anything that jumped out at them. He made suggestions about Ag land.

Discussion ensued about Ag policy.

Vice Chairman Smith asked Mr. Durant about the next meeting.

Discussion: Meetings.

H. Reports/Announcements

1. Chairman-None
2. Commissioners- None
3. Staff-None

. Adjournment

Commissioner Miller motioned to adjourn the meeting, Commissioner Pendleton seconded the motion. Vice Chairman Smith adjourned the meeting at 6:54 pm with a voice vote of 3-0.

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Chairman

# GMA Periodic Update Endgame

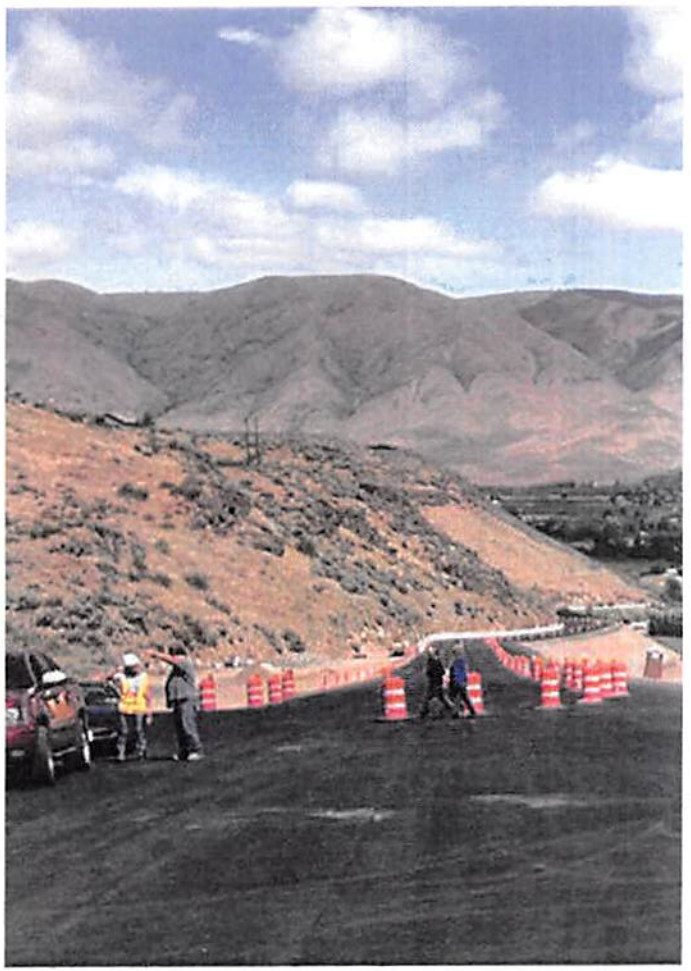
**What's required?**

- Review and Update:
  1. Comprehensive Plan
  2. Development Regulations, *including*
  3. Critical Areas Ordinance
- Public Process
- Council adoption with findings by **June 30, 2017**
- Submittal to Commerce within 10 days
- *Even if no changes, must still review, document, and submit*



ho 1

# Required Comp Plan Elements



Opening of the Naches-Tieton Road Improvement Project, Yakima County

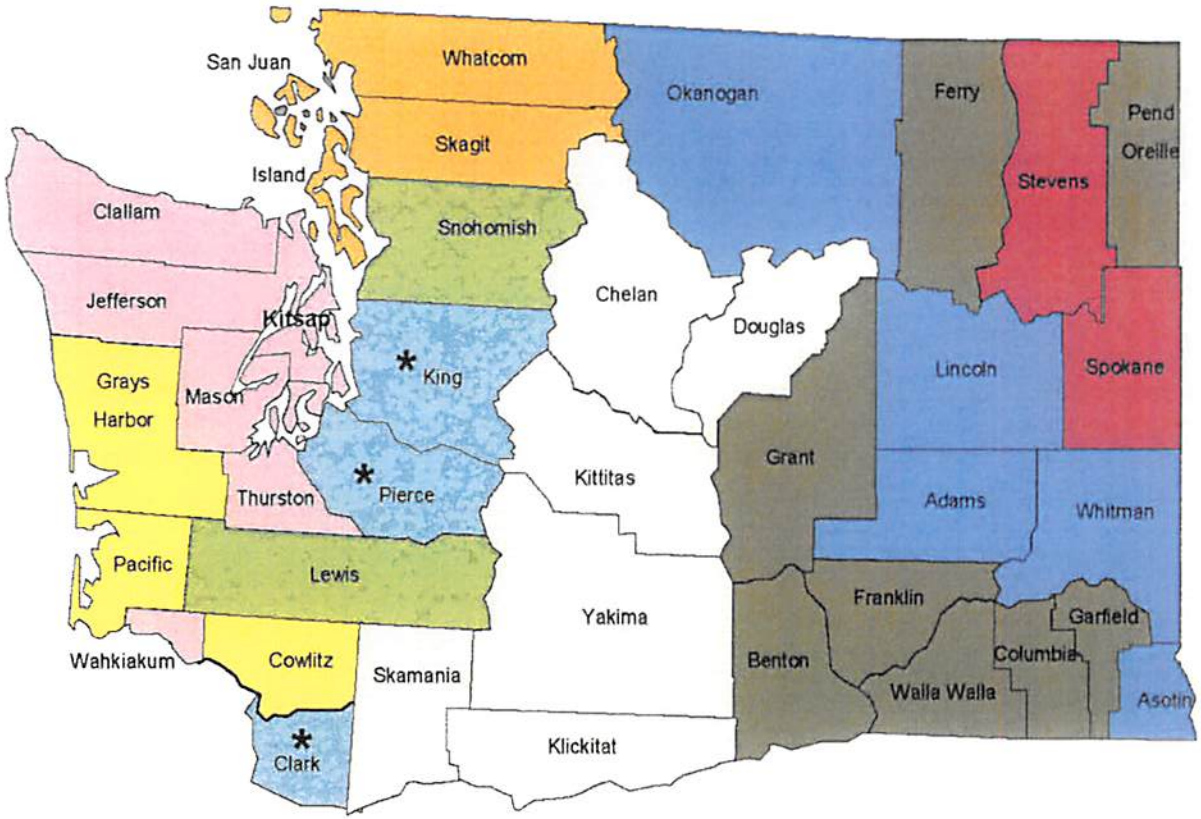
- **Land Use**
- **Transportation**
- **Housing**
- **Utilities**
- **Capital Facilities**
- **Rural** (counties only)
- Requirements for each element at RCW 36.70A.070 Comprehensive plans — Mandatory elements.

# Department of Commerce

Innovation is in our nature.

**Growth Management Services**
**Technical Assistance Regions**
**www.commerce.wa.gov/growth**

**January 2015**




* *Counties with stars contain multiple staff assignments.*

*See page 2 for a complete list for King, Pierce, and Clark counties GMS staff assignments.*

| | | | | |
|---|---|---|---|---|
| Anthony Boscolo * 360.725.3062 | Dave Andersen 509.434.4491 | Scott Kuhta 509.795.6884 | Dee Caputo 509.389.1291 | William Simpson 509.280.3602 |
| Matt Ojennus * 360.725.4047 | Paul Johnson 360.725.3048 | Joyce Phillips * 360.725.3045 | Anne Fritzel * 360.725.3064 | Ike Nwankwo * 360.725.3056 |

# STAFF REPORT

**TO:** Planning Commission, City of Selah

**FROM:** Shawn Conrad, Senior Planner, Yakima Valley Conference of Governments

**DATE:** November 17, 2015

**SUBJECT:** Comprehensive Plan Update: draft Summary and Plan Administration Chapter, and draft Natural Environment Element

**ACTION REQUESTED:** None; review and discussion only.

## Background

The Growth Management Act (GMA) requires fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance, every eight years as established by RCW 36.70A.130(5)(c). Selah's next GMA periodic update is due June 30, 2017. After this date, without a completed update, Selah will be unable to access Washington State road and water/wastewater infrastructure grants and loans.

To start this GMA periodic update process, staff is reviewing and updating the current Selah Comprehensive Plan. Once the Comprehensive Plan review is completed, staff will begin review of the development regulations and the critical areas ordinance for updates. Once those reviews are completed, staff will request a recommendation from Planning Commission to City Council on all of the elements of the GMA periodic update, combined.

The updated Comprehensive Plan will consist of seven chapters:

- Summary and Plan Administration
- Community Goals, Objectives & Policies
- Land Use Element
- Housing Element
- Natural Environment Element
- Transportation Element
- Capital Facilities and Utilities Element

Staff is beginning this process with review of the draft Summary and Plan Administration and Natural Environment Element chapters. City Council adopted a Public Participation Plan for the GMA update process on October 13, 2015.

## Summary and Plan Administration Chapter

The Summary and Plan Administration chapter addresses the purpose of the Comprehensive Plan, the planning process, the County-wide Planning Policy, public involvement, amendment processes, and maintaining consistency with development regulations, in accordance with the requirements of the Washington State Growth Management Act, including RCW 36.70A.106, 36.70A.120, 36.70A.130 and 36.70A.140.

Proposed updates to the current chapter include adding a process for Comprehensive Plan amendments, including timing, procedures, and public participation; consistency with other City fiscal and regulatory processes and State review of amendments; and criteria for approval of Future Land Use Map amendments.

**Natural Environment Element**

The Natural Environment Element describes the natural physical and biological environment in terms of the opportunities and limitations it presents for growth and development. It incorporates those aspects of the Growth Management Act relating to the natural environment, identifies the area's resource lands and critical areas, and explains how they will be protected. The Natural Environment Element includes an inventory of the natural environment to use in designations of critical areas required by the GMA and included in the City's Critical Areas Ordinance (CAO).

RCW 36.70A.070 outlines the required components of the Comprehensive Plan which have been included in the Natural Environment Element, including:

- Critical areas, including the following: (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.
- Agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products;
- Forest lands that are not already characterized by urban growth and that have long-term significance for the commercial production of timber;
- Mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and
- Inventory based on best available science, to protect the functions and values of critical areas.

The Natural Environment Element describes the natural, physical and biological environment in terms of the opportunities and limitations it presents for growth and development. Existing as well as proposed goals and policies are included for discussion.

Critical areas identified within the Selah Urban Growth Area (UGA) through the Natural Environment Element inventory include wetlands, critical aquifer recharge areas, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas. These critical areas are currently protected by the Selah Critical Areas Ordinance, SMC 11.50. No agricultural lands, forest lands, or mineral resources lands are identified that require protection.

# DRAFT

## CHAPTER ONE

### Summary and Plan Administration

## PURPOSE OF THE COMPREHENSIVE PLAN

The Selah Urban Growth Area (UGA) is composed of the area within the current incorporated city and potential future growth area for the City of Selah. This area contains a variety of physical, environmental and economic elements. The Selah Urban Growth Area Comprehensive Plan (Plan) identifies many of these elements and their relationship to the overall UGA. The Plan begins by reviewing existing conditions and continues by attempting to forecast anticipated changes within the Selah UGA. Understanding these changes and their impacts establishes a framework within which to coordinate these changes in the best interests of the residents within the Selah UGA.

The Plan, then, is a guidebook to aid the City of Selah and Yakima County in reviewing or initiating change. It attempts to give an overall perspective of the Selah UGA. It establishes the necessary principals, criteria, and policies with which to make logical land use decisions. It is important to emphasize that the Plan is not an end but a means. It is a reference document of facts, relationships, projections and attitudes to help in the decision-making process. The Plan is not a dictation of what must be or an answer book for complicated questions. It is merely a manual and information source to help the City of Selah and Yakima County derive its own answers.

To this purpose, the Plan establishes a process through which the Selah UGA can grow in a coordinated manner. The Plan allows for an understanding of existing conditions and accepted planning principals. It then provides for an evaluation of these conditions and principals with respect to the attitudes of the community (in terms of local goals, objectives and policies). Support facilities and limits to providing these facilities are then explored. Local attitudes, existing conditions and the configuration of future services are incorporated into the elements of the Plan.

When changes to the existing environment are proposed, it should be carried through this review process:

- What is the relationship of this change to existing conditions?
- Would the change conform to established principals or current community policies?
- Is the change in general agreement with the growth objectives as graphically represented on the Future Land Use Map?
- What will be the implications of the change on the transportation system, support facilities, and the natural environment?

With the aid of the Plan, the City of Selah and Yakima County Planning Commissions, the Selah City Council and the Board of Yakima County Commissioners will either approve, approve with modifications, or deny adoption of these incremental changes. Individual decisions may result in new conditions or changes in objectives or policies. The Plan must be amended to reflect these changes so that a current document will again be available for the evaluation of future change. Step by step, then, the

Selah UGA can continue to develop, addressing both the problems of today and opportunities of tomorrow.

## PLANNING PROCESS

In 1990, the State of Washington passed the Growth Management Act (GMA). The GMA is a framework that encourages each community to respond to growth in a realistic way. The GMA outlines a planning approach that gives each community a mechanism to respond to growth issues in a way that is consistent with its unique situation.

The GMA requires that each community create a comprehensive plan based on thirteen basic goals. Those are as follows:

- **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 the 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 insure predictability.

- **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.

- **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 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.

## The County-wide Planning Policy

The GMA requires that each county and its incorporated communities agree on a set of policies that will ensure coordinated planning across jurisdictional lines. Yakima County, in conjunction with the City of Selah and other communities, adopted the County-wide Planning Policy (CWPP) in 1993; the policy was updated in 2003. The CWPP provide a framework for planning that includes designation of an UGA, provision of urban services in the UGA concurrent with growth, coordinated transportation systems, coordinated policies for housing, creation of joint planning within the UGA, and consistent economic development policies. The CWPP also directly address the GMA's goals that: a) private property rights be considered, b) development permits be processed in a fair and timely manner, c) citizen participation be the foundation of all planning efforts.

The Selah UGA Comprehensive Plan is generally and specifically consistent with the CWPP. In general, as described in the Guiding Principles section of the CWPP, the Selah UGA Comprehensive Plan supports the principals of seeking solutions locally, using a common database for planning and consistent terms for comprehensive land use categories. Land use data in the Selah Comprehensive Plan is based on Yakima County Assessor's data and local knowledge of City staff, and the transportation analysis is based on data from the Yakima Valley Conference of Governments.

Specific elements of the CWPP are addressed in corresponding elements of the Selah Comprehensive Plan. These are summarized below:

| Yakima County-wide Planning Policy | Selah UGA Comprehensive Plan |
|---|---|
| Urban Growth Area Policies | The Selah UGA is consistent with the Urban Growth Area policies of the CWPP. Chapter 3 provides a capacity analysis for the UGA. |
| Contiguous and Orderly Development Policies | The Land Use Element of the Comprehensive Plan provides for growth first in areas with available services, followed by UGA areas where future services are planned. Refer to policy LUGM 3.2. |
| Siting Public Facilities Policies | Objective LUGM 5 and Policy 5 in the Land Use policies support the cooperative siting of public facilities, consistent with the CWPP. |
| County-wide Transportation Facilities Policies | The transportation policies and Chapter 7 of the Comprehensive Plan are consistent with this element of the CWPP. |
| Affordable Housing Policies | Refer to the housing policies and Chapter 4 of the Selah |

| | |
|---|---|
| | Comprehensive Plan for affordable housing policies in support of this element of the CWPP |
| Joint Planning Policies | The Selah Comprehensive Plan supports the concept of joint cooperative planning with surrounding jurisdictions. Policies that address inter-local cooperation with the County and other agencies include Policy LUGM 4.2 Objective LUGM 5, Policy LUGM 5.1, Policy CFU 2.1 and Policy CFU 3.3. |
| Economic Development Policies | The Land Use and Economic Development elements of the Comprehensive Plan include policies to ensure that economic development is consistent with the capacity of the region's natural resources and with the City's land use and capital facilities plan. Refer to goals and policies in the Land Use and Economic Development elements. |
| Fiscal Impact Analysis Policies | The City's Capital facilities element provides a capital facilities plan consistent with the CWPP and includes consideration of coordination needs with other agencies. Please refer to the Capital facilities and Utilities policies and background information in Chapter 8. The Comprehensive Plan does not include consideration of an impact fee process (CWPP H 3.3). |
| Coordination with Special Purpose Districts, Adjacent Counties and State, Tribal and Federal Governments Policies | The Comprehensive Plan supports coordination with special purpose districts and adjacent governmental agencies. Policies that address inter-agency coordination include Policy LUGM 4.2 Objective LUGM 5, Policy LUGM 5.1, Policy CFU 2.1 and Policy CFU 3.3. |

# Public Involvement

On {insert date}, the Selah City Council adopted the City of Selah Comprehensive Plan Update Public Participation Plan (PPP). The PPP establishes the following for public involvement during the Plan update:

- Planning Commission public meetings – discuss draft and final sections of Plan elements at regularly scheduled planning commission meetings or appropriately advertised special meetings.
- Public Comment – the draft will be available for review during a public comment period.
- Final Public Hearing – the draft will be modified based upon comments received during the public meetings and during the public comment period. The City Council will hold a public hearing on the final draft prior to adoption.

The objectives of the PPP include:

- Provide for "early and continuous" public participation
- Build community trust in the planning process
- Seek public input and ideas concerning the future of Selah
- Encourage participation of individuals, community groups and organizations that may not normally participate in the planning process
- Explain the laws by which the City is obligated to conduct the Update process

## Roles

The day-to-day work of implementing the Selah UGA Comprehensive Plan requires support from the City and community as a whole. Key actors and their respective roles are described below:

**The City of Selah and Yakima County Planning Commissions.** The role of the Planning Commission is one of advisory to the legislative body. The Commission is responsible for informing the legislative body about the consequences of potential development decisions. A well-functioning Commission can help the legislative body weigh the advantages and disadvantages of alternative courses of action. The Commission should keep the public informed and seek to include their input.

**The Selah City Council and Board of County Commissioners.** These elected officials have the responsibility for enacting and amending land use regulations after considering the recommendations of the Commission. The Selah City Council is responsible for decision-making with the Selah City limits, while the Board of County Commissioners (BOCC) is responsible for decision-making within the unincorporated portion of Selah's UGA. Both boards' responsibilities include amending zoning regulations and the zoning district maps. The City Council and BOCC also play a part in the comprehensive planning process by reviewing the plans that pertain to their jurisdictions, and making recommendations. The role of the City Council and BOCC in the subdivision process includes accepting or rejecting dedications of easements, right-of-way and other public lands, approving financial guarantees or financing mechanisms to ensure construction of all public improvements, approving engineering drawings, and approving subdivisions prior to their being recorded.

**The Citizens.** Formalizing citizen input through public meetings and required public hearings is one of the most vital aspects of the planning process. Citizens can become involved in the process by contributing to the meaningful dialogue surrounding particular issues or the process in general.

## Planning Area

The Selah UGA is approximately 7.2 square miles, and includes the land within the City limits in addition to land dedicated outside and adjacent to City limits that is identified as land needed for future development during a 20-year planning period. Land cannot be annexed to the City of Selah unless it is contained within the UGA and is adjacent to the existing City limits, except that parcels not contiguous with existing City limits may be annexed for municipal purposes. The UGA boundary is illustrated in Figure xx, page xx. The UGA represents the potential annexation boundaries of the City of Selah.

## Future Land Use Map

The City's Planning Commission developed the Future Land Use Map for the Selah UGA after consideration of the following factors: a projected population of 9,163 in the year 2040, and the resultant residential, commercial, industrial and public land use requirements to accommodate the projected population; existing land use patterns and environmental constraints; and public input received through the public hearing process (see Land Use Element, Figure x page x).

The Future Land Use Map continues the land use designations established in 1997, and revisited in the 2005 Plan update, anticipating an expanded downtown commercial core, continued industrial development adjacent to the Burlington Northern-Santa Fe Railroad, and a moderate density increase near the City center and a continuation of low density residential development south and west of the existing City center.

# Comprehensive Plan Amendments

## Annual Amendments

Community Planning is an iterative process, meaning that the Plan is a living document that will be amended on a regular basis as conditions change, better information becomes available, and/or community values evolve. Under the Growth Management Act, comprehensive plan amendments may only occur once per year. The City of Selah sets {insert month} as its anniversary date of Comprehensive Plan adoption. {Insert month} will also serve as the month of any given annual amendment cycle by which amendments to the Comprehensive Plan must be submitted for consideration during that cycle. Amendments submitted after {insert month} will be held over until the next annual amendment cycle. Amendment proposals may be submitted at any time during the year by members of the public by filing an application using forms available from the City, or by motion by the City Council. Non-governmental amendment proposals are subject to an application fee as per SMC § 20.22.020.

After the applications are processed by City staff, they will be considered by the Planning Commission, which will forward a recommendation to the City Council. Public comment is invited during the Planning Commission review process, including at a public hearing on the proposed amendments. After receiving the Planning Commission recommendation, the amendments will be submitted to the Washington State Department of Commerce for the required 60-day State review. After the State review period has expired, the City Council will make the final decision on all Comprehensive Plan amendments. If approved, the amendments will be adopted by ordinance.

Within 10 days following adoption, the City will submit the adopted amendments to the Department of Commerce. The City will then also publish a notice of adoption and availability of the amendment in its newspaper of record. A final 60-day State review and comment period will commence from the date of publication. Appeals of the adopted amendments to the Growth Management Hearings Board can be filed during this final 60-day review period.

The City shall establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the Comprehensive Plan are considered by the governing body of the City no more frequently than once every year. "Update" means to review and revise, if needed.

## Emergency Amendments

This Plan may be revised or amended outside of the normal schedule if findings are adopted to show that the amendment was necessary due to an emergency situation of a neighborhood or community-wide significance. Examples of emergency situations include those which would present an imminent threat to public health and safety, an imminent danger to public or private property, or an imminent threat of serious environmental degradation. A personal emergency on the part of a particular applicant or property owner is not considered an emergency situation. Plan and zoning amendments related to annexations may be considered during the normal annexation process and need not be coordinated with the annual Plan amendment schedule. The nature of any emergency and proposed amendment shall be explained to the City Council. The Council will decide whether or not to allow the proposal to proceed ahead of the

normal amendment schedule.

In addition to emergencies, amendments may be considered more frequently than once per year under the following circumstances:

1) The proposed amendment concerns the initial adoption of a sub-area plan that does not modify the Comprehensive Plan policies and designations applicable to the sub-area;
2) The proposed amendment concerns the adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;
3) The proposed amendment concerns the amendment of the Capital Facilities Element of a Comprehensive Plan that occurs concurrently with the adoption or amendment of a Yakima County or City budget;
4) The proposed amendment concerns the adoption of Comprehensive Plan amendments necessary to enact a planned action under RCW 43.21C.031(2) (State environmental policy - Significant impacts), provided that amendments are considered in accordance with the public participation program established by the City and all persons who have requested notice of a Comprehensive Plan update are given notice of the amendments and an opportunity to comment.
5) All proposals shall be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation, the City may adopt amendments or revisions to its Comprehensive Plan to resolve an appeal of a Comprehensive Plan filed with a growth management hearings board or with the court.

## Criteria for Approving a Change to the Future Land Use Map

Changes in the Future Land Use Map contained in the Land Use Element will only be granted after the City Council has 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:

1) The proposal is consistent with the provisions of the GMA and other applicable State planning requirements;
2) The proposal is consistent with, and will help implement the goals, policies and objectives of this Comprehensive Plan;
3) 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;
4) The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing critical areas, or on other uses legally existing or permitted in the area;
5) The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical;
6) 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;
7) Adequate public facilities and services exist or can concurrently be developed to serve the

proposal;

8) The other characteristics of the proposal are compatible with those of other uses in the vicinity;
9) The other uses in the vicinity of the proposal are such as to permit the proposal to function properly;
10) If the proposal has impacts beyond the City limits, the proposal has been jointly reviewed by Yakima County; and
11) Any other similar considerations that may be appropriate to the particular case.

## How Will the Plan Be Implemented?

The GMA contains requirements that communities take real steps to assure that the goals and policies are not ignored as decisions occur and are, in fact, implemented by day-to-day decisions. In order to make goals and policies actually affect what happens in the real world, several things must happen. To assure that all government decisions made after its adoption are consistent with the Comprehensive Plan, the City codes, procedures and regulations must be amended to be consistent with the Plan. Primary implementation tools include the City Zoning Code and other development regulations, the Six-Year Transportation Improvement Program (TIP), State Environmental Policy Act (SEPA), utility plans, the critical areas ordinance, and many other city codes and programs. The implementation phase of the planning process calls for codes and programs to be amended to implement the goals and policies of the Comprehensive Plan as needed. Any proposed change to a program or ordinance will be discussed in a public hearing and must be based on citizen involvement. In this way, it can be assured that the specific steps taken are as consistent with community desires as the initial goals and policies.

## Organization of this Comprehensive Plan

The GMA requires that a comprehensive plan contain a Land Use Element, Housing Element, Transportation Element, Capital Facilities Element and Utilities Element. In addition, recent changes to the GMA require a Park Element and Economic Development Element. The requirement for these latter two elements, however, is not effective until funds sufficient to cover applicable costs to local government are appropriated by the State. The Selah Comprehensive Plan contains all required elements, as well as a Parks and Recreation Element. In addition to these required elements, the City of Selah has elected to include a Natural Environment Element. Goals and Policies for each of these elements are found in the front of the Plan, followed by background information, including an analysis of existing conditions, discussion of potential future conditions, and establishment of standards for future development and service provisions, as appropriate.

A community profile, glossary of terms and statement of state planning goals are included as appendices to this Plan.

# DRAFT

## CHAPTER SIX

## Natural Environment Element

### Introduction

The Washington Growth Management Act (GMA) does not require a Natural Environment Element in the comprehensive plan, but does set a number of requirements with regard to natural systems:

- Conservation of resource lands and fish and wildlife habitat
- Protection of the environment and critical areas
- Designation of resource lands and critical areas
- Provisions for the protection of the quality and quantity of groundwater used for public water supplies
- Where applicable, a review of drainage, flooding, and storm water run-off in the area covered by the plan and nearby jurisdictions, and guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state.

The latter two requirements will be addressed in the Land Use Element.

### Applicable Countywide Planning Policies

The Yakima Countywide Planning Policies are not specifically required by the GMA to address the physical character of the land or natural resource and critical areas. Nonetheless, several of the Countywide Planning Policies do specifically address natural resource issues. The following Countywide Planning Policies apply to discussion of the Natural Environment Element.

1. When determining land requirements for urban growth areas (UGAs), allowances will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas [RCW 36.70A.110(2)] (Countywide Planning Policy: A.3.7.).
    a. Encourage economic growth within the capacities of the region's natural resources, public services and public facilities.
    b. Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
2. Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment (G.3.1.).
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 UGAs; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources (I.3.).

**Relationship to Other Elements or Land Uses**

Natural environments are closely tied to both economic development and land use. In an area where the economy is based on the productive use of land for agriculture, the land resource must be protected to assure continued economic viability of the area. At the same time, land is needed for housing and economic development, including sites suitable for industries related to agriculture. Prevailing winds, flood potential, and soil types make some areas more suitable than others for various land uses. Land use planning needs to allow for protection of critical areas such as wetlands and wildlife habitat.

**Critical Areas**

The GMA requires cities and counties to identify and protect critical areas including the following areas or ecosystems:

1. Wetlands
2. Areas with a critical recharging effect on aquifers used for potable water
3. Fish and wildlife habitat conservation areas
4. Frequently flooded areas
5. Geologically hazardous areas

This section inventories the type and potential location of critical areas in the Selah UGA. The purpose is to identify critical areas that require protection and areas that may be either hazardous to development, or may impose limitations which can only be overcome with costly engineering and building techniques. This analysis allows the City to identify where development would be less efficient and economical, as opposed to areas where development could occur that would be more compatible with the natural environment.

Maps are based on the best data currently available. Because no on-the-ground field inventories of critical areas were conducted in Selah, the maps should be considered as a guide for the City and permit seekers when applying the CAO during development review processes. When needed, experts at the appropriate State agencies may be consulted. The exception is the flood hazard data, which is provided by the Federal Emergency Management Agency (FEMA) and is considered legally binding.

*Best Available Science*

Selah adopted a Critical Areas Ordinance (CAO) on April 8, 2014 and adopted an update to the CAO on {insert date}. The Selah CAO includes standards and procedures for the protection of critical areas identified in this Natural Environment Element as falling within the City of Selah UGA.

As required by the GMA (RCW 36.70A.172), protection of critical areas is based on the best available science (BAS), according to the criteria set forth in WAC 365-195-905. The City of Selah will weigh the most current scientific information from agencies, scientific consultants and published sources to

determine the values and functions of natural systems existing in or near the City. The City will base protection of critical areas upon evaluation of the BAS along with scientific studies made available by proponents and opponents of projects in determining how best to protect natural and critical areas. The City of Selah adopts Yakima County's *Review of Best Available Science for Inclusion in Critical Areas Ordinance*, October 2006, as amended, as a basis for decisions to support protections required by the Critical Area Ordinance and the Shoreline Master Program.

*Soils*

Soil information is an important tool in both the design and evaluation of different types of development proposals and can aid in the identification of critical areas. Soil types react differently to different types of development. Consequently, proper soil information can save developers both time and money in the design stages of their proposals. For example, certain soils make septic tank design extremely costly because of poor drainage qualities.

Additionally, soil types may vary greatly over short distances. To know what the actual soil conditions are on a given property, it may be helpful to consult a Natural Resources Conservation Service (NRCS) soil survey, or have an on-site analysis performed by a soil scientist. Inclusion of soil information in development proposals can help public officials to evaluate whether the developer has considered soil conditions.

Major Soil Types in the Selah UGA

Soil maps and information are developed by the NRCS. The NRCS maintains detailed descriptions of soils types, including agricultural rating and limitations for agriculture, septic, and buildings.

There are a great variety of soil types in the Selah UGA, as illustrated in Figure 1, page 14. Some of the most predominant soils types include Selah silt loam, Esquatzel silt loam, Roza clay loam, Kiona stony silt loam, and Starbuck-Rock outcrop complex.

Table 1 summarizes the characteristics of the predominant soils types discussed above.

**Table 1. Characteristics of Predominant Soils Types, Selah UGA**

| **SOIL CLASSIFICATION** | | **LIMITATIONS** | | |
|---|---|---|---|---|
| **Soil Type No.** | **Name** | **Farmland Class** | **Septic Tank** | **Buildings (Dwellings without Basements)** |

| SOIL CLASSIFICATION | | LIMITATIONS | | |
|---|---|---|---|---|
| **Soil Type No.** | **Name** | **Farmland Class** | **Septic Tank** | **Buildings (Dwellings without Basements)** |
| 68897 | Roza clay loam | 5-8% slope:<br>Farmland of statewide importance<br><br>8-30% slope:<br>Farmland of unique importance | 5-30% slope:<br>Very limited | 5-60% slope:<br>Very limited |
| 68912 | Selah silt loam | 2-5% slope:<br>Prime farmland if irrigated<br><br>5-30% slope:<br>Farmland of unique importance | 2-30% slope:<br>Very limited | 2-15% slope:<br>Somewhat limited<br><br>15-30% slope:<br>Very limited |
| 68999 | Esquatzel silt loam | 0-5% slope:<br>Prime farmland if irrigated | 0-5% slope:<br>Somewhat limited | 0-8% slope:<br>Not limited |
| 69035 | Kiona stony silt loam | 15-45% slope:<br>Not prime farmland | 15-45% slope:<br>Very limited | 15-45% slope:<br>Very limited |
| 68929 | Starbuck-rock outcrop complex | 0-45% slope:<br>Not prime farmland<br><br>45-60% slope:<br>Not prime farmland | 0-45% slope:<br>Very limited | 0-60% slope:<br>Very limited |

Preservation of productive agricultural land is a high priority in Yakima County. As a result, non-farm use of this resource should be kept to a minimum in areas not already experiencing high-density urban development, and where the combination of past trends and future population projections do not indicate a need for urban expansion in the near future. Farmland preservation is less of a priority in UGAs, which are meant to reserve an appropriate amount and type of serviceable land for urban development within a 20-year timeframe.

*Wetlands*

Wetlands provide a broad spectrum of natural and physical functions. Freshwater wetlands have flood storage capacity, serve as groundwater recharge areas, and tend to moderate flow regimes of associated drainages. Wetlands also work to remove suspended solids from water, absorb and recycle mineral and organic constituents, and otherwise contribute to improved water quality. Biological functions include food chain production, general habitat, nesting, spawning, rearing, and resting sites for aquatic and land species.

In the Selah CAO adopted in 2014 and updated in {insert year}, wetlands are rated according to the Washington State Department of Ecology wetland rating system found in the Washington State Wetland Rating System documents Washington State Wetland Rating System for Eastern Washington – Revised (Publication No. 04-06-015, Hruby, T., 2004) or as revised. These documents contain the definitions and methods for determining if the criteria below are met.

1. Category I.
   a. Characteristics of Category I wetlands are as follows:
      (i) Represent a unique or rare wetland type; or
      (ii) Are more sensitive to disturbance than most wetlands; or
      (iii) Are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; and
      (iv) Provide a high level of function.
   b. Category I wetlands are:
      (i) Alkali wetlands; or
      (ii) Wetlands that are identified by scientists of the Washington Natural Heritage Program/DNS as high quality wetlands; or
      (iii) Bogs; or
      (iv) Mature and old-growth forested wetlands over ¼ acre with slow-growing trees; or
      (v) Forests with stands of aspen; and
      (vi) Wetlands that perform many functions very well (scores of 70 points or more).
2. Category II.
   a. Characteristics. These wetlands are difficult, though not impossible to replace, and provide high levels of some functions.
   b. Category II wetlands are:
      (i) Forested wetlands in the floodplains of rivers; or
      (ii) Mature and old-growth forested wetlands over ¼ acre with fast-growing trees; or
      (iii) Vernal pools; and
      (iv) Wetlands that perform functions well (scores between 51 and 69 points)
3. Category III.

a. Characteristics. Wetlands having a moderate level of function which do not satisfy Category I, II, or IV criteria.
b. Category III wetlands are:
    (i) Vernal pools that are isolated; and
    (ii) Wetlands with a moderate level of functions (scores between 30-50-points).

4. Category IV.
    a. Characteristics. These are wetlands with the lowest level of function but still provide functions that warrant protection. Often the low function is because they have been heavily disturbed. Replacement of these wetlands can sometimes provide improved function.
    b. Category IV wetlands have a function score of less than 30.

Figure 2, page 15 illustrates wetland data for the Selah vicinity, which were mapped using the wetlands data set developed for the Yakima County Critical Areas Ordinance (CAO). The map includes information from the National Wetlands Inventory produced by the U.S. Fish and Wildlife Service and soil maps produced by the NRCS, which are useful in helping to identify potential wetland areas.

The wetland map is used as a guide for the City, project applicants and/or property owners, and may be continuously updated as wetlands are more accurately identified, located and delineated. Figure 2 illustrates the presence of Category 1 and 2 wetlands within the Selah City limits or unincorporated UGA, primarily along the City's southern and southeastern boundaries that border the Naches River and Yakima River. There is also a small Category 3 wetland identified inside the southwest portion of the City limits.

The Selah CAO provides standards and procedures for protection of wetlands.

**Frequently Flooded Areas**

Flooding is one of the most significant natural occurrences limiting development. Floodplains are legally delineated by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRMs). A "regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. "Special flood hazard areas," or floodplains, are high-risk flood areas that have special flood, mudflow, or flood-related erosion hazards.

Figure 3, page 16 illustrates Selah's flood hazard areas. As indicated by the Federal Emergency Management Agency FIRM, Community Panel No. 53077C0719D for the City of Selah (effective 11/18/2009), a Zone A floodway occurs within the northeastern portion of the City along the Yakima River and, to a lesser degree, within the southern portion of the City along the Naches River. FEMA defines Zone A floodway as "areas subject to inundation by the 1-percent-annual-chance flood event, generally determined using approximate methodologies." In other words, there is a 1% chance of these areas flooding annually. The 1-percent-annual-chance flood is also referred to as the base flood or 100-year flood.

Yakima County and the City of Selah regulate building in floodplain areas. These permits require all

development to be floodproofed. For residential development, the first inhabited floor must be one foot above the 100-year floodplain. In addition, the City of Selah and Yakima County also regulate shoreline management along the Yakima River.

### Critical Aquifer Recharge Areas

Areas of growing concern are the critical aquifer recharge areas (CARA), which store and recharge critical groundwater supplies, and where groundwater stands the greatest risk of contamination. The GMA requires that cities and counties identify and protect "areas with a critical recharging effect on aquifers used for potable water." Land uses and density of development in these areas can affect the quality of groundwater.

"Aquifers" are geologic materials that are able to store and transmit groundwater. In the lower Yakima Basin, aquifers are the main source of groundwater for residences using individual wells. The depth of wells using aquifers ranges from approximately 10 to 200 feet below ground surface.

Groundwater systems are replenished (recharged) by the addition of water to the aquifer through precipitation, runoff and infiltration from surface water bodies. A "recharge area" is an area in which water reaches an aquifer by surface infiltration, and where there is a downward component of hydraulic head (pressure head). "Recharge potential" is the likelihood that water will infiltrate and pass through the surface materials to recharge the underlying aquifer system. Recharge potential is dependent on a number of relatively static physical conditions, including soil permeability, geological materials at or near the Earth's surface, depth to water, and topography.

Potential for groundwater contamination in these shallow aquifers is high, especially near ditches, canals and the Yakima River. Care must be taken to avoid contamination of groundwater when shallow wells are used in conjunction with septic tanks, as it is possible for septic effluent to seep into the well water supply. This condition typically occurs during peak irrigation periods in areas with high water tables.

In general, the aquifers in the Yakima River Basin are recharged by precipitation, infiltration of surface water, irrigation water, seepage losses from ditches, canals and rivers, and upward migration of water from lower aquifers. Groundwater discharges into rivers, lakes and streams, or through evapotranspiration, pumping, and upward flow of water into the shallower aquifers.

Figure 4, page 17 shows the CARA in the City of Selah UGA, with estimated areas of moderate, high and extreme susceptibility to contamination, in addition to wellhead protection areas. The CARA data was developed by Yakima County.

*Geologically Hazardous Areas*

Figure 5, page 18 shows geologically hazardous areas within the Selah UGA. Identified geologically hazardous areas in Selah and unincorporated UGA include Oversteepened Slopes, Landslide Risk, and Alluvial Fan/Flash Flooding, as defined below. These definitions are taken from the January 1991 "*Yakima County Mineral Resources and Geologic Hazards Report*" by Newell Campbell, who mapped geologic hazards for Yakima County. This identification of geologic hazards was not based on actual site inventories conducted in the study area, but on general published sources of information and maps;

therefore, these sites can only be considered potential geologic hazard areas.

- Landslide Hazard Areas (LS). These include places where landslides, debris flows, or slumps have already occurred. Where sliding is presumed to have occurred within ten thousand years or less is shown as High Risk (LS3) on the map. Slides thought to be older than ten thousand years but still capable of movement are shown as Intermediate Risk (LS2). Areas where slides are absent are unlabeled and combined with other Low Risk areas.

- Oversteepened Slope Hazard Areas (OS). These include areas with slopes steep enough to create potential problems. High Risk areas (OS3) have a high potential to fail, and include slopes greater than forty percent, and consist of areas of rock fall, creep, and places underlain with unstable materials. Intermediate Risk areas (OS2) are less likely to fail but are still potentially hazardous. This category also includes some slopes between fifteen and forty percent. Low Risk areas, unlikely to fail, are unlabeled and combined with other Low Risk categories.

- Alluvial Fan/Flash Flooding Hazard Areas (AF). These are areas where flash flooding can occur, and are often associated with inundation by debris from flooding. They include alluvial fans, canyons, gullies, and small streams where catastrophic flooding can occur. They do not include all areas where flash flooding may occur. Flooding may also occur in larger streams and rivers, but these are depicted in the "Flood Insurance Study for the Unincorporated Areas of Yakima County," dated March 2, 1998, with accompanying flood insurance rate maps (FIRMs) and flood boundary and floodway maps, and any amendments which may thereafter be made by the Federal Emergency Management Agency, rather than on the geologically hazardous areas map.

Steep slopes can limit development. Topography of an area limits development when the slope becomes too steep to safely accommodate structures. Generally, areas with slopes exceeding 15% should be avoided to reduce the likelihood of property damage due to soil slippage or erosion. Designations of steep sloped areas were based upon data from the NRCS soil maps. Limitations to development in the Selah UGA are predominately in the northwestern and southern portions of the UGA. These areas contain high-risk slopes (see Figure 5, page 18).

*Fish and Wildlife Habitat Conservation Areas*

WAC 365-190-130 defines fish and wildlife habitat conservation areas as:

- Areas where endangered, threatened, and sensitive species have a primary association;
- Habitats and species of local importance, as determined locally;
- Commercial and recreational shellfish areas;
- Kelp and eelgrass beds; herring, smelt, and other forage fish spawning areas;
- Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat;
- Waters of the state;
- Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and
- State natural area preserves, natural resource conservation areas, and state wildlife 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).

The below inventory of flora, fauna, and habitats is used to identify fish and wildlife species and habitats that may require protection in Selah. The Selah CAO provides standards and procedures for protection of fish and wildlife habitat conservation areas.

Plants

The Selah area lies within the shrub-steppe region ("high desert") of the Columbia Basin Province of the Pacific Northwest. The shrub-steppe region encompasses the basins in the rain shadow east of the Cascade Mountain range, and is characterized by sagebrush and bunch grasses. Farming practices such as cultivation, grazing of livestock, and introduction of exotic plant species have resulted in the alteration of the vegetation in the Selah area. The most arable lands are now under cultivation, and the less arable, formerly cultivated lands have been abandoned. In areas where arable lands lack sufficient moisture, irrigation has occurred through federal irrigation projects. Most of the remaining lands have been used for grazing by domestic and native livestock. Many of these lands have been overgrazed, resulting in environmental and soil degradation. Human-caused range fires have also contributed to the alteration of the shrub-steppe vegetation as invasive species have displaced native species after fire events.

The native vegetation found in the Selah area consists mainly of grasses, narrow-leaved forbs and shrubs. In addition to these plants, the following native vegetation may also be found as they are characteristic of the specific types of soils found within the City of Selah UGA.

- Grasses and Forbs: Basin wildrye grass, big bluegrass, bluebunch wheatgrass (*Agropyron spicatum*, a preferred forage plant), Carey balsamroot, needle and thread grass, Sandberg bluegrass (*Poa sandberii*) and Thurber needlegrass.

- Shrubs and Trees: Big sagebrush (*Artemesia tridentata*), Rabbitbrush (*Chrysothamnus nauseosus*), both of the latter plants are found in areas where overgrazing has occurred, and are considered to be less desirable forage plants. Trees include: willow (*Salix exigua spp. Exigua*), western sumac, red elderberry, hard hack spirea, and Russian olive (*Elaiagnus angustifolia*), with elm (*Ulnus sp.*), alder, or in some areas black cottonwood (*Populus trichocarpa*).

Emergent marsh vegetation within wetlands or on the banks of the Naches River and the Yakima River may also include the following:

- American bulrush, curly dock, canadian bull thistle, cattail (*Typha latifolia*), vield mustard, hardstem bulrush, jointed rushes, manna grass, marshelder (*Iva xanthifolia*), medic, orchard grass (*Dactylis glomerata*), Quackgrass (*Agrpyron repens*), Reed canarygrass (*Phalaris arundiances*), sedges, smartweeds (*Polygonum spp.*), spikerush (*Eleocharis spp.*), tall fescue, watercress (*Rorripa nasturtium-aquaticum*), water foxtail, and willowweed.

The wetland vegetation provides habitat for food, cover, and breeding as well as a movement corridor for birds and mammals. Amphibians may find limited breeding sites within the streams and wetlands within the Selah UGA, though the runoff of agricultural chemicals may affect habitat quality.

(Discussion pending response from agency): Information on rare plants was requested from the Washington State Department of Natural Resources (DNR) Natural Heritage Program.

Wildlife

Bird species that may be present in the Selah area are those species common in grasslands and open areas. Species frequenting these areas include: the American kestrel; western meadowlark; mourning dove; ruffed grouse; black-billed magpie; common snipe; California quail; killdeer, starlings; western kingbird; Brewer's blackbird; and ring-necked pheasant. Additionally, in the scrub/shrub habitat associated with the return flow ditches, yellow warblers and song sparrows can be found. Golden eagles, bald eagles, ferruginous hawks, and great blue herons have also been observed in the area.

Amphibians or reptiles may be present within the irrigation canals, supported on the food, cover, water, and marginal breeding habitat these areas provide. Small mammals such as mice and voles are abundant throughout the area. Ground squirrels may also occasionally be seen. Larger mammals make use of the canals and ditches, particularly the more vegetated edges, as a corridor leading to the more sheltered habitat found elsewhere. Signs of deer, coyote, and raccoons are found throughout the more rural portions of the area. Portions of the area are particularly valuable as a foraging area for raptors. Red-tailed hawks can be seen circling agricultural properties and other raptors including golden eagles may make use of the habitat.

Information was requested from the Washington State Department of Fish and Wildlife (WDFW) Priority Habitat and Species Program concerning species of concern in the Selah vicinity. Table 2 lists threatened, candidate, species of concern, and monitored species that were identified in the Selah UGA.

**Table 2. Threatened, candidate, species of concern, and monitored species in the Selah UGA.**

| Species or Habitat | Status | Type of Occurrence Identified |
|---|---|---|
| Bald Eagle | Federal Species of Concern | Regular concentration in the Naches River floodplain |
| Ferruginous Hawk | State Threatened | Breeding area – nest |
| Golden Eagle | State Candidate | Breeding area – nest |
| Great Blue Heron | State Monitored | Breeding area – breeding occurrence; colony |
| Greater Sage Grouse | Federal Candidate; State Threatened | Biotic detection |
| Townsend's Ground Squirrel | State Candidate | Regular concentration – colony |

(Map pending response from agency): Species habitat mapping data was requested from WDFW to identify the approximate locations of sensitive habitats.

*Fish*

Fish have different habitat needs based in part on their life history stages. "Anadromous fish" are fish that are born in fresh water, spends most of their life in the sea, and then return to fresh water to spawn. Anadromous fish migrate and have unique needs throughout the aquatic system which may be frustrated by the presence of dams or other barriers, low stream flow, and high temperatures during times of passage. Resident fish have year round requirements as well as specific habitat needs during critical times such as spawning. Salmonids need colder temperatures than many non-game fish and require higher dissolved oxygen concentrations particularly over spawning gravels. Successful salmonid reproduction requires channel and substrate stability and adequate winter water flow to prevent freezing. Channels to accommodate fish moving between safe wintering areas and summer foraging areas are also necessary.

The WDFW maintains a database of the presence, spawning, and rearing locations of salmon species and other fish species of concern. Table 3 summarizes the salmon species, their location, and the type of presence identified by WDFW in the vicinity of the Selah UGA.

**Table 3. Location and Presence of Fish Species of Concern, Selah UGA Vicinity**

| Species | Type of Presence | Water Body |
|---|---|---|
| Fall Chinook | Documented presence and spawning | Yakima River<br>Naches River<br>Cowiche Creek |
| Bull Trout | Documented presence | Yakima River<br>Naches River |
| Coho | Documented presence | Yakima River<br>Naches River |
| Coho | Documented spawning | Cowiche Creek |
| Summer Steelhead | Documented rearing | Yakima River |
| Summer Steelhead | Documented presence and spawning | Yakima River<br>Naches River |

*Surface Water*

The Yakima River Basin occupies approximately 6,150 square miles. Its headwaters are situated along the crest of the Cascade Range. The mainstream Yakima River is joined by a number of tributaries and flows generally southeast until it joins the Columbia River.

Streams are an important source of prime wildlife habitat. WAC 222-16-031 establishes an "interim"

water typing system to be used until a permanent typing system is established. Water typing is established based on the structure and function of waterways. Selah has no typed stream identified in the UGA. There are several canals and one unclassified stream occurring in Selah (See Figure 2, page 15).

The Yakima and Naches Rivers which border the Selah UGA are classified as Type 1 Streams and are designated as "Shorelines of the State," falling under the purview of the Washington State Shoreline Management Act (SMA). In compliance with the SMA, the Yakima County Regional Shoreline Master Program (SMP) was adopted December 18, 2007 and effective on February 25, 2010.

*Priority Habitats*

Priority habitats, such as those that provide breeding, roosting, foraging, or migration opportunities have been identified and mapped by the WDFW Priority Habitat and Species program. All of the priority habitats identified in the Selah UGA are wetlands, which are discussed in the Wetlands section above.

**Natural Resource Lands**

The GMA requires cities and counties to designate natural resource lands, including agricultural, forest, and mineral lands that have long-term commercial significance, and are not characterized by urban growth. This section inventories resource lands in the Selah UGA.

*Agricultural Lands*

Agricultural lands were identified through the County Assessor's database of existing land use. There are 16 agricultural parcels (either fallow or in current agricultural use) totaling approximately 650 acres in the Selah City limits (Figure 1, page 14). Most of this agricultural land is located in the southern end of the City limits, and much of it is characterized by the Starbuck-rock outcrop complex soil and Kiona stony silt loam soil types, which are not considered prime farmland. For the most part, they are also near or adjacent to residential, commercial, light industrial/manufacturing, and other urban development. They are also near various types of infrastructure, including water and sewer lines, and/or have access to I-82 and the Burlington Northern Santa Fe Railroad line.

Existing agricultural lands in the Selah UGA are allowed to continue and have some protections. However, for the reasons stated as follows, the City has determined that it is not appropriate to designate these parcels of land as agricultural lands of long-term commercial significance.

1) A majority of the City's area is already built-up; and
2) These parcels are near the built-up area, are zoned for a more intensive land use, or are near infrastructure with the capacity to serve additional growth on these parcels. These parcels represent the next logical areas for residential, commercial, or light industrial/manufacturing urban growth; and
3) These parcels are within the City limits and as such are part of the UGA. State law does not allow agricultural lands within a UGA to be designated as "agricultural lands of long-term commercial significance," unless the governing jurisdiction already has in place a program for purchase or transfer of development rights.

*Forest Lands*

In the City of Selah, there are no lands (commercial or noncommercial) that are used to grow trees, including Christmas trees subject to the state excise tax that is imposed on harvesters of timber. Thus, no forest lands of long-term commercial significance have been designated within the City.

*Mineral Lands*

Mineral resources are the only identified natural economic resource within the Selah UGA. This resource is primarily found in the form of gravel deposits. Concrete grade gravel is found along the floodplain of the Yakima River. This type of gravel is round, clean and free from fractures and surface coatings. The gravel in the Selah UGA is good to fair concrete-grade gravel.

No mineral resource lands of long-term commercial significance have been identified within the City of Selah; therefore, no designation is necessary.

One existing mineral resource site is located adjacent to the southeast side of the UGA (see Figure 5, page 18). The 500-foot buffer on this site falls within the City limits and the unincorporated UGA. According to 36.70A.060 of the GMA, counties and cities must require that all plats, short plats, development permits, and building permits issued for development activities on, or within 500 feet of, lands designated as mineral resource lands contain a notice that the subject property is within or near the mineral resource lands, on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands must also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. Responsibility for enforcement of this provision for the portion of the 500-foot buffer falling within the City falls to Selah, while the portion falling within the unincorporated UGA is the responsibility of the County. If Selah annexes additional land that falls in the buffer in the future, the City will be required to adopt and enforce this provision.

**Figure 1. Major Soils Types, Selah UGA**

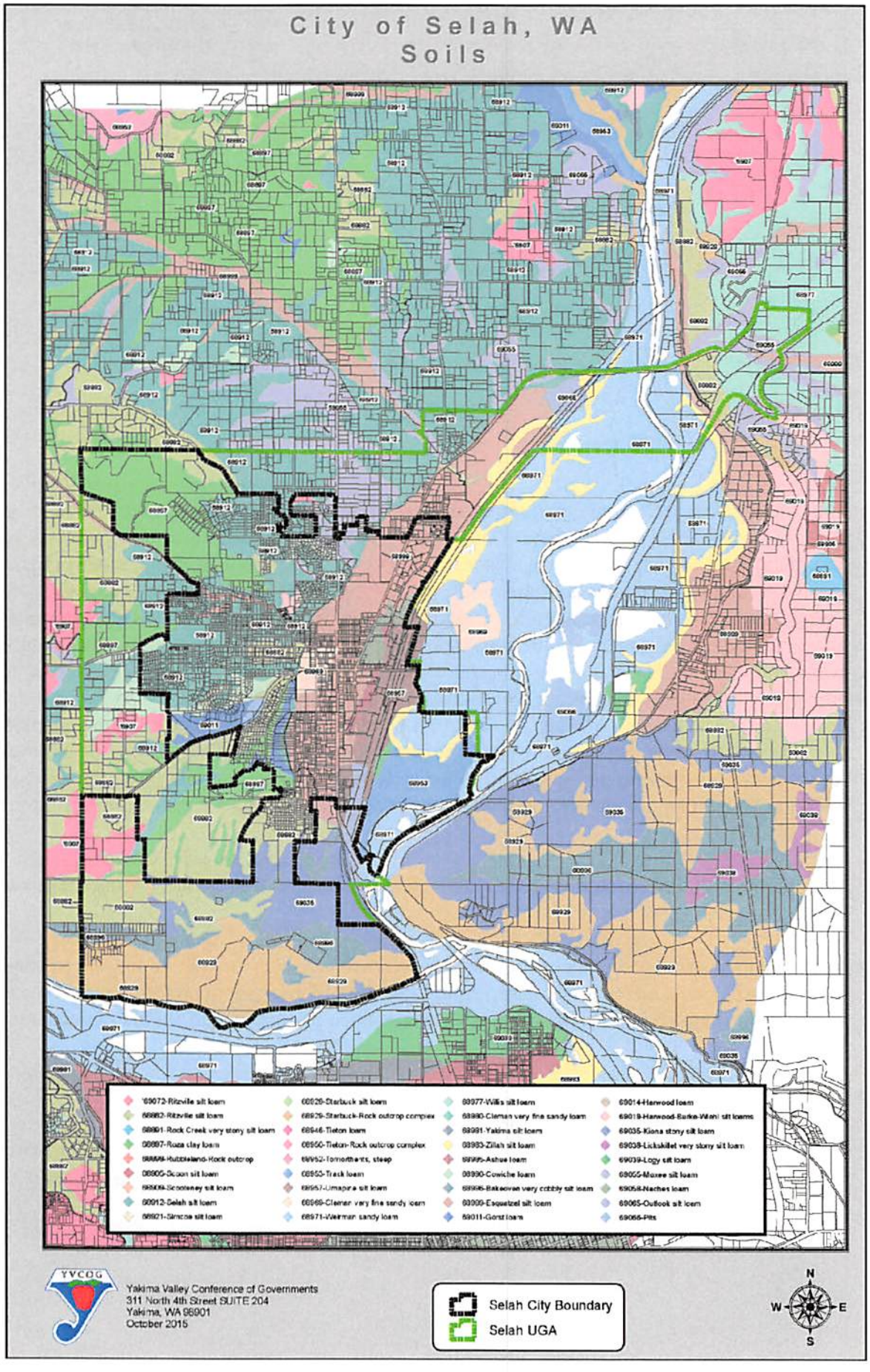


**Figure 2. Wetlands and Waterways, Selah UGA**

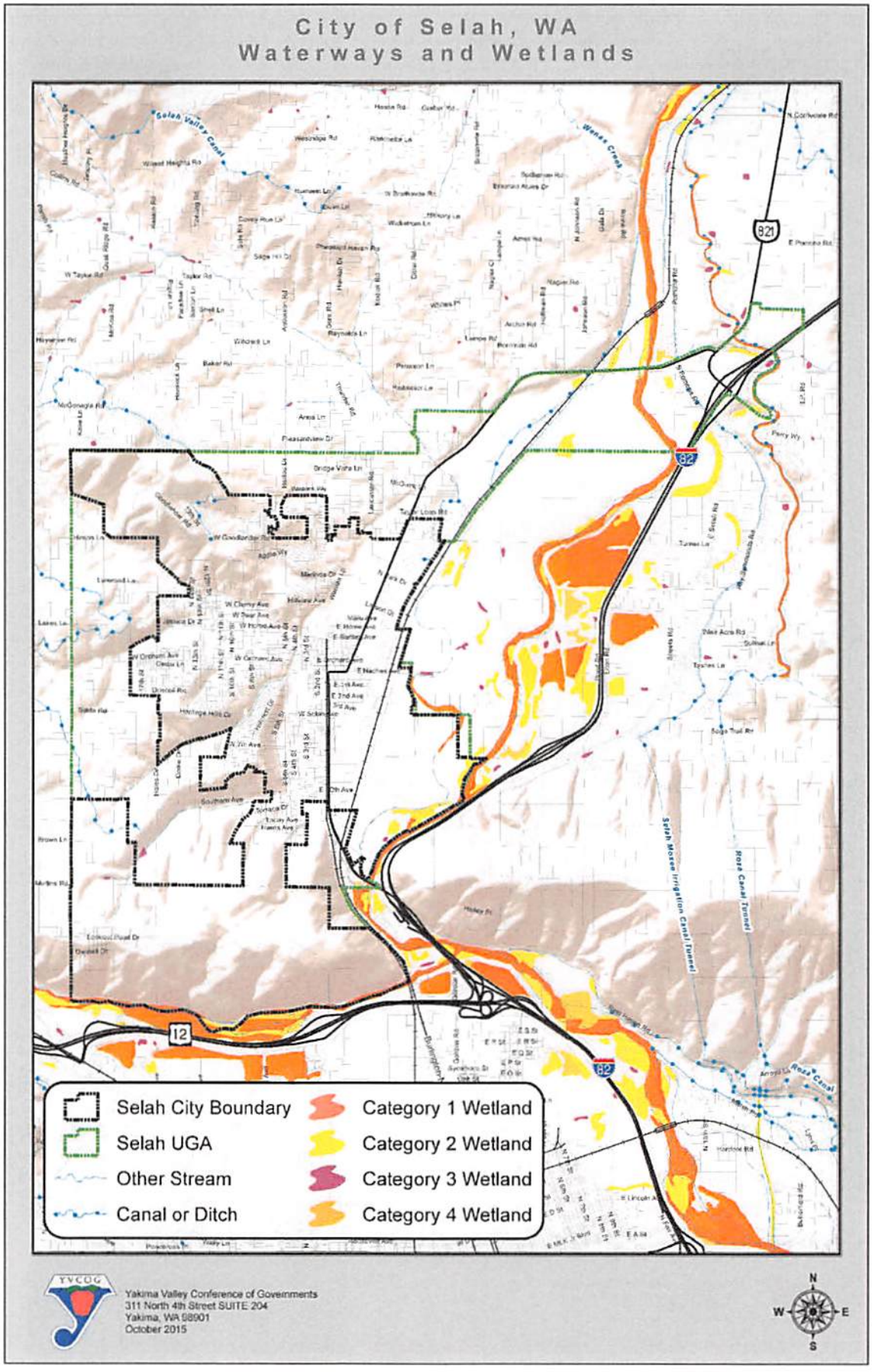


**Figure 3. Flood Hazard Areas, Selah UGA**

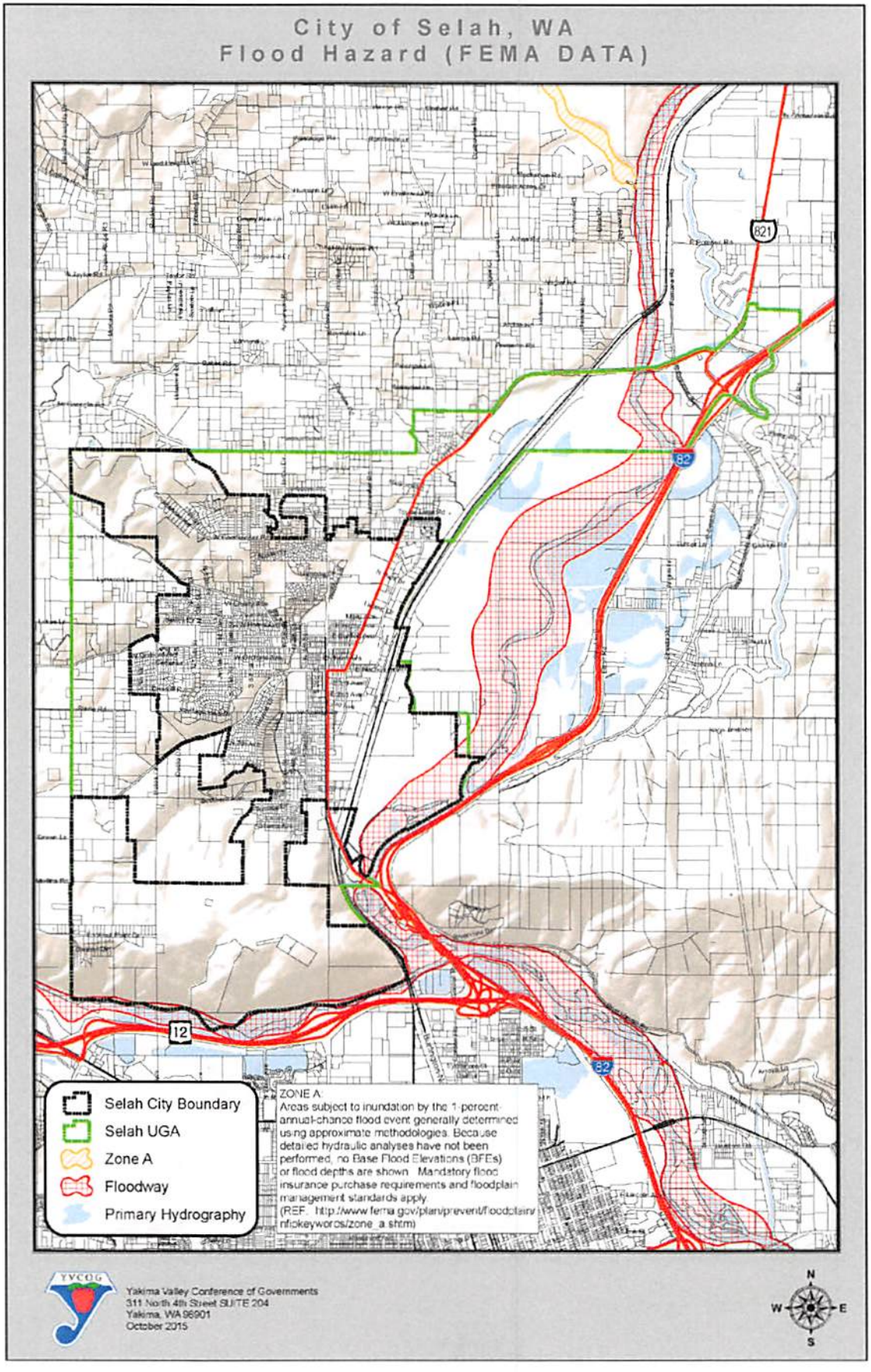
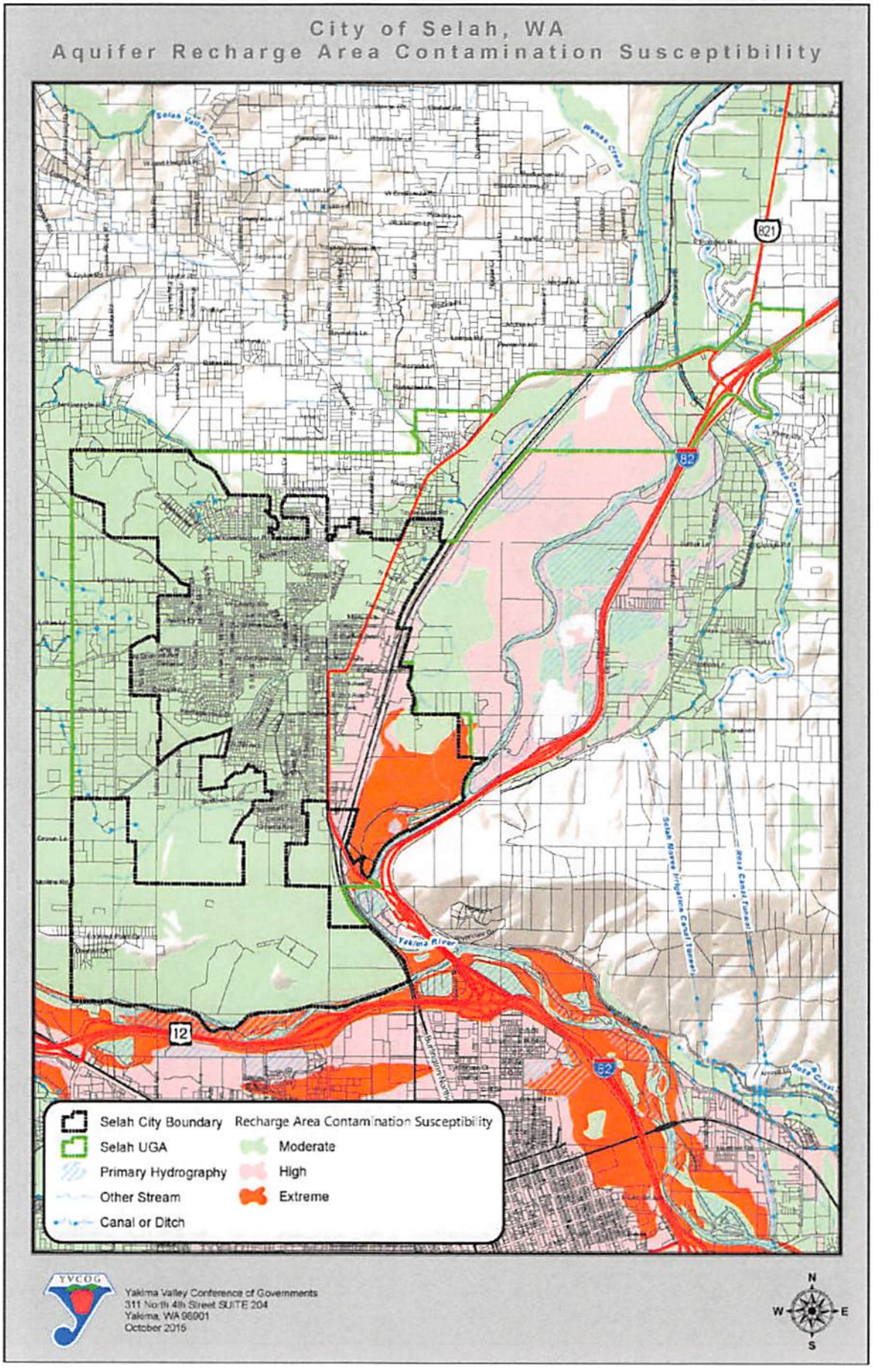


**Figure 4. Critical Aquifer Recharge Areas, Selah UGA**



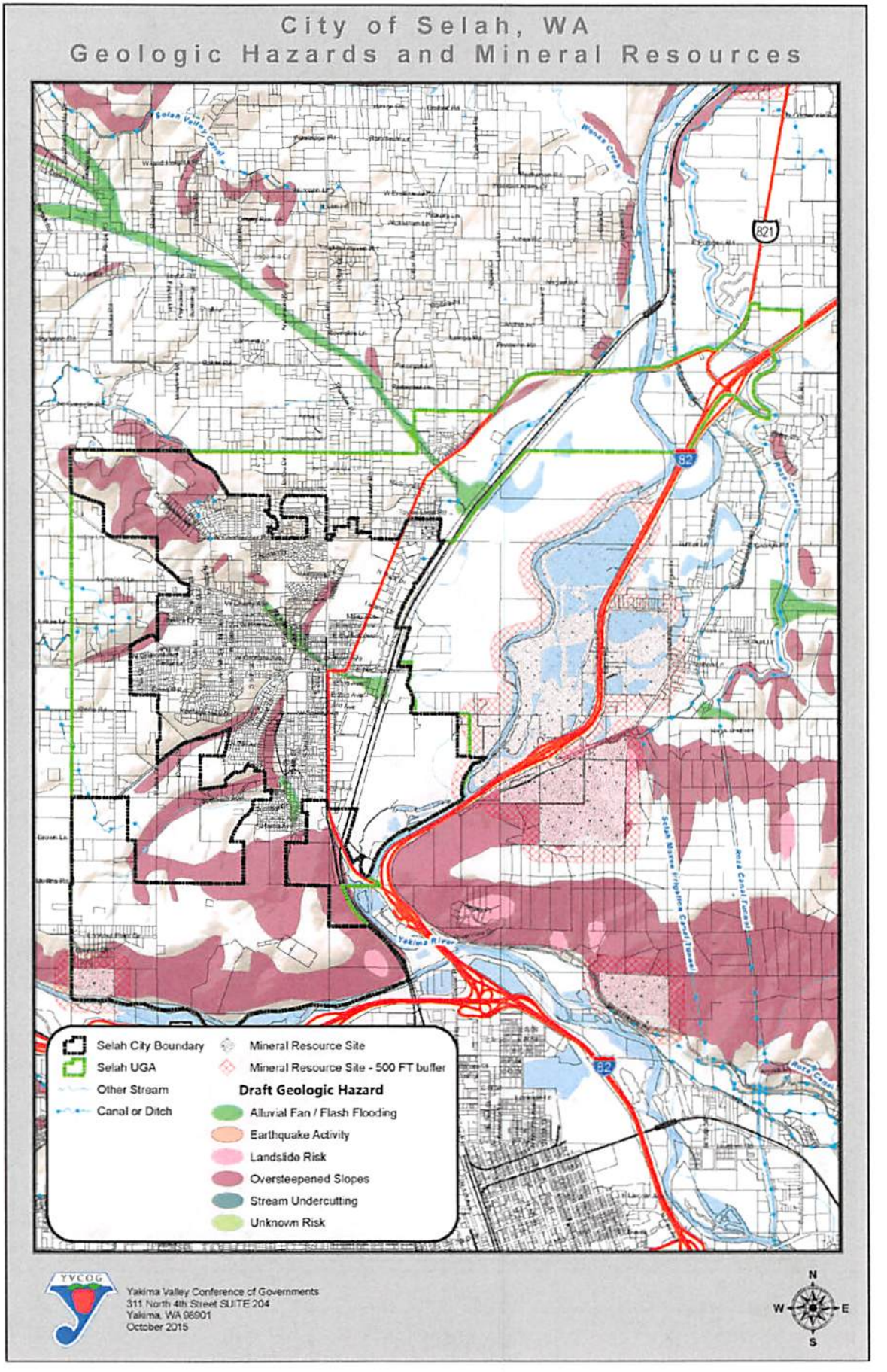
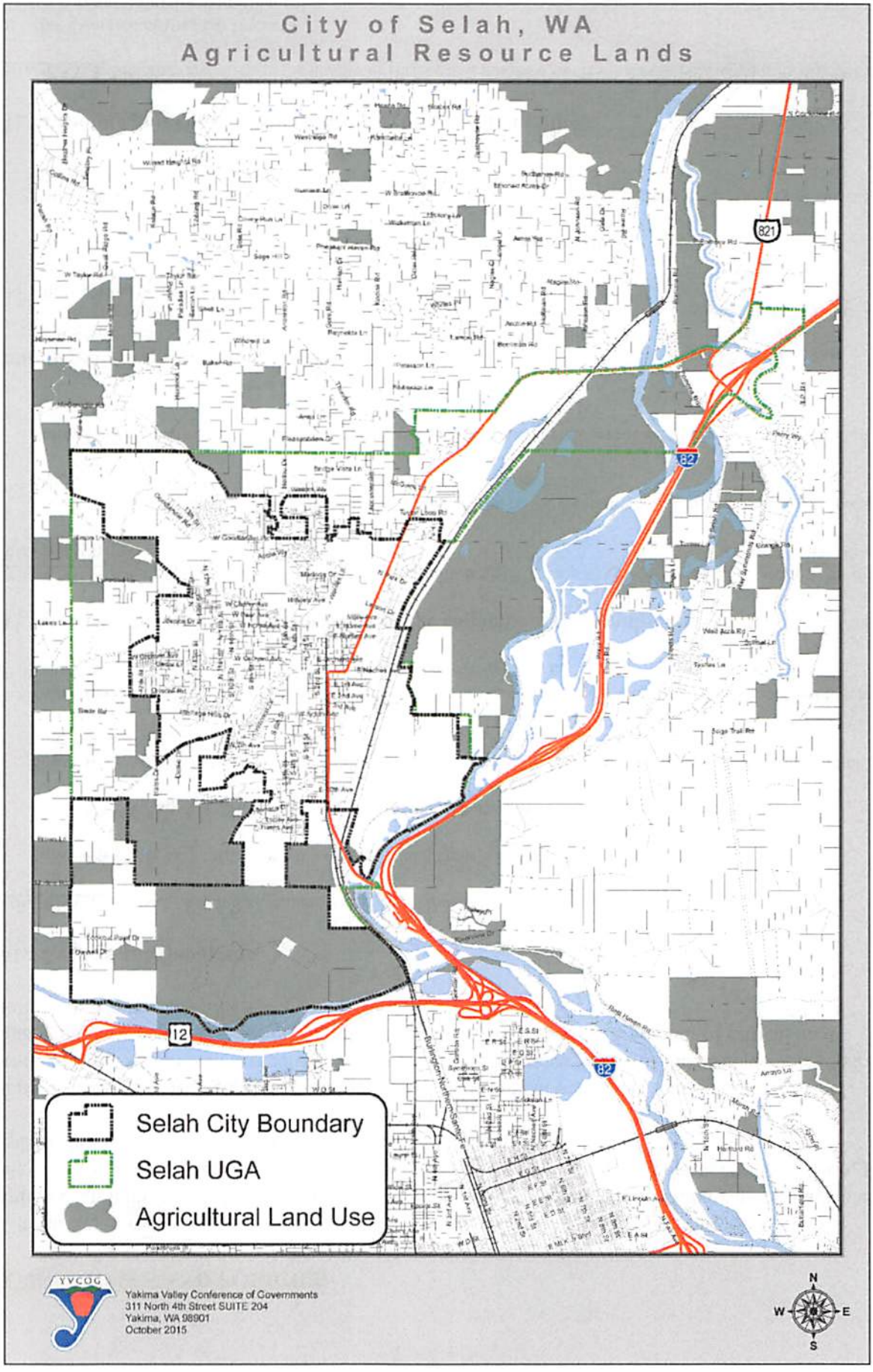



**Figure 5. Geologically Hazardous Areas and Mineral Resource Areas, Selah UGA**

**Figure 6. Agricultural Lands, Selah UGA**



## EXISTING GOALS AND POLICIES

The City of Selah recognizes the value of the large expanse of floodplain bordering the City. The floodplain is an important habitat and wetland area, location of scenic value, floodwater storage area, and plays an important water quality role in the Valley. As a result of its importance to the region, the floodplain should be protected from incompatible encroachment.

The City of Selah also recognizes the importance of working cooperatively with adjoining local governments and agencies in protecting valuable natural resources. Many of the policies below parallel Yakima County policies and support regional consistency in future development of critical area regulations as required by GMA.

### GOAL: Respect the floodplain.

**Objective ENV 1:** Respect habitat and wetland areas within the 100-year floodplain.

**Policy ENV 1.1:** Map important habitat and wetland areas within the 100-year floodplain.

**Policy ENV 1.2:** Adopt wildlife and wetland habitat overlay zones within the zoning ordinance.

**Policy ENV 1.3:** Require appropriate studies for projects in the 100-year floodplain, as identified on Federal Emergency Management Agency (FEMA) flood maps.

**Policy ENV 1.4:** Only developments which respect the floodplain and meet appropriate local, state and federal requirements will be allowed in the 100-year floodplain.

### GOAL: Preserve the natural stormwater storage capacity of the floodplain.

**Objective ENV 2:** Adopt land use policies that reduce or eliminate negative impacts of development on stormwater drainage capacities and systems.

**Policy ENV 2.1:** Encourage the retention of native vegetation or the creation of vegetative buffers near drainage courses to preserve water quality, and to aid in bio-filtration of stormwater.

**Policy ENV 2.2:** Minimize adverse stormwater impacts generated by the removal of vegetation and alteration of landforms.



**Policy ENV 2.3:** Require the utilization of on-site detention and/or infiltration facilities as a part of new developments which demonstrate the capacity to accommodate such facilities and/or would significantly burden the City's stormwater infrastructure facilities if not utilized.

**Policy ENV 2.4:** Insure that new development will not increase peak stormwater runoff.

**Policy ENV 2.5:** Control stormwater in a manner that has positive or neutral impacts on the quality of surface and groundwater and does not sacrifice one for the other.

### GOAL: Promote and enhance surface and groundwater quality.

**Objective ENV 3:** Maintain and manage the quality of surface and groundwater resources as near as possible to their natural

condition and in compliance with state water quality standards.

**Policy ENV 3.1:** Develop performance standards and regulate uses for activities which adversely impact water quantity and quality in aquifers, watersheds and surface waters.

**Policy ENV 3.2:** 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.

**Policy ENV 3.3:** Encourage the retention of natural open spaces in development proposals overlying areas highly susceptible for contaminating groundwater resources.

**Policy ENV 3.4:** Support regional educational efforts which inform citizens of measures they can take to reduce contaminant loading of groundwater systems.

**Policy ENV 3.5:** Protect water quality from the adverse impacts associated with erosion and sedimentation.

**Policy ENV 3.6:** Encourage the use of drainage, erosion, and sediment control practices for all construction or development activities.

**Policy ENV 3.7:** Make use of local and regional data sources to monitor and assess surface and groundwater quality.

**Policy ENV 3.8:** Participate in water quality improvement planning and implementation efforts by local, regional, state, federal and tribal agencies.

## GOAL: Provide appropriate protection for recognized habitat and critical areas.

**Objective ENV 4:** Establish specific, science-based criteria for identification and protection of environmentally sensitive resources.

**Policy ENV 4.1:** Monitor designated environmental critical areas to ensure continue viability and protection.

**Policy ENV 4.2:** Integrate environmental considerations into all planning efforts and comply with all state and federally mandated environmental legislation.



**Policy ENV 4.3:** Support regional efforts for the protection of fish and wildlife habitat consistent with science-based criteria 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. Areas of high species diversity;

5. Locally or regionally unique or rare habitats;

6. Winter range and migratory bird habitat of seasonal importance.

**Policy ENV 4.4:** Direct development away from area containing significant fish and wildlife habitat areas, especially areas that are currently undeveloped or are primarily dominated by low intensity land uses.

**Policy ENV 4.5:** Limit development projects or require mitigation measures in areas adjacent to public lands containing significant fish and wildlife habitat.

**Policy ENV 4.6:** Protect the habitat of *Washington State Listed Species of Concern and Priority Habitats and Species* in order to maintain their populations.

**Policy ENV 4.7:** Cooperate with resource agencies to prioritize habitats and provide appropriate measures to protect them according to their respective values.

**Objective ENV 5:** Provide for long-term protection of wetlands.

**Policy ENV 5.1:** Preserve, protect, manage and regulate wetlands for purposes of public health, safety and general welfare by:

1. Conserving fish, wildlife, and other natural resources;

2. Regulating property use and development to maintain the natural and economic benefits provided by wetlands, consistent with the general welfare of the City;

3. Protecting private property rights consistent with the public interest;

4. Requiring wetland buffers and building setbacks around regulated wetlands to preserve vital wetland functions and values.

**Policy ENV 5.2:** Adopt a clear definition of a regulated wetland and a method for delineating regulated wetland boundaries.

**Policy ENV 5.3:** Manage and mitigate human activities or actions that would have a probable adverse impact on the existing conditions or regulated wetlands or their buffers.



**Policy ENV 5.4:** Require mitigation for any regulated activity which alters regulated wetlands and their buffers.

## PROPOSED GOALS AND POLICIES

***Goal 1:*** ***Manage development according to the severity of natural constraints in order to reduce risks and minimize damage to life and property.***

Policy 1.1 The City will continue to amend and adopt land development regulations which ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.

Policy 1.2 Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, farming and tourism within agricultural areas adjacent to the City and its UGA.

Policy 1.3 Support the protection of agricultural and other resource lands within the Selah area from incompatible development, keeping them available for recreational use and economic purposes.

Policy 1.4 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

Policy 1.5 Development shall take adequate measures to minimize significant erosion and flash flooding conditions by:

1) Limiting the total amount of impervious surface to be created;
2) Planting sufficient vegetation to offset the effects of the impervious surfaces created; and/or
3) Providing sufficient drainage facilities to control storm runoff.

***Goal 2:*** ***Maintain high ground water quality.***

Policy 2.1 Coordinate with Yakima County to limit development outside the projected service area to a density where cumulative groundwater degradation for Selah area residents will be prevented.

1) Ensure that lot sizes in areas lacking public sewer service are large enough to accommodate individual septic systems without cumulative degradation of water quality by continuing Yakima County Health District's requirement of on-site tests as a prerequisite for building permits; and
2) Require development to include provisions which ensure that increased runoff from impervious surfaces does not damage the natural drainage system or deteriorate water quality.

Policy 2.2 Conduct and support educational efforts which inform citizens of measures they can take to reduce contaminant loading of groundwater systems.

Policy 2.3 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures.

Policy 2.4 Ensure that abandoned wells are closed properly.

**Goal 3:** **Protect surface waters from degradation.**

Policy 3.1 Identify those natural conditions, land uses and practices that together could result in loss of water quality if not properly managed.

Policy 3.2 Evaluate the measures that are already in place to prevent degradation, and determine the best, cost effective means for protecting surface water from identified threats to water quality.

Policy 3.3 Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Policy 3.4 Support efforts to encourage improved farming practices which will minimize runoff from farmlands and subsequent degradation of surface water by fertilizers, insecticides, sedimentation, etc.

1) Coordinate with the exiting conservation districts and support their planning and implementation effort by:
   a) Supporting long-range planning efforts which address conservation in a variety of different areas; and
   b) Implementing appropriate methods and techniques for conservation and
   c) Using the Yakima County Extension Service, the Natural Resources and Conservation Service, the Bureau of Reclamation, etc., for more information on related subjects.

Policy 3.5 Review available best management practices which can be used to reduce erosion and sedimentation associated with development within Selah. Investigate the need for additional erosion control measures for construction projects.

Policy 3.6 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.

Policy 3.7 Encourage the implementation of best management practices through information dissemination and cooperation.

Policy 3.8 Investigate the need for additional measures to control storm drainage and improve the storm drainage system.

Policy 3.9 Work cooperatively with other jurisdictions and agencies to educate the public on the proper use and disposal of stored chemicals and hazardous materials.

Policy 3.10 Maintain commercially viable farmland in agricultural production.

Policy 4.11 Discourage urban density development on productive agricultural lands outside of areas needed for future growth and development.

***Goal 4:*** ***Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.***

Policy 4.1: Use the best available science in a reasonable manner to develop regulations to protect the functions and values of critical areas. (WAC 365-195-900)

Policy 4.2: 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.