

City of Selah
Planning Commission Minutes
Of
March 15, 2016

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

A. Call to Order

The meeting was called to order by Vice Chairman Smith at 5:37 p.m.

B. Roll Call

Members Present: Commissioners: Miller, Torkelson, Smith, and Pendleton.
Members Absent: Commissioner Quinnell
Staff Present: Tom Durant, Consultant, Don Wayman, City Administrator, Harmit Bedi, City
Planner, Caprise Groo, Secretary
Guest: Shawn Conrad, Senior Planner, Yakima Valley Conference of Governments

C. Agenda Changes : None

D. Communications

1. Oral- Introduction of the City Planner- Harmit Bedi.

Vice Chairman Smith asked Mr. Bedi to introduce himself and to tell everyone where he was from.

Mr. Bedi introduced himself. He discussed where he was from, the interview process, the fact that he liked Mr. Wayman and that there were many projects.

2. Written- None

E. Approval of Minutes

1. February 16 , 2016

Commissioner Miller corrected an error on the minutes.

Commissioner Torkelson motioned to approve the minutes with the minor change.

Commissioner Miller seconded the motion.

Vice Chairman Smith called for a voice vote and the minutes were approved with a vote of 4-0.

F. Public Hearings

1. Old Business – None

2. New Business – File No. 915.95.16-01- New Cingular wireless PCS, LLC/AT&T Mobility/Ryka Consulting Notice of Application

Vice Chairman Smith turned the discussion over to Mr. Durant

Mr. Durant stated that while going over the site plan some issues arose that required a variance. He stated that it was recommended to open the hearing and then continue it until a later date.

Discussion ensued about the variance and what was required.

Vice Chairman Smith asked if anyone would like to comment on the tower going in.

No one came forward.

Mr. Durant stated that the discussion would be continued until a later date not yet specified.

G. General Business

1. Old Business – None
2. New Business- Study Session-YCOG Development Regulations and Critical Area Ordinance Update

Vice Chairman Smith turned the discussion over to Shawn Conrad.

Shawn Conrad, Yakima Valley Conference of Governments. She stated that this was the latest of the chapter's that were being updated for the GMA Periodic update. She explained that this was a study session and that a recommendation would be done when all the chapters are complete. She explained this study session would cover Title 10, title 21 and Chapter 11. She stated that there was a Staff Report for these chapters and only the sections highlighted in red had been changed. She then proceeded to go over the highlighted changes. (Staff Report and Draft documents attached)

Mrs. Conrad went over the first highlighted section.

Commissioner Miller asked if that was eminent domain.

Mrs. Conrad move to page 2, R-1, R-2 Manufactured homes.

Discussion ensued.

Mrs. Conrad moved on to page 6-7, Family Daycare providers.

Discussion ensued about the definition of Family Daycare providers and street pick up and drop off requirements.

Issues

Issues: Internal check list
Number of children
Drop off site
Facility size
State requirements

Mrs. Conrad stated she wanted to check the stated regulations and definition of Adult Family homes. She moved on to page 8 and then page 9.

Mr. Durant commented on page 9 and the changes to the Effect of approval of Preliminary Plats.

Mrs. Conrad moved on to page 10-12, the Proposed New section.

Discussion ensued.

Issues: Traffic
Level of Service
Pre-screening
Impact Threshold Determination

Mrs. Conrad moved on to definitions page 13-14. She stated that this section was for clarification.

Mr. Durant explained page 14 Manufactured homes.

Discussion ensued.

Issues: Manufactured Homes
Blue Homes
Traffic
Roads

Mrs. Conrad moved forward to the Critical Areas. She stated that the natural systems chapter had already been covered and would be protected by the Critical Areas Ordinance and best available science. She explained why something's would be removed and others added. She moved through the highlighted areas with no questions until page 24.

Mr. Wayman asked about the definition of wetlands.

Mrs. Conrad moved to page 24.

Mr. Durant explained the category of wetlands

Discussion ensued.

Issues Flexibility
Methods
Best Available Science

Mrs. Conrad moved to page 25, Wetland Mitigation. She stated she would like to add some definitions. She then moved on to page 26.

Mr. Durant explained the Geologically Hazardous Areas. He stated that this was vetted and stands up in court.

Mr. Wayman agreed it was needed.

Discussion ensued.

Issues	Land Slides
	Erosion
	Storm Water Control
	Retaining walls

H. Reports/Announcements

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

Mr. Wayman discussed Volunteer Park, First Street and other projects around the City.

I. Adjournment

Commissioner Miller motioned to adjourn the meeting, Commissioner Torkelson seconded the motion. Vice Chairman Smith adjourned the meeting at 7:34 pm with a voice vote of 4-0.


Vice Chairman

STAFF REPORT

TO: Planning Commission, City of Selah
FROM: Shawn Conrad, Senior Planner, Yakima Valley Conference of Governments
DATE: March 15, 2016
SUBJECT: GMA Periodic Update: draft development regulations and Critical Areas Ordinance updates – Titles 10, 11, and 21 of the Selah Municipal Code

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.

As part of this process, staff is reviewing and updating the current Selah development regulations, including the Selah Critical Areas Ordinance. Once the Comprehensive Plan review is completed, staff will continue reviewing and updating the Selah Comprehensive Plan. Once all 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.

Development Regulations Review and Update

Selah development regulations were reviewed to identify any revisions needed to maintain compliance with Growth Management Act provisions. Revisions are proposed for the following Selah Municipal Code (SMC) sections: Titles 10 (Zoning), Title 21 (Administrative Procedures), and Appendix A (Definitions). Proposed revisions are intended to ensure that Selah development regulations are compliance with the following GMA requirements:

- Avoiding unconstitutional taking of private property
- Permitting family day care centers in residentially-zoned areas
- Siting manufactured homes in the same manner as site-built homes
- Providing for early and continuous public participation
- Providing for consideration of safe walking conditions
- Providing for transportation concurrency review
- Updating definitions to reflect the above.

Critical Areas Ordinance

The current Selah Critical Areas Ordinance (CAO), SMC Chapter 11.50, was adopted April 8, 2014 as part of the City's previous GMA update cycle. As part of the current GMA update cycle, the CAO was reviewed and updates proposed. Most of the proposed updates relate to aligning

the CAO with current guidance regarding critical areas, and providing clarification. Major proposed revisions include:

- Adding or modifying definitions for clarification
- Modifying exemptions and exceptions to make regionally consistent
- Updating critical areas mapping discussions to better reflect map sources, purpose, and intent
- Updating performance standards for critical aquifer recharge areas to align with current guidance
- Updating wetlands performance standards, definitions, and classification to align with current guidance
- Modifying geologically hazardous areas review process to better reflect local needs.

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Underline = text proposed for addition
Strikethrough = text proposed for deletion

TITLE 10 - ZONING

Chapter 10.02 - GENERAL PROVISIONS

10.02.030 - Purpose.

The controls set forth in Title 10 are deemed necessary in order to:

Implement the city of Selah Urban Growth Area Comprehensive Plan enacted pursuant to the Washington State Growth Management Act;

Assure the orderly development of the city consistent with the Selah Urban Growth Area Comprehensive Plan goals and policies;

Provide regulatory and administrative actions that do not result in an unconstitutional taking of private property;

Encourage orderly growth while integrating new development and redevelopment into the fabric of the community while maintaining a high quality environment;

Encourage the most appropriate use of the land;

Regulate lot coverage, population density and distribution, and the location and height of structures;

Provide adequate light, air, sanitation, and drainage;

Protect the social and economic stability of resources and lands within the city;

Reduce the menace to the public safety resulting from the improper location of homes, commerce and industry in a single area; and

Otherwise promote the public health, safety and general welfare.

Chapter 10.08 - GENERAL ZONING DISTRICT REGULATIONS

10.08.140 - Manufactured home siting requirements.

The provisions established herein are intended to assure the siting of manufactured homes in mobile/manufactured home parks, manufactured home subdivisions and on individual lots in the

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LDSF, [R-1, R-2](#), zoning district are compatible with surrounding uses and preserves the general character and integrity of the mobile/manufactured park, manufactured home subdivision and/or adjacent residential uses. In addition to the specific regulations set forth in the LDSF use district the following regulations shall apply to the placement of manufactured homes:

(1) All manufactured homes shall:

(A) Have permanent steps or inclined planes affixed to all entrances;

(B) Maintain a minimum eighteen inch crawl space under the entire unit;

(C) Have permanent skirting or side walls installed to enclose all areas between the lower edge of the outside walls and the ground;

(D) Be placed and anchored per the manufacturer's installation instructions or per the design of a professional engineer or architect licensed in Washington [WAC 296-150M-610(1)(C)], except in flood prone areas placement and anchoring shall be in accordance with the provisions of [Title 11, Chapter 11.19](#), Appendix A;

(E) Have the tow tongue and axles removed.

(2) Manufactured homes located in manufactured home subdivisions or on individual lots in the LDSF zoning district shall also be required to meet the four siting requirements listed below:

(A) Roof Slope. Roof slope shall be not less than a two feet rise for each twelve feet of horizontal run.

(B) Roofing Materials. Roofing materials shall be compatible in appearance with surrounding site-built homes, and consistent with fire safety standards.

(C) Siding Materials. Siding materials shall be wood, masonite, or other material compatible with surrounding site-built homes.

(D) Pit Set. Manufactured homes shall be "pit set," with the bottom of the floor joist or frame no more than twelve inches above finished grade, except as necessary to accommodate terrain. The pit shall be of sufficient depth to accommodate an eighteen inch clearance below the frame of the unit with crawl space access located near utility connections.

Chapter 10.28 - PERMITTED, ADMINISTRATIVE AND CONDITIONAL USES

10.28.040 - Regulatory notes.

The following regulatory notes correspond to the uses listed in [Chapter 10.28](#), Table A:

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- (a) Structures used to house livestock or other farm animals. In the low density single-family (LDSF) and the one-family residential (R-1) zoning districts, no portion of any structure used to house livestock or other farm animals shall be located within one hundred feet of any residence, other than the dwelling on the same lot.
- (b) Agricultural stands for the sale of agricultural products, excepting livestock, provided they:
 - (1) Are a seasonal operation;
 - (2) Have sufficient area to allow automobiles to park safely off the road right-of-way and to re-enter the traffic in a forward direction;
 - (3) Less than one thousand square feet in area;
 - (4) Limit sales to agricultural produce and to incidental related products. (See definition in Title 10, Appendix A)
- (c) Campgrounds and recreational vehicle parks, as defined in Title 10, Appendix A, shall be subject to approval of a binding site plan of the same nature required for manufactured home parks (See Chapter 10.26) except that alternate buffer requirements may be considered when consistent with the character of the area in which the facility is proposed. Review and conditioning of the proposal shall generally follow the requirements for manufactured home parks, as appropriate.
- (d) Outdoor commercial amusements, as defined in Title 10, Appendix A, shall be subject to the following requirements:
 - (1) Access to such uses shall be only from full width roads, which shall be paved or surfaced in accordance with specifications approved by the director of public works.
 - (2) Parking areas for permanent outdoor commercial amusements shall be paved to eliminate dust or mud.
- (e) Manufactured home parks, as defined in Title 10, Appendix A, shall have a maximum density consistent with the comprehensive plan future land use map designation.
- (f) The first floor of mixed (residential and commercial) use along the street frontage must be used for commercial uses. Dwelling units may be located above the first floor or to the back of the building. The proposal must be served by a municipal water supply and sewage disposal system. The mixed use shall provide sufficient off-street parking to accommodate the mixed uses in accordance with Chapter 10.34
- (g) Bed and breakfast inns, as defined in Title 10, Appendix A, shall be subject to the following requirements:

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- (1) Bed and breakfast inns may only be permitted within the low density single-family (LDSF), one-family residential (R-1), professional business (B-1) and general business (B-2) zoning districts when established within an existing single-family residence.
 - (2) Bed and breakfast inns shall meet all applicable health, fire safety and building codes and, within residential zones, shall be operated so as not to give the appearance of being a business and the inn shall not infringe upon the rights of neighboring residents to peaceful occupancy of their homes. Minimal outward modifications of the structure or grounds may be made only if such changes are compatible with the character of the area or the neighborhood.
 - (3) Bed and breakfast inns shall be considered to be single-family residences, whether occupied and operated by the owner or by a hired manager. No additional dwelling shall be placed on the same lot as the bed and breakfast inn unless as otherwise permitted by this title.
 - (4) Meals shall only be served to guests taking lodging in the inn, even if the inn is required to be licensed as a restaurant under state regulations.
 - (5) The number of guestrooms shall not exceed five.
 - (6) One off-street parking space per guestroom shall be provided. In residential zones the front yard area shall not be used for off-street parking for bed and breakfast guests unless the parking area is screened and found to be compatible with the neighborhood.
 - (7) One non-illuminated or externally illuminated sign not to exceed the maximum size allowed within the zoning district in which located and bearing only the name of the inn and/or the operator shall be permitted.
 - (8) The administrative official may authorize use of the bed and breakfast inn for receptions, group meetings and special gatherings based upon the size of the inn, availability of adequate off-street parking space, access, public health considerations and compatibility with the surrounding neighborhood. Food may be served under these circumstances.
 - (9) Any commercial uses, such as gift stores, art galleries or the like, that are associated with or housed within the inn shall be subject to separate application, if listed as a Class 1, II, or III use in the underlying zoning district.
- (h) Communication towers, as defined in Title 10, Appendix A, shall be subject to the following requirements:
- (1) The facility shall use state-of-the-art technology to reduce visual impact;
 - (2) At a minimum the facility shall be camouflaged to industry standards;

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(3) Preferential consideration will be given to facilities which co-locate on existing towers, buildings, and structures without an increase in the tower, building, or structure height;

(4) Communication towers exceeding the zoning district height limitations established in Section 10.08.050 shall require a variance approval;

(5) Communication towers shall meet the principal structure setback standards established in Section 10.08.090, Table 8-3. Communication equipment buildings shall meet the accessory setback standards established in Section 10.08.090, Table 8-4.

(i) Home occupations are classified as two distinct types: (1) minor and (2) major as defined in Title 10, Appendix A. The intent of home occupations is to permit the resident(s) of a dwelling to conduct a business within the dwelling while limiting the impacts of the business on adjacent properties and the immediate residential neighborhood. Minor and major home occupations shall be subject to the following:

(1) Minor home occupations are limited to those occupations which are conducted within a dwelling and/or an on-site accessory building; the only employees are members of the family residing in the dwelling; there is no customer traffic to the dwelling; and the home occupation excludes all manufacturing, assembly and/or repair operations.

(A) There shall be no exterior evidence of the home occupation other than a permitted sign that would cause the premises to differ from its existing residential character: (e.g., outward physical appearance; lighting; the generation/emission of noise, fumes, or vibrations as determined by the administrative official using normal senses or create any visible or audible interference in radio or television reception or cause fluctuations in electrical line voltage serving the dwelling).

(2) Major home occupations are limited to those occupations which are conducted within a dwelling and/or an on-site accessory building by members of the family residing in the dwelling; may include non-resident employees; may attract customer traffic to the dwelling; and may include on-site services, sales, manufacturing, assembly and/or repair operations.

(A) There shall be no exterior evidence of the home occupation (e.g., outside storage of materials, equipment, supplies, or the display of goods or equipment) other than the following:

(i) A permitted sign;

(ii) One commercial vehicle as it pertains to the home occupation;

(iii) Employee and customer parking which shall be provided off-street in a location other than within the required front yard setback.

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(j) All canines in kennels, as defined in [Title 10](#), Appendix A, and veterinary clinics shall be provided with indoor sleeping areas, in order to minimize nighttime noise impacts to neighboring properties.

(k) Mini storage facilities, as defined in [Title 10](#), Appendix A, shall be subject to the following minimum requirements:

(1) The site is contiguous to a designated arterial or collector. Ingress and egress to the facility is directly onto such arterial or collector;

(2) Along all property lines abutting a residential district a six foot high, site obscuring, decorative fence or wall shall be installed and maintained;

(3) The facility is used exclusively for storage of personal property and/or recreational vehicles with no commercial storage or commercial sales authorized.

(l) Family Daycare providers, as defined in Title 10, Appendix A, are allowed in areas zoned for residential of commercial uses. Zoning restrictions should be no more restrictive than those imposed on other residential dwellings in the same zone, but may address drop-off and pickup areas and hours of operation.

(m) Manufactured Housing. Manufactured homes, as defined in Title 10, Appendix A, are allowed to be sited in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard.

City may require that:

(a) A manufactured home be a new manufactured home;

(b) The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;

(c) The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

(d) The home is thermally equivalent to the state energy code; and

(e) The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.

(Ord. 1634 § 103, 2004.)

City Of Selah Zoning Ordinance, Title 10 , Chapter 28, Table A-5							
Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Residential							
Accessory structure, use or building*	1	1	1	1	1	1	1
Detached single-family dwelling*	1	1	1				

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Manufactured home*/ Mobile home* (See 10.08.140)	1	<u>1</u>	<u>1</u>				
Two-family dwelling (duplex) *			1	1			
Multiple family dwelling*:							
0—5 DUA			2	1			
<6-12 DUA			2	1			
>12 DUA				1			
Manufactured home parks* (See 10.28.040[e])				3			
Retirement apartments			2	1			
Home occupations* (See 10.28.040[i])							
Minor Home Occupations* (See 10.28.040[i])	1	1	1	1	1	1	
Major Home Occupations* (See 10.28.040[i])	2	2	2	2	2	1	

City Of Selah Zoning Ordinance, Title 10 , Chapter 28, Table A-2							
Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Community Services							
Cemetery, Mausoleums and Columbariums	3	3					
Churches, Synagogues, Temples	3	3	3	1	1	1	
Community Center, Meeting Halls, Fraternal Organizations*				1	1	1	
Convalescent and Nursing Home*				1	1	1	
Child/Adult Daycare Facilities Family Daycare Providers*: (more than six but fewer than thirteen children or adults)	2	2	2	2	3	3	
Child/Adult Daycare Center*: (more than twelve children or adults)	3	3	3	3	3	3	
Ambulance services					1	1	
Funeral homes					1	1	
Group homes*	2	2	2	2	2		
Halfway house*			3	3	3	3	
Hospitals*						1	
Correction facilities						3	
Libraries, Museums, Art galleries					1	1	

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City Of Selah Zoning Ordinance, Title 10 , Chapter 28, Table A-2							
Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Municipal buildings (fire and police stations, city hall, municipal maintenance facilities, other municipal buildings)	3	3	3	3	3	1	1
Schools: Elementary, Middle, Intermediate and High Schools*	3	3	3	3	3	3	
Business and Vocation*, Community colleges					2	2	
Waste water lagoon and/or sprayfield	3						3

City Of Selah Zoning Ordinance, Title 10 , Chapter 28, Table A-11							
Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Utilities							
Electric Vehicle Batter Charging Station*					<u>1</u>	<u>1</u>	<u>1</u>
Communication towers* (See 10.28.040[h])	3	3	3	3	3	3	3
Refuse transfer station							3
Sewage treatment plants, wastewater lagoons and sprayfields, and bio-solid composting							3
Utility substations (electric, telephone, gas, etc.)	3	3	3	3	3	3	3
Water reservoirs	3	3	3	3	3	3	3
Pumping stations	3	3	3	3	1	1	1
Wholesale Trade-Storage							
Self Service or mini storage* (See 10.28.040[k])						1	
Warehouses* and storage facilities						2	1
Wholesale trade						2	1

Chapter 10.40 – AMENDMENTS

10.40.010 - Purpose.

From time to time a change in circumstances or conditions may warrant a change in the zoning text or map created by this title. The purpose of this chapter is to [allow for early and continuous public participation by](#) establishing the procedures to amend the zoning text and/or map when the

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proposed change would be consistent with the goals, objectives and policies of the comprehensive plan and intent of this title.

Chapter 10.50 - PLATTING AND SUBDIVISION REGULATIONS

10.50.032 - Council consideration.

At either the public meeting or public hearing the council shall determine whether the public interest would be served by approving the preliminary plat. It shall determine if appropriate provisions are made in the subdivision for, but not limited to, drainage ways, streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students; potable water supplies, sanitary wastes, and drainage ways (stormwater retention and detention); open spaces, parks and recreation, and playgrounds, sites for schools and school grounds, and shall consider all other relevant facts and determine whether the public interest will be served by the subdivision and dedication. If it finds that the plat makes appropriate provisions for the above, then the preliminary plat shall be approved.

10.50.033 - Effect of approval of preliminary plat.

(a) Approval of the preliminary plat by city council shall constitute authorization for the subdivider to proceed with developing the subdivision facilities in accordance with the standards and procedures established in this chapter, adopted by reference and including any conditions imposed by city council.

(b) The subdivider shall comply with the timeline below ~~have five years~~ from the date of preliminary plat approval by city council to complete all improvements within the area of the preliminary plat and to comply with all conditions that may have been imposed by the council.

1) Seven years if the date of preliminary plat approval is on or before December 31, 2014

2) Five years if the preliminary plat approval is issued on or after January 1, 2015

3) Nine years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.

(c) If the subdivider is unable to complete the improvements within the prescribed ~~five-year~~ period of time as designated in SMC 10.50.033(b), the subdivider may, prior to the expiration of the ~~five-year~~ five-year completion period, apply to the city council for a one-time extension, limited in length to a maximum period of twelve months, to record the final plat. Council may grant such extension only upon evidence that the applicant has made a good faith effort to complete the required facilities within the ~~five-year~~ five-year period and that failure to complete the required facilities was due to circumstances beyond his/her control. If a preliminary plat approval is subjected to judicial review the five year period will commence at the conclusion of such judicial review.

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Proposed New Section

X.X.XXX Transportation Concurrency Review

- A. Purpose. This section sets forth specific standards providing for compliance with the concurrency requirements of the State Growth Management Act (GMA) and for consistency between Selah and Countywide Planning Policies under the GMA. The GMA requires that the City of Selah “must adopt and enforce ordinances which prohibit development approval if the development causes the level-of-service on a transportation facility to decline below the standards adopted in the transportation element of the Comprehensive Plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.” (RCW 36.70A.070).
- B. Exemptions. The following shall be exempt from the provisions of this chapter:
1. Development permits issued prior to the effective date of the ordinance codified in this chapter provided the permit or permits have not expired;
 2. De minimis development, herein defined as ~~single-family dwellings~~ and any proposed development generating less than 90 vehicular trips per day;
 3. Public libraries, parks, and recreational facilities;
 4. Publicly funded educational facilities;
 5. Construction of public transportation facilities;
 6. Highways of statewide significance, as designated by the Washington State Department of Transportation; and
 7. Road or street projects undertaken by the city.
- C. Level of service standards. For the purpose of this section, level of service (LOS) for transportation facilities shall be D for principal arterials and C for minor arterials, collectors and local access roads, as set forth within the transportation element of the City of Selah Comprehensive Plan and are hereby adopted by reference.
- D. Review process. The ~~Town~~ City shall utilize the following procedures for evaluating all projects or development activities for concurrency, unless the applicant otherwise noted in writing:
1. Certificate of Concurrency.
 - a. The ~~mayor~~, Public Works Director or designee, shall complete a transportation concurrency evaluation at the time a development permit is applied for or during the course of permit review. The review shall conclude with a determination that the proposed project meets the level of service standards whereby a certificate of concurrency shall be issued and attached or incorporated to the development permit approval. When a project is determined to have not met level of service standards, the certificate of concurrency shall be conditioned in a manner that satisfies the requirements of this chapter, or the project shall not be approved.

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- f. Any combination of the above.
- 2. Acceptable impact mitigation requires a finding of the following:
 - a. The mitigation contributes to transportation facility performance and established level of service standards;
 - b. The mitigation is consistent with the Comprehensive Plan;
 - c. Any improvements to an intersection or roadway do not shift traffic to residential areas or to other intersections where there is no mitigation being proposed;
 - d. Any adverse environmental impacts of the facility improvements may be reasonably minimized or eliminated; and
 - e. The improvements are consistent with established engineering standards.

Title 21 - ADMINISTRATIVE PROCEDURES

Chapter 21.09 - REVIEW AND APPROVAL PROCESS

21.01.040 - Definitions.

The following definitions shall apply to this title. Additional definitions may be found in individual titles of the S.M.C.

“Essential public facilities” include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

21.09.080 - Final decision.

(a) Time. The final decision on a development proposal shall be made within one hundred twenty days from the date of the letter of completeness. Exceptions to this include:

- (1) Amendments to the comprehensive plan or city's municipal code.
- (2) Any time required to correct plans, perform studies or provide additional information, provided that within fourteen days of receiving the requested additional information, the administrator shall determine whether the information is adequate to resume the project review.
- (3) Substantial project revisions made or requested by an applicant, in which case the one hundred twenty days will be calculated from the time that the city determines the revised application to be complete.

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- (4) All time required for the preparation and review of an environmental impact statement.
 - (5) Projects involving the siting of an essential public facility, as defined in SMC 21.01.040 and in accordance with RCW 36.70A.200(5) and WAC 365-196-550.
 - (6) An extension of time mutually agreed upon by the city and the applicant.
 - (7) All time required to obtain a variance.
 - (8) Any remand to the hearing body.
 - (9) All time required for the administrative appeal of a determination of significance (DS).
- (b) Effective Date. The final decision of the council or hearing body shall be effective on the date stated in the decision, motion, resolution, or ordinance, provided that the date from which appeal periods shall be calculated shall be the date the council or hearing body takes action on the motion, resolution, or ordinance.

Appendix A – Definitions

"Dwelling" means a building, structure or portion thereof designed exclusively for residential purposes, including residential use and occupancy by persons with handicaps.

"Electric Vehicle Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"Family" means an individual, or two or more persons related by blood, marriage or adoption or a group of not more than five persons, excluding servants, who are not related by blood, marriage or adoption, living together in a dwelling unit.

"Family home services" means and includes the following:

- (1) "Adult daycare home" means a regular family abode of a person or persons providing personal care, or special care for less than twenty-four hours to more than one but not more than six adults who are not related by blood or marriage to the person(s) providing the services.
- (2) "Adult family home" means a regular family abode of a person or persons providing personal care, or special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person(s) providing the services.
- (3) "Family Daycare Home, Child Providers"; "Child family daycare home" means a licensed child ~~daycare~~ provider who regularly provides early childhood education and

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~~early learning services facility in the family residence of a state licensee providing regularly scheduled child day care~~, for less than twenty-four hours, for not more than twelve children in the family living quarters, including children who reside at the home.

~~(3)~~(4) "Foster family home" means a dwelling unit in which foster care is provided on a twenty-four hour basis for not more than six unrelated children, expectant mothers or persons with developmental disabilities in the family abode of the person or persons under whose direct care and supervision the child, expectant mother or disabled person is placed as part of the family, and the dwelling unit is governed by the state foster care home licensing provisions and conducted in accordance with state requirements.

~~(4)~~(5) Group Care Facility, Small. "Small group care facility" means a facility for handicapped, physically disabled or developmentally disabled adults, or dependent or pre-delinquent children, plus house parents, providing facilities residentially oriented in a home-like environment directed to allow a degree of community participation and human dignity not provided in an institutional atmosphere for only six or fewer such persons, plus house parents. Does not include "halfway house."

~~(5)~~(6) "Halfway house" means a home for juvenile delinquents, adult offenders, those leaving correctional and/or mental institutions, or a rehabilitation center for alcohol and/or drug users providing residentially oriented facilities which allow rehabilitation or social adjustment for persons who are in need for supervision or assistance in becoming socially reoriented but not in need of institutional care. Such facility provides a reintroduction of residents into a normal community life by providing a stable living situation rather than incarceration or a reintroduction without home, job or social reinforcement. Does not include a state licensed crisis residential facility as that term is used by statute.

~~(6)~~(7) Licensed Boarding Home, Small. "Small licensed boarding home" means any home or other institution however named which is advertised, announced or maintained for the express or implied purpose of providing domiciliary assisted living services and enhanced adult residential care to three to six aged persons not related by blood or marriage.

(8) "Safe/shelter home" means a place of temporary refuge (e.g. shelter) which includes access to adequate food and clothing offered on a twenty-four hour, seven day-per-week basis to victims of domestic violence and their children. A safe home is a component of or has a working agreement with a domestic violence service for up to two lodging units. A shelter home includes three or more lodging units.

"Manufactured home, new" as defined by RCW 35.63.160(2) means any manufactured home required to be title under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).

Chapter 11.50 - CRITICAL AREA ORDINANCE

Proposed GMA Updates, March 2016

Underline = text proposed for addition

Strikethrough = text proposed for deletion

Sections:

FOOTNOTE(S):

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Editor's note— Ord. No. 11.50, § 2, adopted April 8, 2014, set out provisions intended for use as Chapter 11.50. For purposes of classification and at the city's direction, these provisions have been included as Chapter 11.50

11.50.010 - Purpose and intent.

The purpose of this chapter is to designate and classify ecologically sensitive and hazardous areas and to protect these areas and their functions and values in a manner that also allows reasonable use of private property. This section is intended to:

- (1) Implement the city of Selah comprehensive land use plan and the requirements of the Growth Management Act;
- (2) Protect critical areas, in accordance with the Growth Management Act and through the application of best available science, as determined according to WAC 365-195-900 through 365-195-925 as it exists or may hereafter be amended, and in consultation with state and federal agencies and other qualified professionals;
- (3) Protect the general public, resources and facilities from injury, loss of life, property damage or financial loss due to flooding, landslides, or steep slopes failure;
- (4) Protect unique, fragile and valuable elements of the environment, including ground and surface waters, wetlands, and fish and wildlife and their habitats;
- (5) Prevent cumulative adverse environmental impacts to water quality and availability, wetlands, and fish and wildlife habitat;
- (6) Provide flexibility and attention to site-specific characteristics, so as to ensure reasonable use of the property;
- (7) Preserve development options within designated critical areas where such development will not adversely impact critical areas values and functions, particularly the functional properties of stream corridors and other hydrological related critical areas.

(Ord. No. 1943, § 2, 4-8-14)

11.50.020 - General provisions.

- (a) The city of Selah contains areas that can be identified and characterized as critical or environmentally sensitive. Such areas within the city include aquifer recharge areas, fish and wildlife habitat areas, wetlands and streams, flood hazard areas, and geologic hazard areas.
- (b) The city finds that these critical areas perform a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. Alteration of certain critical areas may also pose a threat to public safety or to public and private property or the environment. The city therefore finds that identification, regulation and protection of critical areas are necessary to protect the public health, safety and general welfare. The city further finds that the functions of critical areas and the purpose of these regulations include the following:

- (1) Wetlands. Wetlands perform a variety of functions that include maintaining water quality; storing and conveying stormwater and floodwater; recharging groundwater; providing important fish and wildlife habitat; and serving as areas for recreation, education and scientific study, and aesthetic appreciation.

Wetland buffers serve to moderate runoff volumes and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

The primary goals of wetland protection are to avoid adverse wetland impacts; to achieve no net loss of wetland function and value — acreage may also be considered in achieving the overall goal; to provide levels of protection that reflect the sensitivity of individual wetlands and the intensity of proposed land uses; and to restore and/or enhance existing wetlands, where possible.

- (2) Streams. Streams and their associated riparian corridors provide important fish and wildlife habitat; help to maintain water quality; store and convey stormwater and floodwater; recharge groundwater; and serve as areas for recreation, education and scientific study and aesthetic appreciation. Stream buffers serve to moderate runoff volumes and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

The primary goals of stream protection are to avoid adverse impacts to streams and associated riparian corridors; to achieve no net loss of functions and values of the larger ecosystem in which the stream is located; to protect fish and wildlife resources; to protect water quality through appropriate management techniques; and, where possible, to provide for stream enhancement and rehabilitation.

- (3) Fish and Wildlife Habitat. Fish and wildlife habitat areas provide opportunities for food, cover, nesting, breeding and movement for fish and wildlife, maintain and promote diversity of species and habitat; coordinate habitat protection with elements of the open space system; help to maintain air and water quality; help control erosion; serve as areas for recreation, education, scientific study, and aesthetic appreciation; and provide neighborhood separation and visual diversity within urban areas.

The primary goals of fish and wildlife habitat protection are to avoid adverse impacts to critical habitats for fish and wildlife; to achieve no net loss of functions and values of the larger ecosystem in which the fish and wildlife habitat is located; to implement the goals of the Endangered Species Act; to promote connectivity between habitat areas to allow for wildlife movement; to provide multi-purpose open space corridors; and, where possible, to provide for fish and wildlife enhancement and rehabilitation that reflects the sensitivity of the species.

- (4) Aquifer Recharge Areas. Aquifer recharge areas provide a source of potable water and contribute to stream discharge/flow. Such areas contribute to the recharge of aquifers, springs and/or wells and are susceptible to contamination of water supplies through infiltration of pollutants through the soil.

The primary goals of aquifer recharge protections are to protect groundwater quality by maintaining the quality of recharge, avoiding or limiting land use activities that pose potential risk of aquifer contamination; and to minimize or avoid adverse impacts to aquifer recharge areas through the application of performance standards, and to comply with the requirements of the Federal Safe Drinking Water Act and Washington Administrative Code that requires Group A public water systems to develop and implement a wellhead protection program.

- (5) Flood Hazard Areas. Floodplains help to store and convey stormwater and floodwater; recharge groundwater; provide important areas for riparian habitat; and serve as areas for recreation, education, scientific study. Development within floodplain areas can be hazardous to those inhabiting such development, and those living upstream and downstream. Floods also cause substantial damage to public and private property which can result in significant costs to the public and individuals.

The primary goals of flood hazard protections are to limit or condition development within the one hundred-year floodplain to avoid substantial risk of damage to public and private property and that result in significant costs to the public and individuals; to avoid significant increases in peak stormwater flows or loss of flood storage capacity.

- (6) Geologic Hazard Areas. Geologic hazard areas include lands or areas characterized by geologic, hydrologic and topographic conditions that render them susceptible to varying degrees of risk of landslides, erosion, seismic or volcanic activity.

The primary goals of regulating geologic hazards are to avoid and minimize potential impacts to life and property by regulating and/or limiting land uses where necessary, and to conduct appropriate levels of analysis and ensure sound engineering and construction practices to address identified hazards.

- (7) This chapter of the Selah Municipal Code and other sections incorporated by reference contain standards, procedures, criteria and requirements intended to identify, analyze, and mitigate potential impacts to the city's critical areas, and to enhance and restore degraded resources where possible. The general intent of these protections is to avoid impacts to critical areas. In appropriate circumstances, impacts to specified critical areas resulting from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this chapter.

(Ord. No. 1943, § 2, 4-8-14)

11.50.030 - Definitions.

For purposes of this chapter, the following definitions for terms, phrases, words and their derivatives used in this chapter shall apply. Where any of these definitions conflict with definitions used in other chapters of the municipal code the definitions in this chapter shall prevail for the purpose of this chapter. Where terms are not defined they shall have the ordinary accepted meaning within the context with which they are used. Where an activity or land use could fall under two or more definitions the more specific shall apply. Webster's Third New International, 1993 (unabridged), shall be the source for ordinary accepted meaning and for the definition of words not defined in this chapter. Specific examples are included as illustrations but are not intended to restrict a more general definition:

A

"Agriculture" and "farming" shall include cultivation of the soil, raising or harvesting any agricultural or horticultural commodity or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits and vegetables for market or for direct sale.

"Anadromous fish" means fish that spawn and rear in freshwater and mature in the marine environment, such as salmon, steelhead, sea-run cutthroat, and bull trout.

"Applicant" means a person, party, firm, corporation, or other legal entity that proposes, has performed an activity, or submits an application for any permit or approval required by this title and who is the owner of the subject property or the authorized agent of the owner.

"Aquifer" means, generally, any water bearing soil or rock unit. Specifically, a body of soil or rock that contains sufficient saturated permeable material to conduct groundwater and yield significant quantities of groundwater to wells or springs.

"Aquifer recharge areas" means land areas designated by the city beneath which groundwater occurs that is a current or potential future source of drinking water for the city.

"Artificially created wetlands" means wetlands created from nonwetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, retention and detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities.

B

"Best available science" means as defined in the procedural criteria for adopting comprehensive plans and development regulations for best available science at WAC 365-195-900 et seq. or as may be amended.

"Buffer," "buffer area," or "critical area" means a naturally vegetated, undisturbed, enhanced or vegetated zone surrounding a critical area that protects the critical area from adverse impacts to its integrity and value, and is an integral part of the resource's ecosystem.

C

"City" means the city of Selah.

"Clearing" means the removal of timber, brush, grass, ground cover or other vegetative matter from the site, which exposes the earth's surface of the site, or any actions, which disturb the existing ground surface.

"Comprehensive plan" means the city of Selah urban growth area comprehensive plan as it now exists or hereafter amended.

"Critical aquifer recharge areas" means areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.

"Critical areas" or "environmentally sensitive areas" means areas that possess important natural functions and embody a variety of important natural and community values. Such areas include aquifer recharge areas, fish and wildlife habitat areas, wetlands and streams, flood hazard and geologic hazard areas. If not conducted properly, development or alteration of such areas may cause significant impacts to the valuable functions and values of these areas and/or may generate risks to the public health and general welfare, and/or to public or private property.

"Critical area report" means a report prepared by a qualified consultant to determine the presence, type, class, size, function and/or value of an area subject to these regulations. Also see Stream reconnaissance report," "Wetland impact assessment report" and "Wildlife report."

"Critical erosion hazard areas" means lands or areas underlain by soils identified by the U.S. Department of Agriculture Soil Conservation Service (SCS) (now known as the Natural Resource Conservation Service) as having "severe" or "very severe" erosion hazard.

"Critical geologic hazard areas" means lands or areas subject to high or severe risk of geologic hazard, including critical erosion hazard areas, critical landslide hazard areas, and critical seismic hazard areas.

"Critical habitat" or "critical fish and wildlife habitat" means habitat areas associated with threatened, endangered, or sensitive species of plant or wildlife (pursuant to WAC 232-12-297(2.4), (2.5) and (2.6) as it exists or may hereafter be amended) and which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term.

"Critical landslide hazard areas" means lands or areas where there is a high or very high risk of landslide due to a combination of slope, soil permeability, and water.

"Critical seismic hazard areas" means lands or areas where there is a high of seismic events and damage.

D

"Delineation manual," "wetland delineation manual," or "wetland delineation methodology" means the manual and methodology used to identify wetlands in the field, in accordance with the approved federal wetland delineation manual and applicable regional supplements. All areas within the city meeting the wetland designation criteria in that procedure are hereby designated critical areas and are subject to the provisions of this chapter. Use of this manual is required by RCW 36.70A.175 as it exists or may hereafter be amended.

"Department" means the city of Selah department of planning or successor agency, unless the context indicates a different city department.

E

"Earth/earth material" means naturally occurring rock, soil, stone, sediment, or combination thereof.

"Enhancement" means the improvement of an existing viable wetland, stream or habitat area or the buffers established for such areas, though such measures as increasing plant diversity, increasing fish and wildlife habitat, installing environmentally compatible erosion controls, increasing structural diversity or removing plant or animal species that are not indigenous to the area. Enhancement also includes actions performed to improve the quality of an existing wetland, stream, or habitat area. See also "Restoration."

"Erosion" means a process whereby wind, rain, water, and other natural agents mobilize and transport soil particles.

"Erosion hazard areas" means lands or areas that, based on a combination of slope inclination and the characteristics of the underlying soils, are susceptible to varying degrees of risk of erosion. Erosion hazard areas are classified as "low" (areas sloping less than fifteen percent) or "high" (areas sloping more than fifteen percent) on the following: Soil Conservation Service (SCS) now known as the Natural Resource Conservation Service (NRCS). Soil groups may be identified through site-specific analysis.

"Excavation" means the removal or displacement of earth material by human or mechanical means.

"Existing and ongoing agricultural activities" means those activities conducted on lands defined in RCW 84.34.020(2), as it exists or may hereafter be amended, and those activities involved in the production of crops and livestock. Such activities must have been in existence as a July 1, 1990 (the effective date of the Growth Management Act). The definition includes, but is not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities or crops, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities, which bring an area into agricultural use from a previous nonagricultural use, are not considered part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

"Exotic" means any species of plant or animal, not native to or not usually found as domestic pets in the United States, which is foreign and not indigenous to the Yakima County regional area.

F

"Fill/fill material" means a deposit of earth material placed by human or mechanical means.

"Filling" means the act of transporting and placing (by any manner or mechanism) fill material from, to, or on any surface water body or wetland, soil surface, sediment surface or other fill material.

"Fish and wildlife habitat conservation areas" that must be considered for classification and designation include: (a) Areas where endangered, threatened, and sensitive species have a primary association; (b) Habitats and species of local importance, as determined locally; (c) Commercial and recreational shellfish areas; (d) Kelp and eelgrass beds; herring, smelt, and other forage fish spawning areas; (e) Naturally occurring ponds under 20 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.

G

"Geologic hazard area" means lands or areas characterized by geologic, hydrologic and topographic conditions that render them susceptible to varying degrees of risk of landslides, erosion, seismic or volcanic activity.

"Grading" means any excavation, filling, clearing, leveling or contouring of the ground surface by human or mechanical means.

H

"Habitat management" means management of land and its associated resources/features to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

"Hazardous materials" means and includes all dangerous and extremely hazardous waste, including petroleum contaminated soils, either singularly or in combination, that is a physical or health hazard whether the materials are in usable or waste condition; and any material that may degrade groundwater quality when improperly stored, handled, treated, used, produced, recycled, disposed of, or otherwise mismanaged. Hazardous materials shall also include, without exception:

- (1) All materials defined as or designated by rule as a dangerous waste or extremely hazardous waste under Chapter 70.105 RCW and Chapter 173-303 WAC or as it may be amended;
- (2) Any substance defined as or designated by rule as a hazardous substance under Chapter 70.105 RCW and Chapter 173-303 WAC or as it may be amended; and
- (3) Petroleum or petroleum products, including any waste oils or sludge's.

"Hydrologically isolated" means wetlands which: (1) have no surface water or ground water connection to a lake, river, or stream during any part of the year; (2) are outside of and not contiguous to any 100-year floodplain of a lake, river, or stream; and (3) have no contiguous hydric soil between the wetland and any lake, river, or stream. May also be a pond excavated from uplands with no surface water connection to a stream, lake, or other wetland.

I

"In-kind wetland mitigation" means replacement of wetlands with wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

"Injection well" means a "well" that is used for the subsurface emplacement of fluids. (From WAC 173-218-030 or as may be amended.)

"Intentionally created streams" means streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals. This definition does not include stream modifications performed pursuant to city authorization, such as changes or redirection of stream channels.

L

"Landslide" means episodic down slope movement of a mass of soil or rock.

"Landslide hazard areas" means areas that, due to a combination of slope inclination, relative soil permeability, and hydrologic conditions are susceptible to varying degrees of risk of land sliding. Landslide hazards areas are classified as Class I through IV based on the degree of risk as follows:

- (1) Class I/Low Hazard. Areas with slopes of fifteen percent or less.
- (2) Class II/Moderate Hazard. Areas with slopes greater than fifteen percent up to forty percent fifteen percent and that are underlain by soils that consist largely of sand or gravel.
- (3) Class III/High Hazard. Areas with slopes greater than fifteen percent up to forty percent fifteen percent and that are underlain by soils consisting largely of silt and clay.

- (4) Class IV/Very High Hazard. Areas with slopes steeper than fifteen percent with identifiable zones of emergent water (i.e., springs or groundwater seepage), areas of identifiable landslide deposits regardless of slope and all areas sloping more steeply than forty percent.

The slopes previously referenced include only those where the surface drops ten feet or more vertically within a horizontal distance of twenty-five feet.

M

"Mitigation" means activities which include:

- (1) Avoiding the impact altogether by not taking a certain action or parts of actions.
- (2) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (3) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
- (4) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (5) Compensating for the impact over time by replacing or providing substitute resources or environments.

While monitoring without additional actions is not considered mitigation for the purposes of these regulations, it shall be part of a comprehensive mitigation program.

"Mitigation sequencing" means considering or performing mitigation actions, as defined in the definition of "mitigation," in a preferred sequence from (1) through (5). Avoidance is preferred and must be considered prior to pursuing other forms of mitigation.

N

"Native" means any species of plant or animal which are or were indigenous to the Yakima County regional area.

"Natural heritage wetlands" means wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high quality, relatively undisturbed wetlands, or wetlands that support state-listed threatened or endangered species.

O

"Off-site mitigation" means performance of mitigation actions, pursuant to standards established in this chapter, on a site or in an area other than the site proposed for conduct of a regulated activity.

"Out-of-kind mitigation" means replacement of wetlands or habitat with substitute wetlands or habitat whose characteristics do not closely approximate those adversely affected, destroyed, or degraded by a regulated activity.

P

"Permanent erosion control" means continuous on-site and off-site control measures that are needed to control conveyance of deposition or earth, turbidity, or pollutants after development, construction, or restoration.

"Planning official" means the planning official of the city of Selah department of planning or successor agency.

Q

"Qualified consultant/professional" person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and have at least five years of related work experience.

- (1) A qualified professional for wetlands must be a professional wetland scientist with at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans.
- (2) A qualified professional for habitat must have a degree in biology or a related degree and professional experience related to the subject species.
- (3) A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.
- (4) A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

R

"Reasonable use" means a legal concept articulated by federal and state courts in regulatory taking issues. See "Reasonable use alternatives" for guidelines in determination.

"Reasonable use alternatives" means an action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. Reasonable alternatives may be those over which an agency with jurisdiction has authority to control impacts, either directly or indirectly through requirement of mitigation measures. (See WAC 197-11-440(5) and 197-11-660 or as may be amended.)

"Regulated activities" means activities that have a potential to impact a critical area that is subject to the provisions of the chapter. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, release of contaminants to soil or water, draining, excavation, flooding, clearing or grading, construction or reconstruction, driving pilings, obstructing, clearing, or harvesting.

"Restoration" means actions taken to reestablish wetland, stream or habitat functional values, and the characteristics that have been destroyed or degraded by past alterations (i.e., filling or grading). See also "Enhancement."

S

"Secondary habitat" means areas that offer less diversity of animal and plant species than critical areas but are important for performing the essential functions of habitat.

"Seismic hazard areas" means areas that, due to a combination of soil and groundwater conditions, are subject to the risk of ground shaking, subsidence or liquefaction of soils during earthquakes. These areas are typically underlain by soft or loose saturated soils (such as alluvium), have a shallow groundwater table, and are typically located on the floors of river valleys.

"Site" means the location containing a regulated critical area and on which a regulated activity is proposed. The location may be a parcel or portion hereof, or any combination of contiguous parcels where a proposed activity may impact a critical area.

"Slope" means an inclined earth surface, the incline of which is expressed as the ratio of horizontal distance to vertical distance. The slope referenced above includes only those where the surface drops ten feet or more vertically within the horizontal distance of twenty-five feet.

"Spring" means a source of water where an aquifer comes in contact with the ground surface.

"Stream reconnaissance report" means a type of critical area report prepared by an applicant's qualified consultant to describe a stream and to characterize its conditions, wildlife, habitat values and water quality. The report also includes an analysis of potential of proposed activity impacts.

"Streams" means those areas where surface waters produce a defined channel or bed that demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. This definition is not intended to include artificially created irrigation ditches, canals, storm or surface water devices, or other entirely artificial watercourses unless they are used by fish or created for the purpose of stream mitigation.

"Structural diversity, vegetative" means the relative degree of diversity or complexity of vegetation in a fish and wildlife habitat area as indicated by the stratification or layering of different plant communities (i.e., ground cover, shrub layer and free canopy), the variety of plant species and the spacing or pattern of vegetation.

"Substrata" means the soil, sediment, decomposing organic matter or combination of these located on the bottom surface of the wetland, lake, stream, or river.

T

"Temporary erosion control" means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity, or pollutants during development, construction, or restoration.

"Tertiary habitat" means habitat that supports some wildlife but does not satisfy the definition of secondary or critical habitat.

U

"Utility" includes natural gas, electric, telephone and telecommunications, cable communications, water, sewer or storm drainage, and their respective facilities, lines, pipes, mains, equipment and appurtenances.

V

"Variance" means permission to depart from the requirements of the specific regulations of this chapter for a particular piece of property.

"Volcanic hazard areas" means areas identified by the U.S. Geological Survey (maps dated 1998 or as hereafter revised) as subject to a risk of large lahars with a recurrence interval of five hundred to one thousand years.

W

"Wells" includes any excavation that is drilled, cored, washed, driven, dug, jetted or otherwise constructed when the intended use of an excavation is for the location, diversion, artificial recharge, or withdrawal of groundwater.

"Wellhead protection area" means the portion of a well's, well fields or spring's zone of contribution defined as such using the criteria established by the city.

"Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial watercourses 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 wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. However, wetlands include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands. (Wetlands and CAO Updates: Guidance for Small Cities [Eastern Washington Version], Ecology Publication No. 10-06-0001, as amended.)

"Wetland impact assessment report" means a report prepared by a qualified consultant that identifies, characterizes and analyzes potential impacts to wetland consistent with applicable provisions of these regulations. A wetland impact assessment may be combined with and include a formal wetland delineation.

"Wildlife report" means a report prepared by a qualified consultant that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter. This report also includes an analysis of impacts.

(Ord. No. 1943, § 2, 4-8-14)

11.50.040 - Applicability—Regulated activities.

- (a) All persons proposing development in a critical area or their buffers must first submit an application pursuant to this chapter, except as exempted pursuant to SMC 11.50.050. These critical area protections shall apply as an overlay to zoning and other land use regulations established by the city.
 - (1) Any new development, construction or use within the city that lies within a critical area as defined herein shall comply with the provisions of this chapter. No action shall be taken by any person that results in the alteration or modification of any critical area except as consistent with the requirements, objectives and intent of this chapter.
 - (2) Where two or more types of critical areas overlap, requirements for the development shall be consistent with the standards for each critical area.
 - (3) These critical area regulations shall apply concurrently with review conducted under the State Environmental Policy Act (SEPA), as locally adopted. Any conditions required pursuant to this chapter may be included in the SEPA review and threshold determination.
- (b) To avoid duplication, the following permits and approvals shall be subject to and coordinated with the requirements of this chapter: land clearing; grading; subdivision or short subdivision; building permit, planned development (when permitted by city code); shoreline substantial development; variance, Class 1, 2 or 3 use; and any other permits that may lead to the development or alteration of land.
- (c) Administrative actions, such as rezones, annexations, and the adoption of plans and programs, shall be subject to the requirements of this chapter. However, the city administrator, in the exercise of his or her discretion, may permit any studies or evaluations required by this chapter to use methodologies and provide a level of detail appropriate to the administrative action proposed.

(Ord. No. 1943, § 2, 4-8-14)

11.50.050 - Exemptions and nonconforming uses.

The activities listed below are exempt from the provisions of the chapter. Exempt activities shall be conducted using all reasonable methods to avoid impacts to critical areas. Exemption from this chapter shall not be considered permission to degrade a critical area or ignore risks from natural hazards. Incidental damage to, or alteration of, a critical area that is not a necessary outcome of an exempted activity shall be restored and rehabilitated at the property owner's expense.

- (1) Emergency construction or repair necessary to protect life or property from immediate damage by the elements. An emergency is an unanticipated event or occurrence which possess an imminent threat to public health and safety, to private or public property, or to the environment, and which requires immediate action within a time too short to allow full compliance. Once the threat to the public health, safety, or the environment has dissipated, the construction undertaken as a result of the previous emergency shall then be evaluated and brought into reasonable compliance with this chapter with due consideration given to the nature, type and extent of emergency responses and actions and after the fact permits may be required and other actions required to mitigate impacts;

- (2) Normal maintenance or repair of existing buildings, structures, roads, utilities, levees, or drainage system, that do not require construction permits, provided the activity does not materially alter, encroach upon, or increase impacts to critical areas or associated buffers;
- (3) Existing and ongoing agricultural activities normal or necessary to conduct general farming;
- (4) Site investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests and other related activities. In every case, critical area impacts should be minimized and disturbed areas shall be immediately restored;
- (5) Passive recreational, scientific or educational activities, including, but not limited to: bicycling, bird watching, boating, canoeing, hiking, hunting, and fishing provided the activity does not alter the critical area or its buffer by changing existing topography, water conditions or water sources;
- (6) ~~Minor safety improvements to state and local transportation facilities provided the project meets the exempted size impacts for the critical areas;~~
- (7) The operation and maintenance of canals, waterways, drains, reservoirs, or other man-made facilities that now exist or are hereafter created or developed as a part of an irrigation system. Portions of historic waterways that were altered in order to facilitate irrigation delivery are subject to the mitigation requirements of this chapter if they are filled or if new irrigations lines or ditches are placed within wetlands or their required buffers;
- (8) Maintenance of above-ground utility transmission lines and poles;
- (9) Any streamside management project associated with a single-family residence or agricultural activity designed to achieve, through the use of native or natural vegetation and/or bioengineering alternatives, the functional properties of the critical area and carried out in conformance with a conservation plan or design developed through North Yakima County Conservation District, or by a qualified professional certified to develop such plans or designs according to best management practices;
- (10) ~~Activities involving artificially created wetlands or streams intentionally created from nonwetland sites, including but not limited to, grass-lined swales, irrigation and drainage ditches, retention or detention facilities, and landscape features, except wetlands or streams created as mitigation or when the site contains another critical area;~~
- ~~(11) Additions to a legally established single-family residential structure in existence before October 1, 2012 located within a wetland buffer or stream buffer may be permitted if all of the following criteria are met:

 - (A) The addition is no greater than five hundred square feet of building footprint over that in existence on October 1, 2012;
 - (B) The addition is not located closer to the critical area than the existing structure;
 - (C) Impacts on critical area functions are avoided consistent with the purpose and intent of this chapter; and
 - (D) There are no changes in slope stability, flood conditions or drainage;~~
- (12) ~~Permanent additions to a legally established existing and ongoing farming operation in existence before October 1, 2012 (where such farming operation does not include the processing of agricultural products or other industrial aspects of agriculture) located within a wetland buffer or stream buffer may be permitted if all of the following criteria are met:

 - (A) The addition is not located closer to the critical area than the other existing structure(s); and
 - (B) Impacts on critical area functions are avoided consistent with the purpose and intent of this chapter; and
 - (C) There are no changes in slope stability, flood conditions or drainage; and
 - (D) Does not meet the "reasonable use alternatives" requirements.~~

(Ord. No. 1943, § 2, 4-8-14)

11.50.060 - ~~Exemptions~~Exceptions.

~~(a) Exception—Subdivision and Short Plats with Substantial Completion of Infrastructure. A building permit application shall not be denied under this chapter if there has been substantial completion of the infrastructure of the plat within which the subject property of the permit is specifically located. A determination of substantial completion shall be based on the city administrator's assessment of existing constructed infrastructure such as streets, utilities, and drainage improvements.~~

~~(1) Typically "substantial construction" means the amount of construction within a particular project area which has impacted critical areas to the maximum extent that would be attributable to the project actions and on-site mitigation is neither economically nor ecologically viable. Substantial construction may also require off-site mitigation to ensure "no net loss" of wetland function or the function of other critical areas.~~

~~(2) The city administrator may confer with other city department heads, including the city attorney, regarding the consequences of a decision to deny a building permit for a project with a valid clearing and grading permit, approved site plans, and an authorization to proceed with construction.~~

(a) Exception. Public Agency and Utility. If the application of this Title would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception pursuant to this Section.

(b) Exception. Reasonable Use Alternatives. The city may modify the requirements of this section in specific cases when necessary to allow reasonable use of an applicant's property.

(1) Reasonable Use Review Criteria. To qualify for such relief the applicant must demonstrate all of the following:

(A) That no other reasonable use can be made of the property that will have a lesser impact on the critical area;

(B) That there are no feasible and reasonable on-site alternatives to the proposed activities, including changes in site layout, reductions in density, and similar factors that would allow a reasonable economic use with fewer impacts;

(C) That the proposed use does not pose a material threat to the public health, safety or welfare;

(D) Any alteration shall be the minimum required to allow reasonable use of the property;

(E) The inability of the proponent to derive reasonable use of the property shall not be the result of applicant's actions after the effective date of the ordinance codified in this section; and

(F) The proposal is consistent with other applicable regulations and standards.

(2) Exception Request and Review Process. A request for a reasonable use exception shall be submitted to the city planning department and shall include a critical area report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW or as it may be amended) (if reasonable necessary to evaluate the application). The planning official shall prepare a recommendation based on review of the submitted information, a site inspection, and the requested proposal's compliance with the reasonable use exception criteria in subsection (b)(1) of this section.

(3) A Reasonable Use Exception. Reasonable use exceptions shall be processed according to the provisions of a Class 2 review process in SMC 10.06.020 or as may be amended and may be approved, approved with conditions, or denied based on the proposal's ability or lack of ability to

comply with all of the reasonable use exception review criteria in subsection (b)(1) of this section. Any alteration of a critical area(s) approved under this section may be subject to appropriate conditions and will require mitigation under an approved mitigation plan.

- (4) Burden of Proof. The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

(Ord. No. 1943, § 2, 4-8-14)

11.50.070 - Reference maps and materials.

The city shall maintain reference maps and materials that provide information on the general locations of critical areas. Critical areas data mapping shall be for illustrative, not regulatory, purposes. Since boundaries are generalized, the application of this section and the actual type, extent and boundaries of critical areas shall be determined and governed by the classification section established for each critical area. In the event of any conflict between the critical area location or designation shown on the city's maps, ~~and the criteria and standards established in this section,~~ or the site-specific conditions, ~~the criteria, standards and/or~~ site-specific conditions shall take precedence. Reference maps and inventories shall include, but are not limited to, the following:

- (1) Wetlands map, based upon U.S. Fish and Wildlife Service National Wetlands.
- (2) Fish and wildlife habitat area maps, based on Washington Department of Fish and Wildlife priority habitats and species data.
- (3) Soils maps, based upon Yakima County Soils Survey, May, 1985. United States Department of Agriculture, Natural Resources Conservation Service (NRCS).
- (4) Steep slope maps, Yakima County GIS.
- (5) United States Geological Survey (USGS) 7.5 minute Series Topographic Quadrangle Maps.
- (6) Aerial photos, Yakima County GIS.
- (7) City of Selah Urban Growth Area Comprehensive Plan, January 2005, or as amended.
- (8) Yakima County Regional Shorelines Master Program, September 2008, or as amended.
- (9) City of Selah critical area maps: aquifer recharge areas, ~~streams, lakes,~~ potential wetlands, and floodplains; ~~and geologically hazardous areas,~~ prepared ~~December 2003 and 2004~~ October 2015 and contained in the Selah Comprehensive Plan, Natural Systems Element.
- (10) The manual and methodology used to identify wetlands in the field, in accordance with the approved federal wetland delineation manual and applicable regional supplements.
- (11) Washington State Wetlands Rating System for Eastern Washington—Revised (Publication No. 04-06-15), March 2007, or as amended.
- (12) "The Flood Insurance Study for Yakima County, Washington and Incorporated Areas" dated November 18, 2009, and any revisions thereto, with an accompanying flood insurance rate map (FIRM), and any revisions thereto; and
- (13) Approved special reports previously completed for a subject property.

(Ord. No. 1943, § 2, 4-8-14)

11.50.080 - Application.

- (a) Review Process. Any new development, construction or use shall require that applicants disclose activities within two hundred fifty feet of a known or suspected critical area. The provisions of the section shall be applied to any such proposal. The review process shall proceed as follows:

- (1) Application Meeting/Site Visit. Upon receiving a land use or development proposal, the planning official may schedule an application meeting and/or site visit with the proponent for purposes of a preliminary determination whether the proposal is likely to result in impacts to the functions and values of critical areas or pose health and safety hazards. At this meeting, the planning official may discuss the requirements of this chapter and other applicable regulations; provide critical area maps and other available reference materials; outline the review and permitting process; and work with the proponent to identify any potential concerns with regards to critical areas.
 - (2) Application and SEPA Checklist. For all nonexempt proposals, the proponent shall submit all relevant land use/development applications, together with a completed SEPA checklist.
 - (3) Determination of Need for Critical Areas Report. Based upon the preapplication meeting, if conducted, application materials, and the SEPA Checklist. The planning official shall determine if there is cause to require a critical area report. In addition, the planning official may use critical areas maps and reference materials, information and scientific opinions from appropriate agencies, or any reasonable evidence regarding the existence of critical area(s) on or adjacent to the site of the proposed activity. See subsection (c) of this section.
 - (4) Documentation and Notification. The planning official shall document the pre-application meeting if conducted, and/or site visit, application and SEPA threshold determination, and any other steps or findings regarding the determination of whether a critical areas report will be required. The applicant shall receive notice of the determination and any findings that support it.
- (b) Application Review and Conditions. Any new development, construction or use shall require that applicants disclose activities within two hundred fifty feet of a known or suspected critical area. The provisions of the section shall be applied to any such proposal. The review process shall proceed as follows:
- (1) A permit shall only be granted if the permit, as conditioned, is consistent with the purpose and intent of this chapter. Additionally, permits shall only be granted if:
 - (A) A proposed action:
 - (i) Avoids significant adverse impacts to critical areas;
 - (ii) Takes affirmative and appropriate measures to minimize significant adverse impacts to critical areas; or
 - (iii) Mitigates (compensates for) unavoidable adverse impacts to critical areas; and
 - (iv) Assures no net loss of wetland function or value; and
 - (v) The proposal is consistent with all other applicable local, state, and federal regulations and standards.
 - (2) The proposal is compatible in design, scale, and use with other development or potential development in the area.
 - (3) The proposed actions implement, to the maximum extent possible, the best available construction, design, and development techniques that will result in the least adverse impact to the critical area.
 - (4) Any alteration to a critical area, unless otherwise provided for in this chapter, shall be reviewed and approved, approved with conditions, or denied based on the proposal's ability to comply with all of the criteria in subsection (b)(1)(A)(i) through (b)(1)(A)(v) of this section. The planning official shall document the pre-application meeting if conducted, and/or site visit, findings of an exemption, SEPA, or any other required to review application.
 - (5) The city may condition the proposed activity as necessary to mitigate impacts or address adverse impacts to critical areas and to conform to the standards required of this chapter. Through the review process the city of Selah shall have the authority to attach such conditions to any permit or authorization issued in order to mitigate impacts to critical area(s) and to carry

out the provisions of this chapter. Such conditions may include, but are not limited to, the following:

- (A) Specification of allowable lot sizes;
 - (B) Provisions for additional buffers relative to the intensity of a use or activity;
 - (C) Requirements and/or restrictions on the construction, size, location, bulk and/or height, etc., of structure(s);
 - (D) Dedication of necessary easements for utilities, conservation, open space, etc.;
 - (E) Imposition of easements agreements, sureties, deed restrictions, covenants, etc., on the future use and/or division of land that run with the land and are filed and recorded in the office of the Yakima County auditor;
 - (F) Limitations on the removal of existing vegetation;
 - (G) Additional measures to address issues such as erosion control, stormwater management, filling, grading, etc.;
 - (H) Development of a mitigation plan to create, enhance, or restore damaged or degraded critical area(s) on and/or off site; and
 - (I) Any monitoring and/or maintenance plans necessary to implement the provisions of the chapter.
- (6) Except as provided for by this chapter, any project that cannot adequately mitigate its impacts to critical areas in the sequencing order of preferences shall be denied.
- (7) Favorable Determination. If the administrator determines that the proposed activity meets the criteria in this section and complies with the applicable provisions of this chapter, the administrator shall prepare a written notice of determination and identify any required conditions of approval. The notice of determination and conditions of approval shall be included in the project file and be considered in the next phase of the city's review of the proposed activity in accordance with any other applicable codes or regulations.
- (A) Any conditions of approval included in a notice of determination shall be attached to the underlying permit or approval. Any subsequent changes to the conditions of approval shall void the previous determination pending review of the proposal and conditions of approval by the planning official.
 - (B) A favorable determination should not be construed as an endorsement or approval of any underlying permit or approval.
- (8) Unfavorable Determination. If the administrator determines that the proposed activity does not adequately mitigate its impacts on the critical area and/or does not comply with the criteria in subsection (b)(4) of this section and the provisions of this chapter, the administrator shall prepare a written notice of the determination that includes findings of noncompliance.
- (A) No proposed activity or permit shall be approved or issued if it is determined that the proposed activity does not adequately mitigate its impacts on the critical areas and/or does not comply with the provisions of this chapter.
 - (B) Following notice of determination that the proposed activity does not meet the review criteria and/or does not comply with the applicable provisions of this chapter, the applicant may request consideration of a revised critical areas report. If the revision is found to be substantial and relevant to the critical area review, the administrator may reopen the critical area review and make a new determination based on the revised report.
- (9) Completion of the Critical Area Review. The city's determination regarding critical areas pursuant to this chapter shall be final concurrent with the final decision to approve, approve with conditions, or deny the development proposal or other activity involved.

- (c) Critical Areas Report. If the planning official determines that the site of a proposed development potentially includes, or is adjacent to, critical area(s), a critical areas report may be required. When required, the expense of preparing the critical areas report shall be borne by the applicant. The content, format and extent of the critical areas report shall be approved by the planning official.
- (1) The requirement for a critical areas report may be waived by the planning official if there is substantial evidence that:
 - (A) There will be no alteration of the critical area(s) and/or the required buffer(s);
 - (B) The proposal will not impact the critical area(s) in a manner contrary to the purpose, intent and requirements of this chapter and the city's comprehensive land use plan; and
 - (C) The minimum standards of this section will be met.
 - (2) No critical area report is required for proposals that area exempt from the provisions of this chapter.
 - (3) Critical area reports shall be completed by a qualified professional in the area to which the report pertains, approved by the planning official, who is knowledgeable about the specific critical area(s) in question.
 - (4) At a minimum, a required critical areas report shall contain the following information:
 - (A) Applicant's name and contact information, permits being sought, and description of the proposal;
 - (B) A copy of the site plan for the development proposal, drawn to scale and showing:
 - (i) Identified critical areas, buffers, and the development proposal with dimensions;
 - (ii) Limits of any areas to be cleared; and
 - (iii) A description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;
 - (C) The names and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site;
 - (D) Identification and characterization of all critical areas, wetland, water bodies, and buffers adjacent to the proposed project area. Delineation of wetlands shall be accomplished using the Washington State Wetlands Identification and Delineation Manual (Publication No. 96-94), March 1997 (as amended or revised);
 - (E) An assessment of the probable cumulative impacts to critical areas resulting from the proposed development of the site;
 - (F) An analysis of site development alternatives;
 - (G) A description of reasonable efforts made to apply mitigation sequencing to avoid, minimize, and mitigate impacts to critical areas;
 - (H) A mitigation plan, as necessary, developed in accordance with the mitigation requirements of this section and site assessment and evaluation, including, but not limited to:
 - (i) The identification of impacts of the proposed use or development within or adjacent to a critical area or buffer on the critical area; and
 - (ii) The impacts of proposed alteration of a critical area or buffer on the development proposal, other properties and the environment;
 - (I) A discussion of the performance standards applicable to the critical area and proposed activity;
 - (J) Financial guarantees to secure compliance; and

- (K) Any additional information required for specific critical areas as listed in subsequent sections of this chapter.
 - (5) The planning official may request any other information reasonably deemed necessary to evaluate impacts to critical areas.
- (d) Mitigation Requirements. The applicant shall seek to avoid material impacts that degrade the functions and values of critical areas. If alteration is not reasonably avoidable, material adverse impacts to critical areas and buffers resulting from the development or use proposed shall be mitigated in accordance with an approved critical areas report and SEPA documents. Mitigation shall be on-site, when possible, and sufficient and reasonably maintain the functions and values of the critical area, and to prevent risk from a hazard posed by a critical area.
- (1) Mitigation Sequencing. Applicants shall demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas. When an alteration of a critical area is proposed, such alteration shall be avoided, minimized, or compensated for in the following order of preference:
- (A) Avoiding the impact by not taking a certain action or parts of an action;
 - (B) Minimizing or reducing impacts by reducing the scope of the proposed use or development; by using accepted technology, engineering or design, or by taking affirmative steps, such as project design, relocation, or timing to avoid or reduce impacts;
 - (C) Rectifying the impacts to wetlands, critical aquifer recharge area(s), frequently flooded area(s), and habitat conservation area(s) by repairing, rehabilitating, or restoring the affected environment to historical conditions or the conditions existing at the time of initiation of the project;
 - (D) Minimizing or eliminating the risk or impact by restoring, stabilizing or protecting the critical area through engineered or other methods;
 - (E) Reducing or eliminating the risk or impact over time by preservation and maintenance operations for the duration of the proposed use or development;
 - (F) Compensating for the impact to critical areas, wetlands, critical aquifer recharge area, frequently flooded areas, and habitat conservation areas by replacing, enhancing, or providing substitute resources or environments; and
 - (G) Monitoring the risk or other required mitigation and taking remedial action when necessary.
- (2) Mitigation Plan. When mitigation is required, the applicants shall submit for approval a mitigation plan as part of the critical area report. The mitigation plan shall include:
- (A) A written report identifying mitigation objectives, including:
 - (i) A description of the anticipated impacts to the critical area and the proposed mitigating actions and/or compensation measures, including the site selection criteria; identification of compensation objectives; identification of critical area functions and values; and dates for beginning and completion of site compensation construction activities;
 - (ii) A review of the best available science for the proposed mitigation and identification of authors (including curriculum vitae); and
 - (iii) An analysis of mitigation benefits derived from the compensation project.
 - (B) Measurable criteria for evaluation of the mitigation plan and compliance with the requirements of this chapter.
 - (C) Written specifications and descriptions of proposed mitigation, including, but not limited to:
 - (i) The proposed construction sequence, timing, and duration;
 - (ii) Grading and excavation details;

- (iii) Erosion and sediment control features;
 - (iv) A planting plan specifying plant species, quantities, locations, size, spacing, and density; and
 - (v) Measures to protect and maintain plants until established.
- (D) A program for monitoring mitigation measures and/or compensation project, and for assessing the completed project over time. The program may include a schedule for site monitoring and compliance with performance standards. A monitoring report may be required to document milestones, successes, problems, and contingency actions for either mitigation measures or compensation project. The mitigation measures or compensation project shall be monitored for a reasonable period necessary to establish that performance standards have been satisfied.
- (E) Identify potential or alternative courses of action, and any corrective measures to be considered if monitoring or evaluation indicates the project has failed to meet performance standards.
- (e) Agency Review. In cases where the planning official does not have adequate knowledge or training to determine the sufficiency and accuracy of information contained within a critical area report or mitigation plan, said reports or plans shall be submitted to qualified agencies or consultants for review and recommendations prior to acceptance by the city.
- (f) Surety/Bonding. If a development proposal is subject to mitigation, maintenance or monitoring plans, the city of Selah, in a form acceptable to the city council and the city attorney, may require security, bond or other assurance device reasonable or necessary to insure performance and compliance.

(Ord. No. 1943, § 2, 4-8-14)

11.50.090 - Appeals.

Any decision to approve, condition, or deny a development proposal or other activity based on the requirements of this chapter may be appealed according to, and as part of, the appeal procedure for the permit or approval involved.

(Ord. No. 1943, § 2, 4-8-14)

11.50.100 - Enforcement.

Violation or failure to comply with the provisions of this chapter or any permit issued hereunder shall be subject to enforcement actions by the city of Selah, including but not limited to, (A) revocation of any issued permit(s); (B) remedies authorized in the Selah Municipal Code, development regulations and shorelines master program or any other land use regulation of the city of Selah; and (C) remedies and penalties provided by any other applicable law. The city attorney, when authorized by the mayor and council, shall seek penalties, remedies, injunctions and other legal sanctions necessary for the enforcement of this chapter. In addition to costs allowed by these regulations, the prevailing party in an enforcement action may, at the court's discretion, also be allowed interest and reasonable attorney fee. The city attorney shall seek such costs, interest, and the reasonable attorney fees on behalf of the city of Selah when the city is the prevailing party.

(Ord. No. 1943, § 2, 4-8-14)

11.50.110 — Critical Aquifer recharge areas.

(a) Classification Mapping.

(1) The CARAs are depicted in the map titled "Aquifer Recharge Area Contamination Susceptibility, City of Selah, WA," adopted in the City of Selah Comprehensive Plan Natural Systems Element. The CARA map data was developed by Yakima County through a geographic information system (GIS) analysis using the methodology outlined in the Washington Department of Ecology "Critical Aquifer Recharge Area Guidance Document" (Publication 05-10-028, or as revised). This map depicts the

general location of the critical aquifer recharge areas. All applications for development within the City that are located within a mapped CARA will be required to follow the performance standards of this chapter. The CARA map estimates areas of moderate, high and extreme susceptibility to contamination, in addition to wellhead protection areas. To characterize hydrogeologic susceptibility of the recharge area to contamination, the GIS analysis used the following physical characteristics:

- Depth to groundwater;
- Soil (texture, permeability, and contaminant attenuation properties);
- Geologic material permeability;
- Recharge (amount of water applied to the land surface, including precipitation and irrigation).

(2) Wellhead Protection Areas. The CARA map includes those Wellhead Protection Areas for which the County has maps. The City of Selah maintains a map of Wellhead Protection Area locations. Wellhead Protection Areas are required for all Class A public water systems in the State of Washington. The determination of a wellhead protection area is based upon the time of travel of a water particle from its source to the well. Water purveyors collect site specific information to determine the susceptibility of the water source to surface sources of contamination. Water sources are ranked by the Washington State Department of Health with a high, moderate or low susceptibility to surface contamination. Wellhead protection areas are defined by the boundaries of the 10-year time of groundwater travel, in accordance with WAC 246-290-135. For purposes of this chapter, all wellhead protection areas shall be considered highly susceptible. The following three-level classification scheme is used to determine the level of protection necessary for land areas:

- (1) Extreme Potential. Rivers, creeks, wetlands, lakes and ponds, and lands that have been specifically identified as critical recharge areas based on reliable scientific data.
- (2) High Potential. Lands adjacent to rivers, creeks, wetlands, lakes and ponds, which include soils that show permeability ratings in the county soil survey of more than twenty inches per hour within sixty inches of the soil surface.
- (3) Moderate Potential. Lands with soil that show permeability ratings in the county soil survey of more than twenty inches per hour within sixty inches of the soil surface.

(b) Designation. CARAs are areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge, as defined by WAC 365-190-030(3). CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of groundwater resources or contribute significantly to the replenishment of groundwater. The following areas have been identified based on local conditions.

1. Wellhead Protection Areas. Wellhead protection areas shall be defined by the boundaries of the 10-year time of groundwater travel, or boundaries established using alternate criteria approved by the Department of Health in those settings where groundwater time of travel is not a reasonable delineation criterion, in accordance with WAC 246-290-135.
2. Special Protection Areas. Special protection areas are those areas defined by WAC 173-200-090.

The city of Selah adopts those aquifer recharge areas within the city identified by Yakima County, both present and in the future, and designates each as it is identified in accordance with the classification provisions. Where no specific hydrogeologic studies have been completed, the city may use existing soil, surficial geologic and well log information to determine where recharge areas are likely to be located. Therefore, aquifer recharge areas in the city of Selah shall be designated as they are identified in accordance with the classification provisions. Because the classification focuses on areas where recharge is generally known to occur, protections shall be broad enough to preserve essential recharge functions and values.

- (c) Performance Standards. In addition to the general provisions of this chapter and the requirements of the underlying land use zoning, the following minimum standards shall apply to development activities within and adjacent to aquifer recharge areas:
- (1) Development activities within an aquifer recharge area shall be designed, developed and operated in a manner that will not potentially degrade groundwater resources nor adversely affect the recharging of the aquifer.
 - (2) A hydrogeologic study and/or ongoing monitoring may be required to assess impacts of development activities on groundwater resources.
 - (3) All proposed activities within aquifer recharge areas must comply with the water source protection requirements of the Federal Environmental Protection Agency and the Yakima County Health District.
 - (4) On-site stormwater facilities shall be designed and installed in all aquifer recharge areas, so as to provide both detention and treatment of all runoff associated with the development.
 - (5) All development occurring within aquifer recharge areas shall be required to connect to city sewer and water systems, and on-site sewage disposal shall be prohibited except as may be approved by city council and permitted by the Yakima County Health District.
 - (6) Landfills, junkyards/salvage yards, mining, wood treatment facilities, or any other activity that could impair the recharge of a critical aquifer recharge area is not permitted within areas of high or moderate recharge potential unless in accordance with applicable zoning regulations, and, provided the applicant can satisfactorily demonstrate that potential negative impacts to groundwater can be prevented.
 - (7) All storage tanks, whether above or underground shall be required to be constructed so as to be protected against corrosion for the operational life of the tank, to prevent any release of hazardous substances to the ground, groundwaters, or surface waters, and to utilize appropriate containment methods.
 - (8) Any agricultural activities conducted within aquifer recharge areas shall incorporate best management practices concerning waste disposal, fertilizer/pesticide/herbicide use, and stream corridor management. If necessary, applicants shall seek technical assistance from the North Yakima County Conservation District or the Washington State University Cooperative Extension Office.
 - (9) Application of pesticides, herbicides and fertilizer within aquifer recharge areas shall comply with timing and rates specified on product packaging.
 - (10) Vehicle repair and servicing activities must be conducted over impermeable pads and within covered structures capable of withstanding normally expected weather conditions. Chemicals used in the process of vehicle repair and servicing must be stored in a manner that protects them from weather and provides containment should leaks occur. No dry wells shall be allowed in CARAs on sites used for vehicle repair and servicing. Dry wells existing on the site prior to facility establishment must be abandoned using techniques approved by the State Department of Ecology prior to commencement of the proposed activity.
- (d) Use of Reclaimed Water for Surface Percolation or Direct Recharge. Water reuse projects for reclaimed water must be in accordance with the adopted water or sewer comprehensive plans that have been approved by the State Departments of Ecology and Health.
1. Use of reclaimed water for surface percolation must meet the groundwater recharge criteria given in RCW 90.46.010(15) and 90.46.080. The State Department of Ecology may establish additional discharge limits in accordance with RCW 90.46.080(2).
 2. Direct injection must be in accordance with the standards developed by authority of RCW 90.46.042.

(Ord. No. 1943, § 2, 4-8-14)

11.50.120 - Fish and wildlife habitat conservation areas.

(a) Classification. Fish and wildlife conservation areas include:

- (1) Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;
- (2) Habitats of local importance, including but not limited to areas designated as priority habitat by the Washington Department of Fish and Wildlife;
- (3) Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds;
- (4) Waters of the state, including lakes, rivers, ponds, streams, inland waters,
- (5) Underground waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington; and
- (6) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity.

“Fish and wildlife 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.

The Washington Department of Fish and Wildlife (WDFW) has identified those fish and wildlife resources that are considered a priority for management and conservation. Priority habitats are those with unique or significant value to many fish or wildlife species. Priority species are those which require special efforts to ensure their perpetuation because of their low numbers, sensitivity to habitat alterations, tendency to form vulnerable aggregations or because they hold commercial, recreational, or tribal importance. The city of Selah shall use the WDFW Priority Habitat and Species Program to classify all fish and wildlife habitat conservation areas within the city of Selah and the Selah Urban Growth Area Boundary. Two classifications shall apply:

- (1) Critical. Areas within which state or federally designated endangered, threatened and sensitive species have a primary association, including anadromous fish species and habitats requiring special consideration under RCW 36.70A.172(1) or as may be amended.
- (2) Awareness. All other priority habitats and species identified by WDFW.

(b) Designation- Mapping. The following maps and data are hereby adopted and are available from the city and/or the listed governmental agency:

1. Washington Department of Fish and Wildlife Priority Habitat and Species Maps;
2. Washington State Department of Natural Resources, Official Water Type Reference Maps, as amended;
3. Anadromous and resident salmonid distribution maps published by the Department of Fish and Wildlife Salmonid Stock Inventory; and
4. City of Selah Waterways and Wetlands and Flood Hazard maps – City of Selah Comprehensive Plan Natural Systems Element.

The above maps are to be used as a guide for the city, project applicants, and/or property owners and should be continuously updated as new critical areas are identified. The above maps are a reference and do not provide a final critical area designation. Fish and wildlife conservation areas are designated under the Washington Department of Fish and Wildlife Priority Habitat and Species Program. Priority habitats are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity

~~to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitat and species maps prepared by Yakima County based on WDFW data show the range of existing habitat by species.~~

- (c) Standards. In addition to the general provisions of this section and the requirements of the underlying zoning district, the following minimum standards shall apply to development activities within and adjacent to fish and wildlife habitat conservation areas:
- (1) Critical area reports for fish and wildlife habitat conservation areas shall include a habitat assessment to evaluate the presence or absence of a potential critical species or habitat;
 - (2) The Washington State Department of Fish and Wildlife priority habitat and species management recommendations shall be consulted in developing specific measures to protect a specific project site;
 - (3) All projects shall comply with the applicable federal, statute and local regulations regarding the species and habitats identified upon a site;
 - (4) Establishment of Buffers. When needed to protect the functions and values of habitat conservation areas, the planning official shall require the establishment of buffer areas for activities in or adjacent to such areas. Buffers shall consist of an undisturbed area of natural vegetation, or areas identified for restoration. Buffer widths shall reflect the sensitivity of the habitat and the intensity of activity proposed, and shall be consistent with the management recommendations issued by the Washington State Department of Fish and Wildlife;
 - (5) As determined through the site-specific study, mitigation measures shall be implemented that maintain the base line populations and reproduction rates for the particular species; and
 - (6) As determined through the site-specific study, appropriate habitat conservation, management and monitoring plan(s) shall be developed and implemented, with any necessary surety to ensure compliance with such plan(s) being provided as described in this chapter.

(Ord. No. 1943, § 2, 4-8-14)

11.50.130 - Wetlands.

- (a) Classification. The city of Selah adopts wetland determinations as set forth in RCW 36.70A.030(20) or as may be amended and classification shall be in accordance with the Washington State Wetlands Rating System for Eastern Washington, publication no. 14-06-030, or as updated or amended:
- (1) Category I. Category I wetlands are those that score over seventy points on the rating system. They are those that:
 - (A) Represents a unique or rare wetland type; or
 - (B) Are more sensitive to disturbance than most other wetlands; or
 - (C) Are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or
 - (D) Provide a very high level of functions.

The city of Selah does not wish to risk any degradation to these wetlands. Generally, these wetlands are not common and make up a small percentage of the wetlands in Eastern Washington. Category I wetlands include alkali wetlands, bogs and calcareous fens, wetlands of high conservation value – these wetlands have been identified by scientists from the National Heritage Program as important ecosystems for maintaining plant diversity, natural heritage wetlands, mature and old-growth forested wetlands with slow growing trees, forests with stands of aspen, and Wetlands that perform functions well - these wetlands perform between 19-21 points on the wetlands rating system questions related to functions present, wetlands that perform many functions well, as measured by the rating system.

(2) Category II. Category II wetlands are those that score between fifty-one and sixty-nine points on the rating system. They generally are:

- (A) Forested wetlands in the channel migration zone floodplains of rivers;
- (B) Matured and old-growth forested wetlands containing fast growing trees;
- (C) Vernal pools ~~present within a mosaic of other wetlands~~; or
- (D) ~~Those wetlands with a moderately high level of functions. Wetlands that perform functions well. These wetlands perform between 19-21 points on the wetlands rating system questions related to functions present.~~

These wetlands are difficult, though not impossible, to replace. They provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but still need a high level of protection.

(3) Category III. Category III wetlands are wetlands with a moderate level of functions (scores between 16-18 points) and can often be adequately replaced with a well-planned mitigation project. These that score between thirty to fifty points on the rating system. Wetlands scoring between 16-18 points generally have been disturbed in some ways, and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands. They generally are:

- ~~(A) Vernal pools that are isolated; or~~
- ~~(B) Wetlands with a moderate level of functions as measured by the rating system.~~

~~These wetlands have generally been disturbed in some manner, and are often smaller, less diverse and/or more isolated in the landscape than Category II wetlands. They provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but still need a high level of protection.~~

(4) Category IV. Category IV wetlands have the lowest levels of functions (scores less than 16 points) and are often heavily disturbed. These are wetlands that we should be able to replace, and in some cases, improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and also need to be protected. Category IV wetlands have the lowest level of functions, as measured by the rating system, and are often heavily disturbed. They score less than thirty points. These are wetlands that could be replaced, and in some cases improved. These wetlands do provide some important functions, and should be afforded some degree of protection.

(b) Designation. To date there has been no wetlands mapping field inventory done specifically for the city of Selah vicinity. To remedy this, the city should pursue an accurate accounting of all wetlands in the city's urban growth area based on the manual and methodology used to identify wetlands in the field, in accordance with the approved federal wetland delineation manual and applicable regional supplements. However, until funding is obtained to conduct a comprehensive inventory of wetlands, the National Wetlands Inventory (NWI) maps shall be used as a base designation. The NWI maps, along with other supportive documentation, shall be used to review development proposals, but because the National Wetlands Inventory was done at such a broad scale, local verification according to the classification criteria shall be part of the standard process for identifying and designating wetlands.

(c) Performance Standards. In addition to the general provisions of this section and the requirements of the underlying zoning district, the following minimum standards shall apply to the development activities within and adjacent to wetland areas:

- (1) The following buffer zones are required adjacent to and outside of all regulated wetlands according to the following schedule. There is an exception for Category III and IV wetlands between one thousand and four thousand square feet provided the wetland meets the criteria of (c)(1)(A) of this section:

- Category I—Two hundred fifty feet;
- Category II—Two hundred feet;
- Category III—One hundred fifty feet;
- Category IV—Fifty feet.

The standard buffer widths shall be applied unless the planning official determines through a scientifically supportable method that a greater or lesser buffer width would serve to protect the functions and values of a particular wetland. The standard buffer widths may not be reduced by more than twenty-five percent or to no less than thirty-five feet whichever is greater.

The planning official may also consider buffer averaging.

Averaging to allow reasonable use of the parcel may be permitted when all of the following are met:

- (A) There are no feasible alternatives to the site design that could be accomplished without buffer averaging; and
 - (B) The averaged buffer will not result in degradation of the wetland's functions and values as demonstrated by a critical areas report from a qualified wetland professional; and
 - (C) The total buffer area after averaging is equal to the area required without averaging; and
 - (D) The buffer at its narrowest point is never less than either seventy-five percent of the required buffer width or seventy-five feet for Category I and II, or fifty feet for Category III, and twenty-five feet for Category IV, whichever is greater.
- (2) Greater buffer widths or revegetation of an inadequate plant community may be required where necessary to ensure development does not result in adverse impacts to wetlands.
 - (A) Impacts allowed under this provision to these wetlands will be fully mitigated as required in the mitigation section.
 - (B) All Category I and Category II wetlands between one thousand and four thousand square feet should be evaluated with full mitigation sequencing and buffer establishment. Any approved impacts should be adequately compensated by mitigation.
 - (C) Wetlands larger than four thousand square feet will be evaluated using standard procedures for wetland review.
 - (D) Mitigation consistent with the mitigation ratios set forth in Table A-19. Wetlands as CAO updates; Guidance for Small Cities (Eastern Washington Version) Ecology Publication Number 10-06-001, or as may be updated or amended, may be required.
 - (3) Wetland buffer zones shall be retained in their natural condition. Where buffer disturbances are unavoidable during adjacent construction, revegetation with native plant materials will be required.
 - (4) Wetland alteration proposals shall be approved only if no alternative is available. When no alternative exists, wetland replacement shall be used to mitigate impacts and shall be based on the functions and values of the particular wetland being impacted. Simplified ratios for wetlands replacement projects shall be as follows:

<u>Category and Type of Wetland</u>	<u>Type of Mitigation*</u>		
	<u>Creation or Re-establishment</u>	<u>Rehabilitation</u>	<u>Enhancement</u>
<u>Category I: Bog, Natural Heritage site</u>	<u>Not considered possible</u>	<u>Case by case</u>	<u>Case by case</u>

<u>Category and Type of Wetland</u>	<u>Type of Mitigation*</u>		
	<u>Creation or Re-establishment</u>	<u>Rehabilitation</u>	<u>Enhancement</u>
<u>Category I: Mature Forested</u>	<u>6:1</u>	<u>12:1</u>	<u>24:1</u>
<u>Category I Based on functions</u>	<u>4:1</u>	<u>8:1</u>	<u>16:1</u>
<u>Category II</u>	<u>3:1</u>	<u>6:1</u>	<u>12:1</u>
<u>Category III</u>	<u>2:1</u>	<u>4:1</u>	<u>8:1</u>
<u>Category IV</u>	<u>1.5:1</u>	<u>3:1</u>	<u>6:1</u>

* Mitigation types defined in Section 16.80.035 Definitions – “Compensatory Mitigation”

~~(A) Category I: 6-1;~~

~~(B) Category II: 3-1;~~

~~(C) Category III: 2-1;~~

~~(D) Category IV: 1.5-1.~~

Wetland enhancement ratios shall not be less than one and one-half to one for replacement.

- (5) The following activities are allowed to occur in wetlands and wetland buffer zones subject to conditioning with appropriate best management practices to minimize impacts on the functions and values of wetlands:
 - (A) Outdoor passive recreational activities;
 - (B) Existing and ongoing agricultural activities (provided no additional area is added beyond demonstrated historic levels within the past five years). Agricultural activities in this section do not include the processing of agricultural products or other industrial aspects of agriculture.
- (6) Maintenance of existing facilities, structures, ditches, roads and utility systems. All projects shall comply with the applicable federal, state and local regulations regarding the species.
- (7) As determined through the site-specific study, mitigation measures shall be implemented that maintain the functions and values found in the particular wetland.
- (8) As determined through the site-specific study, appropriate mitigation, management and monitoring plan(s) may be developed and implemented, with any necessary security to ensure compliance with such plan(s) being provided as described in SMC 11.50.080C(4)(j).
- (9) A use or structure established prior to April 22, 2014 which does not conform to standards set forth herein is allowed to continue and be reasonably maintained; provided, that such activity or structure shall not be expanded or enlarged in any manner that increases the extent of its nonconformity.

(Ord. No. 1943, § 2, 4-8-14)

11.50.140 - Frequently flooded areas.

- (a) Classification. The following classification system will be used to determine the level of protection necessary for frequently flooded areas:
 - (1) Class I. The floodway of any river or stream as designated by the Federal Emergency Management Agency (FEMA); and draws, alluvials and flood channels that are not mapped by FEMA but are areas of local concern that have a historical reoccurrence of flood events characterized by significant damage due to flood flows.

- (2) Class II. All areas mapped by FEMA as a one hundred-year floodplain; and those areas of local concern that experience reoccurrence of flooding that are characterized by damage due primarily to inundation.
- (b) Designation. The city designates the areas of special flood hazard (including special flood risk zones) in addition to the general provisions of this section and the requirements of the underlying zoning district, the following minimum standards shall apply to the development activities within and adjacent to wetland areas.
- (c) Standards. In addition to the general provisions of these regulations and the requirements of the underlying zoning district, the following minimum standards shall apply to development activities within and adjacent to frequently flooded areas:
 - (1) All development within frequently flooded areas shall be reviewed under and subject to the requirements of the city of Selah's flood damage prevention regulations (SMC, Chapter 11.19), SMC.
 - (2) All development within frequently flooded areas shall be consistent with the goals, objectives, findings, and recommendations of the city's comprehensive land use plan and flood damage prevention plan. The flood damage prevention plan, along with the city's comprehensive land use plan, provides a policy basis for management of flood hazard areas.
 - (3) Where practical, development activities shall be coordinated with structural activities recommend in the flood damage prevention plan.
 - (4) Where frequently flooded areas coincide with other designated critical areas, critical areas reports and mitigation plans shall address any combined functions and values.
 - (5) In all cases where mitigation measures are proposed, said measures shall be consistent with the city's flood damage prevention plan.
 - (6) Filling and grading in frequently flooded areas shall occur only upon a determination by a qualified professional that the filling or grading will not increase flood hazards to others.
 - (7) Subdivision in frequently flooded areas will be subject to the following:
 - (A) All lots created shall have adequate building space outside flood hazard areas, including the floodway, one hundred-year floodplain, and channel migration zones;
 - (B) Plat maps shall indicate the floodway and/or the one hundred-year floodplain;
 - (C) Subdivisions shall be designed to minimize or eliminate the potential for flood damage; and
 - (D) Subdivisions shall provide for stormwater drainage, in accordance with city standards, so as to reduce exposure to flood hazards.
 - (8) Bank Stabilization Projects. Where consistent with other regulations and with the flood damage prevention plan, protection of structures, public roadways or sole access routes in existence before April 22, 2014 shall be allowed. Such projects shall be designed to minimize adverse impacts to property, public improvements, and ecological functions.

(Ord. No. 1943, § 2, 4-8-14)

11.50.150 - Geologically hazardous areas.

- (a) Classification. Known geologically hazardous areas within the city of Selah consist of erosion hazard areas, including steep slopes. As more information is obtained that demonstrates the existence of other types and/or areas of geologically hazardous areas, these types and/or areas shall be classified and protected in accordance with the provisions of this section.
 - (1) The following general classification system will be used to determine the level of protection necessary for geologically hazardous areas, based upon the risk to development:
 - (A) Known or suspected risk;

- (B) No risk;
 - (C) Risk unknown.
- (2) The following criteria shall be used in determining the status of an area as a particular type of geologically hazardous area:
- (A) Erosion hazard areas are those that contain all three of the following characteristics:
 - (i) A slope of fifteen percent or greater;
 - (ii) Soils identified by the Natural Resource Conservation Service (NRCS) as ~~unstable~~ and having a high ~~potential for~~ erosion hazard. The approximate location and extent of erosion hazard areas are shown on a Yakima County map titled "Erosion Hazard Areas of Yakima County" and for areas in Selah, were identified by using the "Soil Survey of Yakima County Area, Washington"; and
 - (iii) Areas that are exposed to the erosion effects of wind or water.
 - (B) Landslide hazard areas are those that may contain any of the following circumstances:
 - (i) All areas that have historically been prone to land sliding;
 - (ii) All areas containing soil types identified by the Natural Resource Conservation Service (NRCS) as unstable and prone to landslide hazard;
 - (iii) All areas that show evidence of or are at risk from snow avalanches; or
 - (iv) All areas that are potentially unstable as a result of rapid stream incision or stream bank erosion.
- (b) Designations.
- (1) Geologically Hazardous Areas. Each type of geologically hazardous area is designated based on different factors. The designation process for each type is as follows:
 - (2) Erosion Hazard Areas. NSCS soil erosion-hazard ratings are interpretations of the potential for erosion, applied to broadly generalized map units. They do not pinpoint erosion sites, but rather areas that, because of soil properties, availability of water, etc. The ~~SGS- NRCS~~ maps will be used to identify areas of erosion potential. The soil information needs to be combined with site-specific information (rills, inter-rills, and wind erosion) to determine if an erosion hazard is present on the site. ~~The soil types that have erosion hazard potential have been identified within the Selah urban growth area in the county.~~
 - (3) Landslide Hazard Areas. Lands that meet the classification criteria are hereby designated as landslide hazard areas and should be mapped as resources become available.
 - (4) Mine Hazard Areas. Lands that meet the classification criteria are hereby designated as mine hazard areas and will be mapped as resources become available.
 - (5) Seismic Hazard Areas. There are no known active faults in the city of Selah. The majority of the city is located within Seismic Zone C in accordance with the International Building Code (2009 Edition, or as amended).
 - (6) Volcanic Hazard Areas. There are no volcanic hazard areas in the city of Selah. There are, however, several active volcanoes that could have impacts on the city, particularly the fallout of ash. There is no way to prevent the impacts of fallen ash, but there are ways to respond to the ash that could lessen its impacts.
- (c) Standards. In addition to the general provisions of these regulations and the requirements of the underlying zoning district, the following minimum standards shall apply to development activities within and adjacent to geologic hazard areas:

- (1) All projects shall be evaluated through a geotechnical report to determine whether the project is proposed to be located in a geologically hazardous area, and if so, what is the project's potential impact on the geologically hazardous area and the potential impact of the geologic hazard on the proposed project, except that if the project site is only in an erosion hazard area and not a potential geologically hazardous area of another type, the protection measures will be accomplished by implementing the regulatory standards for erosion and drainage control required under SMC Title 11 (Building Codes). Any future stormwater program erosion control measures that may be formally adopted by the City Council shall supersede SMC Title 11 erosion control requirements. Standards to meet SMC Title 11 requirements can be met by the application of the best management practices (BMP's) in the Eastern Washington Stormwater Manual (WDOE publication number 04-10-076) or equivalent manual adopted by the City of Selah, or any other approved manual deemed appropriate by the building official, including but not limited to applicable Natural Resource Conservation Service (NRCS) Field Office Technical Guide (FOTG) BMPs and the Washington Department of Transportation Highway Runoff Manual. Application of the Environmental Protection Agency (EPA) "Construction Rainfall Erosivity Waiver" is at the discretion of the building official on a case-by-case basis;
- (2) All projects shall comply with the applicable federal, state and local regulations, including the most recently adopted International Building Code;
- (3) Any As determined through the site-specific study, appropriate buffers determined by the site specific study shall be maintained between all permitted uses and activities and the designated geologically hazardous area(s);
- (4) The existing native vegetation within the buffer area(s) shall be maintained, except that normal, nondestructive pruning and trimming of vegetation for maintenance purposes is allowed;
- (5) As determined through the site-specific study, appropriate drainage, grading, excavation and erosion control measures shall be implemented in the geologically hazardous area(s);
- (6) As determined through the site-specific study, mitigation measures shall be implemented that maintain the integrity of the geologically hazardous area(s);
- (7) As determined through the site-specific study, appropriate management and monitoring plan(s) shall be developed and implemented to preserve and protect both the geologically hazardous area(s) and the project, with any necessary surety to ensure compliance with such plan(s) being provided in SMC 11.50.080(c)(4)(J) (critical areas report); and

A use or structure established prior to April 22, 2014 which does not conform to standards set forth herein is allowed to continue and be reasonably maintained; provided, that such activity or structure shall not be expanded or enlarged in any manner that increases the extent of its nonconformity, unless otherwise approved.

(Ord. No. 1943, § 2, 4-8-14)