Tacoma, WA NAI Workshop – Map Exercise

Background

1. Contiguous levees and infrastructure built to reduce flood risk have caused channel and ecosystem degradation - both are less robust and degrading-face more risk.

2. Floodplain area in the past had supported thriving salmon population.

3. Key mainstem reach in Yakima Basin salmon and endangered species recovery.

Goals

1. Reduce flood risk to existing developed lands.

2. Increase availability of active floodplain to provide ecosystem restoration.

3. Increase area of protected developable land.

4. Use non-structural measures - levee removal, levee setback, bar removal, activate abandoned channels, hydrate existing low use channels, land acquisition (purchase, easement), demolition, floodplain connectivity.

Mapping Exercise Process Overview

1. Identify Current Protected Lands (parks, designated natural areas, etc.)

2. Identify Current Developed Lands (residential areas, industrial areas)

3. Identify Land to be Conserved (wetlands, forests, undeveloped open spaces, etc.)

4. Identify Land to be Developed (to accomplish their expressed goals where should these municipalities focus (development/redevelopment?))

5. Identify Lands to be Restored or Revitalized

6. Use the flood risk/ecosystem measures.
Shoreline and Zoning Regulations

16D.10.04 Shoreline Environments (Planning)

The following shoreline environments listed below are used as a system of categorizing shoreline areas according to management objectives and the character of the shoreline.

The shoreline environments are based on the goals and policies found in the comprehensive plan (at the time of this update: Plan 2015 – Volume 1 – Natural Settings – NS 7 Shorelines, Goals NS 7.04 through 7.22). Six (6) environments are hereby established, as listed below. The location and boundaries of the shoreline environments are hereby established, as provided in Appendices B and C. It is understood that the actual physical features may change. The physical features shall dictate the extent of the environmental boundaries. These changes are hereby incorporated by reference into this document so that the environments described in Appendix C will shift with river changes. Shoreline environments are shown on the map entitled “Shoreline Environment Map of Yakima County.” This map is for informational and illustrative purposes only and is not regulatory in nature.

1. Urban Environment. This environment is characterized by high-intensity land uses, high land values, major public and private capital investments, and/or few biophysical development limitations where intensive development is desirable or tolerable. The management objective is one of optimum future utilization of land and public investment. In view of the intensity of present and future development and consequent population densities, there is a correspondingly high requirement for open space and access to the water in this environment. The basic principle in an urban environment is oriented toward quality of development in harmony with the shoreline. The urban environment should ensure optimum utilization of shorelines occurring within urbanized areas by providing for public access, and by managing development so that it enhances and maintains the shorelines for a multiplicity of uses.

2. Rural Environment. This environment is characterized by agricultural and recreational uses, moderate land values, moderate public and private capital investment (roads, utilities, etc.), and/or some biophysical development limitations. The management objectives are to protect agricultural land, maintain open space, and provide for recreational uses compatible with agricultural production.

3. Conservancy Environment. This environment is characterized by very low intensity land uses primarily related to natural resources use and diffuse recreational development, relatively low land values, relatively minor public and private capital investment, and/or relatively major biophysical development limitations. Management objectives are oriented toward establishing a balance between sustained-yield natural resource
utilization and low density recreational uses in this environment, with restriction of development in hazardous areas.

(4) Natural Environment. This environment is characterized by severe biophysical limitations, presence of some unique natural, historic or archeological features intolerant of intensive human use, and/or its value is retained only in its natural condition. Management objectives are oriented toward preserving unique features, restricting activities that may degrade the actual or potential value of this environment, and severely restricting development in hazardous areas.

(5) Urban Conservancy Environment. This environment is characterized by low intensity land uses primarily related to public access, diffuse recreational development, and relatively major biophysical development limitations. This environment should protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses. The urban conservancy environment designation should be assigned to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring the ecological functions of the area and that lie in incorporated municipalities, urban growth areas, or commercial or industrial rural areas of more intense development.

(6) Floodway/Channel Migration Zone Environment. This environment is characterized by deep/fast floodwaters and a shifting channel, and is the most hazardous shoreline area. The floodway/channel migration zone environment should protect the water areas, islands and associated overflow channels found within designated floodways, and mapped channel migration areas. This environment acknowledges the river’s need to move within parts of its floodplain, and emphasizes the preservation of the natural hydraulic, geologic and biological functions of the county’s shorelines that are constrained by severe biophysical limitations.

**Zoning**

**Rural-10/5, Remote/Extremely Limited Development Potential, Rural Transitional**

(1) Legislative Intent. The rural districts are intended to serve as a buffer between urban lands and resource lands, provide non-resource areas for future urban expansion, limit the costs of providing services to remote or underdeveloped areas, and retain the rural/agrarian character of the County while offering a variety of lifestyle choices for the residents of Yakima County.
(a)  The (R/ELDP-40) zoning district is intended to recognize areas and allow development consistent with service availability and environmental constraints in remote areas and other places with extremely limited development potential.

(b)  The Rural-10/5 (R-10/5) zoning district is intended to maintain rural character and provide density incentives to encourage development where fire protection services and access to roads with a paved or other hard surface are available.

(c)  The Rural Transitional (RT) zoning district is intended to provide for rural development in areas near Urban Growth Area boundaries to encourage clustering, minimize public expenditures, and coordinate land uses with public infrastructure investment.

(2)  Uses. The uses set out in the Allowable Land Use Table 19.14-1 in Chapter 19.14 are examples of uses allowed in the rural zoning districts. The appropriate review authority is mandatory. See YCC Title 16B for more explicit definitions of Type 1, 2, 3, and 4 uses/reviews.

(3)  Development Standards. New lots, structures and additions to structures subject to this Section shall comply with the standards for lots, building height, and setbacks in Tables 19.11.030-1 and 19.11.030-2 below, subject to the provisions of Chapter 19.10 and Section 19.35.020.

(4)  Special Development Standards in the Rural Districts (R/ELDP-40, Rural-10, RT).

(a)  Lot size and density in Rural-10/5 district may vary depending on water availability, soil suitability for septic systems, access conditions and proximity to fire stations in each area as follows:

   (i)  Where property is outside of a fire district, more than five road miles from a year-round responding fire station or not served by a county-maintained hard-surfaced road, maximum density for new development in the Rural-10/5 zoning district shall be four units per quarter/quarter section (e.g. 10-acre average), with no lot being less than five acres. Lots not meeting the criteria in Table 19.11.030-1 shall not be further divided below the ten-acre average as calculated from the parent lot existing on May 21, 1997; and

   (ii) Where the lots of the development will have access (either directly or via a road meeting the requirements of Chapter 19.23) to a publicly maintained hard-surfaced roadway, (or other hard-surfaced roadway determined to be acceptable by the Reviewing Official), a maximum density of one unit per five acres is permitted, provided the new development is within a fire district and not
more than five road miles from a year-round responding fire station. A lot size of less than 5.0 acres is considered clustering and subject to Section 19.34.035.

(b) The acreage of a lot in the RT or R-10/5 that is less than the minimum lot area listed in Table 19.11.030-2 New Lot Requirements and has existed since May 21, 1997 may be multiplied by a factor of 1.15 to determine whether it qualifies for a division or cluster development consistent with the minimum lot sizes of these districts. This Subsection should allow a division on marginally non-qualifying parcels, but shall not allow the combined area of two or more lots to be used to result in more than one additional division.

(c) The lot size and density calculations shall be based on the size of the lot as it existed on May 21, 1997 (i.e., the effective date of the current adopted Comprehensive Plan). All lots of any subsequent division of land shall be included in the calculation.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Area (acres)</th>
<th>Minimum Lot Width</th>
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</thead>
<tbody>
<tr>
<td>R/ELDP-40</td>
<td>40 or legally described as 1/16 of a section</td>
<td>25% of lot depth</td>
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<tr>
<td>R-10/5</td>
<td>Project site lacks one or more of these elements</td>
<td>10.0 (2)</td>
</tr>
<tr>
<td></td>
<td>Project site meets all three of these elements</td>
<td>5.0 (3)</td>
</tr>
<tr>
<td></td>
<td>See 19.11.030(3)(b)(ii)</td>
<td></td>
</tr>
<tr>
<td>RT</td>
<td>5.0 (4)</td>
<td></td>
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</tbody>
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Table 19.11.030-1. New Lot Requirements