Town of Naches
Comprehensive Plan 2026



2026 DRAFT Comprehensive Plan

Chapter 1 – Natural Systems Element

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I. INTRODUCTION

Purpose

The Natural Systems Element describes the natural, physical and biological environment in terms of the opportunities and limitations it presents for growth and development. The opportunities or assets a community has include agricultural land, clean air and water, forest land, sand and gravel deposits, scenic areas, vegetation, wildlife, and wildlife habitat. Limitations or hazards include problems associated with floods, soils, and geology. This element inventories natural systems conditions in the Naches UGA and vicinity~~,~~ and identifies any resources lands or critical areas in the vicinity based on best available science. The Town of Naches has adopted Yakima County Critical Areas Ordinance (CAO), as amended, by reference and applies the Yakima County standards for critical areas protection in the Town of Naches~~Any resources lands or critical areas inside the Town's corporate limits will be protected by the Town's Critical Areas Ordinance~~.

In urban areas, the natural environment adds to the livability of a community. Local awareness of environmental issues and an appreciation for nature and what it has to offer are reasons to promote a compatible mix of natural and urban areas. The urban parts of a community provide residents with a diversity of economic, social and cultural opportunities. The natural environment provides open space areas that are environmentally sensitive, such as floodway fringes or wetlands that are protected from development or more active open space areas such as parks, a golf course, or body of water. Open space areas may also be a cemetery or an area left undeveloped within a private residential or commercial development. In the Yakima Valley, agricultural and forest lands on the fringe of the urban areas of its communities provide secondary scenic and open space values in addition to their primary use. With proper planning, it is possible to allow intense urban development on suitable land and still retain valuable islands and corridors of open space.

GMA Requirements

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

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

Note: The latter two requirements normally would be found under the Land Use Element of the comprehensive plan; however, they are being addressed under this element as they are more applicable to natural systems.

Applicable Countywide Planning Policies

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

to discussion on the natural systems element.

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

Relationship to Other Elements or Land Uses

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

Critical Areas and Resource Lands

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

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

In addition, the GMA requires cities and counties to designate natural resource lands, including agricultural, forest and mineral lands that have long-term commercial significance, and are not characterized by urban growth.

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

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

Best Available Science

Naches has adopted the Yakima County Critical Areas Ordinance (CAO) by reference and applies the Yakima County standards for critical areas protection in the Town of Naches. The Yakima County CAO includes standards and procedures for the protection of critical areas identified in this Natural Systems Element as falling within the Town of Naches.

As required by the GMA (RCW 36.70A.172), protection of critical areas is based on the best available science (BAS), according to the criteria set forth in WAC 365-195-905. ~~The Town of Naches will weigh the most current scientific information from agencies, scientific consultants and published sources to determine the values and functions of natural systems existing in or near the Town. The Town will base protection of critical areas upon evaluation of the BAS along with scientific studies made available by proponents and opponents of projects in determining how best to protect natural and critical areas.~~ The Town of Naches adopts Yakima County's Review of Best Available Science for Inclusion in Critical Areas Ordinance, as amended, as a basis for decisions to support protections required by the Critical Area Ordinance and the Shoreline Master Program (Resolution No. 2021-13).

II. EXISTING CONDITIONS

This section analyzes natural conditions which are present in the area, particularly those that may be either hazardous to development, or may impose limitations which can only be overcome with costly engineering and building techniques. ~~The purpose of this analysis is to identify areas where development would be less efficient and economical, as opposed to areas where development could occur that would be more compatible with the natural environment.~~

Earth

Physiography

The Naches area is situated in a basin valley between Cleman Mountain and Yakima Ridge within the Walla Walla section of the Columbia Plateau physiographic province. The Naches Valley basin in the area of the Town of Naches includes both mountainous terrain and various types of rock, including basalt and andesite. The principal rock found in the Naches area is Yakima Basalt, which is extracted from Columbia Basin Basalt. This basalt originated from large fissures or rifts along which the fluid lava swelled to the surface and spread in all directions. Soils found within the Naches area such as those in the Kiana and McDaniel series were formed in colluvium and residuum derived from basalt.

Both the upper and lower parts of the entire Yakima Valley, including the Naches area, have been filled with material that was deposited by normal stream activity and glacial outwash. These areas include low terraces and floodplains. Representative soils formed in the most recent alluvium found within the Naches area include those in the Weirman and Ashue series.

The Naches River passes along the south side of the UGA. The Town of Naches Canal runs through the middle of the Town adjacent to the downtown core north of SR-12. The Town of Naches Canal receives overflow from the Wapatox Irrigation Canal, which lies along the northern edge of the Town next to the Naches Valley High School.

Geology

The geologic setting of the Yakima Valley is mostly due to volcanic activity of the tertiary period that occurred in the Cascade Mountains and the Columbia Basin. Table 1-1 ~~Table 0-1~~ outlines the major geologic events associated with the formation of the Yakima Valley landscape as we now know it.

During the Miocene Epoch, basalts originating from large fissures, situated in Southeastern Washington, flowed westward covering the Columbia Basin and eventually lapping the eastern slope of the Cascade Mountains. Volcanic activity in the Cascade Mountains caused the overlaying of these basalts with the light colored, pumiceous sandstone and conglomerates that make up the Ellensburg Formation.

After the Ellensburg Formation, compressional forces pushed the Yakima basalts and overlying sediments into a series of parallel east-west ridges now referred to as Manastash, Umptanum and Yakima ridges, Cleman Mountain, Saddle Mountains, and the Rattlesnake and Horse Heaven Hills.

The Quaternary Period, primarily the Pleistocene Epoch, saw continued volcanic activity in the Cascades as well as extensive glacial erosion. Glaciers flowed down the Yakima, Naches, and Tieton River Valleys filling both the Upper and Lower Yakima Valleys with glacial sedimentary deposits. ~~-~~This glacial action has contributed largely to the Valley's existing drainage pattern.

However, not all drainage changes in the area were due to glaciation. Both the Columbia and the Yakima Rivers have left an impressive record of their wanderings over the area. During the tertiary period, the Columbia River skirted across the basin area strewing sand, pebbles, and volcanic debris. It is believed that Satus Pass was once the outlet of the Columbia River until subsequent uplifting of the land forced the river East to its present location. The Yakima River, however, was able to maintain its course, eventually cutting through Selah and Union Gap.

Table 1-1. ~~Table 0-1.~~ Chronology of Geologic Events

	Period	Epoch	Millions of years ago	Geologic activity
Cenozoic	Quaternary	Recent Pleistocene	.01	- Alluvial deposits along streams. - Very young lava flows. - Seashore is about where it is today.

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	Period	Epoch	Millions of years ago	Geologic activity
	Tertiary	Pliocene	1.5	- Advance and retreat of great continental ice sheet. - Land surface greatly changed by glacial erosion. - High degree of volcanic activity. - -Cascade Mountains are pushed up.
			7	- The larger ridges, such as the Saddle Mountains, Frenchman Hills, Rattlesnake Hills, and Horse Heaven Hills, were upfolded in the Columbia Basin. - Compressional forces push the Yakima Basalt into ridges.
		Miocene		- Stream deposits of volcanic activity overlap the Yakima Basalts.
		Oligocene	27	-Large lakes in Eastern Washington are formed in conjunction with the outpouring of the flood Basalts of the Columbia Basin that flowed west lapping the east side of the Cascade Mountains.
		Ecocene	39	
			55	- Seacoast is slightly west of the Cascade foothills. - Large lakes existed in the Cle Elum area and areas south.
Mesozoic	Cretaceous		65	-Volcanic flows. - Okanogan Highlands begin to uplift.
	Jurassic		136	-Shallow sea covers most of the State's Northwester parts. - Areas east of the Columbia River may have been above sea level.
	Triassic		195	-Triassic Sea covers a large part of the State.
Paleozoic	Premian Pennsylvanian Mississippian		225	

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	Period	Epoch	Millions of years ago	Geologic activity
	Devonian Silurian Ordovician Cambrian		600	
Pre-Cambrian				

Seismic Hazard

All of Washington State is subject to some degree of risk from seismic events. No seismic hazard areas have been identified within the Town of Naches; however, the Naches area has been classified in seismic Zone 2B (UBC, 1991). Seismic zones classifications in the United States range from 0 to 4. Zones 0 and 1 have a low relative risk of strong earthquakes. – Zone 4 has a high relative risk of strong earthquakes. Many areas of the Midwest are part of seismic zone 0 or 1. Most of western Washington is zone 3 and almost all of coastal and southern California is classified as part of zone 4.

Volcanic Hazard

The sources of potential volcanic hazards within the Naches area are composite volcanoes of the Cascade Range such as Mt. St. Helens, Mt. Adams, and Mt. Rainier. Potential hazards from an eruption of a composite volcano include mudflows, floods and tephra (airborne volcanic ash or rock debris). Of these, only tephra from a Mt. St. Helens eruption has an identified potential to affect the area. Of the five principal volcanoes in Washington State, only Mt. St. Helens has experienced major tephra eruptions in the past 13,000 years. Mt. St. Helens has had at least eight large-scale eruptions during that time. During the May 18, 1980 major eruption of Mt. St. Helens, from one to five millimeters of tephra was deposited in the area.

Tephra ejected during another major volcanic eruption of Mt. St. Helens could fall on the Naches area depending on the wind direction at the time of the eruption. It is likely that the size of the tephra would be very fine-grained (ash) and cooled because of the distance from Mt. St. Helens. The ash deposit could be up to five centimeters thick and would pose a low potential hazard to human life and health. Injury to humans can occur when ash-contaminated air is inhaled. Property damage can occur from the abrasiveness of ash and resulting impacts on machinery. An ash fall at Naches could result in a temporary shutdown of operations, but is not likely to significantly damage the facilities.

Soils

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

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

development proposals can help public officials to evaluate whether the developer has considered soil conditions.

Major Soil Types in the Naches UGA

Soil maps and information are developed by the NRCS. The NRCS maintains detailed descriptions of soils types, including agricultural rating and limitations for agriculture, septic, and buildings. According to the NRCS soils surveys, there are three dominant soil types in the Naches UGA, as illustrated in Table 1-2. These include Ashue loam, Weirman loam, and Cleman very fine sandy loam.

The most dominant soil is Ashue loam, which is located in the most built-up parts of Naches, and to the northwest and west of the Town. Ashue loam is a very deep, well-drained soil on low terraces. Slopes range from zero to two percent and the elevation is 700 to 1,700 feet. Permeability is moderate above the extremely gravelly sand part of the substratum, and very rapid through it. Available water capacity is low. Because of this, water contamination must be considered in the use of on-site septic systems where Ashue loam occurs. Runoff is slow, and water erosion is slight. Dustiness can be a problem, during construction on large building sites.

South of Highway 12 and west of the Town, the major soil type is Weirman loam. These soils are generally excessively drained on low terraces and floodplains. Slopes range from zero to five percent and the elevation is 700 to 1,700 feet. Permeability is very rapid, and available water capacity is low. As with the Ashue series, water source contamination must be considered with developments using on-site septic systems. Runoff is ~~f~~low, and the hazard of water erosion is slight. Erosion due to soil blowing is high. This soil unit is also subject to frequent periods of flooding in the spring.

The dominant soil at the northern tip of the UGA is Cleman very fine sandy loam, with slopes ranging from zero to 15 percent. This very deep, well-drained soil is found on floodplains and alluvial fans. The elevation is 700 to 1,600 feet. Permeability of this soil is moderate, and available water capacity is high. Depending on the slope, runoff ranges from very slow to medium, and the hazard of water erosion from slight to moderate. Erosion due to soil blowing is high. This soil unit is subject to rare periods of flooding.

Table 1-2 summarizes the characteristics of the predominant soil~~s~~ types discussed below. A map of soil types is also included as Figure 1-1, on page 25.

Table 1-2.~~Table 0-2.~~ Characteristics of Predominant Soils Types, Naches UGA

SOIL CLASSIFICATION		LIMITATIONS		
Soil Type No.	**Name**	**Farmland Class**	**Septic Tank**	**Buildings (Dwellings without Basements)**
68985	Ashue loam	Prime farmland if irrigated	Very limited	Not limited

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SOIL CLASSIFICATION		LIMITATIONS		
Soil Type No.	**Name**	**Farmland Class**	**Septic Tank**	**Buildings (Dwellings without Basements)**
68969	Cleman very fine sandy loam	0 to 2 percent slopes - Prime farmland if irrigated 2 to 5 percent slopes - Prime farmland if irrigated 5 to 8 percent slopes - Farmland of statewide importance 8 to 15 percent slopes - Farmland of unique importance	Very limited	Not limited
68971	Weirman loam	Not prime farmland	Very limited	Very limited

The Cleman series is the best soil for agricultural production in the Naches UGA. The Ashue series is also prime farmland soil, and has the fewest limitations for buildings of all of the soils types in the Naches UGA. The Weirman series are not prime farmland, and are the least suitable for building and septic tank absorption fields due flood hazards and poor filtration.

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

Yakima County regulates the type and density of development that should occur in these areas through its zoning and subdivision ordinances. The Yakima County Health District issues septic tank permits for developments based on soil ratings determined through on-site percolation tests. Required lot sizes may vary in residential zones depending on test results and the types of water and sewer systems intended.

Air

Climate

Naches, located at the north end of the Yakima Valley, experiences a relatively mild, dry climate although conditions vary slightly with increasing elevation to the north of Town. Summers are typically hot and dry, and winters are cool with some snowfall. Because of the dry climate, temperatures tend to fall rapidly at night.

The growing season in the Yakima Valley varies depending on the immediate topography. The average date of the last freezing temperature in the spring is May 15, and the first day in the fall is October 3. Temperatures below freezing (32 degrees) are infrequent during the period from May 29 through September

20. Naches has about 120 to 160 days of frost-free weather.

Irrigation is a ~~basic~~ necessity for nearly all crops grown in the Valley. ~~Ample water is available from the~~Water from snowmelt and is collected in storage reservoirs in the Cascade Mountains for summer use in the Valley.

Precipitation is fairly minimal, averaging about nine inches a year with an evaporation rate of approximately 50 inches a year. Most of this precipitation occurs in late fall and early winter. Snowfall is light, with average seasonal snowfall ranging from 20 to 30 inches.

Winds are generally light, averaging about seven miles per hour on an annual basis. Stronger winds, ranging from 30 to 60 miles per hour, will occasionally occur during the spring months. The prevailing wind direction is from the west-northwest frequently occurring in the spring. "Chinook" winds characteristically occur several times a year, and are most noticeable in the winter. These winds result in a 20 to 30 degree rise in temperature within a space of a few hours.

In 2023, the Growth Management Act was amended to require cities and counties in Washington State to address climate change in their comprehensive plans in a separate Climate Element. Climate-related changes and associated hazards are addressed in the Climate Element, adopted as part of the 2026 periodic update.

Air Quality

The upper Yakima Valley metropolitan area (Yakima, Selah, and Union Gap) historically has had air quality problems related to PM_{10}, $PM_{2.5}$, and CO. The PM_{10} problems typically occur during the winter, months when wood smoke and transportation pollution builds up due to the metropolitan area's topography (valley surrounded by steep hills), and thermal inversions. This set of circumstances causes a build-up of PM_{10} pollution levels in the Yakima metropolitan area that periodically exceeds National Ambient Air Quality Standards (NAAQS). Historical violations of NAAQS have led to portions of the Yakima metropolitan area being designated as non-attainment for both PM_{10} and CO. The EPA redesignated both the Yakima CO nonattainment area and the PM_{10} nonattainment area to "maintenance" for the NAAQS and approved a Limited Maintenance Plan (LMP), effective December 31, 2002, for CO and March 10, 2005, for PM_{10}. Additionally, on March 9, 2005, an EPA-approved boundary change to the PM_{10} maintenance area to exclude lands belonging to the Yakama Nation went into effect. Both the PM_{10} and CO LMPs were developed by the Yakima Regional Clean Air Authority (YRCAA). Naches is located outside of the newly designated maintenance areas and is not included in the current LMPs for either PM_{10} or CO.

The frequency of occurrence and severity of thermal inversions varies from year to year. The National Weather Service issues an Air Stagnation Advisory when poor atmospheric dispersion conditions exist and are forecast to persist for 24 hours or more. These advisories, which are issued for all of eastern Washington, are generally issued once or twice a year and typically last 1 to 3 days.

Smoke from wildfires is the largest source of particle pollution ($PM_{2.5}$) in Washington. Wildfires, particularly in the Cascade mountains during the summer months, cause smoke that regularly affects the Town of Naches.

In general, air quality is very good in Naches and surrounding areas. Although there are major topographical features that can hinder air movement and increase the potential for thermal inversion, this area possesses other good ventilation characteristics that allow for air movement. Area-wide pollution sources include dust

from field tillage and from several gravel roads. Open burning of canal banks, fence rows, etc., to control weeds is of minor significance as a particulate source.

Air Quality Regulations and Monitoring

The Department of Ecology operates the Washington Air Quality Monitoring Network, which includes the t~~T~~hree agencies that have air quality jurisdiction in Yakima County: T~~t~~he United States Environmental Protection Agency (EPA), the Washington State Department of Ecology (Ecology), and the Yakima County Clean Air Authority (YCCAA). ~~and t~~The YCCAA, along with the EPA and Ecology, has primary air quality jurisdiction in Naches and all of Yakima County. The YCCAA has adopted the National Ambient Air Quality Standards (NAAQS) established by the EPA. The compounds identified in the NAAQS are termed "priority pollutants." Three of the priority pollutants are of interest given the rural/suburban setting of the sites: particulates, carbon monoxide and ozone.

Particulate Matter

Particulate matter consists of fine particles of smoke, dust, pollen or other materials that remain suspended in the atmosphere for a substantial period of time. Particulates are measured in two forms: Total Suspended Particulate (TSP) and PM_{10} (a subset of TSP). PM_{10} is respirable or fine particulate matter, defined as smaller than 10 micrometers in diameter. The 24-hour average air standard for PM_{10}, as established by EPA and adopted by YCCAA, is 150 micrograms per cubic meter (ug/m^3). The EPA previously maintained an annual PM_{10} standard but revoked it in 2006, citing evidence of that precluded a link between long-term exposure to PM_{10} and health problems. The EPA annual average air standard for $PM_{2.5}$ is ~~15~~ 9 ug/m^3.

Carbon Monoxide

Carbon monoxide (CO) is an air pollutant generally associated with transportation sources. Carbon monoxide also is generated by processes involving incomplete fuel combustion, including home heating appliances and residential wood burning. Carbon monoxide is a pollutant whose impact is usually localized. The highest ambient CO concentrations often occur near congested roadways and intersections during periods of low temperatures, light winds, and stable atmospheric conditions. The eight-hour average standard, as established by EPA and adopted by the YCCAA, is nine parts per million.

The primary source of CO in the vicinity of the Naches sites is State Route 12 (SR-12). Because the YCCAA does not operate any CO monitoring stations in the Upper Yakima Valley outside of Yakima, it is not possible to determine CO concentrations for the area of interest. However, because the traffic volumes on SR-12 and surface streets in the immediate vicinity are relatively low and rarely result in congestion, CO levels are not anticipated to exceed established standards. In addition, CO concentrations have been decreasing in many areas due to more stringent vehicle emission standards for newer cars and the gradual replacement of older, more polluting vehicles.

Ozone

Ozone is primarily a product of regional (urban) motor vehicle traffic. It is created during warm sunny weather when photochemical reactions occur involving hydrocarbons and nitrogen oxides. Unlike carbon monoxide, however, ozone and other reaction products do not reach their peak levels closest to the source of emissions, but rather at downwind locations affected by the urban air plume after the primary pollutants have had time to mix and react under sunlight.

Because the Naches area is not located near an ozone-producing urban area, the YCCAA does not monitor ozone in the area. Ozone concentrations in the Naches area are anticipated to be less than the EPA annual

maximum 1-hour average standard of 0.12 ppm.

Water Resources

Ground Water

The Yakima Basin is divided into six independent ground water basins. They are (from north to south): Roslyn, Kittitas, Upper Naches, Cold Creek, Upper Yakima and Lower Yakima basins. Additionally, the Yakima River Basin has three major aquifer systems: the shallow, unconfined aquifer, near the surface; the post basalt aquifer, somewhat deeper; and the basalt aquifer, the deepest. ~~-~~One or more of these systems may be present in eacha ~~given~~ sub-basin.

The shallow aquifer is present in most of the Naches River Valley. The post basalt aquifer underlies all of the sub-basin, except for the northernmost and highest portion of the watershed on Cleman Mountain. The basalt aquifer underlies all of the sub-basin. Flows in the post basalt aquifer are generally south-southeasterly. Flows in the basalt aquifer are generally southerly.

Critical Aquifer Recharge Areas

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

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

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

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

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

~~**Figure 1-2,**~~ Figure 1-2, page 26 shows the CARA in the Naches UGA, with estimated areas of moderate, high and extreme susceptibility to contamination, in addition to wellhead protection areas. The CARA data was developed by Yakima County using Geographic Information Systems (GIS) analysis. To characterize hydrogeologic susceptibility of the recharge area to contamination, the GIS analysis used the following

physical characteristics:

1. Depth to ground water;
2. Soil (texture, permeability, and contaminant attenuation properties);
3. Geologic material permeability;
4. Recharge (amount of water applied to the land surface, including precipitation and irrigation).

The Yakima County CAO, adopted by reference by the Town of Naches, includes standards for the protection of CARAs.

Ground Water Quality

Water quality considerations vary for these different uses. For example, the quality of groundwater in the Yakima Basin is rarely a limitation if the water is used for agricultural purposes. However, groundwater quality must be much higher for drinking water purposes, and in some cases requires treatment to meet state and federal drinking water standards.

Groundwater is the main source of drinking water supplies in the Yakima River Basin, both for public water supplies, and individual domestic wells. With the exception of the cities of Yakima and Cle Elum, all ~~of~~ the cities and unincorporated communities rely on groundwater for their indoor, domestic water supplies. Degradation of groundwater quality can pose public health threats, raise the cost of treating municipal supplies, and potentially force abandonment or limit the use of supplies.

The State's groundwater criteria serve as a baseline and reference to establish trends in water quality conditions. The State's regulation in WAC 173-200 establishes the criteria for all groundwater, based on the premise that it may be used for drinking water. In addition, the federal government has established National Primary Drinking Water Standards, which apply to water supplies delivered to the public by the public water systems.

A Watershed Assessment performed by the YBWRA in 2003 noted that groundwater quality can be affected by a wide variety of activities which introduce pollutants into the subsurface. Key parameters relative to drinking water supplies include fecal indicator bacteria, nutrients such as nitrate, and organic chemicals such as pesticides and industrial chemicals. U.S. regulatory agencies have identified the categories of sources listed below:

- Natural contamination/dissolved salts and minerals (including arsenic and radon, which are the subject of current regulatory activity at the federal level).
- Point source contamination at the wellhead.
- Septic systems.
- Leaking underground storage tanks.
- Application of fertilizers or pesticides.
- Application of manure to agricultural lands or gardens.
- Chemical or fuel spills.
- Leaching from landfills.
- Burial or dumping of wastes.

Each of these sources is likely to be present ~~into~~ some degree within the Yakima River Basin. Groundwater quality problems such as elevated levels of nitrates occur in the Yakima River Basin in locales where the following two conditions are present: 1) there is relatively dense development that is not served by public sewer systems, and 2) there is a shallow water table. In addition, elevated nitrate levels may occur in areas

where irrigated agriculture is present in combination with a shallow water table.

Yakima County does not actively track groundwater quality, and groundwater quality monitoring is not occurring on a regional basis within the Yakima River Basin. Where localized problems have been identified, monitoring activities have sometimes been implemented. In the absence of more comprehensive, long-term monitoring data, trends are unlikely to be quantifiable. In addition, if certain parameters have received little attention, they may pose a threat to drinking water supplies that goes undetected. This may be a limitation for watershed planning in terms of determining a safe and reliable water supply for municipal and domestic purposes.

Large and medium-sized public water systems have the ability to monitor, manage and protect the quality of their groundwater supplies. However, small water systems, like the Town of Naches's, and individual households rely on their own wells for drinking water. The USGS compiled well depth information for Yakima, Kittitas, and Benton Counties, and found that 50% of all wells were less than 151 feet deep. According to Ecology, there are fewer than 20 non-municipal wells in the Town of Naches; they are shallow wells ranging from 14-60 feet deep. More non-municipal wells occur in the unincorporated UGA, ranging from 10 to more than 300 feet deep. The Town has two municipal wells; the original Town well which is 285 feet deep, and a second well which is 1,000 feet deep.

Shallow and/or unprotected groundwater supplies are more susceptible to groundwater contamination than deep groundwater supplies because septic effluent can migrate into the well water supply. Wells are only required to be cased to a shallow depth. Since the upper aquifer is a sediment bed (gravel, sand, and clay), reports of well holes collapsing underneath the cased portion have been documented. This occurs when well pumps lower the water table below the cased area leaving no support for the well home. Finally, septic tanks have contributed to pollution of the upper aquifer. When very shallow wells of 20-30 feet are used in conjunction with septic tanks, it is possible for septic effluent to migrate into the well water supply. This condition has occurred most frequently during peak irrigation times. As residential density increases (using shallow wells and septic tanks) the problem compounds itself.

A common solution to both well collapse and contamination prevention is to drill wells into the aquifer beneath the shallow aquifer since the basalt layer is impervious and acts as a "shield" (from the upper aquifer). However, deeper (100-300 feet deep) wells are more costly and there is no legislation requiring them.

Surface Water

Below the Yakima River Canyon, and just below Selah Gap, the Naches River enters the Yakima River, draining the entire watershed between Cleman Mountain to the north and Ahtanum Ridge to the south, all the way to the Cascade Range. The system in this area is very complex. Major tributaries of the Naches River are the Little Naches River, Bumping River, Rattlesnake Creek, the Tieton River and Cowiche Creek. The Naches River system originates in the wilderness and national forest lands of the Cascade Range. Crow Creek and other tributaries enter the Little Naches River which joins Bumping River. At that confluence, the Naches River begins.

The lower portion of the Naches River flows 17.5 miles from the confluence of the Tieton and Naches Rivers to its mouth on the Yakima River at Yakima river mile (RM) 116.3. Cowiche Creek is the only major tributary, entering at RM 2.7. Ponds and lakes include Chucks Pond, Myron Lake (Pond), and Berglund Lake.

The Naches River, from the Wapatox Dam (or mouth of the Tieton River) to mouth, is the source of irrigation water for the Union Canal, Fruitvale Power Canal intakes, Naches and Cowiche Ditch intake,

Morrisey Ditch Diversion, Gleed Ditch Company Canal and Naches Union Irrigation District intake, Upper Scout-South Naches channel diversion, Lower Wapatox Company, and the Wapatox Power Canal intake. The City of Yakima's domestic water supply is taken partially from the Wapatox raceway. Additionally, the ~~Keli Lowry~~Kel Lowry and Clark and Foster-Naches diversions are in this area.

Yakima River Basin Integrated Water Resource Management Plan (YBIP), completed in 2021, is the result of an extensive study of the Yakima River and its tributaries as part of the Yakima River Basin Water Enhancement Project (YRBWEP). The Plan addresses water, fisheries, habitat and climate variability challenges in the Yakima River Basin. The plan identifies and implements strategies and projects that address reservoir fish passage, structural and operation changes, surface and ground water storage, habitat and watershed protection, enhanced water conservation and market reallocation.

It has long been known that water rights are over-appropriated in the Yakima Basin. In 1977, the Department of Ecology filed an action in the Yakima County Superior Court (Ecology v. James J. Acquavella, et. al.) to determine the legality of all claims for use of surface water in the Yakima River Basin. Over 4,000 claims to water rights were thoroughly examined by the Department of Ecology, the court, and other entities. The court issued its final decree in the case on May 9, 2019.
~~The Yakima River Basin has been in the midst of the Yakima River Basin Surface Water Adjudication (Acquavella) since the 1970s. The outcome of the adjudication will be the confirmation of approximately 3,000 water rights affecting several thousand water users in the Yakima Basin.~~

Surface Water Quality

WAC 222-16-031 establishes an "interim" water typing system to be used until a permanent typing system is established. The Naches River, which borders the Naches UGA and ~~also~~ crosses into City limits in some places, is classified as a Type 1 stream and is designated as a "Shoreline of the State," falling under the purview of the Washington State Shoreline Management Act (SMA). In compliance with the SMA, the Yakima County Regional Shoreline Master Program (SMP) was adopted by Naches, effective on February 19, 2010.

Current threats to surface water quality could include point sources such as the Naches Sewage Treatment Plant outfall located at RM 12.6, crop preparing facilities, sand and gravel mining, agriculture, land development with increasing population densities, on-site sewage treatment systems, runoff from traffic on State Route 12, and recreation-induced erosion. Based on soil permeability, surficial recharge potential in the Lower Naches sub-basin is considered high. The major surface water issues include domestic water supply, irrigation, orchard frost protection and cooling, stock watering, fish propagation, wildlife propagation, and power generation.

Non-point source pollution affects water quality in the Yakima Valley, as well, although it is a larger concern in the Lower Valley which is dominated by agriculture. Historic use of fertilizers containing large amounts of nitrogen is of particular concern due to possible contamination of shallow drinking water ~~wells.~~wells. The Town of Naches is not part of a Groundwater Management Plan. ~~In 2012, the Lower Yakima Valley Groundwater Management Area was formed with funding from the Department of Ecology, and established an advisory committee to develop strategies for reducing nitrate contamination in drinking water.~~

The federal Clean Water Act includes provisions for addressing surface waters that do not meet established water quality standards, and Washington State must identify surface-water bodies that do not achieve water quality standards. These water bodies comprise what is commonly known as the 303(d) list.

In the Yakima Basin, 150 listings have been placed on 70 water bodies listed on the 303(d) list, including many pollutants for the Yakima River. Ecology has a program to develop water quality cleanup plans for each listed stream segment. These cleanup plans are known as Total Maximum Daily Load (TMDL) reports. Currently, there are no water bodies on the 303(d) list that occur in the Naches UGA. However, the upper Naches River is on the 303(d) list because studies determined that parts of the Naches River or its tributaries do not meet state water quality standards for temperature, which can have a negative impact on trout and salmon populations. The study area for the TMDL associated with this listing includes Tieton, Yakima, and Moxee and extends to just south of Naches. TMDL reports completed by Ecology that are significant to this study area include the Quality Assurance Project Plan, Upper Naches River Temperature Total Maximum Daily Load: Volume 1: Water Quality Study Findings, and Upper Naches River and Cowiche Creek Temperature Total Maximum Daily Load: Volume 2: Implementation Strategy.

Ecology will periodically review the 303(d) listings in the Yakima River Basin that are not currently addressed in any TMDLs. From these listings, more TMDL plans could result. Ecology will seek consultation with affected municipalities in the watershed throughout this process.

A variety of legal requirements exist related to the quantity of instream flows (water flowing in a stream) in the Yakima River Basin. Generally, these are based on court orders and federal legislation related to the Yakima Irrigation Project. The State of Washington has not established minimum instream flows for the Yakima River Basin. Instream flows in the Yakima River Basin mandated by the courts are not quantified. Rather, the amount of water necessary to maintain fish life is to be determined annually depending on existing prevailing conditions. Specific mandates from the state and federal courts include orders directed at United States Bureau of Reclamation's operation of the Yakima Irrigation Project to reduce negative impacts on the fisheries resource, orders with respect to treaty reserved rights for fish, and orders with respect to instream flows to support treaty fishing rights at "usual and accustomed places."

In addition to the quantity of instream flows mandated by the courts, "target flows" have been defined and mandated by Congress in 1994 (Public Law 103-434). The legislation provides that the Yakima Irrigation Project Superintendent shall estimate the anticipated availability of water supply to meet water entitlements, and provide instream flows in accordance with the biological needs of fisheries.

Flooding

The Naches River flows west-east along Naches's southern boundary, creating a potential flood hazard for area residents. A floodway and flood zone has been identified for this area, the largest portions extending south of the river. A portion of the floodplain extends north, within the Town limits on the south side of the Town ~~(see **Error! Reference source not found.**, page **Error! Bookmark not defined.**)~~ (see Figure 1-4, page 28). The FEMA flood hazard definitions shown on the map are as follows:

- Floodway: A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved ~~in order to~~to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.
- Zone AE: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

There are levees along both banks of the Naches River at the Town of Naches, and also embankment stabilization along highway and railway embankments near the river. The levee along the north side of the river has been certified by the Corps of Engineers as being a 100-year floodplain dike.

The Naches River Basin is subject to two types of floods: the more severe, but less frequent winter floods resulting primarily from rainfall, and the spring floods caused mainly by snowmelt. The more severe rain-type floods usually occur in November or December.

Prolonged warm temperatures during May and June, accompanied by rainfall, cause rapid snowmelt in the mountains which produces the lower-crested early summer floods. These floods are of importance as they can adversely affect farmlands after crops are beginning to grow.

Wetlands

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

Efficiency of wetland functions can be broadly described according to wetland type. Primary productivity is low to moderate in streams and drainages and moderate to high in marshes and swamps. Relative export efficiency of nutrients is generally rated high for perennial riverine marshes, seasonally flooded riverine swamps, and overflow systems; moderate for freshwater wetlands adjacent to or linked to intermittent inland swamps and bogs, and low for freshwater wetlands adjacent to or linked to ephemeral riverine systems.

Many wetlands such as swamps, wet meadows, and riverine- and drainage-related wetlands serve as groundwater discharge/recharge zones. Hydrologically isolated wetlands do not provide those functions unless linked to the groundwater system. Assessing water purification capabilities for wetlands is complicated, but in general, those wetlands with greater vegetative cover and an optimal ratio of aerated water surface to total wetland size have the most value.

Naches has adopted the Yakima County Critical Areas Ordinance by reference. The Yakima County CAO includes protection standards for wetlands. Wetland categories in the Yakima County CAO are based on the criteria provided in Ecology's *Washington State Wetland Rating System for Eastern Washington*, revised August 2004 (Ecology Publication No. 04-06-15). These categories are summarized as follows:

- Category I wetlands: Those that represent a unique or rare wetland type, are more sensitive to disturbance than most wetlands, are relatively undisturbed, contain ecological attributes that are impossible or too difficult to replace within a human lifetime, and provide a high level of functions. Generally, these wetlands are not common and make up a small percentage of the wetlands within Yakima County.
- Category II wetlands: Are difficult, though not impossible, to replace, and provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but still need a relatively high level of protection.
- Category III wetlands: Those wetlands that are often smaller, less diverse and/or more isolated from other natural resources in the landscape than Category II wetlands.
- Category IV wetlands: Those wetlands that have the lowest levels of functions, scoring less than 30 points in the Eastern Washington Wetland Rating System, and are often heavily

disturbed. These are wetlands that should be able to be replaced, and in some cases improved. These wetlands may provide some important functions, and also need to be protected.

Wetland data for the Naches vicinity were gathered from the United States Department of the Interior's Fish and Wildlife Service (USFWS). The USFWS gathers wetland data nationwide and compiles it in the National Wetland Inventory (NWI) map. The data contained in the NWI map for all of Yakima County and the Naches vicinity was gathered in the 1980s. NWI mapping was also used by Yakima County in their recent update to the CAO.

NWI wetlands in the vicinity of Naches are mapped in -Figure 1-3, page 27. The wetland map is used as a guide for the Town, project applicants and/or property owners, and may be continuously updated as wetlands are more accurately identified, located and delineated. Within Town limits, Category 1 and 2 wetlands associated with the Naches River are shown on the map at the south and southeast parts of the Town, south of Highway 12. A Category 3 wetland is also shown on the map within Town limits, also at the south side of the Town near the Naches River. In addition, there are Category 1, 2, and 3 wetlands shown on the map on the west side of the unincorporated portion of the UGA, south of Highway 12.

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Plants and Wildlife

Fish and Wildlife Habitat Conservation Areas

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

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

"Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company (RCW 36.70a.030).

The below inventory of flora, fauna, and habitats is used to identify fish and wildlife species and habitats that may require protection in Naches. The Yakima County CAO, adopted by reference by the Town of Naches, provides standards and procedures for protection of fish and wildlife habitat conservation areas.

Plants

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

Eight plant community types can be found within Naches' UGA and are described below.

Big Sagebrush I Needle-and-Thread Grass Community. This community is found on river terraces in areas with deep, sandy soils. Big sagebrush is the dominant shrub;
bitterbrush, rubber rabbitbrush, and wax currant are often present. Needle-and-Thread grass is the dominant grass; bluebunch wheatgrass, Sandberg's bluegrass, and cheatgrass are other components of the community.

Black Cottonwood Community. Black cottonwood communities are dominant along the banks of the Naches River. In the wettest areas, typically closest to the river, associated species include willows and red-osier dogwood. In drier areas farther from the river, the black cottonwoods are associated with snowberry and Wood's wild rose. These two vegetation associations usually occur adjacent to one another.

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Emergent Marsh Community. Emergent marshes are found in low-lying areas where water accumulates. Dominant marsh species include cattail, Baltic rush, and spikerush. In many areas, the use of irrigation canals have enhanced these emergent marshes. Some of the marshes are located in cattle pastures.

Willow Community. In the study area for the most part, willow communities are found along former channels of the Naches River, adjacent to SR-12, and along irrigation and drainage ditches. Red-osier dogwood and black cottonwood also occur in this community.

Abandoned Farmland. Abandoned farmlands and orchards are scattered throughout the study area. These areas are dominated by cheatgrass and tumble mustard. Cheatgrass is an introduced species with little forage value and no economic value. It is an invading cool-season annual grass that does not recede in this region without human intervention. Cheatgrass thrives on a variety of soils and is the only species present on several multi-acre parcels.

Pasture. Pastures are scattered throughout the study area, and are heavily grazed by cattle and horses. The dominant vegetation consists of orchard grass, timothy, Kentucky bluegrass, and perennial rye. The pastures are irrigated by either sprinkler or flood irrigation.

Orchard. Fruit orchards are found between the Naches River and the northern foothills of the river valley. These orchards consist of apple, cherries and pears, and are the main agricultural crop in the study area. The orchards are intensely managed and most of the understory vegetation is periodically removed by discing.

Urban. Urban areas include most of the Town of Naches, rural residences, businesses and roadways found both within the Naches UGA. A variety of vegetation exists in these areas consisting of a mixture of native and exotic species. Lawns and fields are made up of seeded lawn and pasture grasses or mowed areas of native grasses and forbs. Ornamental shrubs and trees typically are found in residential areas.

According to the WDNR Natural Heritage database, no rare plants occur in the Naches UGA.

Wildlife

The Naches River Valley has been largely developed and used for agricultural production. Most of the wildlife habitat is associated with the Naches River and adjacent plant communities, the 100-year floodplain areas of the river, and irrigation and drainage ditches.

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

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

Information was requested from the Washington State Department of Fish and Wildlife (WDFW) Priority Habitat and Species Program concerning species of concern in the Naches vicinity. Table 1-3 lists threatened, candidate, species of concern, and monitored species that were identified in the Naches UGA.

~~Table 0-3~~Table 1-3. Threatened, Candidate, Species of Concern, and Monitored Species in the Naches UGA.

Species	Status	Type of Occurrence Identified
Ringneck snake	State monitored	Occurrence/migration
Monarch Butterfly	Candidate	Occurrence/migration
Bull Trout	Candidate	Resident population/migratory

(In Naches, sensitive species habitat may occur in south-central Naches along the Naches River corridor).

Fish

Fish have different habitat needs based in part on their life history stages. "Anadromous fish" are fish that are born in fresh water, spends most of their life in the sea, and then return to fresh water to spawn. Anadromous fish migrate and have unique needs throughout the aquatic system which may be frustrated by the presence of dams or other barriers, low stream flow, and high temperatures during times of passage. Resident fish have ~~year round~~year-round requirements as well as specific habitat needs during critical times such as spawning. Salmonids need colder temperatures than many non-game fish and require higher dissolved oxygen concentrations, particularly over spawning gravels. Successful salmonid reproduction requires channel and substrate stability and adequate winter water flow to prevent freezing. Channels to accommodate fish moving between safe wintering areas and summer foraging areas are also necessary.
The WDFW maintains a database of the presence, spawning, and rearing locations of salmon species and other fish species of concern. Table 1-4 ~~Table 0-4~~ summarizes the salmon species, their location, and the type of presence identified by WDFW in the vicinity of the Naches UGA.

Table 1-4 ~~Table 0-4.~~ Location and Presence of Fish Species of Concern, Naches UGA Vicinity

Species	Type of Presence	Water Body
Spring Chinook	Documented presence	Naches River
Fall Chinook	Documented spawning	Naches River
Bull Trout	Documented presence	Naches River
Coho	Documented presence	Naches River
Summer Steelhead	Documented spawning	Naches River

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Priority Habitats

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

III. NATURAL RESOURCE LANDS AND CRITICAL AREAS

As discussed previously, the Growth Management Act (GMA) requires cities and counties to designate natural resource lands, including agricultural, forest and mineral lands that have long-term commercial significance, and are not characterized by urban growth. Under the GMA, cities and counties also must identify critical areas, including the following areas or ecosystems: 1) wetlands, 2) areas with a critical recharging effect on aquifers used for potable water, 3) fish and wildlife habitat conservation areas, 4) frequently flooded areas, and 5) geologically hazardous areas. The GMA also requires that counties and cities adopt development regulations that protect designated critical areas and resource lands. These designations and regulations must be based on best available science (BAS).

This section summarizes the critical areas and resource lands identified in the Naches UGA.

Agricultural Lands

Figure 1-5 on page 29 shows where ~~A~~agricultural lands ~~were identified through the County Assessor's database of existing land use.~~are located in Naches. There are three agricultural parcels ~~(either fallow or in current agricultural use) totaling 26.5 acres~~on the north end of ~~in the~~ Naches Town limits (see Figure 1-5, page 29). These parcels are on prime farmland soil. These areas are also near or adjacent to residential, commercial, light industrial/manufacturing, and other urban development. They are also near various types of infrastructure, including water and sewer lines.

For the reasons stated as follows, the Town has determined that it is not appropriate to designate these parcels as agricultural lands of long-term commercial significance.

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

Forest Lands

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

Mineral Resource Lands

There are no active mineral resource lands in the Town of Naches UGA (See Figure 1-6, page 30).

Wetlands

NWI wetlands in the vicinity of Naches are mapped in page Figure 1-3, page 27, as discussed previously ~~.~~. The wetland map is used as a guide for the Town, project applicants and/or property owners, and may be continuously updated as wetlands are more accurately identified, located and delineated. Within Town limits, Category 1 and 2 wetlands associated with the Naches River are shown on the map at the south and southeast parts of the Town, south of Highway 12. A Category 3 wetland is also shown on the map within Town limits, also at the south side of the Town near the Naches River. In addition, there are Category 1, 2, and 3 wetlands shown on the map on the west side of the unincorporated portion of the UGA, south of Highway 12.

Aquifer Recharge Areas

As indicated in Figure 1-2, page 26, the Town limits ~~contains~~contain recharge areas classified as having moderate, high, or extreme susceptibility to contamination. Critical aquifer recharge areas are protected by standards contained in the Yakima County Critical Areas Ordinance, adopted by reference by the Town of Naches.

Fish and Wildlife Habitat Conservation Areas

As discussed previously, the WDFW has identified the following non-fish priority species or habitats within the Naches UGA:

~~1. Bald Eagle~~
~~2.~~1. Ringneck Snake
~~3.~~2. Wetland Habitats

Wetlands and habitat important to the continuance of these species of concern are designated as Fish and Wildlife Habitat Conservation Areas. The Yakima County CAO, adopted by reference by the Town of Naches, contains standards for protection of fish and wildlife habitat conservation areas.

Frequently Flooded Areas

Based on Flood Insurance Rate maps created by the Federal Emergency Management Agency (FEMA), there is a floodplain associated with the Naches River that extends into the Town of Naches. The Yakima County CAO, adopted by reference by the Town of Naches, as well as NMC Chapter 15.12 Flood Damage Prevention, contain standards for protection of flood hazard areas. FEMA flood hazard zones are shown in Figure 1-4, on page 28.

Geologically Hazardous Areas

Figure 1-5, page 30, ~~30~~ shows geologically hazardous areas within the Town of Naches UGA. Within the UGA, only a very small area of Alluvial Fan/Flash Flooding is shown on the map, just inside Town limits on the north end.

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The following definition of the above categories of geologic hazards is taken from the January 1991 "Yakima County Mineral Resources and Geologic Hazards Report" by Newell Campbell, who mapped geologic hazards for Yakima County. This identification of geologic hazards was not based on actual site inventories conducted in the study area, but on general published sources of information and maps, therefore, these sites can only be considered potential geologic hazard areas. These geologic hazards are subdivided on the basis of risk. The categories used are: High Risk; Intermediate Risk; Low Risk; Suspected Risk; and Unknown Risk.

- AF (Alluvial Fan/Flash Flooding). These are areas where flash flooding can occur, often associated with inundation by debris from flooding. They include alluvial fans, canyons, gullies, and small streams where catastrophic flooding can occur. Such flooding may also occur in larger streams and rivers. High Risk areas (AF 3) are those most likely to experience flooding. These areas usually involve larger drainage areas, easily eroded sediment, and steeper gradients. Intermediate Risk areas (AF 2) have some potential for flash ~~flooding, but~~flooding but involve smaller drainages and flatter slopes. Low Risk areas (unlabeled), where flash flooding is unlikely, are combined with other Low Risk areas on the map.

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Figure 1-1 Soil Classification – Naches Town and UGA

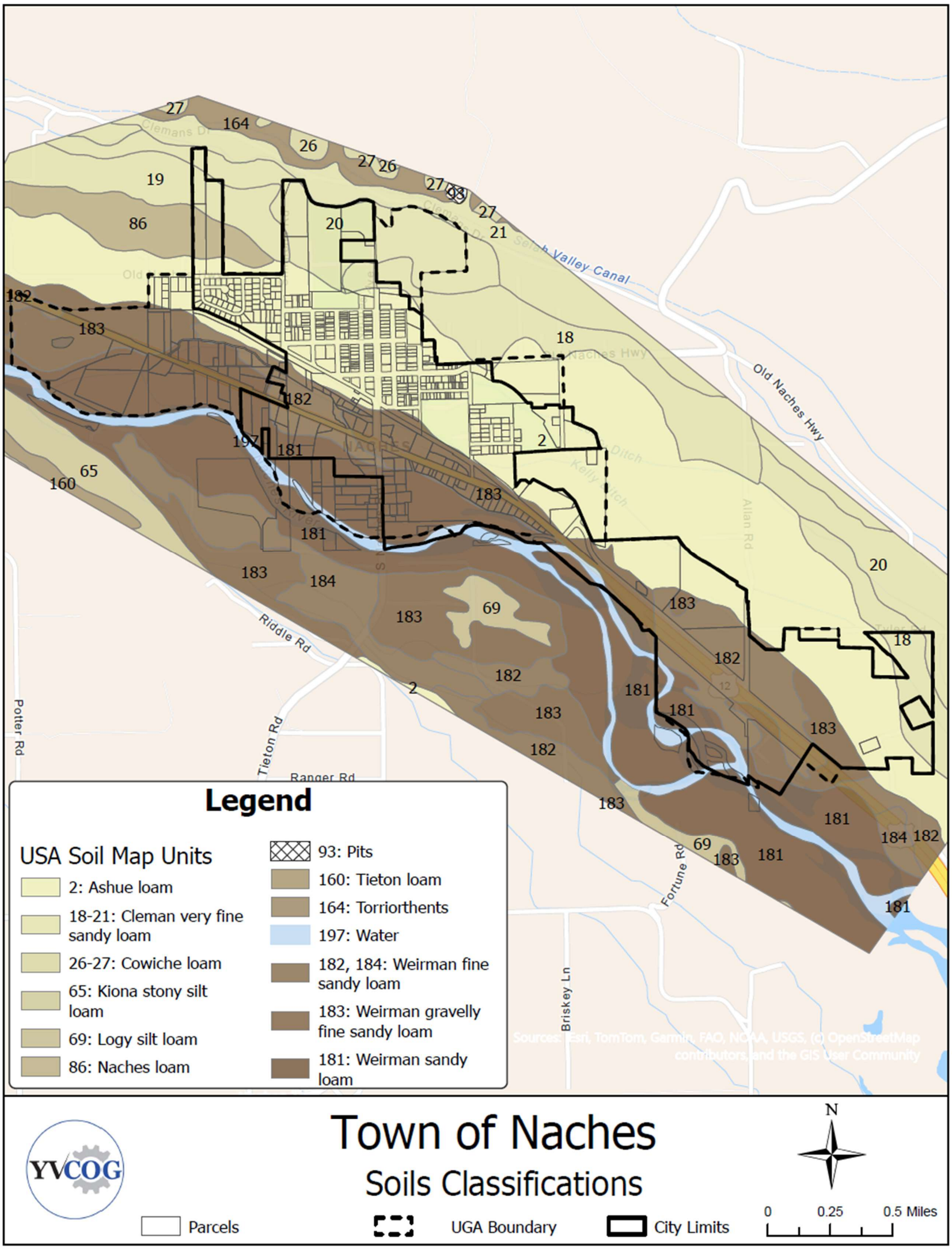


Figure 1-2 Critical Aquifer Recharge Area (CARA) Contamination Susceptibility

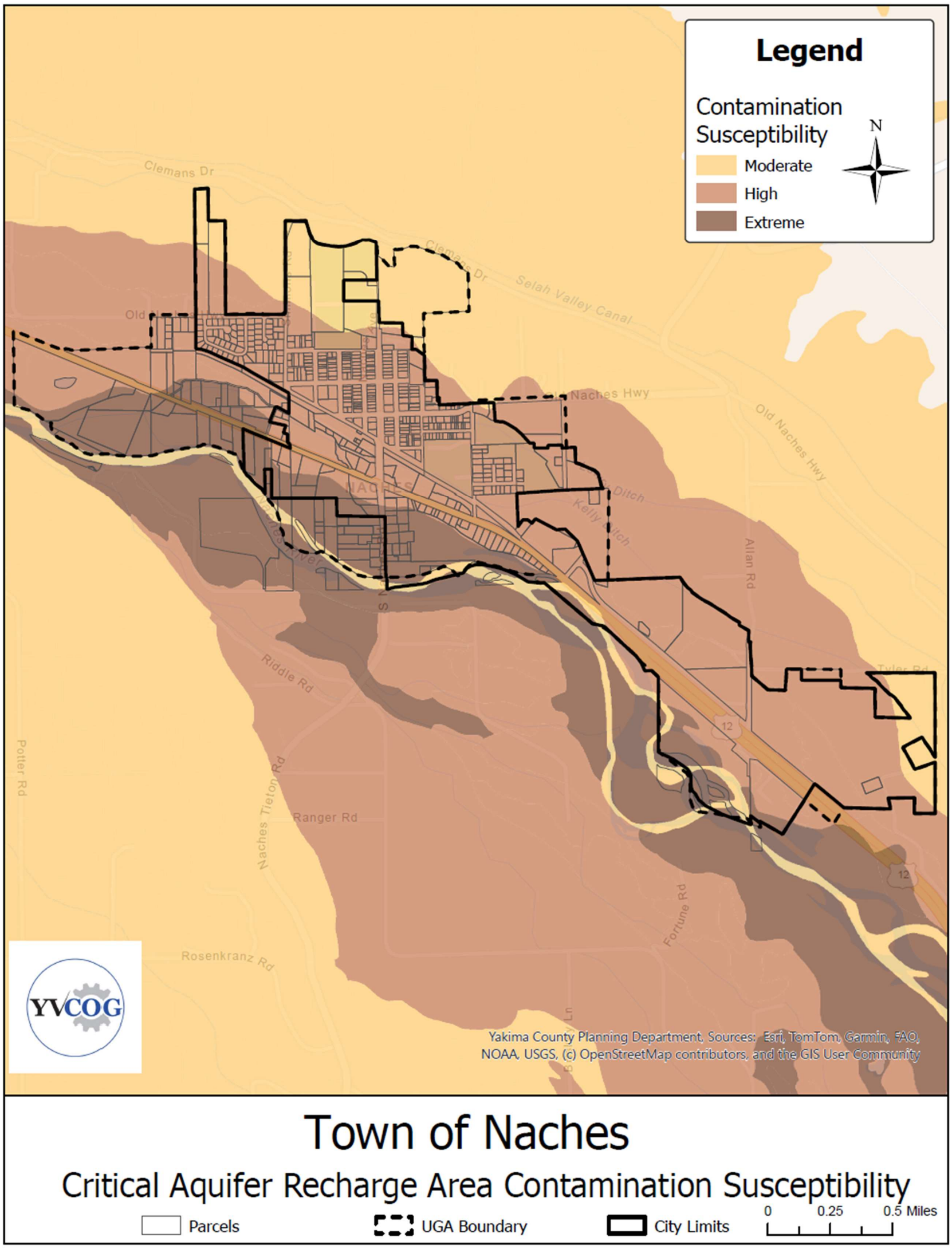


Figure 1-3 Wetlands and Waterways, Town of Naches UGA

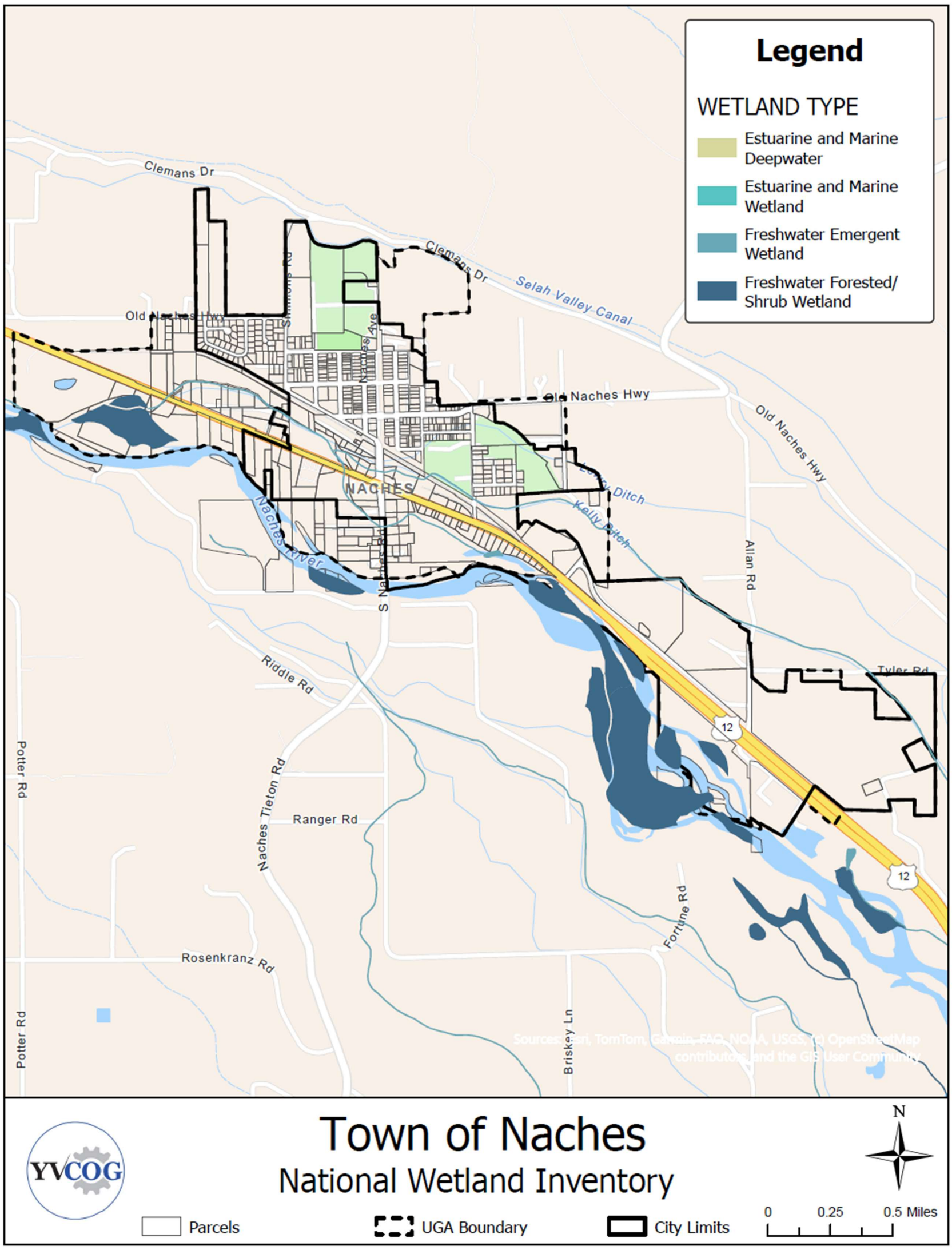


Figure 1- 4 Flood Hazard Areas, Town of Naches, WA

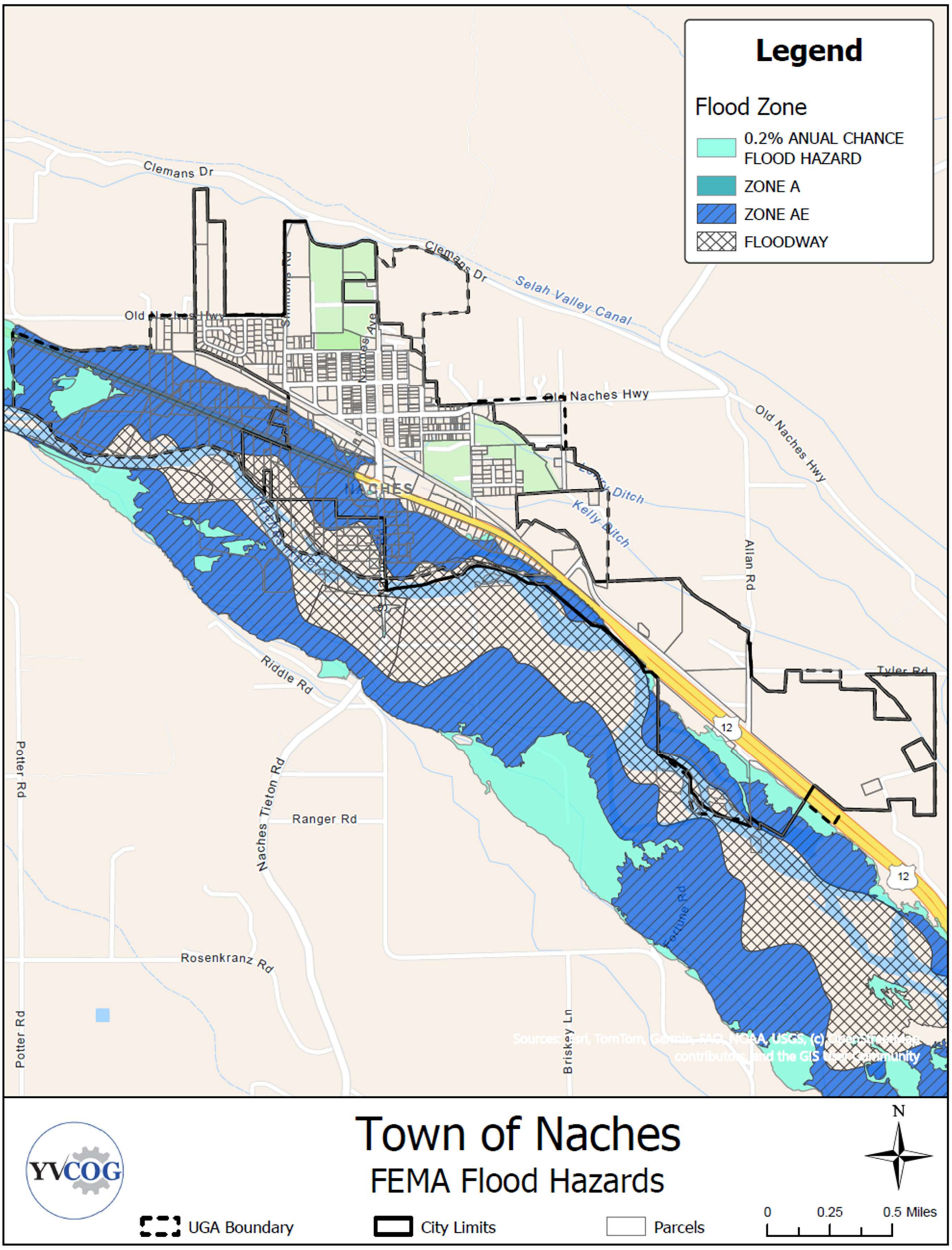


Figure 1-5 Farmland Classifications, Naches and UGA

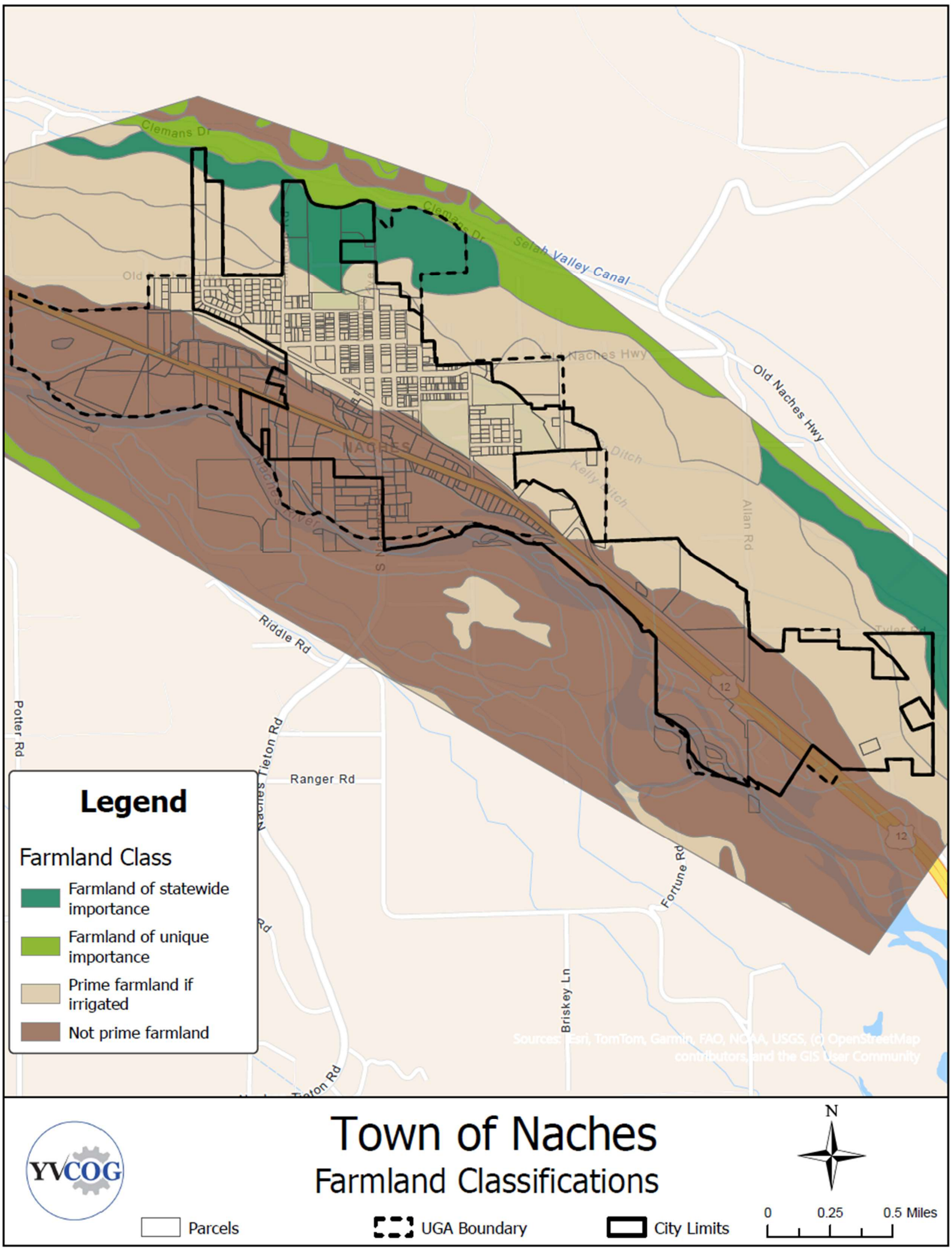
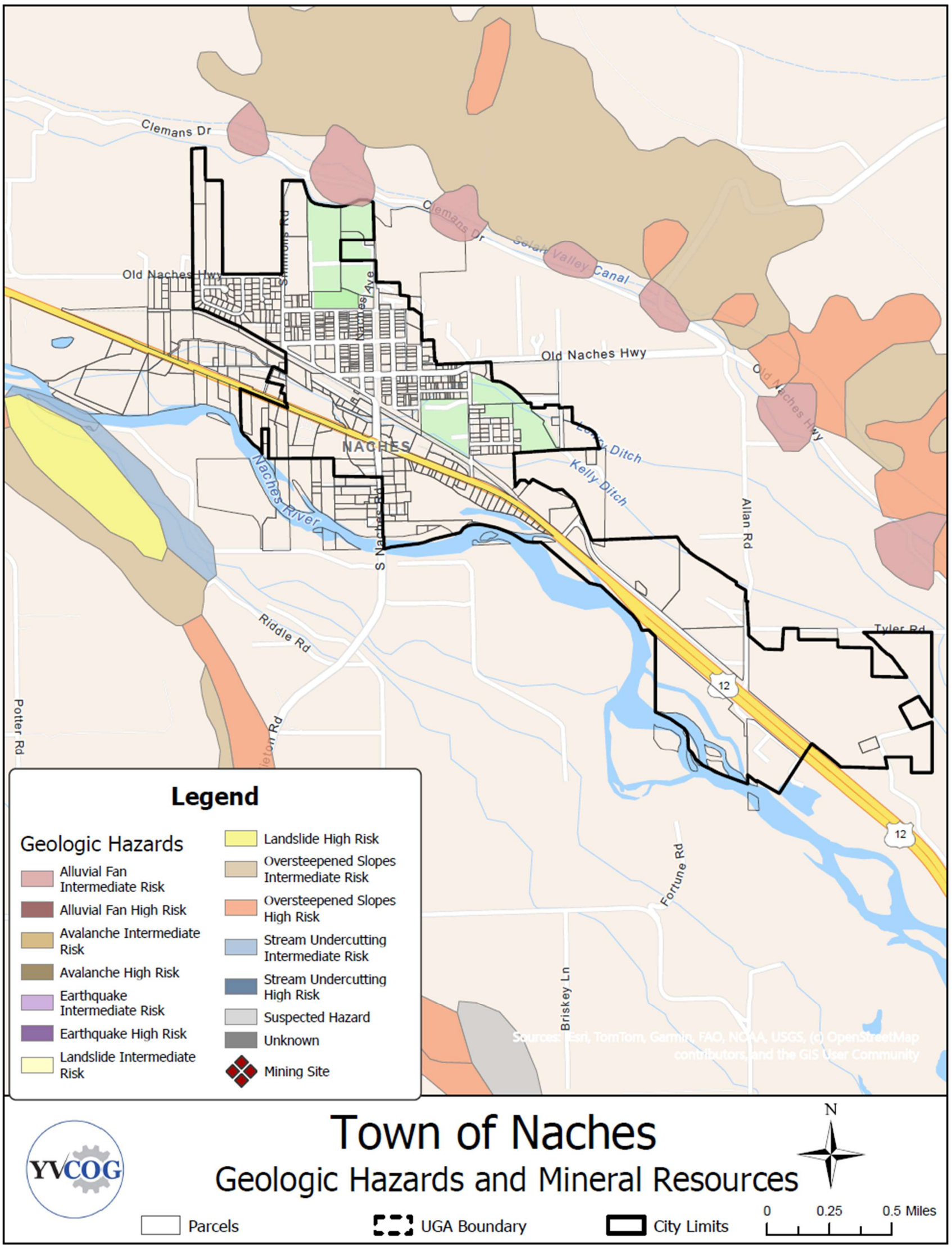


Figure 1-~~6~~5 Potential Geologic Hazards / Mineral Resources, Town of Naches UGA



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IV. GOALS AND POLICIES

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

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

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

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

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

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

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

Policy 1.6 Maintain acceptable air quality standards.

Objective Support the Yakima County Clean Air Authority in their efforts to prevent degradation of air quality.

Objective Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.

Objective Development shall take adequate precautions to avoid an increase in erosion potential by:

- Requiring dust control of construction projects during and after construction;
- Requiring vegetation to be replanted to increase the surrounding soils' capacity to withstand wind and water erosion; and
- Require all roads in new subdivisions to be paved in accordance with Naches's subdivision regulations.

Objective Keep dust to a minimum on all public streets and alleys:

- All streets and roads inside the Town should be paved and maintained; and
- Dust abatement programs should be continued for remaining unpaved roads until

paving can be done.

Objective Encourage alternatives to the use of the private automobile.

Objective Approve the location and operation of potential new pollution producing activities (including light, noise, and odor), and after careful review for potential nuisance and/or compatibility with adjacent land use:

- Seek supplemental review, as needed by the:
  - Yakima County Clean Air Authority;
  - Washington State Department of Ecology; and/or
  - Washington State Department of Social and Health Services.

Policy 1.7 Maintain high ground water quality.

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

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

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

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

Objective Encourage development and expansion of community public water systems within the Urban Growth Area to lessen the reliance on individual wells.

Objective Ensure that abandoned wells are closed properly.

Policy 1.8 Protect surface waters from degradation.

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

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

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

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

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

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

Objective Maintain local control over water quality planning by: 1) providing guidance to state and federal agencies regarding water quality issues, priorities and needs; and 2) demonstrating progress in accomplishing the goals and objectives of locally developed water quality plans, thereby pre-empting externally-imposed solutions to water quality problems as much as possible.

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

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

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

Policy 1.9 Maintain commercially viable farmland in agricultural production.

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

Goal 2: ***Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.***

Policy 2.1: Use the best available science in a reasonable manner to develop regulations to protect the functions and values of critical areas. (WAC 365-195-900)

Policy 2.2: Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety. (WAC 365-195-825(2) (b)

Goal 3: ***Reduce infestation/introduction of invasive species.***

Policy 3.1: Develop support of public education and outreach that target noxious weed identification, landowner control responsibilities, noxious weed management options and noxious weed management funding alternatives.

Policy 3.2: Address the cause of invasive species infestations and work to reduce initial outbreaks,

Shorelines

The goals and policies of the Yakima County Shoreline Master Program, adopted by the Town of Naches effective January 19, 2010, are hereby adopted by reference, as amended.

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Chapter 2 - Land Use Element

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I. Introduction

Purpose

The Land Use Element establishes the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land is a limited resource, the Land Use Element acts as a check and balance by establishing which areas are suitable or unsuitable for development. Unsuitable lands include those that pose significant health hazards, areas with development limitations, and critical areas.

The Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element:

l) Designation of the proposed general distribution, extent and general location of a number of land uses for various activities;

2) Establishment of population densities, building intensities and estimates of population growth;

3) Provisions for the protection of the quality and quantity of groundwater used for public water supplies (this requirement is addressed in the Natural Systems Element); and

4) Where applicable, the Land Use Element must review drainage, flooding and storm water runoff in the area covered by the plan and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state (this requirement is addressed in the Natural Systems Element).

5) Give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities

6) Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.

7) Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools to reduce wildfire risk, reducing wildfire risks to residential development in high-risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

Designation of an Urban Growth Area (UGA), integration with countywide planning policies, and identification of lands useful for public purposes and open space corridors within and between UGAs are also GMA inventory requirements, and will also be addressed in this element.

Applicable Revised Code of Washington (RCW) and County-wide Planning Policy (CWPP) policies:

Under the GMA, cities, towns, and their UGAs are identified as the primary areas where future urban growth will be permitted. To achieve the GMA's goal of interjurisdictional consistency," consistency must be maintained at the state level with the Revised Code of Washington (RCW), and at the regional level with

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the Yakima Countywide Planning Policy (CWPP) and each jurisdiction's comprehensive plan. The land use-related policies covered in detail in this element cite consistent and applicable federal, state, county, and regional policies.

The following policies are related to the process and criteria for establishing and amending ~~Naches's~~Naches' UGA:

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services (CWPP A.3.1).

2. All cities and towns will be within a designated UGA. UGAs may include areas not contained within an incorporated city. (CWPP A.3.2, also RCW 36.70A.110)

3. All UGAs will be reflected in County and respective city comprehensive plans (CWPP A.3.3).

4. Urban growth will occur within UGAs only and not be permitted outside of an adopted UGA except for new fully contained communities (CWPP A.3.4, RCW 36.70A.350) The baseline for 20-year countywide population forecasts shall be the official decennial GMA Population Projections from the State of Washington's Office of Financial Management (OFM) plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed (CWPP A.3.5).

5. Sufficient area must be included in the UGAs to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences (CWPP A.3.6, RCW 36.70A.110 (2)).

6. When determining land requirements for UGAs, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas (CWPP A.3.7, RCW 36.70A.110(2)).

7. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a regional GIS database (CWPP A.3.12).

8. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining (CWPP A.3.9).

9. The local jurisdiction may initiate an amendment to an existing UGA through the normal comprehensive plan amendment process; however, in no case will amendments be processed more than once a year (CWPP A.3.10, RCW 36.70A.130 (2)).

10. Note: this policy was modified in 2009 by Yakima County through Ordinance No. 9-2009. Applications for amendments to UGA boundaries will only be considered at five-year intervals, after the Washington State Office of Financial Management's (OFM's) GMA population projections for the County have been issued.

11. Prior to amending an UGA, the County and respective local jurisdiction will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be available within the forecast period (CWPP A.3.11).

12. Annexations will not occur outside established UGAs (RCW 35.13.005). Annexations will occur within UGAs according to the provisions of adopted inter-local agreements, if any (CWPP A.3.8).

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The following policies relate to phasing growth and development with service and infrastructure provision:

13. Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas (CWPP B.3.1, RCW 36.70A.110 (3)).

14. Urban growth management inter-local agreements will identify services to be provided in a~~n~~ UGA, the responsible service purveyors and the terms under which the services are to be provided (CWPP B.3.2).

15. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years (CWPP B.3.3).

16. The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (RCW 36.70A.070(3)(c)(d)). These plan elements will be developed in consultation with special purpose districts and other utility providers (CWPP B.3.4).

17. New urban development should utilize available/planned urban services (CWPP B.3.5, RCW 36.70A.110(3)).

18. Formation of new water or sewer districts should be discouraged within designated UGAs (CWPP B.3.6).

19. Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (CWPP D.3.4, RCW 36.70A.070(6)(e)).

20. The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within UGAs. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. (CWPP F.3.1, RCW 56.08.020, RCW 57.16.010).

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

    1) Evaluate existing and potential industrial and commercial land sites to determine ~~short and long terms~~short- and long-term potential for accommodating new and existing businesses;

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2) Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;

3) Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;

4) Identify changes in UGAs as necessary to accommodate the land and infrastructure needs of business and industry.

21. Support housing strategies and choices required for economic development. (CWPP G.3.2).

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

a) Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);

b) Defining roles and responsibilities for carrying out economic development goals, objectives and strategies (CWPP G.3.3).

Relationship to Other Elements

The Land Use Element could be described as the "driver of the Comprehensive Plan" in that each of the other elements is interrelated with the Land Use Element, and the Plan's goals will be implemented through land use policies and regulations.

This Land Use Element has the following components:

l) Summary of the UGA process and designation. Summary of major land use considerations for the Town.

II) Summary of historic trends and the physical setting for the community, and an inventory of existing land uses within the Town and its UGA.

III) Analysis and forecasts, including analysis of population growth and demographics; economic conditions; physical conditions; infrastructure; public facilities and services; and projection of long-range land use needs.

IV) Land use maps.

V) Land use goals and policies.

Urban Growth Area

~~Naches's~~Naches' Urban Growth Area (UGA) includes the incorporated Town, and those lands to which the Town may feasibly provide future urban services (i.e. the Town's urban service area). Figure 2-1 illustrates the UGA.

The Town of ~~Naches's~~Naches' UGA boundary and future land use designations in the unincorporated portions of the UGA were revised in ~~2015~~ 2025 after an extensive process involving coordination between the Town and the County. The Land Capacity Analysis conducted by the County determined that

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~~Naches's~~Naches' existing UGA contained a surplus of ~~143~~ 8 acres of vacant residential, commercial, and community facilities land through ~~2040~~2046; this would accommodate ~~78~~ 22 years of growth for non-industrial purposes~~[1]~~. Table 2.1 below summarizes the approved additions to the Naches UGA that occurred as a result of the UGA update process. No additions to the UGA were approved in 2025. While the County determined there is sufficient land in the UGA to accommodate 20 years of growth, it is likely the Town will need to explore options for adding land to the UGA in the next 20 years.~~2~~

~~Table 2.1. Approved Additions to Naches UGA, 2015~~

~~Parcel#~~	~~Acres~~	~~Zoning Designation~~	~~Future Land Use Designation~~
~~17140412005~~	~~4.54~~	~~Light Industrial (M-1)~~	~~Urban Industrial~~
~~17153343003~~	~~3.64~~	~~Light Industrial (M-1)~~	~~Urban Industrial~~
~~17140412004~~	~~7.65~~	~~Light Industrial (M-1)~~	~~Urban Industrial~~
~~17140334008~~	~~21.09~~	~~Commercial (C)~~	~~Urban Commercial~~
~~17140343002~~	~~0.78~~	~~Single-family Residential (R-1)~~	~~Urban Residential~~
~~17141012403~~	~~23.78~~	~~Commercial (C)~~	~~Urban Public~~

During the UGA boundary revision process, the following major findings or considerations contributed toward the final location of the boundary:

- Establishing a balance between allocating too much or too little land within the UGA. Allocating too much land may contribute to development that cannot be supported by public services or high costs for providing services, as well as unnecessary conversion of resource lands and farmlands to residential or other uses. Allowing too little land within the UGA may result in increased housing choices, limited housing choices, and few commercial services options. If there is an inadequate supply of industrial land, economic development efforts could be constrained and potentially cause a decrease in the tax base.
- Using physical features or environmental constraints to provide a clear separation between urban and rural area.

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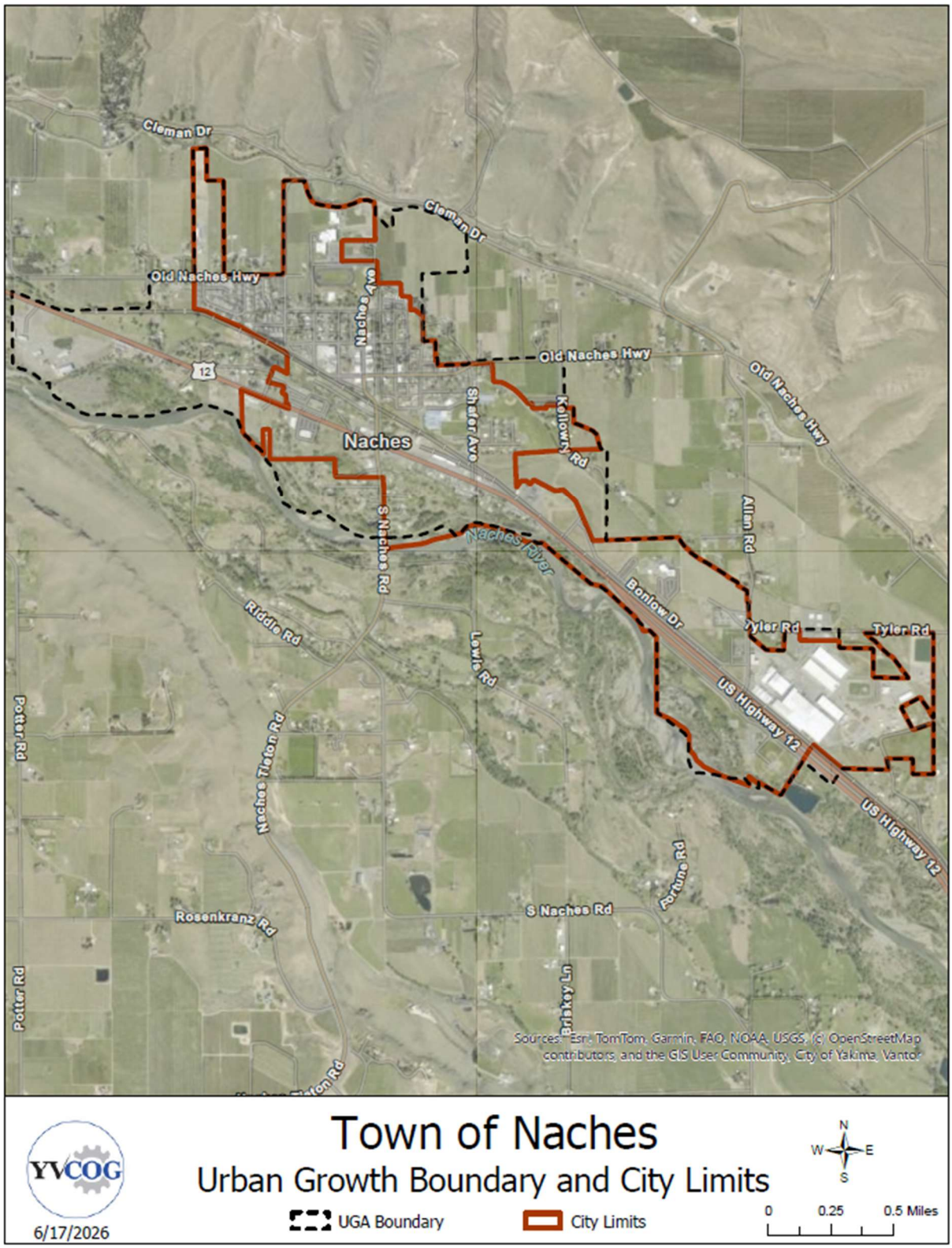
Figure 2-1 – Town of Naches Urban Growth Area



MAJOR LAND USE CONSIDERATIONS

1) How will Naches achieve a balance between encouraging its tourist trade and protecting and enhancing its agricultural base?

2) Naches has a significant number of persons over the age of 50 within the community, however, the percentage of young families within the Town is increasing. What kind of actions by the Town need to take place to meet the increasing demand for services, and impacts on schools and parks?

3) How will Naches ensure that housing remains affordable for residents across all income levels, as well as for historically disadvantaged communities?

43) How will Naches ensure that there continues to be an adequate provision of senior housing, such that as residents get older that they have a place to retire within the community?

45) How does the Town balance revitalizing and preserving its historic downtown core while also improving the attractiveness and safety of new development along the Highway 12 corridor to support ongoing commercial growth?~~How does the Town maintain its traditional downtown core when new development is oriented towards Highway 12?~~

65) What can the community do to attract complementary industrial growth? Can they develop a land base for that purpose?

76) How can the community market their agricultural products to make them more attractive to tourists?

87) If the logging industry declines further, and the wood products mill closes, can the Town make use of the facility and employees for other manufacturing purposes? What type of manufacturing would be appropriate if this were to occur?

II. EXISTING CONDITIONS

History

Naches, Washington is located at the foot of Mt. Clemans on Highway 12, approximately 12 miles northwest of the City of Yakima. It is a small town of ~~830~~ 1,125 people, located in a farming area on the foothills of the Cascade Mountain Range. A large quantity of fruit, including apples, pears, cherries and peaches are grown on the rolling hills and river valley surrounding the Town. The number of privately owned warehouses and growers' cooperatives indicates the large crop of fruit that is taken from the valley each year. Naches is the gateway to a large forested area in the Cascade Mountains to the west, where logging operations are carried on. At one time, lumbering kept many of the residents busy in all phases of the industry, from the forest to the kiln dried products ready for market. Due to a variety of reasons, a large lumber mill located on the west edge of town closed in 2006.

Early Naches Area Schools

The first school building was erected on the northeast corner of Sinclair Avenue and 2nd Street (present location of the Naches Presbyterian Church). As school enrollment increased, it became evident a high school was needed, so in 1922, one was built on the hill at the north end of Naches Avenue. As enrollment continued to increase, Naches residents voted to build a second high school on Shafer Avenue that opened

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in 1938. The old high school on the hill was converted into the Naches Grade School. In 1944, Lower Naches and Naches School Districts were joined creating the Naches Valley School District, Joint #3. In 1978, the current high school was ready for occupancy, and the old high school on Shafer Avenue became the Naches Valley Middle School. In 1994, that building was partially demolished and a new, modern, technologically advanced Middle School was built to house students from grades 5-8. In 2016, the new Naches Elementary School was built on Bonlow Drive, serving students from Kindergarten to 4th grade (K-4). The construction of the school also included new improvements to infrastructure between downtown and Alan Road.

Early Development of the Town

The Confederated Tribes and Bands of the Yakama Nation were the traditional stewards of the land on which Naches sits. For centuries, the Naches River was an important part of a trade route over the Cascade Mountains through Naches Pass. Originally called~~Called~~ "Natchez" ~~by the Indians~~, its name means "rough, turbulent water" taken from the swift moving river flowing past. The Town has had several different spellings, but in 1908 the United States Postal Authorities changed the name to its current spelling. The Treaty of 1855 marked the beginning of settlement from the westward expansion of the United States.

~~Establishment of a Post Office~~

The Natchez area post office was first established on June 6, 1878. It was discontinued in December of 1881, and re-established in January of 1882, only to be discontinued again in November of 1885. Finally on July 28, 1906, the first permanent post office was located in Naches and thus, the name changed in 1908.

In 1905, the land company of West and Wheeler started platting the Naches town site on land originally homesteaded by the Denton's, Newton Hecox, and Abner Sinclair. Prior to this time, settlers were arriving in the Naches Valley primarily to farm. Harry Painter (grandfather of past Mayor Douglas MacNeil) arrived in 1896 to begin a thriving creamery business in which farmers found a new prosperity coming their way. Many large homes still found in the Nile, Wenas, and Lower Naches were built with creamery money. In 1905, Mr. Painter built the first store in Naches on the SW corner of Moxee Avenue and 2nd Street (currently the yard of Kit Hawver). Lumber for the store was hauled by horse and wagon from a mill in the Wenas.

By 1906, the population of the Naches area was growing so rapidly that Alfred Penney plotted twenty acres of his land adjoining the Town on the west for a new housing development. Between January 31 and May 13, 1907, the Town's population grew to 300 residents and a Town water system was then under construction. Instrumental to the Town's growth was the operation of the North Yakima and Valley Railway, whose terminus was at Naches. This road was constructed by local enterprise as a corporation with George Donald president of the Yakima National Bank at its head. After its first year of operation, the railroad was hauling substantial tonnage of product to market and increasing its passenger service into a steady profit. The North Yakima and Valley Railway continued to operate as a local enterprise until its eventual absorption by Northern Pacific Railroad in 1914.

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Naches is as far west as the railroad extends, and has been the jump off point for several large water control projects. All of the materials for the Bumping Lake Dam (completed in 1910), and the larger Rimrock Dam and Reservoir project (completed in 1925), were taken off the train at Naches and hauled by teams and wagons approximately thirty-five miles west to the building sites. The original historic depot still stands in Naches (southwest corner of Naches Avenue and Railroad Street), and serves as a Visitor Center and community meeting place. In addition, a Federal Building was constructed in Naches to oversee the Reclamation projects. The Federal Building, now known as the Starkey Building, still stands at 609 2nd Street. Both the railroad and dam projects encouraged population growth in the area.

The young town's commercial development, ca. 1911, included two general stores, a hotel, two pool halls, a butcher shop, two blacksmith shops, the Naches State Bank (still standing at the NW Corner of Moxee Avenue and 2nd Street), a post office, and a telephone exchange. A Presbyterian Mission was started in the Naches Valley in 1885 to meet the religious needs of the settlers. In 1893, the Naches Presbyterian Church was organized and their first church was constructed near the foot of the Wenas Grade. In 1908, the building was moved to a site on the west side of Moxee Avenue between 2nd and 3rd streets. Today, this building is the home of St. John's Catholic Church. Commercial and social activity needs were met by the Fruit Growers' Association, a lodge of Modern Woodmen of America (currently the club house for Cleman's View Sports Complex), the Naches Social Club, the Commercial Club, and a grange.

Irrigation and Agriculture Grows

Provision of irrigation and domestic potable water also led to growth of the Town. Water for irrigation and domestic usage by the Town and northern Yakima was supplied by the Wapatox Canal. Through a gravity flow system, water was fed the length of the valley as it passed along the southern base of the mountains on the north side of the Naches River. Pressurized pipelines then extended out from the central canal to individual user properties. Electrical power to "all parts of the valley below Selah" was provided by the Naches Power Plant which made use of the canal's waters for provision of electrical power.

Denton purchased one half of the 500 cherry and apple trees brought into the valley by J.M. Kincaid and "Preacher" Capps in 1878, and the three of them started the fruit industry. The nature of Naches Valley agriculture began to change after 1900; the impacts of national irrigation, farm type, and crop preference were to evolve as well. The era of open range grazing of cattle and sheep had ended with the coming of the railroad. The combination of several severe winters during the 1880-1890 period caused heavy cattle losses and at the same time competition for access to range and water was increasing.

By 1911, agriculture in the Naches Valley was represented by fenced ranches of beef cattle, sheep, and dairy herds, as well as "ranches" of hay, alfalfa, clover, and young orchards, all irrigated. However, fruit growing was more common in the vicinity of Naches, with orchard operations typically ranging in size from five to 40 acres. According to McCormick (1911), large commercial orchard operations were just corning into bearing at this time. Apple, pear, peach, cherry, and other small fruit orchards were beginning to dominate the agricultural output of the area at the expense of hay production. The expanding fruit industry was to further stimulate other types of industrial endeavors. Naches became the site of lumber mills and box factories which produced wooden shipping containers for agriculture produce. Both the abundance of

localoflocal fruit and the Cascades' ample timberresources timber resources favored the location of agricultural-related industrial growth.

The Town of Naches Incorporates

By 1920, the Naches Commercial Club was exerting its influence to incorporate the Town. Incorporation occurred in 1922 and Lewis Smith, a local merchant, was elected as mayor.

Physical setting

Naches rests at the foot of Mount Clemans on State Highway 12, approximately 12 miles northwest of the City of Yakima. The lands around Naches consists mainly of orchards and the foothills of the Cascade Mountain Range. The existing pattern of land use has been shaped by agriculture, logging, and their related industries. The introduction of rail transportation, dam construction, and intensification of irrigation efforts has also encouraged growth within the community.

~~***Current Land Use Inventory***~~

~~Table 2-2 summarizes current land uses in the Town of Naches. Figure 2-2 maps the current land uses within the Naches UGA. Single-family residential and commercial uses comprise the most predominant land uses in Naches, accounting for 22.4% and 19.2% of the Town's total acreage, respectively.~~

~~Called "Natchez" by the Indians, its name means "rough, turbulent water" taken from the swift moving river flowing past. The Town has had several different spellings, but in 1908 the United States Postal Authorities changed the name to its current spelling.~~

~~***Establishment of a Post Office***~~

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Current Land Use Inventory

Table 2-12 summarizes current land uses in the Town of Naches. It should be noted that the current land use inventory is based on Yakima County Assessor records, which provides a snapshot of how a parcel in Naches and its UGA is currently being used (e.g. residential, commercial). The information may or may not correlate with the property's zoning or future land use designation (FLU). Current land use is reflected in Table 2-1 and Figure 2-2. ~~It uses the data provided by the Yakima County Assessor. Figure 2-2 maps the current land uses within the Naches UGA.)~~. Future land use is discussed in Section III. Single-family residential and commercial uses comprise the most predominant land uses in Naches, accounting for ~~22.4~~21.7% and 18.6~~19.2~~% of the Town's total acreage, respectively.

Table 2-1. Current Land Uses Town of Naches and UGA

Land Use	# of Parcels	Total Acreage	% of Total

Agriculture	11	78.9	12.0%
Commercial	54	42.3	6.4%
Industrial	6	122.6	18.6%
Multi-family Residential	36	9.9	1.5%
Other Residential	20	13.4	2.0%
Public Recreation	8	58.5	8.9%
Public Service	15	72.9	11.1%
Single-family Residential	328	143.0	21.7%
Transportation	14	5.5	0.8%
Unassigned	1	0.8	0.1%
Undeveloped Land	65	105.1	15.9%
Utilities	5	6.5	1.0%
Total	**563**	**659.4**	**100%**

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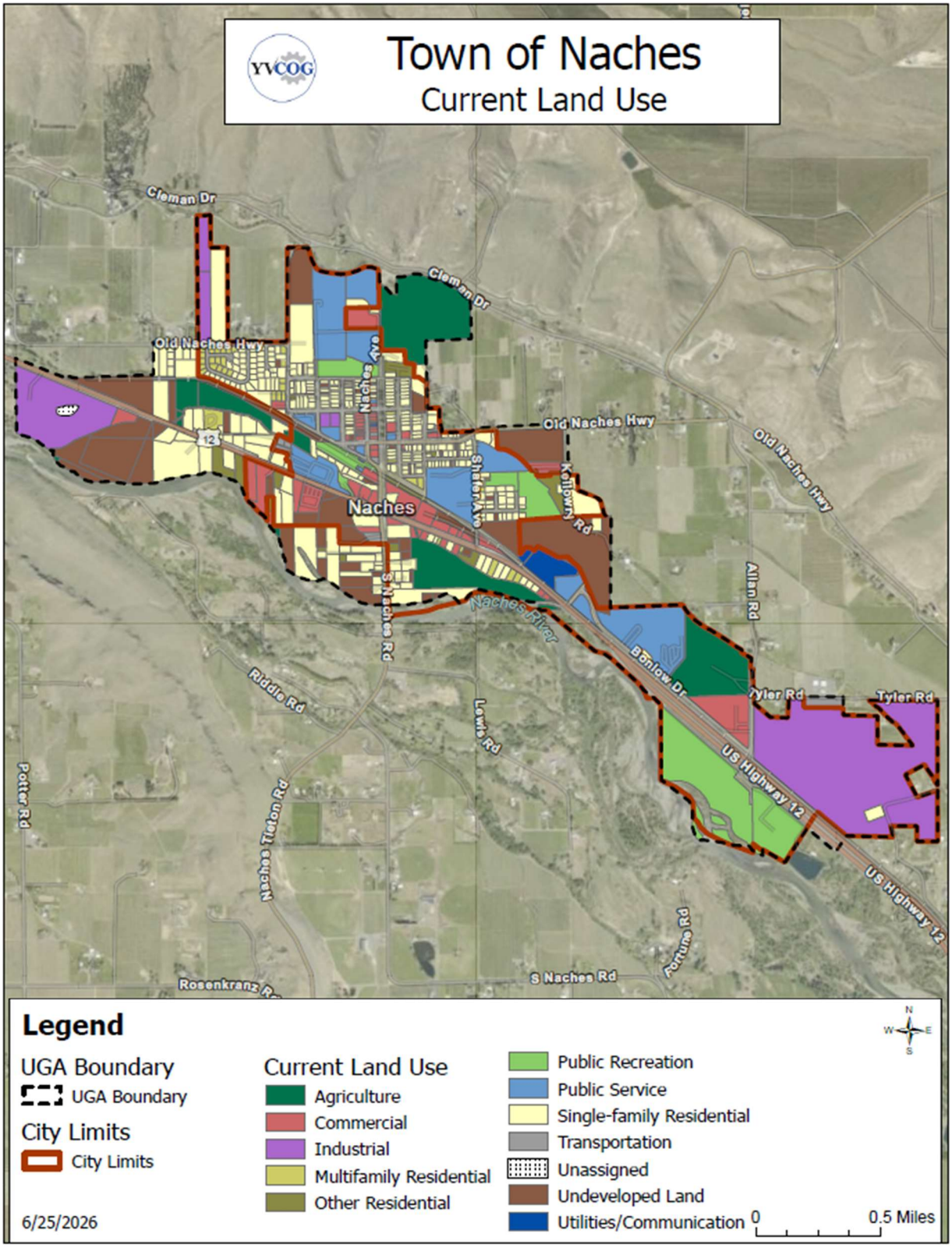
Figure 2-2: Town of Naches Current Land Use



Land Use within the Town of Naches

Residential Land Use

Approximately 166~~295~~ acres are devoted to residential uses in Naches. The majority of single-family development and higher density housing is located north of the former railroad right-of-way, now the Yakima Greenway trail, in the area surrounding the downtown business core. Zoning in this area is R-1 Single-family Residential Zone or R-2 Multifamily Residential Zone. This area is relatively dense in terms of population, with population densities ranging from 1,000 or more persons per square mile (see Figure 2-3, Population Density).

Lower density residential uses occur south of Highway 12, farther from the Town center. These parcels are mostly zoned GB General Business Zone. This means the existing residential land uses are legal nonconforming, which restricts expansion of residential uses on those parcels.

The majority of the housing stock in Naches consists of single-family homes, including manufactured homes. Manufactured ~~Mobile~~ home parks account for 0.8% of the total housing stock, while multifamily housing accounts for ~~1.1~~2% of the housing stock.

Commercial Land Use

There are ~~68.1~~42.3 acres of commercial land within the Town limits, accounting for ~~19.2%~~6.4% of the Town's total acreage. The commercial core of the Town is located north of the Yakima Greenway trail, and is centered along Naches Avenue between Railroad Street and Third Street. The remainder of commercial development is mostly located along Highway 12, between the east and west city limits. This commercial area caters to highway service as well as local residents.

~~Naches's~~Naches' commercial core is made up of retail and service businesses that meet many of the daily needs of residents, such restaurants, convenience stores, small retail shops, taverns, repair shops, and professional services.

Along Highway 12 are primarily auto-oriented service businesses including mini-marts, restaurants, fruit and vegetable stands, auto part and tire stores, gas stations, small retails stores, and antique stores all aimed toward getting the attention of tourists on their way to White Pass or other destinations. Other service-oriented businesses and retail shops are also located on Highway 12.

Industrial Land Use

~~Currently, there are no parcels in industrial land uses within the Naches Town limits.~~6 parcels are classified as industrial, a total of 122.6

Agricultural Lands

Agricultural lands account for ~~5.8~~78.9 acres of the Town's total land area. Orchards and pasture make up most of the agricultural lands found within the Town and its UGA.

Transportation

Transportation corridors account for 0.8~~3~~% of the total Town acreage. The majority of this acreage is devoted to road rights-of-way.

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Cultural Resources

Historic preservation may be defined as active protection of properties significant to ~~Naches's~~Naches' past. In the Town, there are historically or culturally significant places that are important to the Town residents, but not protected as the Town does not have a local historic preservation program. These historic places range from houses associated with people who were instrumental in the shaping of the Town and greater Naches area, to houses that represent a particular architectural or vernacular style found only in this area, to buildings associated with ~~Naches's~~Naches' agricultural past.

Historic buildings and places are summarized in Table 2-3. In the Naches UGA, there is one historic building listed on the State Register of Historic Places - the Naches Bandstand, at Canal Street and Second Street in the canal right-of-way. In addition, Naches has several buildings of local significance related to the Town's development. The Starkey Building, formerly known as the Federal Building, was built in 1920 by the U.S. Government as a part of the Rimrock Dam Project completed in 1924. The Chevron gas station on Highway 12 and Naches Avenue, built in the late 1920s or early 1930s, which is considered unique for the decorative use of concrete and a spire that resembles the Washington Monument. Other buildings of local historic significance include the Naches Train Depot, renovated in 2008; the Naches Town Hall, believed to have been constructed in the 1920s; St. John's Catholic Church; and the Naches State Bank.

Table 2-~~3~~2. Town of Naches and Vicinity- Historic Buildings and Places

State Register of Historic Places	**Location**
Naches Bandstand (1919)	Canal Street & Second Street, in the canal right-of-way
Buildings of Local Historic Importance	**Address**
St. John's Catholic Church (1920s)	213 Moxee Avenue
Chevron Gas Station (late 1920s)	Highway 12 & Naches Avenue
Naches State Bank	600 S. Second Street
Naches River Bridge	Confluence of Tieton & Naches Rivers
Naches Town Hall (1920s)	306 Naches Avenue
Naches Train Depot and Railroad Corridor	Naches Avenue & Washington Central Railroad tracks
Penney Farms - Homestead	10140 Old Naches Highway
Starkey Building (1920)	609 S. Second Street

Vacant lands account for 37.0 acres, or 10.4% of ~~Naches's~~Naches' total land area. ~~Naches's~~Naches' vacant lands are primarily located within the GB zone; some parcels are also located in the R-1 and R-2 zones. Vacant lands consist both of vacant parcels and vacant buildings.

Zoning

Naches currently has five zoning designations:

R-1: Single Family Residential. Permitted uses include single-family dwellings, mobile homes, mobile home parks, and family day cares. Minimum lot size is 7,200 sq. ft.

R-2: Multifamily Residential. Permitted uses include single-family dwellings, mobile homes, multifamily residences, mobile home parks, and family day cares. Minimum lot sizes are 5,000 sq. ft. (single family), 8,200 square feet (duplexes), 10,200 sq. ft. (triplexes), 12,200 sq. ft. (fourplexes).

GB: General Business. Permitted uses include wide variety of commercial uses - see NMC 17.20. No minimum lot sizes; no setback requirements except 20-foot front yard setback along Highway 12. Maximum building heights is 35 feet.

L-1: Light Industry. Permitted uses include wide variety of industrial uses - see NMC 17.24. No minimum lot sizes; no setback requirements except 20-foot front yard setback along Highway 12. Maximum building heights 35 feet.

PLI: Public Lands/Institutions. Permitted uses include cemeteries, churches, community centers, group homes, fire and police stations, hospitals, schools, libraries, museums, and other public facilities. No minimum lot sizes; setbacks range from 25-30 feet; maximum building height 40 feet.

Current Land Use within the Unincorporated UGA

Within the unincorporated UGA, lands are primarily used for agricultural purposes (see Figure 2.2). Approximately 36.0% of the total acreage is devoted to agricultural lands, and 23.9% is devoted to single-family residential development.

~~Table 2.4 summarizes the existing land uses within the unincorporated UGA.~~

~~Table 2.4. Current Land Use Summary, Town of Naches Unincorporated UGA~~

~~Land Use~~	~~# Parcels~~	~~Acres~~	~~% Total~~
~~Agriculture~~	~~12~~	~~81.3~~	~~36.0%~~
~~Industrial~~	~~2~~	~~26.4~~	~~11.7%~~
~~Commercial~~	~~4~~	~~4.4~~	~~2.1%~~
~~Single Family~~	~~55~~	~~53.8~~	~~23.8%~~
~~Multifamily (2+ Units)~~	~~4~~	~~6.4~~	~~2.8%~~
~~Other Residential~~	~~2~~	~~1.4~~	~~0.6%~~
~~Public~~	~~1~~	~~2.0~~	~~0.9%~~

~~Transportation~~	~~1~~	~~0.4~~	~~0.2%~~
~~Vacant~~	~~21~~	~~49.2~~	~~21.8%~~
~~Total Acreage~~	~~102~~	~~225.6~~	~~100.0%~~

~~Source: 2015 County Assessor Records~~

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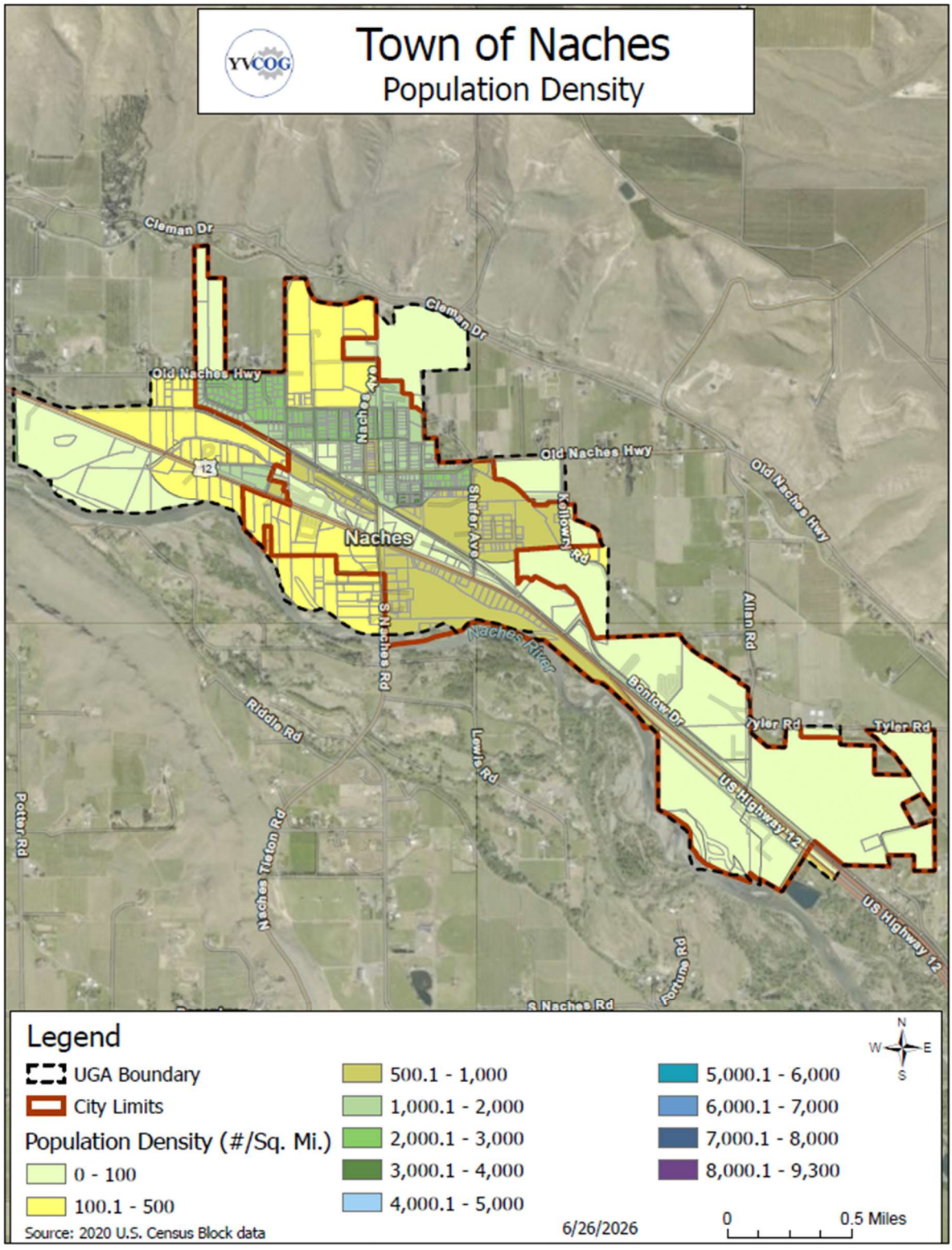
Figure 2-3 Town of Naches Population Density



ANALYSIS/FORECASTS

Population Trends, Demographics and Projections

Growth in Naches

The Town of Naches grew steadily since its incorporation in 1922, until the 1960s when the population began to decline, and continued to do so until the early l990s. The decline in population during this period can be attributed to a general slackening in agricultural activities, as well as a replacement of mechanization for hired labor on the farm. The population grew through between 2015 and 2020, ~~the 2010~~, after which it stagnated; ~~in the past two years it has grown slightly~~with a slight uptick in growth between 2024 and 2025.
.

Table 2-3. Town of Naches Population Trends, 1940-2026~~15~~

Year	Census Population[3]	OFM Population Estimate[4]	Total Change Per Decade	Total Change Per Year	Percent Change Per Decade	Average Percent Change Per Year
1940	536			-	-	-
1950	633		97	-	18.1%	1.8%
1960	680		47	-	7.4%	0.74%
1970	666		-14	-	-2.1%	-0.21%
1980	655		-11	-	-1.7%	-0.17%
1990	596		-59	-	-9.0%	-0.90%
2000	643		47		7.8%	0.78%
2010	795		152		2.4%	0.24%
2015		830	35			
~~2011~~ 2020		1,084~~805~~	-254	+254~~+10~~	-	26.5%~~0.1%~~-
~~2012~~ 2021		1,110~~805~~	26-	+26~~0~~	-	2.37~~0.0~~%
2022 ~~2013~~		1,125~~805~~	15-	+15~~0~~	-	1.3%~~0.0%~~
2023 ~~2014~~		1,120~~815~~	-5-	-5~~+15~~	-	-0.45~~0.1~~%
2024 ~~2015~~		1,125~~830~~	0-	+5~~+15~~	-	0.45~~0.01~~%
2025		1,150	25	+5	35.5%-	2.2%

Demographics

Based on 20202010 Census population data, 62%92.8% of Naches'sNaches' population is white, while 31.3%8.3% is Hispanic or Latino (of any race). The remainder of the population consists of black or African American (0.7%0.6%), and American Indian and Alaska Native (1.4%1.5%).

Approximately 28.527% of the population is under the age of 19, while 12.96% of the population is over 65 or older. Approximately 35%41% of Naches'sNaches' population is between the ages of 25 and 54; 16.5%8.1% is between the ages of 45-54 (2010 2020 Census). These data suggest that Naches, at the time of the 2010 2020 Census, is a town of families raising children, but also with a significant component of older and aging adults.

The large population of those under 19 has implications for the potential future demand for educational and social services, as well as for the recreational needs of these age groups.

Population Projections

Table 2.5 summarizes the Town's preferred alternative population projection through the year 20402046. These population projections were developed by the Yakima County Planning Division in 2015, based on projections for the County as a whole that were provided by the OFM for use in comprehensive planning efforts5.

Table 2-4. Preferred Alternative
Population Projections through 20402046 (OFM/Yakima County)

Year	Projected Growth
2015	830
2020	881
2025	1,147931
2030	1,265982
2035	1,3961,033
2040	1,0841,540
2046	1,732

In developing these projections, the Yakima County used the following major steps and data:

1) 1) Used OFM's Estimates 20-year medium annual growth rate for the County, which projected a steady annual decline for the County.
1) used OFM's April 1, 2022 population estimates
2) Calculated the Annual Average Growth Rate % Changes and AAGRs for Yakima County, its cities, and town's
3) Projected the county's population from 2020-2046 using the County's AAGR
4) Collected the latest OFM 2022 "GMA Low, Medium, and High" population projections for Yakima County
5) Compared analysis of the County's AAGR projections, OFM's 2022 projections and the County's 2015 allocations.
6) Calculated Yakima County's preferred alternatives and allocations

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7) Expressed each city and town's projected populations using their AAGRs and determined the unincorporated area population of the county
8) Summarized each city and town's review of the county's draft preferred alternative allocations
9) Reported impacts of the current population projections on future Land Capacity Analyses (LCAs)
10) Reported the County's finalization of the preferred alternative and allocations.

Source: Yakima County Public Services Department Planning Division, Long Range Planning Section. April 8, 2025. Staff Report: Yakima County Population and Employment Projections and Allocations.

~~2) Used OFM's annual population estimates for each city from 2010-2014.~~

~~3) Compare both sets of OFM growth rates. If a city's annual growth rate over the last year (from OFM estimate) is higher than OFM's 20-year annual growth rate projected for the County, then the higher of the two growth rates were used. If lower, then the County adjusted the city's growth rate to reflect the difference between the two rates.~~

~~4) Made the adjustments to all cities and then incorporated the same rate of decline mentioned in step 1 to all growth rates used, to ensure that the projected growth rates used by the County still incorporated and were consistent with OFM's projected rate of decline countywide.~~

~~5 Yakima County Public Services Department Planning Division, Long Range Planning Section. July 14, 2015. Staff Report: Yakima County Population and Employment Projections and Allocations.~~

Analysis of Economic Conditions

The overall economy in Naches is good in terms of agricultural production, but some of the small businesses located within the central business district are struggling due to lack of clientele and business that doesn't utilize modem technology. Naches is experiencing a shift from being primarily a farming and logging community to a bedroom community for the greater Yakima area, as well as a destination for travelers. Intense agricultural production still occurs, but mainly in areas surrounding the Town's UGA. In more recent years, the size and number of the agricultural parcels within the Town limits has been reduced due to demand for residential parcels.

~~Naches's~~Naches' economy, to a great extent, is based on fruit growing, packing and shipping, especially apples, pears, cherries and peaches. Tourism continues to be a growing industry within the Naches vicinity, for two reasons, I) due to the Town's location near to camping, skiing, hunting and fishing areas, and 2) as it relates to the marketing of agricultural products, where fruit stands and markets sell those products to tourists.

As with many small towns located adjacent to major highways, ~~Naches's~~Naches' central business district has suffered with the development of Highway 12. Naches Avenue was once the main street for commercial businesses which have relocated onto Highway 12. The majority of the Town's commercial businesses are now located on Highway 12, making it the Town's economic base.

Land Available for Economic Development

Within the Town, there are currently ~~498.3~~150.1 acres of undeveloped land. As discussed previously, the term "undeveloped land" includes parcels designated by the County Assessor as "vacant," "residential land undeveloped," "current use agricultural," and "agricultural not current use." Land designated as undeveloped has the potential to develop to a residential, commercial, industrial, or public use within the 20-year planning period..."

~~Table 2.6 summarizes the amount of undeveloped land that is potentially available for future development, in each future land use designation.~~ The future land use designation indicates how land is planned to be used in the future, as indicated by the Future Land Use Map, illustrated in Figure 2.7 (page 2-32).

Table 2.5. Undeveloped Land in Future Land Use Designations in Town of Naches

Designation	Total Acres
Residential	~~138.0~~59.9
Public	~~3.1~~30.2
Commercial	1~~38.8~~
Industrial	47~~348.4~~
Undeveloped Land Total	**150.1~~498.3~~**

Analysis of Physical Conditions

The main natural physical constraints to development in the Naches UGA are associated with the Naches River. These constraints include the I-00-year floodplain, associated wetlands and riparian areas located on the north bank of the river. Development along the Naches River falls under the jurisdiction of the Shorelines Management Act. Naches has adopted Yakima County's Shoreline Master Program for goals, policies and regulations to manage these shoreline areas. Yakima County's shoreline management designation of the portion of the Naches River that runs through the Naches UGA is "rural." A rural designation is intended to protect agricultural land from urban expansion, and to restrict intensive development along undeveloped shoreline areas which might interfere with the normal operation or economic viability of an agricultural activity located on adjacent associated shoreline areas.

Other constraints include soils, particularly Weirman sandy loam, which is generally excessively drained and places some limitations on development. These constraints include potential limitations in septic tank absorption fields due to wetness and poor filtration (see the Natural Systems Element for a complete description). This type of soil is located on the south side of Highway 12 and west of Town.

Man-made physical constraints may limit development in terms of access to new development for potential clientele and shipping functions. These constraints include: the former railroad right-of-way, now composing a segment of the Yakima Greenway in Naches; the Pacific Power and Wapatox canals, and Highway 12, which divides the Town into northern and southern sections.

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Analysis of Infrastructure

Water System

The existing Town of Naches water system consists of one distribution pressure level. The static pressure level ranges from 45 to 105 psi, serving a maximum water service elevation of 1,560 feet. One 500,000 gallon concrete reservoir serves the Town. The existing transmission and distribution system is looped where possible and consists of mainly six-inch or larger ductile iron pipes.

Water is supplied directly into the distribution from two primary source wells and one emergency well. The maximum pumping capacity is 775 gallons per minute (GPM). A telemetry system located at the Naches Library controls the pump operation based on the water level in the reservoir.

The water supply currently meets the needs of the residents and businesses in Naches, as well as some County residents. The Town current~~ly~~ ~~has~~ water rights are adequate ~~in~~ for providing for existing water demands through 2032, if projections change water rights may become a limiting factor in supplying water for the Town. Additional water rights may need to be obtained in the future; this is a lengthy process.

See the Capital Facilities Element for a more complete discussion of water system facilities and capacities.

Sewer System and Wastewater Disposal Facilities

~~Naches's~~Naches' sewage treatment facilities are located on three parcels, which combined make up a 6.82 acre site. The Town's treatment plant is located north of Highway 12 near the Town. ~~Naches's~~Naches' wastewater treatment system is an activated sludge system.

The treatment plant is currently at approximately 50 percent capacity. The treatment plant was upgraded in 2003 with a new clarifier, mono-belt filter press and ultra violet treatment. ~~There are additional plans~~

Storm Water Facilities

A portion of the storm water in Naches flows into storm sewers which drain into drainage ditches. These drainage ditches flow into the Naches Drain, which in turn~~m~~ flows into the Naches River. Per the Town of Naches Design and Construction Standards and Specifications for Public Works Improvements, storm runoff occurring on all new lots and developments (private property) shall be retained and disposed of on-site. No storm runoff from private property will be allowed to enter public property or the Town's storm drainage system. All infiltration storm drain facilities shall have oil and silt separation and treatment. Infiltration facilities shall be designed in accordance with the current edition of the Stormwater Management Manual for Eastern Washington. The Town purchased a sweeper/vactor truck in 2015 for maintaining the roadway surface and stormwater system. Streets are regularly swept to remove sediment, debris, and pollutants from roadways to prevent them from entering the stormwater system. Each catch basin within the Town is cleaned annually. In addition, catch basin lids are inventoried annually as to their condition and replaced if necessary.

~~The Town has no immediate plans for improving the storm water system; however, the Town would eventually like to eliminate discharges to surface water.~~

Analysis of Public Facilities and Services

Public services are an integral part of land use planning to accommodate future growth in Naches, as the amount of land area that public services use can be considerable. Included within this category are public facilities and services, such as local and federal government facilities; institutional uses; medical and emergency facilities; and parks and recreational facilities. Other uses include lands and facilities devoted to public and private utilities.

The Town has a total of ~~150.6~~90.36 acres or 42.5% of the Town's total land area devoted to public facilities and services, including government, parks, education, and other public uses. The location of public services should be determined carefully, as there are important health, safety, environmental and aesthetic considerations associated with their location.

All facilities and services are discussed in more detail in the Capital Facilities Element.

Police and Fire Protection

Naches has adequate water and hydrants to ensure safety against fire for the residents of the Town. The Naches Fire Station, Yakima County Fire District No. 3 located at 101 W Second Street ~~111 Naches Avenue~~, provides fire protection for the Naches UGA.

Police protection is provided through a contractual agreement with the Yakima County ~~Sheriffs~~Sheriff's Office. There are no physical facilities within the Naches UGA.

Medical and Emergency Facilities

Naches Station Fire District No. 3 provides emergency medical services for victims of trauma or severe medical problems within the Naches UGA. The firefighters do an evaluation of the victim, provide first aid, and prepare for transport by Advanced Life Systems or American Medical Response.

The nearest hospitals to the Town are located in Yakima. The Yakima Valley Memorial Hospital provides 24-hour emergency services. Memorial Hospital contracts with several companies to provide emergency "flight for life" services when medical staff determine patients can be better treated at a hospital outside of the area.

Public Education Facilities

Educational services for the Town are provided by the Naches Valley School District No. 3. In 2016, Naches Valley Primary and Naches Valley Intermediate Schools closed. Meanwhile, the Naches School District completed construction of the new Naches Valley Elementary School, funded by a local bond approved in 2014. The new school includes a full-sized gym and improved and updated facilities. The Naches School District also completed construction of a new stadium at the Naches High School in 2016. There are three school facilities within Naches: the Naches Valley Elementary School, serving grades K-4, at 151 Bonlow Drive; the Naches Valley Middle School, serving grades 5-8, at 32 Shafer Avenue; and the Naches Valley High School, serving grades 9-12, at 101 Fifth Street. Administrative offices are located at 24 Shafer Avenue and the bus garage is at 27 Shafer Avenue.

Government Facilities

Town Hall and the Naches Library, which is part of the Yakima Regional Library system, provide basic support facilities to Naches residents. The Town Hall is open about 34 hours per week, and the Library is open about 20 hours per week. Neither facility has immediate plans for expansion.

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The Naches Visitor's Information Center is located in the Historic Naches Train Depot, which was renovated in 2008.

Parks and Recreational Facilities

There are two parks in Naches. Applewood Park is approximately 4.5 acres, and is located at 105 W. 4th Street. Applewood Park includes the Naches Swimming Pool and two basketball courts. It is adjacent to the Naches Valley High School's recreational facilities, which include a track and a ball field. Cleman's View Sports Park and Sports Complex is approximately 44.6 acres, located at 8894 US Highway 12, at the southeast comer of the Town. ~~There are no further updates or plans for any other open spaces or parks. The Town of Naches did add the facility west of the Depot that has movie nights in the summer.~~ ~~These~~ Applewood is ~~are~~ funded and run through the Naches Parks and Recreation District. The park includes a pool, which hosts a large swim team. ~~by the Town and run by the Naches Depot Association~~. Clemen's View ~~park is private~~Sports Park and Sports Complex, a private park, includes a~~—~~ pickleball court and hosts ~~and~~ a little league team. The Naches Train Depot Park, located at the west end of the Naches Greenway Trail, hosts community events throughout the year.

The region outside the Naches UGA offers additional recreational opportunities. The Naches Ranger Station manages a portion of the nearby Wenatchee National Forest. The Cascade Mountains west of the Town provide opportunities to watch wildlife, hike, ski, fish, boat, hunt, snowmobile, and bike in numerous recreational areas along White Pass Scenic Byway and Chinook Pass Scenic Byway. The Town also enjoys quick access to the White Pass Ski Area. The Oak Creek Wildlife Area is about 5.3 miles west of the Town, and includes a feeding and viewing area for bighorn sheep. The Baugess Wildlife Refuge, approximately 2.5 miles west of the Town, consists of approximately 22 acres of forested swamp wetland. In addition, adjacent to privately owned lands located on the hillside north of the Selah Valley Canal, is the elk winter range owned by the Department of Wildlife. Town residents and visitors have access to this range, and it also contributes visually to the Town's open space network. Figure 2-4 identifies parks and open space in the Town.

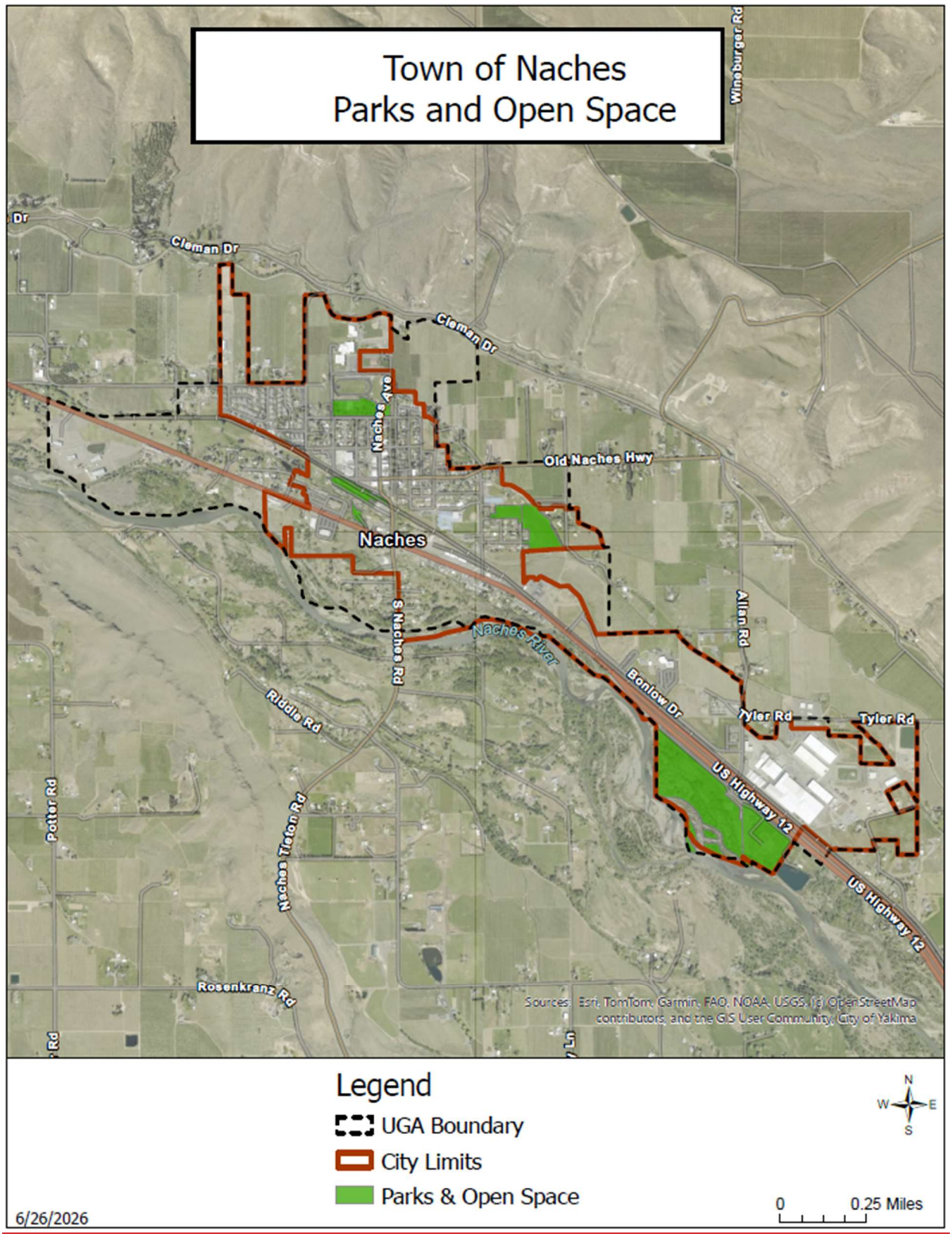
Open Space Corridors

The GMA requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

The Naches River Corridor is an open space corridor used occasionally by sensitive species and contains sensitive wildlife habitat. Sensitive species located in or near the Naches UGA are discussed in the Natural Systems Element.

The Yakima Greenway is an approximately 20~~18~~-mile-long regional multi-use path connecting Naches, Yakima, and Union Gap in the upper Yakima Valley. The Yakima Greenway provides a valuable walking, jogging, and bicycling path that is used for both recreational and commuting purposes. ~~. The Yakima Greenway Foundation has been working to complete a trail segment from Naches to 40th Avenue in Yakima. To date, all but two miles of the trail segment have been constructed. In the Naches UGA, the~~The Greenway runs from the Visitor's Center at the Historic Train Depot on Naches Avenue, southeast to the Allan Road. These improvements were funded and maintained by the Town of Naches. The Greenway then continues ~~on to Old Naches Highway~~along Highway 12, incorporates spurs from other communities in the Yakima area, eventually terminating in Union Gap. . ~~The Yakima Greenway Foundation is currently seeking funding to complete the final segment connecting the Old Naches Highway to 40th Avenue in Yakima.~~

Figure 2.4 Parks and Open Space



Community Facilities

There are nine churches located in the Naches UGA. Community organizations include the Naches Lions Club, Upper Valley Little League, Cleman's View Park and Sports Complex Association, Naches Friends of the Library, and others.

Future Land Use Needs

The GMA requires that jurisdictions identify where future growth will occur, how the land will be used, and the density and intensity of that growth. To meet this requirement and wisely manage future growth, the community must decide how it will grow in the future and develop a future land use map that reflects community decisions.

This discussion will analyze and quantify estimated future land use needs based on ~~Naches's~~Naches's preferred alternative population projection (see Table 2.7). Assumptions and methodology are based on the UGA analysis completed by Yakima County in ~~2015~~ 2025.7, as well as an alternate detailed Land Capacity Analysis performed by YVCOG's GIS analyst in 2025.

Residential Land Use Needs

Residential Land:

Vacant residential lands are lands within a residential zoning district without any residential development located on them. Developed lands are lands with housing developed. Under-developed lands are lands that are large enough to be divided and more housing units built upon them. Under-utilized lands are lands that could be developed with a higher density than currently exists. An example of an under-utilized lot is one that has a single-family residence but can have a duplex placed upon it. For this analysis, we used the following method.

Step 1: Determine the amount of growth expected between now and 2026.

Table 2-6. Population growth by 2046

Population of Naches, 2025 Estimate	1,147
Population of Naches, 2046	1,732
Population Growth	**585**

Step 2: Determine the amount of land available for development in the different zoning districts.

1. Calculate the total amount of residentially zoned land in the Town and Urban Growth Area.
2. Calculate the amount of developed land and environmentally constrained (floodplain, floodway) and *exclude* it from the land available for residential development.

3. For partially developed land, determine the amount of vacant land on that parcel, using GIS mapping.
4. Add that acres of developable land to the vacant land to get the total land available for residential development.

Step 3: Determine how many housing units can be developed, if developed to the highest density. (See explanation below))

Step 4: Compare that to the number of people the town needs to accommodate by 2046 (585).

Naches has two zoning districts that allow for residential development. The table below shows the breakdown of those zoning districts, their minimum lot sizes, and the resulting residential density shown as the number of dwelling units per net residential acre (DU/NRA). The highest density possible is then used to determine the total density possible from the vacant lands remaining in each district to determine if there is enough land available to fulfill the needs for the predicted number of houses. The analyses below show that there is enough capacity within Naches' vacant residential lands for an additional 1,215 people by 2046. Although it is not likely it will develop to that density, it surpasses the number of people that will need housing by 630 people.

Table 2-7 Residential zoning districts - minimum lot size and density

Zoning District	Minimum Lot Size (sq. ft.)	Density (DU/NRA)
R1 Residential Zone	7,200 for SFR	6
	8,200 for duplex	10.5
R2 Residential Zone	5,000 for SFR	9
	8,200 for duplex	10.5
	10,200 for triplex	13
	12,200 for fourplex	14

~~According to the Housing Element, by the year 2040, an estimated additional 110 housing units will need to be added to the existing housing stock to accommodate the 2040 medium population projection of 1,084. The Housing Element also indicates that the estimated total land requirement for new housing to accommodate the 2040 projected population is 24.5 acres. This requirement is based on an assumed average lot size of 8,500 square feet (0.2 acres) per housing unit and assumes that the existing housing pattern would continue. It also includes land for alternative housing types such as foster and group homes.~~

Table 2-8 Total additional people housed

R1 Total Additional Housing Units	Additional people housed
Single Family Residential homes OR	**632**
Duplex units	**1,106**

R2 Total Additional Housing Units	Additional people housed
Single Family Residential Homes OR	**70**
Duplex Units OR	**81**
Triplex Units OR	**101**
Fourplex Units OR	**109**

Total additional people potentially housed: 1,215

(Source YVCOG Land Capacity Analysis, 2025)

Affordable Housing:

The Housing Element, Chapter 5, details requirements for ensuring there is enough land to meet the housing needs of lower-income and very low-income residents. The Zoning and Subdivision Ordinances, Title 16 and 17, respectively, are being updated allow for the development of more affordable housing options such as additional provisions for accessory dwelling units, unit lot subdivisions, multi-family housing, mixed-use residential development, co-housing, and permanent supportive housing.

Commercial Land Use Needs

Currently, the Town maintains approximately 29.6~~60~~ acres in commercial uses. The population projection indicates a population increase 54% ~~of 31%~~ between 20~~1~~25~~5~~ and 2046~~0~~. If this population increase occurs, new businesses will be needed to serve that population. To estimate the future land use need of commercial development during the planning period, the existing per capita~~l~~ commercial acreage (0.0723 acres/person) was multiplied by the projected ~~2015-2040~~2046~~2020-2046~~ population increase, and reduced by .06 acres/person for street needs and other parcel development. This resulted in an estimated additional ~~18.4~~27.6 acres that would need to be provided in commercial development during the ~~2015-2040~~2046~~2025-2046~~ planning period. The Commercial land available from this analysis just barely meets the required commercial land, with a total of 29.6 acres available. One way to address this is that Commercial land can be added by rezoning land that is not currently zoned commercial. A surplus of industrially-zoned land may create an opportunity for such rezones.

Industrial/Manufacturing Land Use Needs

Industrial land uses currently occupy 4.5~~1.2~~ acres. There are 26 acres of vacant industrially zoned -lands in the city and UGA. ~~To estimate the future land use need of industrial development during the planning period, the existing per capital industrial acreage (0.0014 acres/person) was multiplied by the projected 2015-2040~~2046~~ population increase. This resulted in an estimated additional~~There is likely no need for additional industrial land at this time to serve the future population.

~~**0.37 acres need7 Yakima County Public Services Department Planning Division, Long Range Planning Section. July 14, 2015. Staff Report: Yakima County Population and Employment Projections and Allocations.**~~

Public Facilities Land Use Needs

Public facilities, including government facilities, education uses, and utilities uses, currently occupy ~~67.8~~59.94 acres, with 90.36 acres currently zoned as Public. To estimate the future land use need for development of the public facilities uses during the planning period, the existing per capita public facilities acreage (0.0817 acres/person) was multiplied by the projected ~~2015-2040~~2026-2046 population increase. This resulted in an estimated additional ~~20.7~~21.03 acres that would need to be provided in public facilities during the ~~2015~~2020-204~~0~~6 planning period, and since there are 30.23 acres of vacant public land, the growth is not likely to surpass the need.~~.~~

Another public land use is parks. Currently, Naches has a total of ~~49.1~~ 49 acres of parks, or 0.0426~~0592~~ acres per person. ~~To maintain the existing ratio of park land to population, an additional 15.0 acres of park land would be needed during the 2015-2040 planning period.~~

The national standard for city park land recommended by the National Recreation and Park Association is 6.25-10.5 acres per 1,000 residents.~~8 This translates to between 5.2-8.5 acres per Naches's 830 residents in 2015.~~ Naches currently has 49~~37.8~~ acres of park land per 1,150 ~~830~~ residents, and so is well above the national standard. However, national standards, while functioning as useful guidelines, do not necessarily reflect a community's unique situation and needs. Additional park land requirements may be determined by other needs, and how the community sees its park and open space lands fitting into its overall vision, goals and policies.

Agricultural Land Use Needs

There are currently ~~5.8~~78.9 acres of land currently being utilized as agricultural lands in the Town and its UGA. Agricultural production is expected to continue as is necessary to support ~~Naches's~~Naches' agricultural industries. However, these lands will be considered transitional until future residential, commercial and industrial growth pressures result in conversion of these lands to other uses. There is no Agriculturally zoned land in the Town or its UGA. ~~for these uses.~~

~~***Market Choice***~~

~~To account for market choice and for consistency with the 2015 UGA analysis, 25% of the total non-industrial acreage, or 19.7 acres, was added to the total acreage needed during the 20-year planning period.~~

Comparison of Additional Land Requirements to Future Land Use Designations

When market choice is added to the other land requirements, the Town of Naches will potentially need an estimated 172.7 additional acres of development during the planning period to accommodate the anticipated ~~2040~~2046 population projection and accomplish its land use goals.

Table 2.10 summarizes the estimated acreage needed for each land use type within the 20-year planning period for the population projection, compared to the amount of undeveloped land in both the Town and the unincorporated portion of the UGA, by Future Land Use Map designation (see Future Land Use Map, Figure 2-5 page 2-27). Figure 2-4 illustrates the distribution of undeveloped land by the future land use~~8 National Recreation and Park Association. Recreation, Park and Open Space Standards and Guidelines, 1983.~~designation, in both the Town and the unincorporated UGA. Between the Town and the UGA, there

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are approximately 172.7 acres of undeveloped land that could be developed during the 20-year planning period. This capacity is expected to be sufficient to meet both land use and transportation land needs through 20462040.

Table 2.10. Comparison of Additional Acreage Needed During 20-Year Planning Period to Current Undeveloped Land by Future Land Use Map Designation

Land Use Designation	Additional Acres Needed	Available Vacant Acres
		Acres
Commercial	18.4	21.9
Industrial	0.4	26.2
Public	20.7	0.0
Parks	15	0.0
Residential	24.5	84.6
Transportation*	14.7	–
Non-Industrial Market Choice	19.7	–
Total	113.4	132.7

III. FUTURE LAND USE

Figure 2.5 illustrates the Town of Naches'sNaches' Future Land Use Map. Comprehensive Plan future land use designations make up a vision of how the Town of Naches will grow and develop in the future without compromising the quality of life or livelihoods of its residents, or placing undue strain on natural systems. The Future Land Use Map must be consistent with and implemented by the Town of Naches zoning code, and indicates where new residential, commercial, industrial, and public land uses are anticipated and planned to occur.

The Future Land Use Map may change over time to reflect changing development patterns, landowner or developer requests, or other factors. As discussed in the Administration Element, and as mandated by the GMA, Town Council will act upon proposed amendments to Naches'sNaches' Comprehensive Plan, including the Future Land Use map, once a year only. Subsequent to any Future Land Use Map changes, the map included in this plan will be replaced with an updated map.

Future Land Use Map designations include the following. These are discussed along with the corresponding zoning designations that could implement each Future Land Use Map designation. The densities, intensities, and general specifications of each zoning designation were previously discussed on page 2-14.

1) Residential: Areas appropriate for rural, single-family, and multifamily residential living.

- Corresponding zoning designations: Single-family Residential (R-1), Single-family and Multifamily Residential (R-2).

2) Commercial: Includes a variety of commercial uses, such as retail, wholesale, medical, and professional businesses. Commercial areas should provide for the continuance and/or expansion of existing businesses within the Town.

- Corresponding zoning designations: General Business Zone (GB).

3) Light Industrial: Areas devoted exclusively to light industrial development including manufacturing, processing, packaging, or storage of non-objectionable products or articles not involving use of materials, processes or machinery likely to cause undesirable effects on nearby residential or commercial property. Industrial businesses related to agriculture are encouraged in this category. Industrial areas should allow for the continuance and expansion of existing industry in a manner that has minimal impact on surrounding land uses.

- Corresponding zoning designations: Light Industrial Zone (L-1).

4) Public: This land use category consists of lands and facilities that are suitable and desirable for public and institutional uses necessary to meet the needs and requirements of the residents of Naches and surrounding areas, such as churches; schools; fire and police stations; Town buildings; Town-owned parking lots; water and wastewater facilities; libraries; community centers; and other similar public uses. The Public land use category also includes recreational and open space areas, including open space lands that possess valuable scenic, recreational or environmentally sensitive characteristics.

- Corresponding zoning designations: Public Lands/Institutions Zone (PLI)

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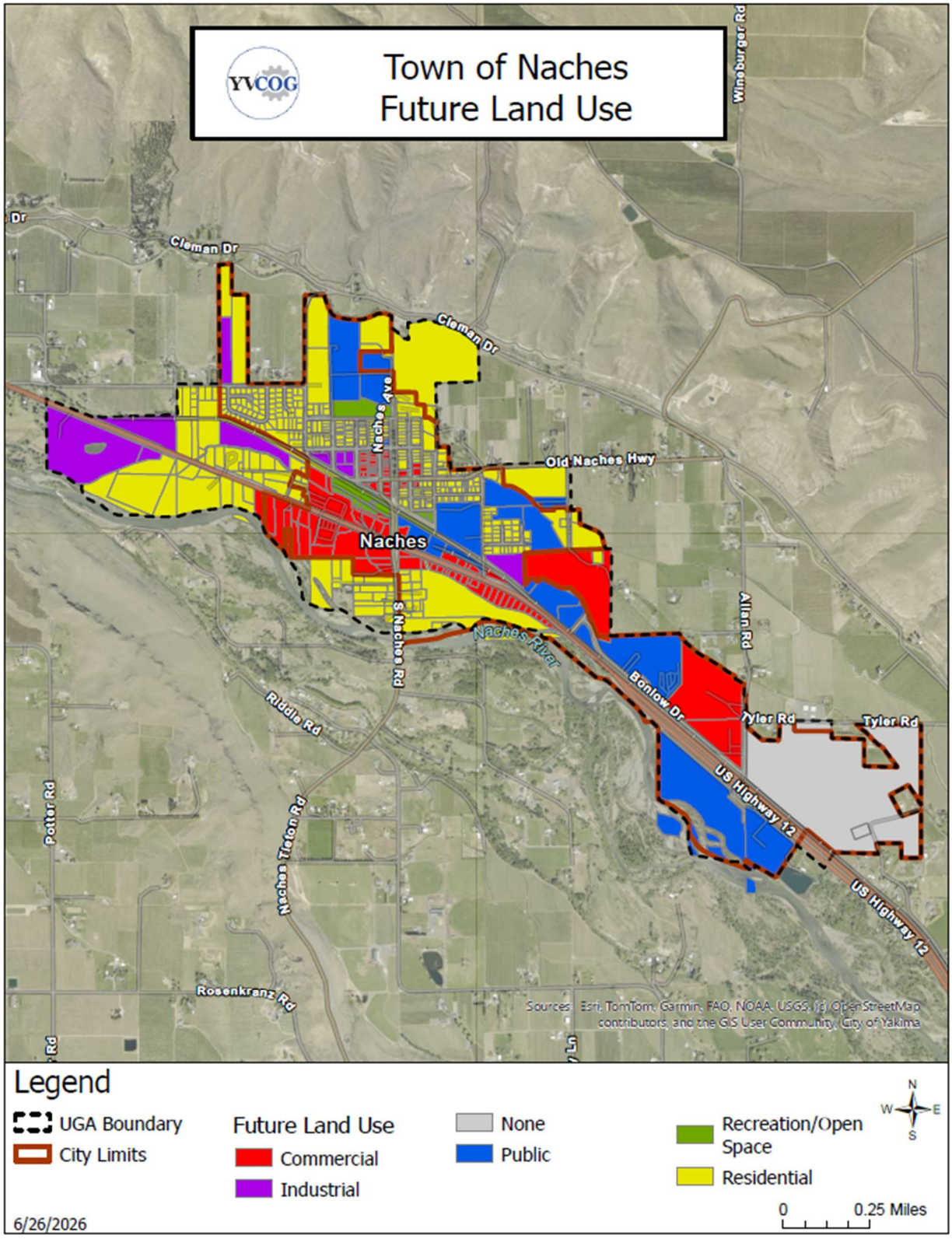
Figure 2-5 Future Land Use Map, 2026



IV. GOALS AND POLICIES

This section presents the land use goals and policies for the Town of Naches. These goals and policies are consistent with the Revised Code of Washington (RCW), Yakima County-wide Planning Policy (CWPP), and the Yakima Valley Metropolitan and Regional Transportation Plan (M/RTP).

Goal 1: To create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

Policy 1.1 In its land use management decisions, the Town should strive to influence both rates and patterns of growth to achieve the goals of the Comprehensive Plan.

Policy 1.2 The Town should resist growth pressures that could adversely affect community values and amenities, and support development that furthers community goals.

Policy 1.3 Educate the public about the long-term benefits of concentrating urban development vs. sprawl development.

Policy 1.4 Infill development, higher-density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years.

Policy 1.3 Adopt the preferred population projection in the Comprehensive Plan as the guide for the amount of growth the Town will accommodate through the year ~~2040~~2046.

Policy 1.5 Revise the urban growth area as needed, and ensure that the urban growth area includes all lands within current Town limits and sufficient land contiguous to the Town limits to be able to support ~~Naches's~~Naches' growth through the year ~~2040~~2046 without major environmental impacts.

Policy 1.6 Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.

Goal 2: Coordinate land uses to minimize the loss of natural resources due to urbanization and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.

Policy 2.1 The Town will continue to amend and adopt land development regulations which ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.

Policy 2.2: Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, farming, fisheries and tourism within agricultural areas adjacent to the Town and its urban growth area.

Policy 2.3: Support the protection of agricultural, forest and other resource lands within the Naches area from incompatible development, keeping them available for recreational use, fish and wildlife habitat, and economic purposes.

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Policy 2.4: Establish an ongoing education program which begins in area schools, and promotes awareness of the value of area resources, defining the necessary steps for their protection.

Policy 2.5: Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate Town staff or consultants to identify site-specific environmental problems.

Policy 2.6: Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Policy 2.7: Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.

Policy 2.7: Monitor stormwater, drainage, and flood run-off. Enact corrective actions when run-off discharges pollutants or hazards discharge into local watersheds and W~~w~~aters of the State.

Policy 2.8: The Town shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

Policy 2.9: Discourage development and land use decisions that create additional risk to lives and property. Consider ways to increase community resiliency to natural hazards.

Goal 3 Acknowledge the impacts that wildfires have on the Yakima Valley and the ~~City~~Town of Naches. Seek to develop and implement approaches to adapt to the risks of wildfires making the ~~City~~Town of Naches more resilient to wildfires.

Policy 3.1 Support Yakima County's development and implementation of future hazard mitigation plans such as the Yakima County's Community Wildfire Protection Plan (2023); Multi-jurisdictional Hazard Mitigation ~~Plan(~~Plan (2022) and the Comprehensive Emergency Management Plan (2025).

Policy 3.2 Coordinate and establish procedures between the electrical utility purveyor and the Town to ensure adequate fire flow capability even when wildfire poses risk to electrical or water infrastructure.

Policy 3.3: Maintain relationships with wildfire-fighting agencies so the Town can continue to serve as a staging area for fire-fighting operations in the mountains.

Policy 3.4 Regularly evaluate wildfire hazards including grassland fires, wildfire smoke, transportation disruptions and impacts to critical infrastructure.

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Goal 4: To continue to build the Town's economic base in a manner that complements its natural resources, natural systems, physical location, and character.

Policy 34.1: Recognize the important recreational and transportation roles played by regional bicycle and pedestrian systems, and continue to support efforts to develop a regional trail system.

Policy 43.2: Seek to retain wetlands, river and stream banks, and other critical areas as open space. Restrict incompatible land uses adjacent to parks and open space.

Policy 43.3: Encourage commercial and industrial development that provides year-round employment opportunities without adversely affecting the environment.

Goal 54: To actively manage land use change and protect the Town's character by developing Town facilities and services in a way that directs and controls land use patterns and intensities.

Policy 54.1: Ensure that new development does not outpace the Town's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 54.2 New urban development shall be encouraged to locate first within the Town limits, and second within the unincorporated UGA where municipal services and public facilities are already present or can be readily extended.

Policy 54.3 Development within the unincorporated portion of the UGA shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services, and to discourage rural development from becoming urban in nature outside of the UGA.

Policy 54.4 Urban growth will occur within the UGA only and not be permitted outside of the UGA except for new fully contained communities, as defined by RCW 36.70A.350.

Policy 54.5 Coordinate new development with the provision of an adequate level of services and facilities, such as schools, water, transportation, and parks, as established in the Capital Facilities Element.

Policy 54.6 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

Policy 54.7 Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

Policy 54.8 Naches will work with the County, special purpose districts, and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within the unincorporated UGA.

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Policy 54.9 To facilitate planned growth, the Town encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost effective delivery of such services.

Goal 6: Ensure a healthy community that minimizes environmental health disparities and provides opportunities for physical activity.

Policy 6.1 Remove physical and regulatory barriers to healthy and nutritious foods.

Policy 6.2 Actively promote the adoption and maintenance of healthy lifestyles among residents.

Policy 6.3 Promote active transportation such as biking or walking to local businesses, schools, and parks.

Goal 75: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 75.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use map contained within this plan.

Policy 75.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.

Policy 57.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

Policy 57.4 Prevent incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

Policy 75.5 Provide ample opportunities for commercial and light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

Policy 57.6 Attempt to assure that basic community values and aspirations are reflected in the Town's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with Town regulations.

Policy 75.7 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

Policy 75.8 Where feasible, new urban development should be contiguous to existing development to avoid inefficient "leap-frog" growth patterns.

Goal 86: Make tourism a major component of ~~Naches's~~Naches' economic base.

Policy 86.1 Provide activities to attract tourists, and make continuing identification of tourist preferences a basis for defining the focus of ~~Naches's~~Naches' tourist programs and facilities.

Goal 9~~7~~: Establish and maintain an appropriate image for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.

Policy 9~~7~~.1 Make revitalization of the downtown core one of the priorities in establishing an appropriate image for the community. As part of the revitalization effort, use urban design treatment to make the downtown a safe, comfortable, clean and convenient place for visitors to be and go. Consider improvements that provide some kind of amenity for shoppers, such as awnings to protect pedestrians from the climate, large display windows, and wide sidewalks with trees, flowers, and occasional benches for people to rest.

Policy 9~~7~~.2 Identify, preserve and protect archaeologically, architecturally, and historically significant structures and sites where feasible as a means of strengthening the community's identity and image.

Policy 9~~7~~.3 Consider developing a clean physical appearance as part of an appropriate image for the community. Encourage property maintenance and clean vacant lots as a way to accomplish this.

Policy 9~~7~~.4 Ensure that new development enhances "quality of life" in the community and that environmental problems that arise from development are corrected by the developer through established subdivision control enforcement, regulations, and fees.

Policy ~~9~~7.5 Promote quality, community-friendly residential development through features such as enhanced open space and pedestrian connectivity.

Goal 9~~8~~: Develop an economic development program to attain the highest level of economic well-being for the Town and its residents and achieves the following:

1. Maintains and enhances existing agricultural production and related agricultural businesses and industries within the community.
2. Recruits new industry to the community that ~~suppotls~~supports diversifying ~~Naches's~~Naches' economy and provides year-round employment.
3. Encourages new business development and ~~suppotl~~supports ~~s~~ the retention and expansion of existing businesses and industries.
4. Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
5. Decreases small business failures.

Goal 10~~:9~~" To preserve the character, agricultural heritage, and quality of life in Naches and the surrounding rural areas that are part of the community.

Policy 10~~9~~.1~~2~~ Establish a pattern of development that supports a sense of community. ~~Encourage land use decisions that are sensitive to Naches' history and culture.~~

~~Policy 9.3 Encourage land use decisions that are sensitive to Na history and culture.~~

Policy 10~~9~~.2~~4~~: Utilize recreation and open space lands and facilities as a means of enhancing community image and the general quality of life. Strive to accomplish the following:

1) Working with to preserve and enhance existing parks and open spaces within the Naches UGA.
2) Providing a balance of active and passive recreational uses in both existing and proposed parks with a priority on pedestrian access to the natural environment.
3) Active recreational uses include programmed parks with play fields and ball courts, while passive parks feature pathways, benches and picnic tables.
4) Continuing to work with the Naches Valley School District to establish joint use agreements to increase available park land and facilities.
5) Encouraging the development of recreational activities that meet the needs of the residents of Naches, and where feasible using existing public schools as neighborhood parks and recreation/community center locations.
6) Planning bike and jogging trails in the community that serve local needs and link neighborhoods.
7) Limiting the use of open lands designated to remain in their natural state to those activities which will: a) maintain their scenic beauty and aesthetic qualities; and b) provide for recreational activities compatible with these goals.

Policy ~~9~~10.5 Ensure that new development in Naches enhances the "quality of life" within the community, and that any environmental problems that arise from such development are corrected by the developer through enforcement of subdivision control, regulations and fees.

Goal 1~~0~~1: To establish an appropriate balance between individual property rights and the overall good of the community.

Policy 1~~1~~0.1 Review and update development regulations regularly to achieve and maintain consistency with the Comprehensive Plan and the Growth Management Act.

Policy 1~~1~~0.2 Strive for the most efficient and predictable development process that provides for ample public discussion of development proposals.

Policy 1~~1~~0.3. Strive to ensure that basic community values and aspirations are reflected in the Town's planning processes, while recognizing the rights of individuals to use and develop private property in a manner consistent with Town regulations.

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Chapter 3 – Capital Facilities Element

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I. INTRODUCTION

Purpose

The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it is the mechanism the Town uses to coordinate its physical and fiscal planning, the capital facilities element serves as a check on the practicality of achieving other elements of the comprehensive plan. It also establishes funding priorities and a strategy for utilizing various funding alternatives.

Growth Management Act Requirements

To comply with the Growth Management Act, the Comprehensive Plan must have a Capital Facilities Element consisting of:

1) An inventory of publicly owned capital facilities, including their locations and capacities;
2) A forecast of the future needs for such facilities;
3) The proposed locations and capacities of new or expanded capital facilities;
4) A six-year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
5) A requirement to reassess the Land Use Element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.
6) Park and recreation facilities must be included in the capital facilities plan element.

Applicable Countywide Planning Policies

The Yakima Countywide Planning Policy recognizes cities as the providers of urban governmental services as identified in the GMA and adopted urban growth management agreements. The following countywide planning policies apply to discussion on the capital facilities element:

1) Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (A.3.1.)

2) Prior to amending an UGA the County and the respective city will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be present within the forecast period. (A.3.11.)

3) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capabilities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural

areas. (B.3.1., also RCW 36.70A.110(3))

4) Urban growth management interlocal agreements will identify services to be provided in an UGA, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)

5) Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years. (B.3.3.)

6) The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (RCW 36.70A.070(3)(c)(d)). These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)

7) New urban development should utilize available/planned urban services. (B.3.5., Also RCW 36.70A.110(3))

8) Formation of new special purpose districts should be discouraged within designated UGAs. (B.3.6.)

9) The County and the cities will inventory existing capital facilities and identify needed facility expansion and construction. (C.3.1., also RCW 36.70A.070(3)(a)(b))

10) From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)

11) When a public facility of a countywide or statewide nature is proposed in the Yakima County region a Facility Analysis and Site Evaluation Advisory Committee including citizen members will be formed to evaluate the proposed public facility siting. At a minimum this evaluation shall consider:

    a) The potential impacts (positive or negative) of the proposed project on the economy, the environment and community character;

    b) The development of specific siting criteria for the proposed project;

    c) The identification, analysis and ranking of potential project sites;

    d) Measures to first minimize and second mitigate potential physical impacts including, but not limited to, those relating to land use, transportation, utilities, noise, odor and public safety; and

    e) Measures to first minimize and second mitigate potential fiscal impacts. (C.3.3.)

12) Major public capital facilities that generate substantial travel demand should be located along or near major transportation corridors and public transportation routes. (C.3.4.)

13) Some public facilities may be more appropriately located outside of UGAs due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond UGAs should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)

14) The multiple use of corridors for major utilities, trails and transportation right-of-way is encouraged. (C.3.6.)

15) The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within UGAs. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. (F.3.1., also RCW 56.08.020, RCW 57.16.010)

16) The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)

17) Joint financing ventures should be identified to provide services and facilities that will serve the population within the UGAs. (F.3.3.)

18) Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that UGA. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components. (F.3.5.)

19) Encourage economic growth within the capabilities of the region's natural resources, public services and public facilities.

    a) Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.

    b) Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment. (G.3.1.)

20) Local economic development plans should be consistent with the comprehensive land use and capital facilities plans and should:

    a) Evaluate existing and potential industrial and commercial land sites to determine short- and long- term potential for accommodating new and existing businesses;

    b) Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;

    c) Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;

    d) Identify changes in UGAs as necessary to accommodate the infrastructure needs of business and industry;

e) Support housing strategies and choices required for economic development. (G.3.2.)

21) Each local government will prepare a capital facilities plan consisting of:
   a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
   b) A forecast of the future needs for such capital facilities;
   c) The proposed locations, capacities and costs of expanded or new capital facilities;
   d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
   e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, the capital facilities plan element and financing plan within the capital facilities plan element are coordinated and consistent. (H.3.1.)

22) As part of the planning process, the County and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements. (H.3.2.)

23) The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090, to insure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements. (H.3.3.)

24) To minimize the potential economic impacts of annexation activities on the County and cities, consideration will be given to negotiating agreements for appropriate allocation of financial burdens resulting from the transition of land from county to city jurisdiction. (H.3.4.)

Relationship to Other Elements or Land Use Development

Urban Growth Areas

Urban Growth Areas are those areas designated under the Growth Management Act where urban growth is encouraged and outside of which growth can occur only if it is not urban in nature.

Urban growth typically requires urban governmental services, which include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and not normally associated with nonurban areas. It is appropriate for cities to provide urban government services. Capital facilities are the physical structures owned or operated by a government entity which provide or support a public service.

Compatible Land Uses

Urban governmental services are generally not feasible unless there is intensive use of land for the location of buildings, structures, and impermeable surfaces. Those services should not be provided in rural areas.

Consistency with Land Use Element

The location, type and intensity of various future land uses, in conjunction with level of service standards, determine the needs for future capital facilities.

II. MAJOR CAPITAL FACILITIES CONSIDERATIONS

1) At what point in time will it be feasible for the city to extend water and sewer lines to portions of the UGA? With an increase in future population, to what extent will the city need to install new trunk lines?
2) What types of improvements need to be made to the water system to accommodate the 2046 projected population?
3) What types of improvements need to be made to the waste collection water system?
4) Are impact fees appropriate for new development and large expansions to existing development in Naches?

II. CAPITAL FACILITIES CHARACTERISTICS

The term 'capital facilities' is not specifically defined under the Growth Management Act, but the term has been defined by the Washington State Department of ~~Community Development~~Commerce as part of "procedural criteria" developed under the Growth Management Act. The term 'capital facilities' is not specifically defined under the Growth Management Act, but this term has been defined by the Washington State Department of Community Development as part of "procedural criteria" developed under the Growth Management Act. The Washington Administrative Code (WAC) does not use the term "capital facilities" but RCW36.70A.030(34) does refer to public facilities as including "streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools."
~~In WAC 365-195-210, capital facilities are defined as "a physical structure owned or operated by a government entity which provides or supports a public service."~~ The section which follows lists a variety of public services, most of which have associated capital facilities within the Naches area.

Types & Providers of Capital Facilities

Service providers for the Town of Naches and the unincorporated portion of its urban growth area are listed in Table 1. In some cases, the capital facilities supporting the services listed are located outside of the UGA.

Table 3.1. Service Providers, Town of Naches/Urban Growth Area

Type of Service	Town of Naches	Remainder of UGA
Fire Protection	Fire District No. 3	Fire District No. 3
Emergency/Rescue	Fire District No. 3	Fire District No. 3

Type of Service	Town of Naches	Remainder of UGA
General Purpose Government	Town of Naches	Yakima County
State Highway	Washington State Dept. of Transportation	Washington State Dept. of Transportation
County Roads	N/A	Yakima County
Arterial Streets and Roads	Town of Naches	Yakima County
Local Streets	Town of Naches	Yakima County
Irrigation	Wapatox Irrigation District, Kelley-Lowery Ditch System, Clark Ditch System	Wapatox Irrigation District, Kelley-Lowery Ditch System, Clark Ditch System
Law Enforcement	Yakima County Sheriff	Yakima County Sheriff; Washington State Patrol
Libraries	~~Naches Library - Yakima Regional Library Branch~~Yakima Valley Libraries	~~Yakima Regional Library~~ Yakima Valley Libraries
Parks	Town of Naches – Naches Parks and Recreation District (Applewood Park) The Town of Naches manages the Yakima Greenway within Town Limits	~~None~~N/A
Potable Water	Town of Naches	Town of Naches to limited County residents, or individual private wells
Public Health	Yakima Health District	Yakima Health District
Recreational Facilities	Town of Naches; Naches Valley School District for school facilities	None
Sewage Collection	Town of Naches	Town of Naches for portions of UGA, or on-site disposal, i.e. private septic tanks
Sewage Treatment and Wastewater Disposal	Town of Naches	Town of Naches or on-site disposal (i.e. private septic tanks)
Schools	Naches Valley School District	Naches Valley School District
Sidewalks	Town of Naches	Yakima County
Residential and Commercial Solid Waste Collection	Yakima Waste Systems	Yakima Waste Systems
Solid Waste Disposal	Terrace Heights Landfill	Terrace Heights Landfill/Cheyne Landfill
Street Lighting	Town of Naches	Yakima County / WA State Dept. of Transportation

Type of Service	Town of Naches	Remainder of UGA
Transit	None, or very limited. Medicaid only from People for People on a broker basis	None, or very limited. Medicaid only from People for People on a broker basis

IV. STREETS AND ROADWAYS

Detailed discussions of the characteristics of the street system and other transportation facilities and services, planned improvements, and funding are included in the Transportation Element. The six-year Transportation Improvement Program is included in Table 3.19, Six Year Capital Facilities Program.

V. WATER SYSTEM

Much of the information for this section has been developed or verified by HLA, Inc., consulting engineers, as part of the development of the 2014 Town of Naches Water System Plan, which is hereby incorporated by reference, as amended.

Table 3.2. summarizes the major historical developments of Naches's water system.

Table 3.2. Major Historical Water System Improvements, Town of Naches

Year	Improvement Description
1931	Well No. 1 constructed
1952	Well No. 2 constructed
1976	500,000 Gallon concrete reservoir constructed
1987	5,300 LF of water main installed serving the south Naches area
1992	Telemetry system installed
1997	Comprehensive Water System Plan completed
2003	Well No. 3 constructed
2007	Comprehensive Water System Plan updated
2010	5,300 LF of water main extended to Allan Road along US Hwy 12
2012	400 LF of water main extended to westerly Town Limits

The Town of Naches's municipal water supply system is a Group 1 system owned and operated by the Town. Naches's existing and future retail service area boundaries are illustrated in **Figure 3-1~~Figure 0-1~~**. The existing retail service area is where the Town currently provides water service, or where service connections are currently available. The UGA boundary illustrated on this map was

updated in 2015 to add 62 acres to the UGA (see Land Use Element). The next update of the Water System Plan in 2018 will take these additional acres into consideration.

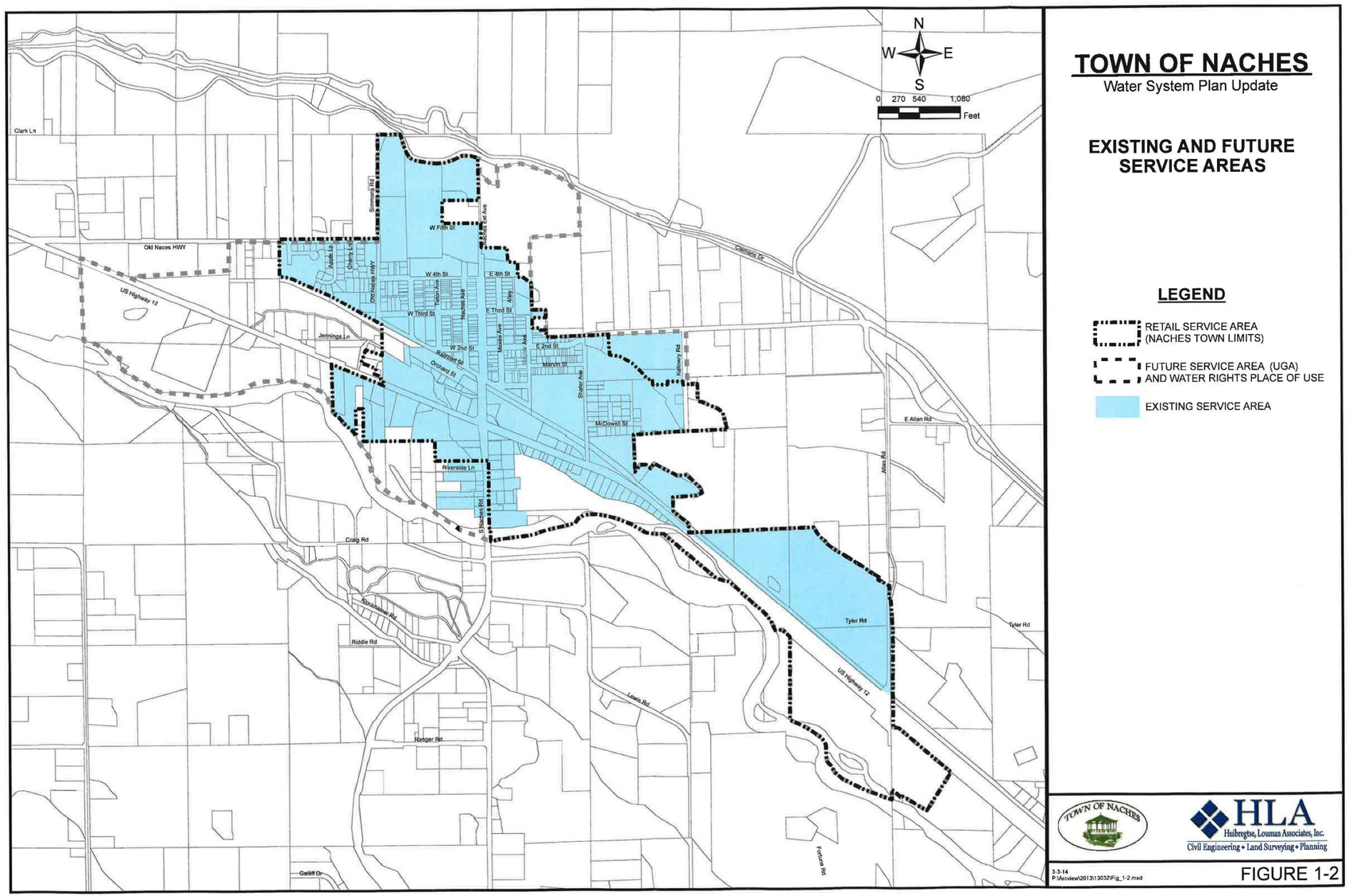
The future retail service area represents the area within which the Town may be able to provide and maintain services through the year 2032, as modeled in the Water System Plan. The retail service area is the area in which the Town is obligated to serve new water connections under certain conditions. RCW 43.20.260 states that cities must serve new water conditions within their retail service are if the following conditions are met: 1) the water system has sufficient capacity to serve the connections in a safe and reliable manner, 2) the service request is consistent with adopted local plans and development regulations, 3) the water system has sufficient water rights to provide the service, and 4) the water system can provide service in a timely and reasonable manner.

The Town will grant no new services outside of the retail service areas. Within the future retail service area, the Town may allow new development on a case by case basis, but encourages annexation of newly developing areas. The Town requires that developers of any new projects occurring outside of Town limits incur the cost of providing infrastructure.

Naches's water system currently includes two primary source wells (Wells No. 1 and 3) and one emergency well (Well No. 2), a reservoir, and a distribution system. The Town holds authorized water rights for a total of 200 acre feet per year from Wells No. 1 and 2. Naches's combined certificated and claimed water rights is 1,000 acre feet per year.

DRAFT

Figure ~~03~~-~~11~~. Town of Naches Water System Retail Service Areas



Source: HLA, Inc., Town of Naches Comprehensive Water Plan, 2014.

Water Supply

The Naches domestic water system consists of a single distribution pressure level, which is served by one 500,000 gallon reservoir. The Town supplies water from two Town-owned source wells and one emergency well. Table 3.3 summarizes the wells' primary characteristics. The maximum pumping capacity of the wells is 775 gpm. A telemetry system located at the Naches Library controls the pump operation based on the water level in the reservoir.

Table 3.3. Town of Naches Wells

Characteristic	Well No. 1	Well No. 2	Well No. 3
Status	Primary	Emergency	Primary
Date Drilled/Redrilled	1931	1952	2003
Well Depth (feet)	292	1,000	966
Rated Capacity (gpm)	275	300	500

Source: HLA, Inc., Town of Naches Comprehensive Water Plan, 2014

Water Rights

Naches has annual certificated rights of 200 acre-feet per year (65.170 mg/year) and instantaneous rights of 900 gpm. However, the Town has claims for water rights totaling 1,000 acre-feet per year (325.85 mg). Current water rights are adequate in providing for existing and projected year 2032 demands but may become the limiting factor in the Town's future physical system capacity prior to 2037.

The Town of Naches will continue working with the Washington State Department of Ecology and other jurisdictions in the area to address the future water needs of the area. The Yakima River Basin Integrated Water Resource Management Plan will provide water guidelines for agriculture, fish and communities by:

- Modifying water system operation and infrastructure
- Implementing enhanced water conservation projects
- Creating additional groundwater and surface storage facilities as needed
- Enhancing and protecting habitat and increasing in-stream flows
- Employing water marketing and banking

The plan is a twenty-year plan that will, when implemented, provide additional water supply for the Town of Naches.

The Integrated Plan provides both instream and out-of-stream benefits by:

- Providing more water for stream flows that fish need to survive
- Enhance passage to allow fish to travel throughout the Naches River

- Providing greater water supply reliability for farmers and communities
- Securing the water that communities need to meet current and future demand
- Stretching the amount of water available by using it more efficiently
- Enhance habitat along the Naches River and its tributaries
- Implement water marketing and banking so that water is more easily delivered to when and where needed.

The Town of Naches will establish the water rights of any annexation property into the Town limits.

Storage

The Town's single 500,000 gallon reservoir is considered sufficient storage for the planning period. However, there are concerns about the water quality in the reservoir. The Water System Plan recommends installation of a new mixing system. The Yakima County Fire District No. 3 has recommended a minimum flow of 600 gpm for a four-hour duration for residential land uses within the Town.

Fire Flow

In Naches, the greatest fire flow requirements are within commercial areas, with isolated large demands at the Naches Valley High School, the Naches Middle and Intermediate Schools, and the Allan Bros. facilities. No locations throughout the distribution system are unable to provide the required minimum fire flow capacities.

Irrigation Water System

Irrigation water services approximately 90% of Naches' residents and is provided by the Wapatox Irrigation District, Clark Ditch System, and Kelley-Lowery Ditch System. Irrigation water has been allocated for the Town between April 15th and October 15th of each year with an annual volume of approximately 377 acre feet per season from the Wapatox Irrigation District. The Clark Ditch System provides an annual amount of 18 shares. The Kelley-Lowery Ditch System serving the southeast portion of the Town has an annual allocation of 5.5 shares.

The Town's goal is to eventually provide irrigation water to all residents within the retail service area. The Town of Naches will investigate the possibility of obtaining additional irrigation water rights from the above-mentioned irrigation districts to increase the number of Town residents, businesses, and public facilities using irrigation water for seasonal use. This may further decrease the amount of domestic water used for irrigation purposes.

Current Water Demand

Water consumption data is maintained by a computer database at Naches Town Hall. Services are divided into and billed based upon meter size and user category. Table 3.5 summarizes Town of Naches water use per selected water services for the year 2015. The 2015 total consumption for all service categories was 39.1 million gallons.

Table 3.5. Summary of Water Use per Selected Services, 2015, Town of Naches

Type of Service	Residential	Apartments	Commercial	Industrial	Schools	Government/ Public	Irrigation
Number of Services	440 ~~303~~	1 ~~5~~	57 ~~47~~	2	10 ~~9~~	10 ~~8~~	3
Total Consumption (million gallons)	42.8 ~~24.6~~	0.23 ~~0.16~~	6.94 ~~3.64~~	17.9 ~~0.25~~	3.43 ~~2.39~~	2.93 ~~3.38~~	1.62 ~~1.72~~

Projected Water Demand

Table 3.6 shows the projected water system demand for the Town of Naches through the year 2037, using the projected 2037 population of 1,053. The 2014 Naches Water System Plan projected water demand to the year 2032. To bring water projections in line with the Comprehensive Plan planning period of 2017-2037, the water demand trends calculated in the Water System Plan were extrapolated out another four years to 2037, with the assumption that there would be no change in conditions affecting consumption during that four year period. The Water System Plan assumed 1.3% population growth per year. The Naches population projections during the 2017-2037 planning period amount to a projected 1.2% increase, so the rate of Naches's current population projection increase is roughly equivalent to the rate of population increase presented in the Water System Plan. Water demand forecasts will be revisited and updated during the next Naches Water System Plan update in 2018.

Table 3.7 summarizes the projected water system capacity for the year 2037. Currently, Naches has annual certificated rights of 200 acre-feet per year (65.170 mg/year) and instantaneous rights of 900 gpm. However, the Town has claims for water rights totaling 1,000 acre-feet per year (325.85 mg) for its wells. Current water rights are adequate in providing for existing and projected year 2032 demands, but may become the limiting factor in the Town's future physical system capacity prior to 2037. Additional water rights may need to be obtained in the future should projections change.

As Naches continues to grow and areas are annexed into the Town, Naches will pursue the acquisition of the water rights associated with each newly annexed property. In some cases, the Town may need to apply for a change in type of use, or change in point of use of the particular water right. The Town will pursue other opportunities to purchase water rights. In addition, the Town could pursue its existing water rights and claims; their extent and validity have not yet been determined. ~~Ac~~

It has long been known that water rights are over-appropriated in the Yakima Basin. In 1977, the Department of Ecology filed an action in the Yakima County Superior Court (Ecology v. James J. Acquavella, et. al.) to determine the legality of all claims for use of surface water in the Yakima River Basin. Over 4,000 claims to water rights were thoroughly examined by the Department of Ecology, the court, and other entities. The court issued its final decree in the case on May 9, 2019.
~~Applying for and obtaining additional new water rights approvals will not be a viable option for the foreseeable future. Department of Ecology approvals of new groundwater rights applications in the Yakima River Basin were on hold until the recent completion of a United States Geological Survey water quality study that began in 1999. That study determined that water in the Yakima River Basin~~

~~is currently over-appropriated. For that reason, Ecology anticipates denying most pending or new water rights applications, unless suitable water-for-water mitigation is offered.~~

Table 3.6. Town of Naches Projected Water System Demand, 2037

	Demand, 20~~4637~~
Population	1,~~732053~~
Number of Residential Services	~~440~~ ~~410~~
ERUs[1]	621
Peak Hour Demand (gallons per minute)	623
Average Daily Demand (gallons per day)	178,010

Table 3.7. Town of Naches Projected Water System Capacity, 2037

System Component	Current Capacity	Future Capacity
Water Rights	1.3 mgd	1.3 mgd*
Source Capacity	775 gpm	775 gpm

*Includes currently unvalidated water rights claims.

Water System Needs

Naches Water System deficiencies are discussed in the Water System Plan. A six-year water system capital improvements program is summarized in Table 3.8. Operation and maintenance needs are discussed below. These improvements and needs are discussed in greater detail in the Water System Plan and have been updated by Naches staff for purposes of this update.

1) Water Bill Notifications. The Town of Naches plans to place notices on their customer's monthly bills to encourage customers to check for leaks and be aware of excessive water use due to household leaks. This will educate the public on the purpose of water conservation and the benefits of reducing excessive and/or unnecessary water use. Cost: approximately $500.
2) Source and Service Meter Calibration. To ensure the accuracy of well production data and potentially reduce the percentage of distribution leakage (see Water System Plan for further discussion), the Town will begin routine calibration of source meters approximately every two years. Cost: approximately $1,000 annually.
3) Fire Hydrant Replacements/Installations. As part of the Town's routine maintenance program, fire hydrants that are found to be leaking, damaged and/or of an older style that is less operator-friendly will be repaired and/or replaced. Installation of new hydrants, where hydrant spacing is found to be inadequate, is also necessary to improve fire protection service. Cost: approximately $3,000 annually.
4) Service Meter Replacement. The Town will replace three 3-inch and larger mechanically-

[1] Equivalent Residential Units – the amount of water consumed by a typical full-time single-family residence.

operated hand-read meters with 2-inch ultrasonic radio read meters. Cost: $3,000.

5) Wellhead Protection Plan Update. The Town is a participant in the Upper Yakima Valley Regional Wellhead Protection Plan. Semi-annual updates of the Town's potential contaminant source and notification list within the wellhead protection areas are required. The next update is scheduled for 2018. Cost: approximately $500 biennially.
6) Reservoir Cleaning and Inspection. The Town plans to clean and inspect the reservoir when new mixing equipment is installed. Cost: $3,000.
7) Well No. 3 Rehabilitation. The well is in need of an inspection including potential repairs to prevent failure and maintain current capacity. Cost: $61,900.
8) DOH Sanitary Survey. The anticipated next sanitary survey for Naches is 2021. Cost: $3,000.
9) Water System Plan Update. The next Water System Plan update is planned for 2018. Cost: $70,0000.
10) Distribution System Flow Testing and Hydraulic Model Calibration. Hydraulic model calibration will involve conducting pressure and fire flow tests at approximately 20 locations throughout the distribution system by the Town and/or County Fire District. Cost: $10,000.
11) Well No. 1 Rehabilitation. Last rehabilitated in 2007. Cost: $51,500.

Table 3.8. Water System Projects Six Year Capital Improvement Program

Priority	Proposed Capital Improvements	Year
~~1~~	~~Fourth Street Water Main Upsizing~~	~~2017~~
~~2~~	~~Penney Avenue Water Main Upsizing~~	~~2018~~
~~3~~	~~Moxee Avenue Water Main Upsizing~~	~~2020~~
~~4~~	~~Allan Road Water Main Loop~~	~~2022~~
5	Layman Lumber Property Water Main Loop	202~~86~~
6	Old Naches Highway Water Main Loop	2030

V. STORMWATER SYSTEM

The Town of Naches does not operate a separate storm drainage utility; instead, the Town's storm drain system is included in the roadway system. When roadway improvements are made, the associated drainage facilities are evaluated and necessary replacements or modifications are incorporated into the street project. A majority of the Town's concrete curb and gutter storm drainage systems consist of catch basins draining to drywells, or infiltration trenches preceded by pretreatment manholes. Some roadways within the City direct storm water runoff to roadside swales or adjacent unpaved land.

The Town purchased a sweeper/vactor truck in 2015 for maintaining the roadway surface and stormwater system. Streets are regularly swept to remove sediment, debris, and pollutants from roadways to prevent them from entering the stormwater system. Each catch basin within the Town

is cleaned annually. In addition, catch basin lids are inventoried annually as to their condition and replaced if necessary.

The Water Quality Act of 1987 may have a long-range impact on storm water disposal for the Town of Naches. Large municipalities (with populations greater than 100,000) and other designated cities in urbanized areas are required to obtain NPDES Storm Water Permits, and to develop and implement storm water management programs. However, current storm water regulations do not impose requirements on municipalities the size of Naches.

Per the Town of Naches Design and Construction Standards and Specifications for Public Works Improvements, storm runoff occurring on all new lots and developments (private property) shall be retained and disposed of on-site. No storm runoff from private property will be allowed to enter public property or the Town's storm drainage system. All infiltration storm drain facilities shall have oil and silt separation and treatment. Infiltration facilities shall be designed in accordance with the current edition of the Stormwater Management Manual for Eastern Washington.

VI. WASTEWATER SYSTEM

Much of the information for this section has been developed or verified by HLA, Inc., consulting engineers.

Table 3.9. summarizes the major historical developments of Naches' wastewater system.

Table 3.9. Major Historical Wastewater System Improvements, Town of Naches

Year	Improvement Description
1977	Oxidation ditch, secondary clarifier, chlorine contact chamber, and sludge drying beds constructed at the former 1951 treatment plant site
1990	Mechanical bar screen and Parshall flume installed at headworks, and additional sludge drying beds
2002	Second clarifier, ultraviolet (UV) disinfection system facility, sludge filter press, pump, electrical facility, and elimination of spray field
2010	Shafer Avenue to Allan Road sewer extension, lift station construction
2012	West Naches 8-inch sewer extension
2016	South Naches Lift Station replacement
2025	Wastewater Treatment Plan Upgrades

Source: HLA, Inc., 202616.

Currently, sewer is available to the central and east portions of the Town. The central area north of US 12 is served by a 12-inch gravity main. The central area south of US 12 and area east of Shafer

Avenue are served by sewer forcemains. Lift stations are located at Bonlow Drive/Allan Road and South Naches Road. The sanitary sewer system does not currently serve the area south of US 12 near the east City Limits, nor the UGA west of the City Limits. All wastewater is conveyed to the Naches Wastewater Treatment Plant.

In 1977, an oxidation ditch, a secondary clarifier, a chlorine contact chamber, and sludge drying beds were constructed on the site of the former 1951 treatment plant. A spray field formerly used for seasonal land disposal of effluent was also included. In 1990, upgrades included the addition of a new mechanical bar screen and Parshall flume at the headworks, chlorine contact chamber improvements, and additional sludge drying beds. A 2002 major upgrade included a second clarifier, an ultraviolet (UV) disinfection system facility, a sludge filter press, a new pump and electrical facility, and elimination of the spray field. Secondary treated and disinfected effluent is discharged from the treatment plant and transported south under US 12 into a side channel of the Naches River.

Collection and Conveyance

Naches' sanitary sewer collection and conveyance system consists of approximately 43,000 linear feet of sewer pipe. The majority of the pipe is eight inches in diameter, with the balance ranging between six and 12 inches. The South Naches Road lift station has a 4-inch force main while the Bonlow Drive lift station utilizes a 6-inch force main.

Future Wastewater Demand

Naches provides wastewater treatment and disposal, and capacity is determined by the design criteria of the wastewater treatment facility. The treatment plant capacity (monthly average for the maximum month) is as follows:

- Flow, 0.180 mgd
- Biochemical Oxygen Demand (BOD_5), 300 lbs/day
- Total Suspended Solids (TSS), 300 lbs/day

Table 3.10 summarizes Naches' wastewater current and projected flows and loadings for the year 2037.

Table 3.10. Projected Town of Naches Wastewater Flow and Loadings

	2017[2]	**2046**
Population	830	1,732~~053~~
Average Annual Flow (mgd)	0.067	0.085
Maximum Day Flow (mgd)	0.103	0.131
Maximum Month BOD_5 (lbs/day)	197	250

[2] Year 2015 actuals.

	2017[2]	2046
Maximum Month TSS (lbs/day)	166	211

Source: HLA Inc., August 2016.

Based on the last three years of treatment plant influent data, maximum month BOD loadings are the limiting factor in available treatment plant capacity.

Wastewater System Needs

Currently, no major deficiencies in the existing wastewater collection system have been identified.

As part of the Town's NPDES waste discharge permit, an infiltration and inflow (I/I) assessment will be prepared to determine if any corrective actions are necessary. The I/I evaluation will likely require night investigation of flows and video inspection of problematic pipelines. Cost: $8,000. Additionally, a wasteload assessment is required to evaluate influent flow and waste load. Cost: $1,500.

Minor improvements at the treatment plant include replacing the headworks bar screen with a plate screen and installing a screen washer/compactor. Building improvements include a new truss roof with metal roofing to replace the aging and leaking flat roof, a corrosion resistant door to the wet well, new insulated windows to improve lighting and heat retention, and a new wastewater sampler to replace the existing sampler. A third influent pump will be installed to improve reliability and provide redundancy. Cost: $495,000.

The wastewater treatment plant also needs to be evaluated for temperature reduction, oxygen increase, and outfall relocation. The Town plans to partner with Yakima County to accomplish this work including outfall relocation to a point approximately 1,000 feet downstream in the Naches River. Cost: $598,000

Table 3.11. Wastewater System Projects Priority Rankings

Priority	Proposed Improvements	Year
1	Infiltration and Inflow Evaluation	2016
3	Wasteload Assessment	2018
4	Outfall Relocation	2019

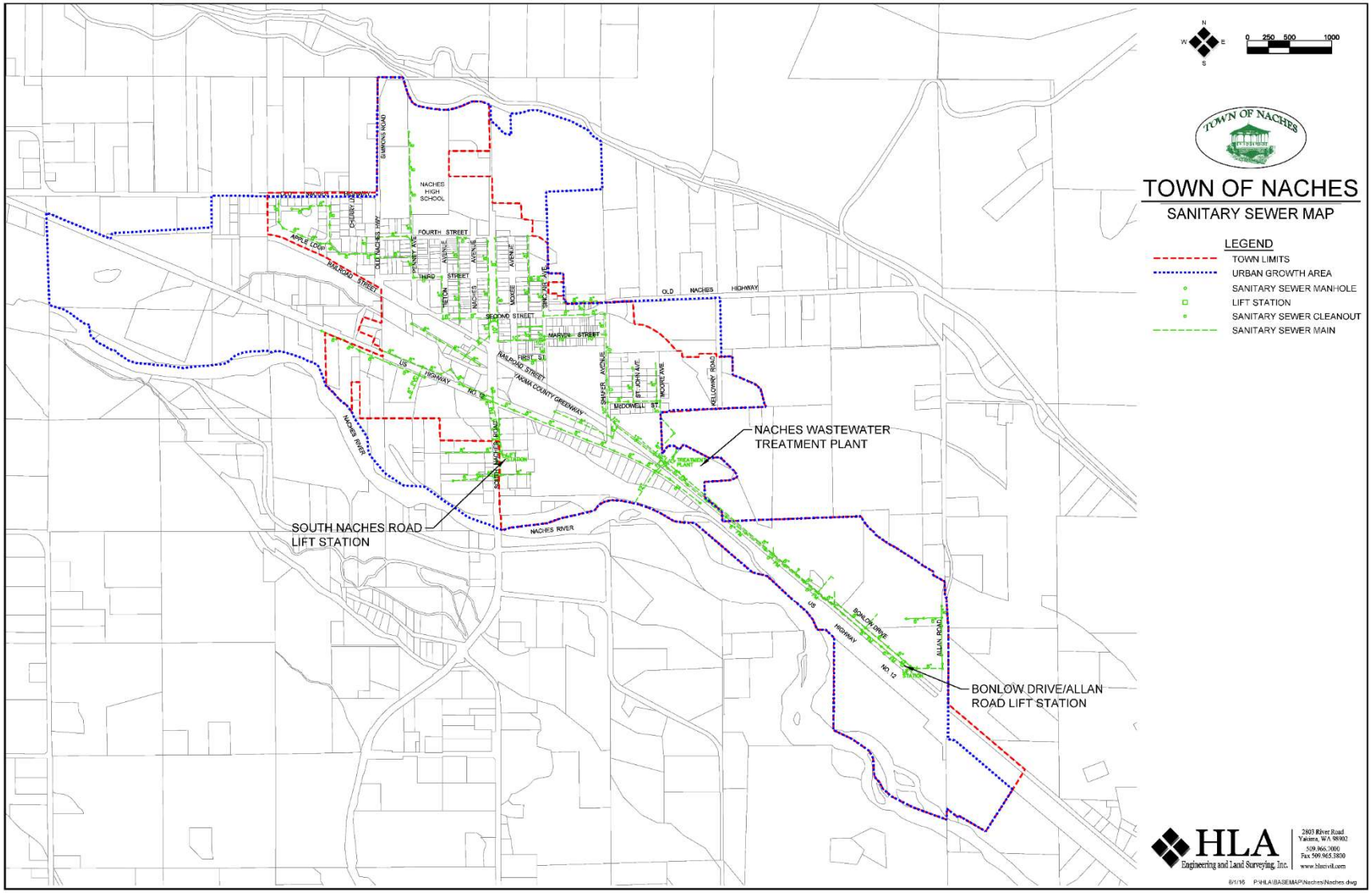


Figure 3-2. Town of Naches Sewer System.

VII. SOLID WASTE COLLECTION & DISPOSAL

The Town of Naches contracts with Yakima Waste Systems for its residential and commercial solid waste collection. The solid waste is transported to the Terrace Heights Landfill located about 19 southeast of Naches, at 7151 Roza Hill Drive in Terrace Heights.

The Terrace Heights Landfill is located about six miles east of Yakima at 7151 Roza Hill Drive. Phase 1 and 2 of the Terrace Heights Landfill are expected to reach capacity in about 2030. The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Landfill, which would affect its projected capacity (*Yakima County Solid Waste and Hazardous Waste Management Plan*, 2023).

The Cheyne Landfill located 5.5 miles north of the City of Zillah. It currently serves cities in Yakima's Lower Valley, Yakima Waste Systems; agricultural firms; construction and food processing businesses; self-haul businesses; and private residences. The Cheyne Landfill currently occupies 75 acres of a 960-acre site. In 2010, excavation began on "Cell 2" in order to provide additional capacity for waste in Yakima County. Cell 2 is expected to be full by 2053.

~~Terrace Heights Landfill (THLF) is located six miles east of Yakima and began operations in 1972. Principal users include the cities of Selah, Moxee, Union Gap, and Yakima; the towns of Tieton and Naches; Yakima Waste Systems; agricultural, construction, and food processing firms, self-haul businesses, and residential households. Phase 1 of the Terrace Heights Landfill is expected to reach capacity in about 2020. Phase 2 is estimated to reach capacity in 2026, but Yakima County may choose to reserve this for emergency use. The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Landfill in Zillah, which would affect its projected capacity (*Yakima County Solid and Moderate Risk Waste Management Plan*, 2010).~~

Recycling

Recycling is becoming an increasingly important aspect of waste disposal. Yakima County has identified urban and rural service zones in the (Yakima County Solid Waste and Hazardous Waste Management Plan, 2023).~~*Yakima County Solid and Moderate Risk Waste Management Plan*, 2010~~. Areas defined as urban must put in place household collection programs ("curbside recycling") or must put in place alternative programs which exceed the waste diversion anticipated from a curbside recycling program. Naches is considered a rural area which may be served by drop-off site and buy-back centers. The Terrace Heights Landfill contains a recycling drop-off site.

Naches has limited containers at the wastewater treatment plant available for recycling drop-off.

VIII. PUBLIC EDUCATION FACILITIES

Characteristics of Naches's schools, as of 2015, are summarized in Table 3.9. Educational services for the Town are provided by the Naches Valley School District No. 3.

In 2016, Naches Valley Primary and Naches Valley Intermediate Schools closed. Meanwhile, the Naches School District completed construction of the new Naches Valley Elementary School, funded by a local bond approved in 2014. The new school includes a full-sized gym and improved and updated facilities. The Naches School District also completed construction of a new stadium at the Naches High School in 2016.

Table 3.12. Naches Area School Facilities

Name of School	Address	Grades	Teachers	Enrollment
Naches Valley Elementary School	151 Bonlow Drive	K-4	3917	484451
Naches Valley Middle School	32 Shafer Avenue	5-8	2624	413413
Naches Valley High School	101 W. Fifth Street	9-12	2625	433463

Source: Office of Superintendent Instruction, Washington State Report Card, 20262015

IX. PARKS AND RECREATION FACILITIES

Local parks and recreation facilities are provided by the Town of Naches and the Naches Valley School District No. 3. Table 3.13 below lists the ownership of, and summarizes characteristics of the parks and recreation facilities in the Naches UGA and vicinity.

Table 3.13. Parks and Recreational Facilities, Town of Naches UGA

Name of Park or School	Applewood Park	Cleman's View Sports Park	Naches Valley Elementary School	Naches Valley Middle School	Naches Valley High School
Total Site Acreage	4.32 acres	44.6 acres	14	10.4 acres	19.75
Baseball/Softball Fields	No	4 baseball fields	1 ballfield	Baseball field	2 - softball fields
Football/Soccer Fields	No	No	No	Football field	Football field
Track	No	No	No	No	Yes

Hard or Sport Court	1 basketball court, 1 volleyball court	1 multi-purpose court, two pickleball courts~~2 basketball courts~~	1 indoor court	1 indoor court	1 indoor court
Swimming Pool	Swimming pool	No	No	No	No
Tennis Courts	2 tennis courts	4 pickleball ~~tennis~~ courts	No	No	No
Restrooms	Yes	Yes	Yes	No	Yes
Playground Equipment	Yes, includes: swings, slide, etc.	No	No	No	No
Picnic Tables/Benches	15 picnic tables	6 benches	No	No	No
Predominately Greenspace/Greenbelt	Yes	No	No	No	No
Other Facilities	Fire pit/2 Picnic Shelters, and a Bath House	Clubhouse, meeting facility	No	None	None

Parks and Recreational Facilities Needs

No capital facilities parks and recreation ~~-~~improvements are anticipated for at least the next six years.

X. POLICE & FIRE PROTECTION

Fire Protection

The Naches Fire Station, Yakima County Fire District (YCFD) No. 3 located at 111 Naches Avenue, provides fire protection for Naches.

Naches has adequate water and hydrants to ensure safety against fire for the residents of the Town.

The Naches Fire Department currently employs seven staff members and 11 volunteer firefighters. The station houses two command vehicles, one 400 gallon brush vehicle, one 1,000 gallon engine/rescue vehicle, one 360 gallon brush/rescue engine, a rescue vehicle, a 2,000 water tender vehicle, and a 500 gallon pump vehicle.

As of 2015, YCFD #3's fire protection insurance services office rating was Class 8, set by the Washington Surveying and Rating Bureau. Minimum requirements being met are indicated by Classes 8 and 9, while the highest rating is Class 1. Many factors are built into the criteria used to establish these ratings, including examining the water system, such as the size of water mains, water pressure, storage capacity and capability; the age of the firefighting equipment and pumper trucks, and other factors.

The Town of Naches does not foresee any capital facilities needs for fire protection during the next six years. Longer term, YCFD would like to construct a new fire station.

Police Protection

Naches contracts with the Yakima County Sheriff's Office for protection services, including patrol coverage.

XI. MEDICAL & EMERGENCY FACILITIES

The Naches Fire Department operates two licensed first aid rigs. Volunteer fire fighters are trained and equipped to provide emergency medical services for victims of trauma or sever medical problems.

Ambulance Service

Yakima ambulance companies alternate medical emergency calls within the Town and unincorporated areas. This system of providing emergency medical care works well, with volunteer firefighters providing the first aid that the ambulance crews would otherwise do prior to transport.

Medical Facilities

The nearest hospitals are about 15 miles southeast of Naches in the City of Yakima. Two hospitals, including Providence Medical Center, located in the Yakima Regional Medical and Cardiac Center, and Yakima Valley Memorial Hospital, provide 24-hour emergency services. The Naches Medical Clinic at 102 E. Second Avenue serves Naches residents. The nearest location for all other medical providers is Yakima.

The Town of Naches does not foresee any capital facilities needs for medical and emergency facilities during the next six years.

XII. CORRECTIONS

There are no correctional facilities located within the Naches UGA. The nearest correctional facilities are located in Yakima, where Yakima County has facilities.

XIII. GOVERNMENT FACILITIES

Table 3.15 below lists government facilities in the city Town of Naches.

Table 3.15. Government Facilities in the Town of Naches

Facility	Location	Condition
Federal		
U.S. Postal Service	210 W. 3rd Street	Average
Regional		
Naches Library District (a branch of the Yakima Regional Library)	303 Naches Avenue	Fair
Naches Station Fire District No. 3	102 Naches Avenue	Average
U.S. Forest Service Ranger Station	10237 U.S. 12	Average
Town		
Town Hall	29 E Second Street	Good
Town Reservoir	North of Town limits, adjacent to Wapatox Canal	Good
Town Wells	Well 1: housing in Town Hall Wells 2 and 3: located on park site near ~~tennis~~ pickle ball courts	Good
Sewage treatment plant	SR-12, adjacent to eastern Town limits	Good
Swimming Pool	Applewood Park	Good

Government Facilities Improvements

No new government facilities improvements are anticipated by the Town of Naches for at least the next six years.

XIV. COMMUNITY FACILITIES AND SERVICES

Within the Town of Naches and vicinity ~~is~~are the Naches Chamber of Commerce, the Naches Lions Club, the Naches Masonic Lodge, the Naches Grange, the Naches Boots and Spurs Club, and seven churches that meet varied interests and spiritual needs of Town residents.

No new community facilities improvements are anticipated by the Town of Naches for at least the next six years.

XVI. CAPITAL FACILITIES FINANCING

Local Funding Sources

Local funding sources for capital facilities include multipurpose revenue sources: local property, sales, use and excise taxes. For smaller projects, these sources may be used directly, while for larger projects, they may be used as grant matching funds, or as debt repayment for bonds and loans.

In addition, special taxes and fees are available for the construction of various types of capital facilities. Like the multipurpose revenue sources, they may be used either directly or as funds to match grants or repay debt. Examples include fuel taxes, vehicle license fees, street utility charges, road impact fees, sewer user fees, solid waste user fees and special assessments, storm drain utility fees, and water user fees.

State and Federal Grant and Loan Funding Sources

Potential sources of grant and loan programs funds available to local governments for capital facilities include Washington State Public Works Trust Fund, Washington State Department of Ecology Water Quality Program, Washington State Department of Health Drinking Water State Revolving Fund, Washington State Recreation and Conservation Office, Washington State Transportation Improvement Board, Washington State Safe Routes to School and Pedestrian and Bicycle Safety programs, U.S. Department of Energy Efficiency and Conservation Block Grant, U.S. Library Services and Technology Act funds, U.S. Department of Housing and Urban Development Community Development Block Grant, U.S. Department of Commerce Economic Development Administration, U.S. Department of Agriculture-Rural Development, and U.S. Department of Transportation FAST Act motorized and non-motorized grant programs, among others.

Availability of these funding sources to the Town of Naches will depend on federal and state funding levels for each source, and project eligibility requirements.

Long-Term Bonded Debt

General obligation bonds are backed by the value of properties within the jurisdiction, or the city's "full faith and credit." Revenue bonds are backed by the revenue received from the project that the bonds helped to fund~~,~~ and are commonly used for utility improvements where the bonds are repaid out of utility charges. Special assessment bonds (Local Improvement Districts, Road Improvement Districts, and Utility Local Improvement Districts) are repaid by assessments against the properties benefited by the improvements.

The Washington State Constitution places limits on the amount of bonded indebtedness that any city may incur. No city may incur debt in excess of 0.75% of the taxable property unless 3/5 of the city's voters approve additional indebtedness. With such a vote, the additional indebtedness may be as much as 2.5% of the value of the taxable property for all types of capital projects. An additional 2.5% may be allotted for projects supplying the city with water, lights, or sewer. Additional debt can also be incurred for acquiring or developing open space or parks.

Six-Year Capital Facilities Finance Plan

Naches's Six Year Capital Facilities Program is summarized in Table 3.19. This program includes projects included in Naches's Six Year Transportation Improvement Program, Water System Plan, and Wastewater Facility Plan as well as projects recommended by staff. The Capital Facilities Program includes cost estimates, potential funding sources, and timing for project completion.

Table 3.19. Six-Year Capital Facilities Program, Town of Naches

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Transportation			
~~Shafer Avenue grind and overlay~~	~~2017~~	~~$247,000~~	~~Local Funds~~
~~Naches Avenue grind and overlay~~	~~2018~~	~~$237,000~~	~~Local Funds~~
~~Sinclair Avenue (First St. to Second St.) reconstruction~~Fourth Street Calming and Safety Improvements	~~2019~~ 2026	~~$247,000~~ $650,000	TIB~~Local Funds~~
~~Sinclair Avenue (Second St. to Third St.) reconstruction~~Downtown Revitalization – Naches Avenue	~~2020~~ 2028	~~$277,800~~ $1,390,700	~~Local Funds~~TTBG
~~First Street reconstruction~~Sinclair Avenue, First to Third Street	~~2021~~ 2027	~~$216,700~~ $790,200	Local Funds
~~Naches Avenue/SR-12 restriping~~First Street Improvements	~~2017~~ 2028	$304,200 ~~$42,000~~	Local Funds
~~US-12 Pedestrian Bridge construction~~ Old Naches Highway Resurfacing	2028 ~~2021~~	$456,900 ~~$1,500,000~~	Local Funds ~~WSDOT~~
Townwide Alley Paving ~~Kel-Lowry Rd reconstruction~~	2028~~2021~~	$1,089,600 ~~$1,730,000~~	Local Funds
Townwide Pedestrian Safety Improvements	2031	$1,158,400	Local Funds
US 12 and Allan Road Intersection Improvements	2031	$6,101,700	STBG, Federal, Local Funds
Water System			
Fourth Street Water Main Upsizing	2017	$116,600	SRF loan/Town
Penney Avenue Water Main Upsizing	2018	$172,700	SRF loan/Town
Moxee Avenue Water Main Upsizing	2020	$309,900	SRF loan/Town
Allan Road Water Main Loop	2022	$720,000	SRF loan/Town
Layman Lumber Property Water Main Loop	2026	$1,590,000	Developer
Old Naches Highway Water Main Loop	2030	$567,000	Developer
Wastewater System			
Infiltration and Inflow Evaluation	2016	$8,000	Town

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Minor Treatment Plant Improvements	2017	$495,000	SIED/Town/Developer
Wasteload Assessment	2018	$1,500	Town
Outfall Relocation	2019	$598,000	Town/Yakima County

If probable funding falls short of meeting existing needs, the Land Use Element will be reassessed to ensure that the Land Use Element, the Capital Facilities Element and the financing plan within the Capital Facilities Element are coordinated and consistent.

XVII. GOALS AND POLICIES

GOAL 1: ***To actively manage land use change and protect the Town's character by developing city facilities and services in a way that directs and controls land use patterns and intensities.***

Policy 1.1 Ensure that new development does not outpace the Town's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 1.2 Development within the unincorporated portion of the UGA shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services.

Policy 1.3 Future land uses will be coordinated with the Land Use and Transportation Elements of the Comprehensive Plan.

Goal 2: ***Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.***

Policy 2.1 New urban development shall be encouraged to locate first within the Town limits, and second within the UGA where municipal services and public facilities are already present.

Policy 2.2 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services.

Goal 3: ***To facilitate planned growth through combined services.***

Policy 3.1 To facilitate planned growth, the Town encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and

administration, where such combinations implement efficient, cost-effective delivery of such services.

Policy 3.2. The multiple use of corridors for major utilities, trails and transportation right-of-way is encouraged.

Goal 4: ***Coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the Town.***

Policy 4.1 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning to conserve fiscal resources available to implement the capital facilities plan.

Policy 4.2 Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their cost; and c) minimize their impacts on the natural environment.

Policy 4.3 The Town will encourage economic growth while maintaining quality development and controlling the cost of public improvements in its UGA.

Policy 4.4 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

Policy 4.5 Within the UGA, urban services shall be required when economically feasible. When services are not economically feasible, covenants should be used to require connections to those services when they become available.

Policy 4.6 The Town will not preclude the siting of essential public facilities; however, it shall enforce its Comprehensive Plan and development regulations to ensure reasonable compatibility with other land uses.

Goal 5: ***Expand the range of active recreational opportunities for the citizens of Naches to the fullest extent possible.***

Policy 5.1 Use preference identification as a basis for identifying what facilities are most needed in the community and as a basis for the development of capital programming.

Policy 5.2 The Town will encourage multiple use of public facilities which could be used for day care, youth facilities, senior activities, meetings, and other functions.

Goal 6: ***Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments, especially in areas of overlapping influence such as UGAs.***

Policy 6.1 The Town will coordinate with those agencies providing social services in the Town. The Town recognizes that changes in population will affect these services and require planning of appropriate services. The agents managing these facilities (local government, education, churches, emergency services and the library), need to work with the city to incorporate their future plans.

Policy 6.2 Coordinate Town and County utility plans.

Policy 6.3 Determine funding options for future Town and County utility needs.

Goal 7: ***Ensure the protection of groundwater from sources of contamination.***

Policy 7.1 Provide sufficient treatment to ensure that the discharge of wastewater does not lower the quality of surface and groundwater.

Policy 7.2 Protect local groundwater supplies by increasing the awareness of local residents about the appropriate disposal techniques for hazardous materials.

Goal 8: ***Identify future needs and promote increased water supplies through coordinated development and conservation efforts.***

Policy 8.1 Promote future connections to the pressurized irrigation system to reduce irrigation demands on the domestic water system.

Policy 8.2 Identify opportunities to connect existing neighborhoods and areas without irrigation to the irrigation system.

Chapter 4 –Transportation Element

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I. INTRODUCTION

Purpose

The Transportation Element considers the movement of people and goods in relation to existing land use and to the desired future development pattern as stated within the Land Use Element. The Transportation Element considers both motorized and non-motorized forms of transportation, as well as private and public means of transportation. The Transportation Element also coordinates the needs of the local transportation system with the transportation network of adjoining jurisdictions and the larger region.

Growth Management Act Requirements

The goal of the Growth Management Act (GMA) is to encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with city and county comprehensive plans. The Town of Naches's Transportation Element must be consistent with the regional transportation plan established by the Regional Transportation Planning Organization (RTPO) for Yakima County. The Transportation Element must also implement, and be consistent with, the Town's Land Use Element.

The Growth Management Act requires that communities apply the concepts of consistency and concurrency when discussing transportation issues. Consistency means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system. Consistent features and elements of the plan are compatible to the extent that they can co-exist and not preclude the accomplishment of other features or elements.

Concurrency means that adequate capital facilities are available when the impacts of development occur or within six years of such development. Within the Growth Management Act, concurrency is required for transportation impacts (it may optionally be applied to other capital facilities).

The GMA requires that the Transportation Element to include discussion of the following topics:

- Land use assumptions used in estimating travel;
- Estimated impacts to state-owned transportation facilities and services;
- Facilities and service needs, including:
    - An inventory of air, water, and land transportation facilities and services, including transit alignments, active transportation facilities, state-owned transportation facilities and general aviation airports to define existing capital facilities and travel levels as a basis for future planning;
    - Adopted multimodal Level of Sservice (LOS) standards for all arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;
    - Specific actions and requirements for bringing into compliance any facilities or services that are below established LOS standard;
    - Forecasts of traffic for at least 10 years based on the adopted land use plan to provide information on the location, timing and capacity needs of future growth;
- A forecast of multimodal transportation for at least 10 years including land use assumptions used in estimated travel, incorporating provisions for environmental justice~~Identification of system expansion needs and transportation system management needs to meet future demands~~;
- A transition plan for transportation as required in Title II of the ADA;
- Finance, including:
    - An analysis of funding capability to judge needs against probable funding resources;

    - A multi-year financing plan based on the needs identified in the Comprehensive Plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems;
    - If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised or how land use assumptions will be reassessed to ensure that LOS standards will be met;
- Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land assumptions on the transportation systems of adjacent jurisdictions;
- Demand-management strategies; and
- Pedestrian and bicycle planning.

Communities with adopted LOS standards must adopt and enforce ordinances which prohibit development approval if the development causes the LOS 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. These strategies may include increased public transportation service, ride sharing programs, demand management, and other transportation systems management strategies.

Transportation Element Certification

The Town of Naches's Transportation Element must be consistent with the *Yakima Valley Metropolitan and Regional Transportation Plan 2024-2045~~2016-2040~~ (M/RTP)* established by the Yakima Valley Conference of Governments (YVCOG), the lead agency for the Metropolitan Transportation Organization (MPO) and the Regional Transportation Planning Organization (RTPO) for Yakima County. The Transportation Element must also implement, and be consistent with, the Town's Land Use Element, as well as the Yakima County-Wide Planning Policy and State growth management goals. After review of the Town of Naches's Transportation Element, it was determined that it is consistent with the M/RTP and the GMA, as follows:

- The plan was submitted for consideration on June 11, 2026 and reviewed by YVCOG Staff.
- The MPO/RTPO Technical Advisory Committee reviewed the completed Transportation Element Review Checklist on 2026 ~~December 8, 2016~~ and recommended approval to the Yakima Valley Transportation Policy Board.
- The Policy Board considered the recommendation of the Technical Advisory Committee on ~~December 19, 2016~~July 20, 2026 and approved the Town of Naches's Transportation Element.
- A formal Transportation Element Consistency Certification Report was signed by YVCOG's Executive Director on ~~December 19, 2016~~ July 20, 2026.

Relationship to Other Elements

The Transportation Element must be consistent with other elements of the Comprehensive Plan. It must support the desired development pattern and desired growth rates. In turn, the Transportation Element's goals and objectives must be consistent with and supported by the Land Use Element, Capital Facilities Element, Housing Element, and other portions of the Comprehensive Plan. The Transportation Element must support the concurrent development of transportation facilities as growth occurs.

Applicable Countywide Planning Policies

Countywide Planning Policies must be considered and incorporated into the Transportation Element for the plan to achieve "interjurisdictional consistency." The following Countywide Planning Policies apply to discussion of the Transportation Element:

1. The capital facilities, utilities, and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [RCW 36.70A.070(3)(c)(d)] (Countywide Planning Policy: B.3.4.)

2. Major public capital facilities that generate substantial travel demand should be located along or near major transportation corridors and public transportation routes. (C.3.4.)

3. The multiple uses of corridors for major utilities, trails, and transportation rights-of-way is encouraged. (C.3.6.)

4. The transportation element for each jurisdiction will be consistent with and support the land use element of its comprehensive plan. [RCW 36.70A.070(6)] (D.3.1.)

5. Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. [RCW 36.70A.070(6)(e)]

6. Local jurisdictions will coordinate transportation planning efforts through YVCOG, which is designated as the RTPO. This regional coordination will assure that an assessment of the impacts of each transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions conducted and conflicts prevented. (D.3.5.)

7. Each interlocal agreement will require that common and consistent development and construction standards be applied throughout the UGA. These may include, but not be limited to, standards for streets and roads, utilities, and other infrastructure components. (F.3.5.)

Major Transportation Considerations

- The Town has identified several projects on its Six-Year Transportation Improvement Program. If these projects are not funded through state or federal programs, what other funding sources would be available?

- The Urban Growth Area defines where the Town is financially capable of providing urban services and the areas it may ultimately annex. If these areas request annexation, how will the Town bring these areas up to its standards for streets, lighting, sidewalks, etc.?

- What improvements to the transportation network will support the Town's goals in other areas, especially land use and economic development?

- What are the present and future mobility needs in Naches, and how can they be met?

- Proximity to Highway 12 presents additional opportunities for traveler-oriented development.
  - What improvements to the transportation network will help the Town capitalize on those opportunities?
  - What safety improvements can be made to Highway 12 to protect pedestrians and bicycle traffic?
  - ~~improvements~~What improvements to Highway 12 ~~help~~ could help Naches in the revitalization of its downtown district? ~~If the Town wishes to maintain the traditional~~

~~central business district, how can the transportation system be used to further that goal?~~

II. TRANSPORTATION NETWORK CHARACTERISTICS

Roads and Streets

The Naches area is served by a network of roadways and streets. Roadways and streets within the Town of Naches are categorized under the Federal Functional Classification System (FFC). The major streets and roadways serving the Town of Naches are: Allan Rd, Shafer Ave., Naches Ave., S. Naches Rd., W. 2nd St., W. 3rd St., Railroad St, and Old Naches Hwy.

~~Figure 4-2,~~Figure 4-3 on page 20 ~~25 4-16~~ illustrates the existing transportation network and the FFC designations for roads.

All of Naches's local streets are paved. Residential streets have paved driving lanes and most have dirt or gravel parking lanes. Retail core area streets are paved curb to curb, most with angle parking on both sides of streets. Street right-of-way varies throughout Town from 20 feet to 60 feet in width.

Two State Highways provide access to Naches. Highway 12 is the primary access to Naches which connects Naches to the City of Yakima and the Town to the southeast. ~~West of Naches,~~West of Naches is the junction of Highway 12 and Highway 410 which both provide routes west over the Cascade Mountain Range.

Rail Facilities and Locations

Naches is not served by a rail line. The previous Burlington Northern RR line is abandoned and has been converted into a segment of the Yakima Greenway. The Naches spur trail connecting Naches to Yakima ,was completed in 2016. ~~which will ultimately connect Naches to Yakima.~~

Future Opportunity for Passenger Rail in the Region

In 2025, The Federal Railroad Administration (FRA) completed the (nationwide) AMTRAK Daily Long-Distance Service Study Report to Congress. The FRA-Long-Distance Service Study analyzed the feasibility of restoring discontinued Amtrak routes throughout the United States, including former rail service through the Kittitas and Yakima Valleys via Stampede Pass.

The Yakima Valley was previously served as part of the "North Coast Hiawatha" (NCH) route, which had stopped in Yakima and Pasco. This route ceased service in October 1981. The report to Congress recommended further planning and study of 15 preferred routes, including the Auburn / Ellensburg / Yakima / Tri-cities segment as part of a greater 2,000 route through seven states between Seattle, WA and Chicago, IL.

If the Federal Railroad Administration pursues restoration of this rail corridor, The Yakima Valley could see restored rail service to connect it to Seattle, Tri-Cities, Spokane, Chicago and other destinations in between.

YVCOG Application for Feasibility: Greater Yakima Regional Railroad Depot Site Location Study

As of 2026, YVCOG is applying for funding from Yakima County's Supporting Investments in Economic Development Board (SEID) to prepare a Railroad Depot Site Location study. The proposed study could complement future national rail plans within the Yakima Valley and along the NCH route. The study at a

minimum would consider development of a multimodal transportation hub that meets current passenger rail and multimodal standards at existing depot locations in Yakima and Toppenish and undeveloped sites in Yakima and Union Gap. This service would be roughly 30-45 minutes from Naches by car.

Airports

One commercial service airport is located within one hour of the Town of Naches, in Yakima. The 825-acre Yakima ~~Regional Airport~~Air Terminal – McAllister Field is located in the City of Yakima, within half hour of the Town of Naches. It serves Yakima County and portions of Kittitas, Klickitat, and Lewis Counties. The airport, which has an Airport Advisory Committee, is managed and operated by an Airport Manager and staff. The Yakima ~~Regional Airpor~~Air Terminal~~t~~ has two runways, one approximately 3,835 ~~3,800~~ feet in length and one 7,604~~7,603~~ feet in length. The 2020 Airport Master Plan includes extending the 7,800~~7,603~~-foot runway to 9,100 ~~8,800~~ feet.

Passenger service at the Yakima Air Terminal is provided by Alaska Airlines/Horizon Air, and scheduled charter service is offered by Sun Country Airlines and Swift Airlines. The Yakima Air Terminal is one of five commercial service airports serving Central Washington. The airport is also used for military operations and general aviation.

According to the *Yakima Airport Master Plan*, 73,342 passengers traveled through the airport in 2018. Post-pandemic, in 2025, Yakima had 44,725 passengers. The Air Traffic Control Tower reported 39,444 total operations that year, which is below levels recorded in 2000. According to the Airport Master Plan, by 2040, total operational activity is projected to increase to 48,600, with commercial passenger counts expected to reach approximately 92,600.

Public Transportation

Demand-response transportation services are provided in Naches for eligible elderly and handicapped citizens by People for People, a private non-profit organization. Demand-response transportation service allows users of this service to call ahead to arrange for transportation services at an agreed upon day and time. These transportation services are provided to elderly persons for trips involving nutrition, medical attention, and shopping. They are also provided to Medicaid clients for only Medicaid-related travel.

Discussion of a public transportation system to serve all of Yakima County has been ongoing. The ability for city and county jurisdictions to create a Public Transportation Benefit Area (PTBA) was granted by the Washington State Legislature in 1975. A PTBA operates independently from other government bodies and, the only function of a PTBA is to provide public transportation for all citizens within the public transit benefit area. In 1994, a public vote to fund public transportation within the countywide PTBA failed. In response to the failed measure, the PTBA Board of Directors created a smaller, more localized PTBA around the Yakima metropolitan area. –TRANS-Action (Upper Valley, including Naches) and DRYVE (Lower Valley) are coalitions of business leaders, elected officials, agency staff, and community leaders that were formed to address this need. TRANS-Action advocates for urban investment in the Greater Yakima metropolitan area. This nonprofit is comprised of public agencies, local businesses, agricultural and tourism-based industries, elected officials and private citizens. Collectively, TRANS-Action advocates for transportation services and infrastructure in the valley. Additionally, Naches intends to install two electrical vehicle charging stations at the existing Park and Ride.

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~~Discussions regarding development of a countywide transportation system are ongoing among the Lower Valley's Driving Rural Yakima Valley's Economy (DRYVE) and the Upper Valley's TRANS Action organizations. Both of these organizations work to prioritize regional transportation improvements within their respective regions.~~

The Human Services Transportation Plan, most recently updated by YVCOG in 2022, has been periodically updated since 2014 in response to the federal Moving Ahead for Progress in the 21st Century (MAP-21) Act which required that communities develop a coordinated public transit and human services transportation plan be eligible for certain Federal Transit Administration funding. The plan calls for the following:

- Preserve and expand demand-response paratransit services for individuals with disabilities, older adults, youth veterans, and individuals with low incomes.
- Promote safe and accessible transportation services for individuals with special needs by educating and advocating for special needs transportation.
- Coordinate transportation and human services for increased efficiencies and utilization of resources.

Transit And Transportation Demand Management

The *Yakima Valley Metropolitan and Regional Transportation Plan 2024-2045*, developed by the Yakima Valley Conference of Governments (YVCOG), includes strategies for expanding transit to meet future travel demands throughout the Yakima Valley region. Strategies to reduce peak period travel demands are also included. The transit and transportation demand management strategies include:

- Encourage alternatives to driving alone, such as transit, carpools, vanpools, walking, and bicycling.
- Support transportation investments that serve a range of travel modes.
- Expanded demand-response transit services to developing areas outside of the metropolitan area.
- Improve transit services to educational and medical facilities.
- Support expansion of paratransit services for special needs populations.
- Improve systems for pedestrian and bicycle travel as part of capital roadway projects and maintenance programs.
- Complete key links of the regional bicycle system, sidewalks, pathways, or trails.

~~The *Yakima Valley Metropolitan and Regional Transportation Plan 2016-2040* (M/RTP) was updated by YVCOG in 2016, in compliance with federal transportation legislation. The Plan includes strategies for expanding transit to meet future travel demands throughout the Yakima Valley region. Strategies to reduce peak period travel demands also are included. The transit and transportation demand management strategies include:~~

- ~~Expand and improve existing fixed-route transit service and fleets.~~
- ~~Add demand-response service for developing areas that cannot support fixed-route service.~~
- ~~Expand People for People Community Connector service to directly serve medical and educational facilities.~~
- ~~Coordinate existing fixed-route transit service with existing and expanded rural transit services to community colleges, hospitals, and other regional facilities and attractions.~~
- ~~Maintain existing paratransit services to provide transportation access for special needs populations.~~

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- ~~Purchase more vehicles for vanpool programs.~~
- ~~Construct high-priority missing links in the regional non-motorized system.~~

Non-motorized Transportation

Non-motorized refers to pedestrian and bicycle modes of travel. Walking and bicycling are integral parts of the transportation system. Every trip begins and ends as a pedestrian trip. People use bicycles to commute to work and school, for utilitarian trips such as visiting friends and shopping, and to make connections to transit or other intermodal facilities. A benchmark of making a community a desirable place to live is its pedestrian access and bicycle facilities.

Sidewalks

Downtown Naches and the older residential neighborhoods within the Town contain the majority of sidewalks within the community. New residential developments are required to have sidewalks on at least one side of the street.

Bicycle and Pedestrian Pathways

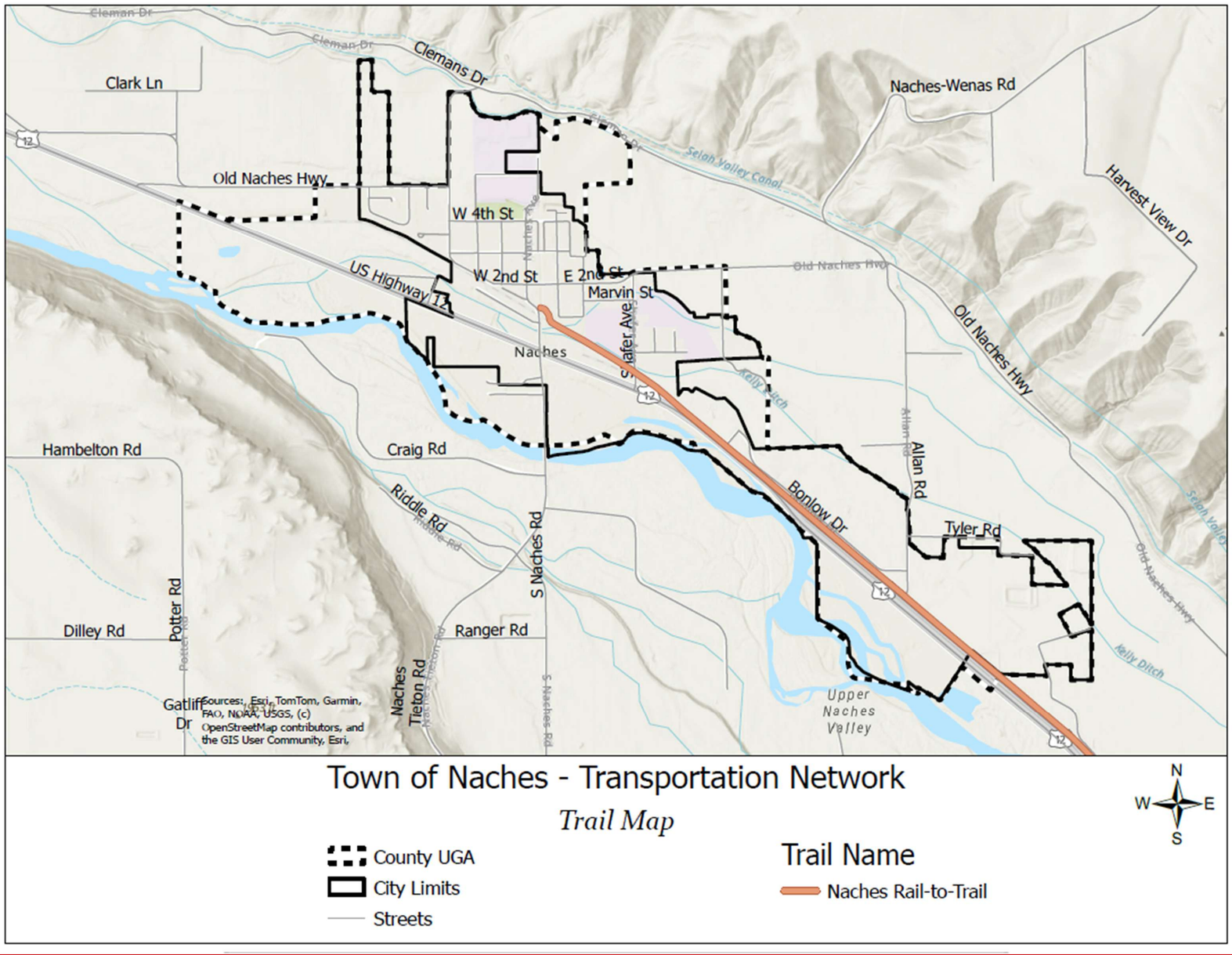
The Yakima Greenway is an approximately ~~18~~20-mile-long regional multi-use path connecting Naches, Yakima, and Union Gap in the upper Yakima Valley. The Yakima Greenway provides a valuable walking, jogging, and bicycling path that is used for both recreational and commuting purposes. ~~The Yakima Greenway Foundation has been working to complete a trail segment from Naches to 40th Avenue in Yakima. To date, all but two miles of the trail segment have been constructed.~~ In the Naches UGA, the Greenway runs from the Visitor's Center at the Historic Train Depot on Naches Avenue, southeast to the Allan Road (~~,~~see Figure 4-1). These improvements were funded and maintained by the Town of Naches. The Greenway then continues ~~on to Old Naches Highway. The Yakima Greenway Foundation is currently seeking funding to complete~~along Highway 12 to the final segment connecting ~~the Old Naches Highway~~ to 40th Avenue in Yakima. This project is included in the *Yakima County Trails Plan*, last updated in 20~~14~~20, which calls for development of a regional bicycle/pedestrian network that would function as a viable transportation option, and not simply for recreation.

A standard classification for bikeways includes the following categories:

- *Class I: Bike paths*. Separate trails for the principle use of bicycles.
- *Class II: Bike lanes*. A portion of the street is designated by signs and/or pavement markings for preferential bicycle use.
- *Class III: Bike routes*. A street is designated with signs as a bicycle route and is shared with other transportation modes, but is not designated by pavement markings.
- *Class IV: Shared street.* No signs and/or pavement markings designate a bikeway, but street is accessible to bicyclists. Includes bicycle-friendly design standards such as bicycle-safe drains and wide curbs.

In downtown Naches, in addition to the existing greenway pedestrian/bike path, there is potential to develop a Class III bikeway system, given the Town's street widths and relatively low traffic volumes.

Figure 4-1 Naches Trails Map



~~**ADA Transition Plan**~~

~~Cities and towns with more than 50 employees are required to adopt an American with Disabilities Act (ADA) Transition Plan to address any deficiencies related to the access of disabled persons to public infrastructure such as roads and sidewalks. A transition plan has not yet been created as the Town of Naches employs less than 50 employees (25 CFR 35.150). However, the Town includes ADA provisions in all public improvement projects, including new construction and reconstruction. This Transportation Element include goals and policies related to Complete Streets, including access of disabled people to public transportation infrastructure.~~

Naches-US 12 Active Transportation Corridor Study

Naches, like many small towns experiencing growth saw its population increase from 575 in 1990, to 1,073 in 2022. However, the transportation infrastructure has not kept pace with this growth, and Naches lacks sidewalks, bike paths, and convenient crosswalks. This has resulted in pedestrians crossing the highway at several unmarked and uncontrolled locations to access businesses and local schools. Therefore, Naches requested the Yakima Valley Conference of Governments (YVCOG) and WSDOT to develop this study to address these issues. Proposed solutions were developed by the WSDOT Study Team, incorporating input from the community and the study's external advisory group. Each solution was evaluated and ranked based on its performance in addressing safety, mobility, Complete Streets, maintenance costs, and access management. The plan proposes the following intersection improvements:

- Roundabout at S. Naches Rd/Naches Ave
- Roundabout at Shafer Ave
- Roundabout at Allan Rd

ADA Transition Plan

Recognizing the importance of safety and accessibility, as well as the need for multimodal improvements, the Town applied for and received funding from the U.S. Department of Transportation Safe Streets for All (SS4A) program to develop a combined Comprehensive Safety Action Plan and Americans with Disabilities Act of 1990 (ADA) Transition Plan. In addition to the ADA Transition Plan, this plan will address safety issues along Highway 12 with strategies limiting access along the highway frontage, creating a new signalized crosswalk, and developing a multiuse trail north of Highway 12. Currently, the Town includes ADA provisions in all public improvement projects, including new construction and reconstruction. This Transportation Element include goals and policies related to Complete Streets, including improving access to public transportation for disabled people.

As a necessary step to a program access plan to provide accessibility under the ADA, state and local government, public entities, and public agencies are required to perform self-evaluations of their current facilities, relative to accessibility requirements of the ADA. The agencies are then required to develop a program access plan, which can be called a transition plan, to address any deficiencies. The plan is intended to achieve the following:

- Identify physical obstacles that limit the accessibility of facilities to individuals with disabilities;
- Describe the methods to be used to make the facilities accessible;
- Provide a schedule for making the access modifications; and
- Identify the public officials responsible for implementation of the transition plan

Naches Downtown Revitalization

Naches is also embarking on a downtown revitalization project, which will include street and sidewalk improvements to increase walkability, accessibility, and enhance safety in Naches's downtown.

Freight and Goods Transportation System

The Washington State Freight and Goods Transportation System (FGTS) is a classification system for roadways, railways, and waterways based on freight volume. The FGTS is used to establish funding eligibility for Freight Mobility Strategic Investment Board grants, fulfill federal reporting requirements, support transportation planning processes, and plan for pavement needs and upgrades. WSDOT has used this data to designate freight economic corridors in the Washington State Freight Mobility Plan (FMP). The FMP is the first step in identifying and developing a year-round, all-weather system of routes serving truck travel and the economic needs of communities Statewide. The FMP was last updated in 2016.

WSDOT used criteria based on the level of annual freight tonnage carried by a particular segment of road to identify road segments which play a significant role in the movement of freight and other goods throughout the state (Table 4-1). Through the FMP, WSDOT estimates truck traffic on highways and roads used most heavily by trucks. Truck traffic count data is converted into average weights by truck type. The five truck route classes based on annual tonnage are listed below. Category T-5 accounts for roads subject to heavy use on a seasonal basis. Table 4-2 lists the Town of Naches and UGA FGTS streets and roads. A map of the freight and goods transportation network is shown in Figure 4-2.

Table 4-1. Truck Route Classes Based on Annual Tonnage

Truck Route Class	Annual Tonnage (Millions)
T-1	10,000,000 +
T-2	4,000,000 - 10,000,000
T-3	300,000 - 4,000,000
T-4	100,000 - 300,000
T-5	At least 20,000 tons in 60 days

~~**Table 4-2** lists the Town of Naches and UGA FGTS streets and roads.~~

Table 4-2. Naches UGA - Freight and Goods Transportation System Classified Roads

Route Name	Start Location	End Location	FGTS Class
Highway 12	East Town Limits	Naches Ave	T-2
Highway 12	Naches Ave	West Town Limits	T-3
Old Naches Highway	East Town Limits	Shafer Ave	T-3
Old Naches Highway	Simmons Road	West Town Limits	T-3
East 2nd St	Shafer Ave	Naches Ave	T-4
Naches Ave	East 2nd St	Highway 12	T-34

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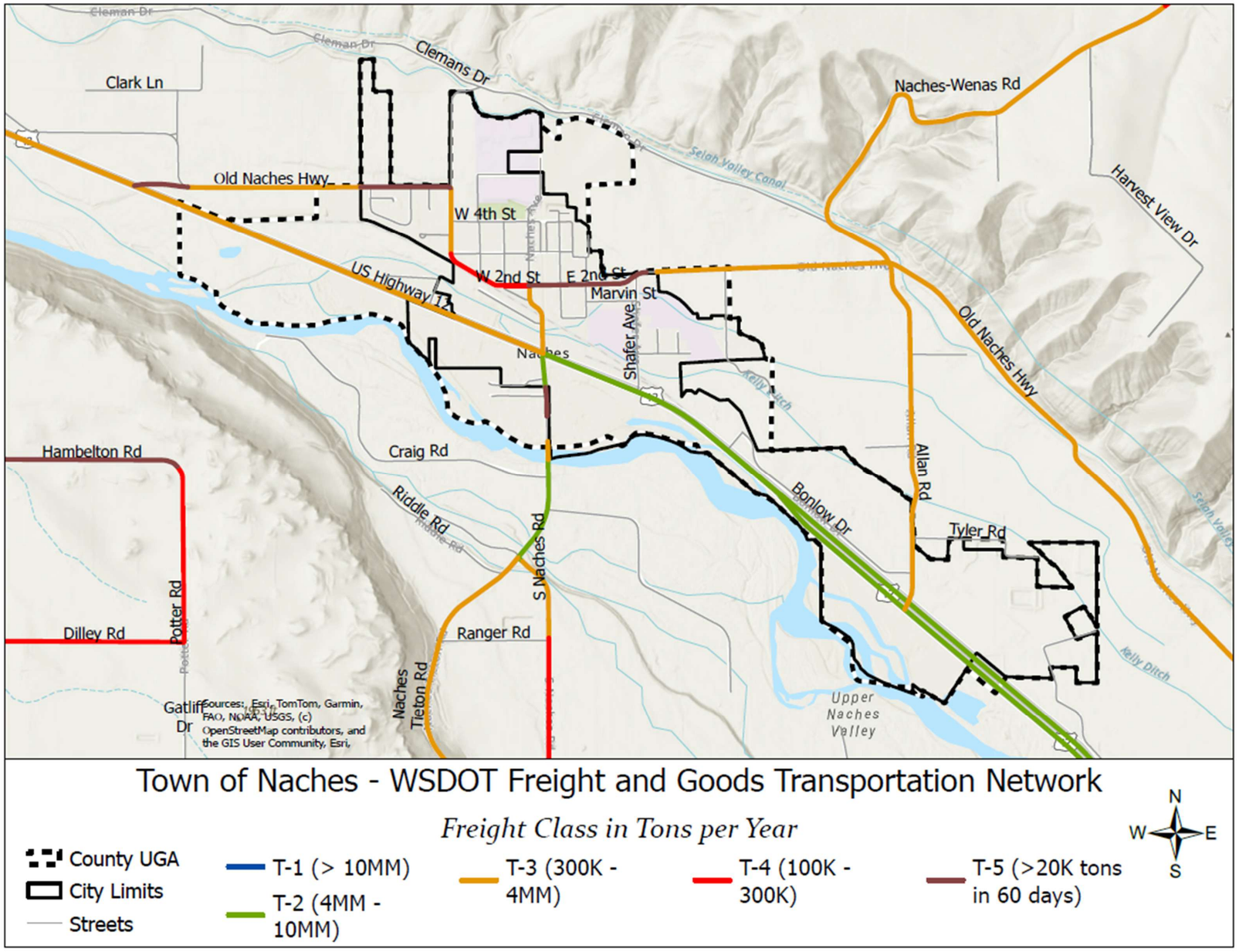
~~Figure 0-1. Roadways by Truck Tonnage Class, Naches UGA~~ Figure 4-2 WSDOT Freight and Goods Transportation Network



~~I~~II. ROADWAY CHARACTERISTICS

This section examines Naches area roadways more closely. The Town of Naches has 11.76 miles of roadway within the Town limits. An additional 1.32 miles of roadway exist within the Urban Growth Area (UGA).

Functional Classification

~~**Figure 4-2**~~Figure 4-3~~,~~ page 254~~-16~~ illustrates the Federal Functional Classification (FFC) of roads in the Naches UGA. Table 4-4. ~~**Table 4-4**~~, page 174~~-13~~ lists the FFC of roads within the Town of Naches and its UGA. FFC is the grouping of highways, roads and streets by the character of service they provide for transportation planning purposes. Individual streets and roadways do not function independently, but rather form a network through which traffic flows. Roads within the network serve two primary functions: 1) mobility to move traffic, goods, and people from one location to another quickly and efficiently; and 2) access to parcels of land. The primary purpose of arterial streets is to provide mobility. Land access from arterial streets is secondary and numerous access points along an arterial may serve to impede its mobility function. A local street's primary purpose is to provide access to surrounding parcels of land. Mobility is secondary. Collector streets provide both land access and mobility and link arterial and local streets.

Roadways are classified as either rural or urban; this classification determines what types of funding roads are eligible for and what types of standards they must meet upon new construction. When roads fall within an urbanized area as determined by the Census, they are considered urban; roads outside urbanized areas are considered rural. Areas may be added to the urbanized area ~~upon Town request~~ during an urban area adjustment process that is required by federal law after each decennial Census. Following the ~~2010~~ 2020 Census, this adjustment process took place for Yakima County in 2023~~2013~~.

The Town's functional street classification is defined below. It is based on standards followed by the Washington State Department of Transportation.

Freeway: A high speed, high capacity roadway intended exclusively for motorized traffic with private automobile.

Principal Arterial: A highway connecting major community centers and facilities, often constructed with partial limitations on access through intersections and common driveways. Principal arterials generally carry the highest amount of traffic volumes and provide the best mobility in the roadway network. Since most principal arterials are intra-county, they serve both urban and rural areas. Regional and inter-county bus routes are generally located on principal arterials as well as transfer centers and park-and-ride lots.

Minor Arterial: A highway connecting centers and facilities within the community and providing some access to abutting properties. The facility stresses mobility and circulation needs over providing specific access to properties. Minor arterials allow densely populated areas easy access to principal arterials and adjacent land uses (e.g.~~i.e.~~ shopping, schools, etc.) and have lower traffic rates than principal arterials.

Collector Street: A highway connecting two or more neighborhoods as well as carrying traffic within neighborhoods. Collectors also channel traffic onto the minor and principal arterials. Typically, they carry moderate traffic volumes, have relatively shorter trip than arterials, and carry very little through traffic. Urban collectors and rural major collectors are the lowest class of urban roadway classifications eligible for federal funding.

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Local Access Street: This category comprises all roadways and streets not otherwise classified. Their main function is providing direct access to abutting properties, sometimes at the expense of traffic movement. Traffic generally moves slowly on these streets and delays are caused by turning vehicles.

Idealized Urban and Rural Roadway Capacities

For each of the functional classifications of roadway noted above, a corresponding idealized capacity is shown below. These idealized capacities are based on roadway capacities as used in the Highway Capacity Manual developed by the Transportation Research Board. The actual capacity of any specific roadway is affected by the roadway's speed limit, the number of intersecting roadways, the number of stops or other delays, and other factors.

Functional Class	Capacity of Roadway (Vehicles/Hour)
Freeway	3,600
Freeway Ramps	1,200
State Highways	2,200
Principal Arterial (Urban/Rural)	2,200
Minor Arterial (Urban)	2,000
Collector Arterial (Urban)	1,800
Access/Local (Urban)	1,600
Major Collector (Rural)	2,400
Minor Collector (Rural)	2,000
Access/Local (Rural)	1,600
Other	1,600

Traffic Volume History

Traffic volumes in the Naches area tend to be lower than the capacities noted above. This is displayed in

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Table 4-4~~Table 0-4~~, page 174~~-13~~, with all roadways maintaining a level of service "A" ranking.

The Town of Naches collects traffic data for a number of purposes, including long-range planning, reviewing development proposals, and to support competitive applications for roadway improvements. The measure of traffic volumes is "Average Annualized Daily Traffic" (AADT), which is the average daily traffic that can be expected throughout the year on each road segment. The AADTs were calculated using the "Average Weekday Traffic" (AWDT) gained from traffic counts. The AWDT is normalized for the month the count occurred using a "Monthly Normalization Factor" (MNF) provided by WSDOT to determine AADT, regardless of when the count occurs. The calculation is: *AWDT * MNF = AADT*. Peak hour volumes indicate a LOS designation of "A" for all streets.

Level of Service

The ease of traffic movement along a roadway is a function of the roadway's vehicular capacity, the number of vehicles actually using the roadway, the number of stops along the roadway, and the time spent waiting at each stop. To characterize the ease of movement of traffic, transportation engineers have developed the concept of "level of service" (LOS). LOS has been categorized in a range from "A" to "F." LOS standards, as described in the table below, are taken from the 1985 federal Highway Capacity Manual.

LOS can be calculated in several ways~~.~~ . In this report, LOS is calculated by dividing traffic volume by the idealized roadway capacity, using data from YVCOG's 2022 Travel Demand Model. The resulting ratio relates to one of the five different LOS categories. Table 4-3 summarizes LOS categories for roads.

~~One of the simplest measures and the one used in this analysis, is a ratio of traffic volume to roadway capacity. Other more complex measures include interruptions to traffic flow such as signals, stop signs, turning traffic, and other factors.~~
~~Roadway capacity refers to the maximum amount of traffic that can be accommodated by a given roadway facility. Roadway capacity is based on an analysis of roadway conditions, including the number and width of lanes, pavement and shoulder types, the presence of controls at an intersection, and whether the roadway is in an urban or rural area.~~

~~The LOS can be calculated by dividing the observed traffic volume by the idealized roadway capacity. The ratio which results relates to one of the five different LOS categories. summarizes LOS categories for roads.~~

The minimum acceptable LOS on Naches streets is a LOS "C" (e.g., a volume-to-capacity ratio of between 0.71 and 0.80). In instances when the traffic volumes exceed this threshold, capacity-related improvements are necessary before additional land use development can occur. The Naches Municipal Code Chapter 17.11 includes standards to ensure that locally-owned transportation facilities and services maintain LOS C.

Table 4~~0~~-3. Level of Service Categories

Level of Service	Description	Volume/Capacity Ratio
A	Free flow. Low volumes and no delays.	Less than 0.60
B	Stable flow. Speeds restricted by travel conditions, minor delays. Presence of other users in the traffic stream.	0.61 to 0.70

Level of Service	Description	Volume/Capacity Ratio
C	Stable flow. Speeds and maneuverability reduced somewhat by higher volumes.	0.71 to 0.80
D	Stable flow. Speeds considerably affected by change in operating conditions. High density traffic restricts maneuverability.	0.81 to 0.90
E	Unstable flow. Low speeds, considerable delay, volume at or near capacity. Freedom to maneuver is extremely difficult.	0.91 to 1.00
F	Forced flow. Very low speeds, volumes exceed capacity, long delays and queues with stop-and-go traffic.	Over 1.00

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Table 4-4. Functional Classification, Peak Hour Volume, and Level of Service, Naches UGA

Functional Class	Road Name	Start Location	End Location	Number of Lanes	AADT* 20262017	Idealized Roadway Capacity	Peak Volume as a Ratio of Roadway Capacity	Level of Service
State Highway	US-12	West Town Limits	Naches Ave	2	6,200 5,667[1]	2,200	0.26	A
		Naches Ave	East Town Limits	2	13,400 9,582[1]	2,200	0.44	A
Major Collector	Allan Road	US-12	Bonlow Road	2	1,900 3,591[2]	2,400	0.15	A
	Naches Ave	US-12	Orchard St	2	3,600 3,473[2]	2,400	0.15	A
		3rd St	4th St	2	800 588[2]	2,400	0.03	A
	S. Naches Rd	US-12	Melody Ln	2	6,300 4,750[2]	2,400	0.12	A
	Old Naches Highway	Shafer Ave	Sinclair Ave	2	1,800 1,304[2]	2,400	0.07	A
		3rd St	West Town Limits	2	700 525[2]	2,400	0.03	A
	Railroad St	3rd St	2nd St	2	1,300 906[2]	2,400	0.04	A
	Shafer Ave	US-12	McDowell St	2	1,100 1,836[2]	2,400	0.08	A
		Old Naches Highway	Marvin St	2	800 1,206[2]	2,400	0.06	A
	W 3rd St	Old Naches Highway	Naches Ave	2	500 380[2]	2,000	0.02	A

*Average Annualized Daily Traffic. [1] 2015 WSDOT Counts grown at 1.5%/year to 2017. [2] 2016 YVCOG Counts grown at 1.5% to 2017

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Multimodal Level of Service (MM-LOS)

The Growth Management Act requires multimodal levels of service standards (MM-LOS) as part of the Transportation Element. Jurisdictions must include MM-LOS for all locally owned arterials, locally and regionally operated transit routes that serve UGAs, state-owned or operated transit routes, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve environmental justice as defined in RCW 36.70A.030.

MM-LOS standards must also be regionally coordinated. Town of Naches will work with YVCOG (M/RTPO), WSDOT and other jurisdictions to coordinate development of MM-LOS Standards.

As of August 2024, WSDOT has provided interim guidance for developing MM-LOS standards. At this time, MM-LOS standards and precedent has not yet emerged for most east-side cities. Cities which have adopted standards have been much larger jurisdictions, such as the City of Seattle and City of Tacoma. These cities conducted MM-LOS studies and developed their own methodologies prior to adoption of these standards and do not reflect conditions present in smaller east-side cities

MM-LOS Recommendation

It is recommended that The Town of Naches adopts WSDOT standards by reference to the extent applicable to the Town until further study can be conducted, and that these standards will be coordinated with WSDOT, YVCOG (M/RTPO), and other jurisdictions in the pursuit of regional coordination.

The below standards reference the following Documents:

- WSDOT Active Transportation Plan (2020)
- WSDOT Transit Development Plan (2020)
- WSDOT MM-LOS Interim Guidance (2024)
- WSDOT Design Manual (2024)

Level of Traffic Stress (LTS)

MM-LOS can be evaluated by using level of traffic stress to score Naches's active transportation systems. Table 4-5 lists characteristics of each level of traffic stress as described in WSDOT's Active Transportation Plan (2020).

Table 4-5 Characteristics Associated with Level of Traffic Stress

Characteristics	LTS 1	LTS 2	LTS 3	LTS 4
Stress	Minimal/none	Low	Moderate high	High
Required attentiveness (to traffic)	Minimal/none	Low	Moderate high	High
Unsupervised Suitability	All ages and abilities	8 years and up	Adult	Adult
Accessibility	All ages and	Possible	Likely limitations	Presents barrier to

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	abilities	limitations for wheeled mobility device	for wheeled mobility device	wheeled mobility device use
Traffic conditions	Low speeds and volumes if facilities are near traffic	Moderate speeds and volumes	High speeds and volumes	Highest speeds and volumes, typically multilane roadways.

Source: WSDOT Active Transportation Plan 2020 and Beyond

LTS is applicable to the safety and usability of pedestrian and bike facilities. WSDOT provides a series of LTS scoring tables for pedestrians and bicyclists along roadways and intersections.

Multimodal Level of service for transit

The Town of Naches Does not have Transit Facilities. If the Town acquired local, or state transit services it is recommended to adopt WSDOT transit frequency services as applicable.

Threshold for MM-LOS

Town policy will determine corrective actions when MM-LOS falls below the minimum standards adopted by the City. Minimum MM-LOS and corrective actions when service falls below the threshold are included in Goals and Policies.

WSDOT has developed a series of LTS scoring tables for pedestrians and bicyclists along roadways and intersections. The below series of scoring tables analyzes LTS for different roadway characteristics and at intersections. Although similar tables are in both the 2020 Active Transportation Plan and 2024 Design Manual, the latter document provides guidelines for AADT.

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Table 4-6 Pedestrian Level of Traffic Stress (PLTS) with no dedicated pedestrian facility within shoulder

Lane Configuration	AADT (Total)	Target Speed (MPH)			
		≤20	25	30	≥35
1 thru lane per direction	0-750	1	2	3	4
	751-1500	1	2	3	4
	1501-3000	2	2	3	4
	> 3000	2	3	3	4
2 thru lanes per direction	0-6000	3	3	3	4
	> 6000	3	3	4	4
3 or more thru lanes per direction	Any ADT	4	4	4	4

Source: WSDOT Design Manual, page 1510-3, Exhibit 1510-1

Table 4-7 Pedestrian Level of Traffic Stress (PLTS) for 5'-7.5' Sidewalk with no buffer

Lane Configuration	AADT (Total)	Target Speed (MPH)				
		≤20	25	30	35	≥40
1 thru lane per direction	0-750	1	1	2	3	4
	751-1500	1	1	2	3	4
	1501-3000	1	1	2	3	4
	> 3000	2	2	2	3	4
2 thru lanes per direction	0-6000	2	2	2	3	4
	> 6000	2	2	3	4	4
3 or more thru lanes per direction	Any ADT	2	2	3	4	4

Source: WSDOT Design Manual, page 1510-4, Exhibit 1510-2

Table 4-8 Pedestrian level of Stress (PLTS) for sidewalk with buffer [1]

Lane Configuration	AADT (Total)	Target Speed (MPH)			
		≤20	25	30	≥35
1 thru lane per direction	0-750	1	1	1	2
	751-1500	1	1	1	2
	1501-3000	1	1	1	2
	> 3000	2	2	2	2
2 thru lanes per direction	0-6000	2	2	2	2
	> 6000	2	2	2	2
3 or more thru lanes per direction	Any ADT	2	2	2	2

Source: WSDOT Design Manual, page 1510-5, Exhibit 1510-3

(1) Physical separation typically consists of either a planting strip or other constructed buffer strip, a separated bicycle lane, a parking lane, or traffic barrier. Note that a roadway shoulder or a conventional bicycle lane are not considered physical separation.

Table 4-9 Bicycle Level of Stress (BLTS) in mixed traffic (no bike facility)

Lane Configuration	AADT (Total)	Target Speed (MPH)			
		≤20	25	30	≥35

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1 thru lane per direction	0-750	1	2	3	4
	751-1500	1	2	3	4
	1501-3000	2	2	3	4
	> 3000	2	3	3	4
2 thru lanes per direction	0-6000	3	3	3	4
	> 6000	3	3	4	4
3 or more thru lanes per direction	Any ADT	4	4	4	4

Source: WSDOT Design Manual, page 1520-8, Exhibit 1520-5

Table 4-10 Bicycle level of Stress (BLTS) with conventional bike lane or buffered bike lane[1]

Lane Configuration	AADT (Total)	Target Speed (MPH)				
		≤20	25	30	35	≥40
1 thru lane per direction	0-750	1	1	2	3	4
	751-1500	1	1	2	3	4
	1501-3000	1	1	2	3	4
	> 3000	2	2	2	3	4
2 thru lanes per direction	0-6000	2	2	2	3	4
	> 6000	2	2	3	4	4
3 or more thru lanes per direction	Any ADT	2	2	3	4	4

Source: WSDOT Design Manual, page 1520-9, Exhibit 1520-6, Exhibit 1520-7.

(1) Conventional bike lane and buffered bike lanes were evaluated separately but were scored identically.

Table 4-11 Bicycle Level of Stress (BLTS) for separated bike lane

Lane Configuration	AADT (Total)	Target Speed (MPH)			
		≤20	25	30	≥35
1 thru lane per direction	0-750	1	1	1	2
	751-1500	1	1	1	2
	1501-3000	1	1	1	2
	> 3000	2	2	2	2
2 thru lanes per direction	0-6000	2	2	2	2
	> 6000	2	2	2	2
3 or more thru lanes per direction	Any ADT	2	2	2	2

Source: WSDOT Design Manual, page 1520-9, Exhibit 1520-8

The 2024 Design Manual does not include pedestrian level of stress at intersections scoring table. Below table 4-13 is pulled from Appendix D of the 2020 Active Transportation Plan. Notably, it does not use AADT in scoring.

Table 4-13 Level of Traffic Stress (LTS) for both pedestrian and bicycles at intersections.

Total Lane Configuration	Target Speed (MPH)				
	≤20	25	30	35	≥40
3 or less lanes in both directions	1	2	2	3	4
4 to 5 lanes in both directions	2	2	3	4	4
6 or more lanes in both directions	4	4	4	4	4

Source: WSDOT Active Transportation Plan, Appendix D, page 215, Pedestrian Intersection LTS scoring Table.

A variety of treatments can be applied to intersections to increase safety for bicyclists and pedestrians. This includes but is not limited to crosswalks, curb ramps, bike lanes through intersections, bike boxes, two stage bike boxes, median dividers, protected intersections, dedicated signaling, raised crosswalks, pavement markings, and wayfinding signage. WSDOT describes treatments for intersections on page 1520-10 of the 2024 Design Manual.

Multimodal Level of service for transit

The Town of Naches does not own or operate any transit services.

Threshold for MM-LOS for Pedestrians, Bicyclists, and Transit.

Town policy will enact corrective actions when MM-LOS falls below the minimum standards adopted by the Town. This is included in section VIII Goals and Policies.

IV. TRAFFIC FORECASTS

Population and Demographic Projections

According to Yakima County population projections, the Town of Naches anticipates a preferred alternative medium 20463~~7~~ population projection of 1,732~~0~~53~~ persons.

As of the 20202~~010~~ Census, approximately 20.4~~28.4~~% of Naches's population was age 19 or younger. As discussed in the Land Use Element, ~~51.2~~49% of households in Naches can be considered low income, while 16.5~~17~~% are below the poverty level. Naches's median household income was $~~36,071~~54,286, below the Yakima County median household income of $75,399~~46,944~~.

The young, elderly, and low-income ~~all~~ are particularly in need of transportation options throughout Yakima County. In Naches, the number of young people and low-income families is of particular significance for potential transit options.

Land Use Patterns and Population Distribution

To support this population growth, new residential areas will be needed to provide housing for new families and individuals, new commercial areas will be needed to provide goods and services to these persons, and new industrial/manufacturing areas will be needed to provide employment opportunities. In addition, land area will be needed to support growth in public and institutional facilities, parks, and other related activities.

The UGA portions south, north, and west of Town limits are reserved primarily for residential land uses. These areas include existing residences and agricultural operations. The portion of the UGA east of the Town limits is reserved for Commercial and Public Uses.

Forecasted Traffic Volumes

The Yakima Valley Conference of Governments (YVCOG) with assistance from Eco Resource Management Systems, Inc. (eMRSIi), developed a computer-based planning model for YVCOG comprising all of Yakima County with a nominal base year of 2020 and forecast years of 2025 and 2045.

The travel demand model is a representation of YVCOG/Yakima County, and all the cities within Yakima County, the surface transportation facilities and the travel patterns using these facilities. The computerized transportation model is used to analyze VMT (Vehicle Miles of Travel) and VHT (Vehicle Hours of Travel) growth, street and intersection congestion and forecasts the need for future roadway improvements. The model contains inventories of the existing roadway facilities and of housing, shopping, schools, and employment in the area. The 2022 update to the 2015 YVCOG TDM model incorporated bicycle and pedestrian mode choice, and bicycle paths with bicycle assignment.

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Table 4-6 ~~0-5.~~ Traffic Forecasts for Road Segments, Naches UGA

Functional Class	Road Name	Start Location	End Location	AADT 2017	AADT 2022	AADT 2027	AADT 2032	AADT 2037
State Highway	US-12	West Town Limits	Naches Ave	6,200 ~~5,667~~	~~6,105~~ 6,600	7,000 ~~6,576~~	7500 ~~7,085~~	7900 ~~7,632~~
		Naches Ave	East Town Limits	13,400 ~~9,582~~	13,900 ~~10,322~~	14,500 ~~11,120~~	15,100 ~~11,979~~	15,400 ~~12,905~~
Major Collector	Allan Road	US-12	Bonlow Road	1,900 ~~3,591~~	2,000 ~~3,869~~	2,100 ~~4,168~~	2000 ~~4,490~~	2,000 ~~4,837~~
	Naches Ave	US-12	Orchard St	3,600 ~~3,473~~	3,800 ~~3,742~~	3,900 ~~4,031~~	4,000 ~~4,342~~	4,100 ~~4,678~~
		3rd St	4th St	800 ~~588~~	900 ~~633~~	900 ~~682~~	900 ~~735~~	900 ~~792~~
	S. Naches Rd	US-12	Melody Ln	6,300 ~~4,750~~	6,700 ~~5,117~~	7,100 ~~5,513~~	7,500 ~~5,939~~	7,800 ~~6,398~~
	Old Naches Highway	Shafer Ave	Sinclair Ave	1,800 ~~1,304~~	1,900 ~~1,405~~	1,900 ~~1,514~~	2,000 ~~1,631~~	2,100 ~~1,757~~
		3rd St	West Town Limits	700 ~~525~~	700 ~~565~~	700 ~~609~~	700 ~~656~~	700 ~~707~~
	Railroad St	3rd St	2nd St	1,300 ~~906~~	1,300 ~~976~~	1,300 ~~1,052~~	1,400 ~~1,133~~	1,400 ~~1,221~~
	Shafer Ave	US-12	McDowell St	1,100 ~~1,836~~	1,100 ~~1,978~~	1,200 ~~2,131~~	1,100 ~~2,296~~	1,100 ~~2,473~~
		Old Naches Highway	Marvin St	800 ~~1,206~~	900 ~~1,299~~	900 ~~1,399~~	800 ~~1,508~~	800 ~~1,624~~
	W 3rd St	Old Naches Highway	Naches Ave	500 ~~380~~	500 ~~409~~	500 ~~441~~	500 ~~475~~	500 ~~511~~

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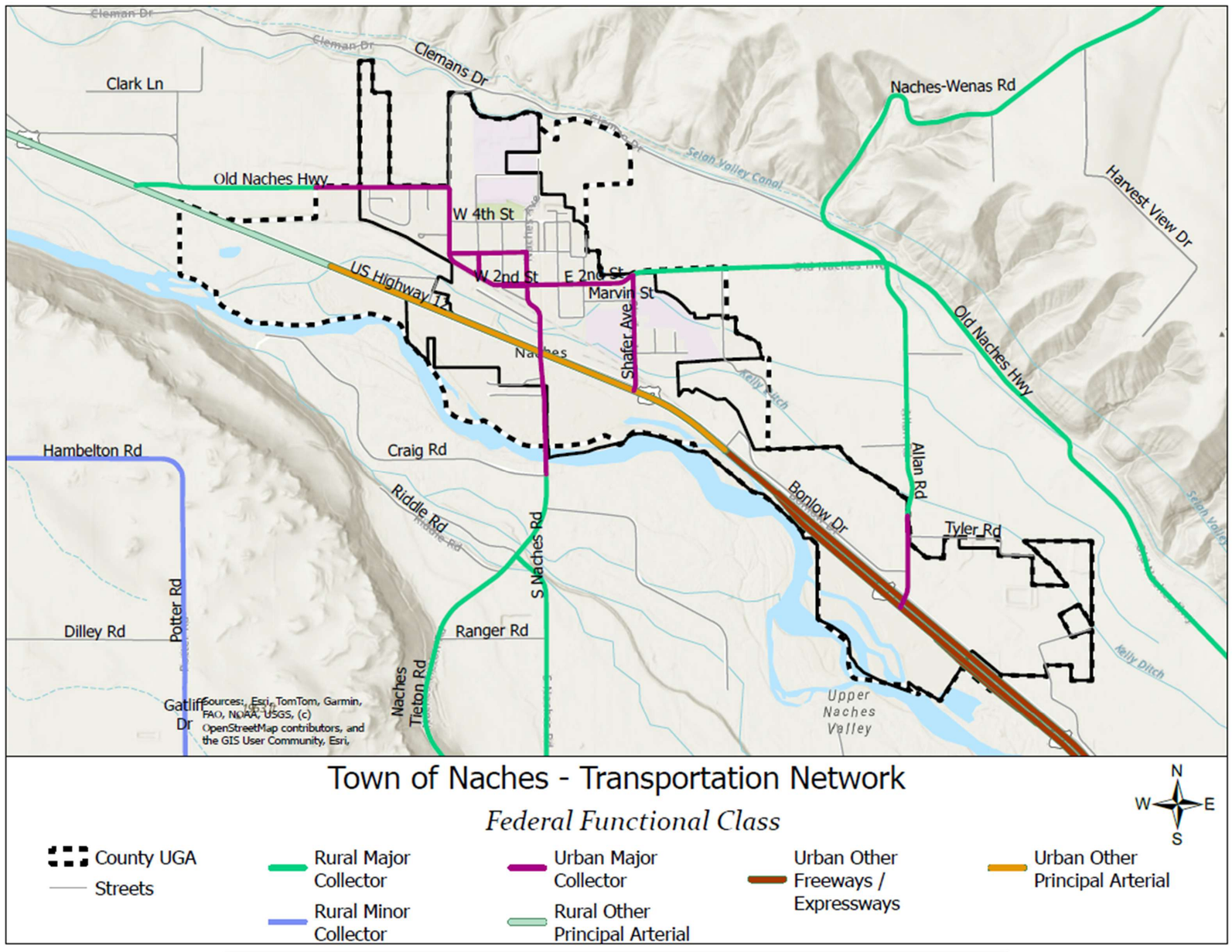
Figure~~re~~ ~~40~~-~~3~~-~~2~~. Transportation Network and Federal Functional Classification Designations, Naches UGA



V. EXISTING DEFICIENCIES, FUTURE NEEDS AND ALTERNATIVES

Because many roadways within the Town of Naches operate well below design capacity, most of the existing deficiencies of the road network reflect maintenance, safety and design concerns rather than capacity problems. However, while many roads have capacity available, Naches has experienced, and expects continued increases in, traffic volumes. Continued increases in traffic volumes require cost effective investments in the existing transportation network to ensure traffic continues to circulate efficiently and the quality of life in Naches is preserved.

The Town of Naches's 2026-2031~~2016-2021~~ Transportation Improvement Program (TIP) displayed in ~~**Table 4-6**~~ Table 4-7 identifies major roadway improvements, including capacity-related widening projects. The TIP prioritizes roadway improvements during this six-year time period. While the Town of Naches is required to develop and adopt a TIP annually (RCW 35.77.010), it does not identify all of the smaller, less expensive roadway maintenance and preservation projects that are needed.

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Table 4-7. Naches Six-Year Transportation Improvement Program, 2026-2031 ~~17-2022~~

Priority Number	Street	Start Location	End Location	Functional Class	Length (miles)	Anticipated Construction Start Date	Improvements Needed	Funding Status	Funding Source
1	~~Shafer Avenue~~ Fourth Street	~~US-12~~ Old Naches Highway	~~Marvin St~~ Naches Avenue	Local Access – Urban ~~Minor Collector Rural~~	0.220 ~~0.25~~	2027 ~~2017~~	~~Grind and overlay roadway, add new ADA sidewalk ramps.~~Construct traffic calming measures; upgrade and install new ADA curb ramps, replace damaged sidewalk, storm drainage, pavement marking, illumination, and related improvements	Planned	TIB ~~Local Funds~~
2	Naches Avenue	Orchard Street ~~US-12~~	W. 3 Third Street ~~Second Street~~	Major Collector ~~-~~ Urban ~~Rural~~	0.230 ~~0.24~~	2028 ~~2018~~	Downtown Revitalization - Reconstruction of Naches Ave. for downtown revitalization ~~Grind and overlay roadway, new ADA sidewalk ramps, and pavement markings.~~	Planned	~~Local Funds~~ STBG
3	Sinclair Avenue	~~First~~ First Street	Third ~~Second~~ Street	Local Access ~~–~~ Urban ~~Rural~~	0.17 ~~0.08~~	2027 ~~19~~	Reconstruct roadway including grading, drainage, hot mix asphalt, curb and gutter, and sidewalks.	Planned	Local Funds
4	First Street ~~Sinclair Avenue~~	Moxee Ave. ~~Second Street~~	Sinclair Avenue ~~Third Street~~	Local Access ~~–~~ Urban ~~Rural~~	0.07 ~~0.09~~	2028~~20~~	Reconstruct and widen roadway including grading, drainage, hot mix asphalt, curb and gutter, and sidewalk.	Planned	Local Funds
5	~~First Street~~ Old Naches Highway	~~Moxee Avenue~~ Old Naches Highway - Western Town Limits	Fourth Street ~~Sinclair Avenue~~	Principle Arterial = Urban Other ~~Local Access – Rural~~	0.3907	2028 ~~2021~~	~~Reconstruct and widen roadway including grading, drainage, hot mix asphalt, curb and gutter, and sidewalks.~~Highway 12 Resurfacing - Grind and overlay Old Naches Hwy. from the western town limits to Fourth Street.	Planned	Local Funds
6	~~Naches Avenue/SR-12~~ Townwide Alley paving	~~Naches Avenue~~ Various locations	Various Locations~~N leg of Intersection~~	~~Major Collector - Rural~~ Other	1.02 ~~0~~.04	2028 ~~2017~~	Paving of existing alleys at various locations throughout town. ~~Remove existing striping on North leg of Naches Avenue/SR 12 Intersection~~	Planned	Local Funds

Priority Number	Street	Start Location	End Location	Functional Class	Length (miles)	Anticipated Construction Start Date	Improvements Needed	Funding Status	Funding Source
							~~and restriping all pavement markings for left turn lane and through/right lane.~~		
7	~~US 12 Pedestrian Bridge~~ Townwide Safety Improvements	~~South side of US 12 near Allan Rd~~ Various Locations	Various Locations~~North side of US 12 near Allan Rd~~	N/A	0.39 ~~0.05~~	2030 ~~2021~~	~~Construct a complete pedestrian bridge across US 12 near Allan Road including hard surface pathways to connect to existing facilities.~~Pedestrian safety and ADA Improvements at various locations throughout town, including sidewalk, ADA curb ramps, crosswalks, signage	Planned	~~WSDOT~~ Local Funds
8	~~Kel Lowry Road~~ US 12	~~Old Naches Highway~~ US 12 MP 190.09	~~Bonlow Drive~~ US 12 MP 191.3	Freeways/Expressways Urban Other ~~N/A~~	0.40 ~~0.50~~	2030 ~~2021~~	Reconstruct existing ~~roadway and extend roadway to Bonlow Dr~~US 12, and Allan Road, including grading, curb and gutter, sidewalk, hot mix asphalt, street lights, storm drainage, and related improvements to construct a two-lane roundabout~~.~~	Planned	~~Local Funds~~ STPG

Source: ~~2017-2022~~2026-2031 Six-Year Transportation Improvement Program

Table 4-8 Six-Year Transportation Improvement Program Funding

Priority	Project Title	2026	2027	2028	2029	2030	2031	TOTAL
1	Fourth Street Calming and Safety Improvements	$75,000	$575,000	$0	$0	$0		$650,000
2	Downtown Revitalization - Naches Avenue	$0	$154,600	$1,236,100	$0	$0	$0	$1,390,700
3	Sinclair Avenue, First Street to Third Street	$0	$790,200	$0	$0	$0	$0	$790,200
4	First Street Improvements	$0	$0	$304,200	$0	$0	$0	$304,200
5	Old Naches Highway Resurfacing	$0	$46,000	$410,900	$0	$0	$0	$456,900
6	Townwide Alley Paving	$0	$125,700	$963,900	$0	$0	$0	$1,089,600
7	Townwide Pedestrian Safety Improvements	$0	$0	$0	$0	$133,700	$1,024,700	$1,158,400
8	US 12 and Allan Road Intersection Improvements	$0	$703,600	$0	$0	$0	$5,393,100	$6,101,700

Source: 2026-2031 Six-Year Transportation Improvement Program

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VI. RECOMMENDATIONS

1) ~~1.~~ Street maintenance in Naches has been and will continue to be based upon the greatest need. Budget constraints limit available funding for these projects, and maintenance needs should be identified and prioritized on a continual basis.

2) ~~2.~~ All new streets and existing streets needing reconstruction shall be built to the Town's street standards.

3) New development should be designed with connectivity in mind, so that pedestrians can travel efficiently and safely throughout the town.

~~2)~~4) ~~3.~~ All the streets in the Town need seal coating on a regular basis in order to maintain their good quality. A maintenance schedule should continue to be followed.

~~3)~~5) ~~4.~~ The Town ~~should seek~~works in compliance with an interlocal agreement with Yakima County that outlines the design standards that development would be required to follow in the unincorporated portion of the UGA. These design standards should be similar to the standards in the Town's subdivision ordinance to allow for future annexation by the Town. For existing subdivisions in the UGA that do not meet the Town's standards, the agreement should specify how needed improvements would be accomplished.

~~4)~~6) ~~5.~~ The Town should actively pursue new funding for roadway maintenance and preservation as needs are identified.

7) ~~6.~~ Additional parking should be developed in or near to the downtown core to ensure the availability of adequate parking for this area of the Town.

8) The town should continue developing and improving Park and Ride locations.

VII. FINANCING

State and Federal Funding Sources

Transportation is typically funded by some type of "user fees." Initially, that funding came from a dedicated portion of the property tax, because property owners were the prime beneficiaries of the transportation system. The major state tax sources to fund transportation improvements are the gas tax and vehicle registration fees. For larger projects, Naches may seek funding assistance from the Washington State Transportation Improvement Board (TIB), as well as some other sources. As a federally designated urban area, there are three state-funded grant programs that the Town can pursue through TIB: Urban Arterial Program (UAP), Urban Arterial Preservation Program (APP), and the Sidewalk Program (SP). The Washington State Routes to School Program and Bicycle and Safety Pedestrian Program can also fund some non-motorized transportation projects. There are also federal grant programs that the City can pursue through the authorization of FAST Act, the federal transportation legislation. Surface Transportation Program (STP) regional funds are distributed by YVCOG, the RTPO, on a prioritized competitive basis.

The gas tax is imposed at the federal and state level and is devoted primarily to highway purposes. The Washington State gas tax rate is $0.554 ~~0.494~~ cents per gallon (2026~~2016~~). The collected tax is distributed in accordance with RCW 46.68.090.

Local Funding Sources

In 1987, the Legislature created Transportation Benefit Districts (TBD) as an option for local governments to fund transportation improvements. ~~Since 2005, the Legislature has amended the TBD statute to expand its uses and revenue authority. Most recently in 2007, the Legislature amended the TBD statute to authorize TBDs to impose vehicle and transportation impact fees without a public vote.~~ A TBD is a quasi-municipal corporation and independent taxing district created for the sole purpose of constructing, improving and funding transportation improvements within the district. The legislative authority of a county or city may create a TBD by ordinance following the procedures set forth in RCW 36.73. The county or city proposing to create the TBD may include other counties, cities, or transit districts through interlocal agreements.

A TBD can fund any transportation improvement contained in any existing state or regional transportation plan that is necessitated by existing or reasonably foreseeable congestion levels. TBD funds can be used for maintenance, preservation and reconstruction improvements to city streets and county roads. Funds can also be used for public transportation and transportation demand management strategies. TBDs have several revenue options that are subject to voter approval, and other revenue options that can be imposed without voter approval. However, to impose fees those are not subject to voter approval, the TBD boundaries must be countywide or citywide, or if applicable, unincorporated countywide.

Property owners in a particular area in need of infrastructure upgrades can also create a Local Improvement District (LID). A LID is a financial instrument that allows the property owners to share the costs of infrastructure improvements, including improving streets and constructing sidewalks.

Finance Plan

In the past, Naches has relied upon personal property taxes, real estate taxes, and motor vehicle fuel taxes to finance minor street maintenance and improvement projects. Proposed funding of the recommended roadway projects is the continued use of a combination of tax monies, the State TIB programs, federal FAST Act, and other sources. The street budget should be reviewed annually and adjustments made to optimize the use of available funds and ensure competitiveness when competing for funds.

Naches's Six Year Transportation Improvement Program (TIP) shows Town of Naches roadway projects and their associated financing. The current Six Year TIP for 2026-2032 ~~2017-2022~~ is shown in Table 4-8, page 27~~4-19. P~~potential funding sources for each improvement project are identified in Table 3-19 ~~2-16~~ of the Capital Facilities Element.

VIII. GOALS AND POLICIES

GOAL 1: ***To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development, which protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.***

Policy 1.1 To maintain the Town's character, Naches adopts a level of service standard C for its arterial roadway facilities and services.

Policy 1.2 The Town ~~shall~~ will not issue development permits where the project requires transportation improvements that exceed the Town's ability to provide these in accordance with the adopted level of service standards. However, these necessary improvements in transportation facilities and services, or development of strategies to accommodate the impacts of development may be provided by the developer.

Policy 1.3 The Town shall produce a financially feasible plan in the Capital Facilities Element demonstrating its ability to achieve and maintain adopted levels of service.

Policy 1.4 The design and improvements to Naches's transportation system should accommodate not only existing conditions, but projected growth based on realistic evaluation of the impact of national, state, regional, and local planning policies.

Policy 1.5 New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.

Policy 1.6 The Town should actively solicit action by the State and Yakima County to program and construct those improvements to State and County arterial systems which are needed to maintain the adopted level of service for arterials within Naches.

Policy 1.7 The Town shall require developers to construct streets directly serving new development, and pay a fair-share fee for specific off-site improvements needed to mitigate the impacts of development. The Town shall also explore with developers ways that new development can encourage van pooling, carpooling, public transit use and other alternatives and strategies to reduce single-occupant vehicle travel.

Policy 1.8 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, to conserve fiscal resources available to implement the Transportation Improvement Program (TIP).

Policy 1.9 Encourage the maintenance and safety improvements of Naches's existing roads as a priority over the creation of new roads, wherever such use is consistent with other objectives.

Policy 1.10 Transportation projects should be planned and implemented in a way that avoids disproportionately impacting communities with higher concentrations of low-income residents or minority groups.

GOAL 2: ***To develop, maintain, and operate a balanced, safe, and efficient multimodal transportation system to equitably serve all persons, special needs populations and activities in the community.***

Policy 2.1 Develop a future transportation system which encourages flexible, adaptive and multiple uses of transportation facilities and services.

Policy 2.2 Implement measures that will relieve pressures on the existing transportation infrastructure by approaches that include, but are not limited to:

a. Multimodal transportation alternatives
b. Land use coordination
c. Prioritized improvements

Policy 2.3 Integrate, coordinate and link the connections and transfer points between all modes of transportation.

Policy 2.4 Work with the Washington State Department of Transportation, Yakima County, and other local jurisdictions in adequately siting park-and-ride lots in the Naches area.

Policy 2.5 Minimize potential conflicts between bicycle and automobile traffic by providing signage at intersections of bike trails with roadways.

Policy 2.6 Encourage the location of bicycle racks at appropriate destination points, such as outside of downtown commercial businesses, parks, and schools.

Policy 2.7 Provide and promote the development of pedestrian and bicycle paths to schools, parks, and activity centers, as well as linkages between these paths.

Policy 2.8 The Town shall include the need to accommodate bicycles safely in its management and design of the Town street network, including designating bicycle routes throughout the Town.

Policy 2.9 Increase safety along the Highway 12 corridor by implementing strategies developed in:

- The combined ADA Transition and Safety Action Plan on the Highway 12 corridor
- The Naches US 12 Active Transportation Corridor Study
- Downtown revitalization program

Policy 2.10 Ensure LOS and MM-LOS standards and projects account underserved areas of the town and do not cause disproportionate burdens to vulnerable populations such as seniors and persons with disabilities.

Policy 2.11 Adopt the following interim MM-LOS standards, using LTS for pedestrians and bicyclists:

A. LTS threshold of 3 or better for pedestrian facilities within Town limits.
B. LTS threshold of 3 or better for bike facilities within Town limits.
C. LTS threshold of 3 or better for major intersections and Hwy. 12 within Town limits.
D. Identify and adopt a minimum MM-LOS for transit as required under RCW 36.70A.070.

Policy 2.12 Revise and amend MM-LOS standards as new information or guidance is released by local, regional, and statewide transportation authorities.

GOAL 3: ***To recognize pedestrian movement as a basic means of circulation and to assure adequate accommodation of pedestrian and handicapped persons needs in all transportation policies and facilities.***

Policy 3.1 The Town shall require developers to include sidewalks in new plats.

Policy 3.2 Naches will promote the creation of a pedestrian-oriented downtown commercial area by

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a. ~~: a. Creating~~Creating an environment where development of pedestrian facilities is encouraged and automobile use is optional.

~~b. b. Modifying~~Modifying the placement of new buildings in ways that encourage pedestrian activities by making streets more attractive routes for walking.

b.

c. ~~c. Encouraging~~Encouraging side and rear yard parking areas by restricting parking lots in front of ~~-~~commercial businesses.

Policy 3.3 The Town will improve pedestrian access through public improvements, sign regulations, and development standards. ~~-~~The maintenance of public and private improvements should be given priority commensurate with downtown's role as the focal point of the community.

Policy 3.4 Naches will work to develop mechanisms to increase public safety and enhance local mobility, yet maintain ease of movement of traffic through the Town.

Policy 3.5 The design and management of the street network shall seek to improve the appearance of existing street corridors and shall incorporate high standards of design when developing new streets, including construction of sidewalks. Where appropriate landscaping measures should be implemented to enhance the appearance of Town street corridors. To the extent feasible without impairing street capacity, safety, or structural integrity, trees along street right-of-way should be encouraged.

Policy 3.6 Whenever the Town contemplates reconstruction or major maintenance work on a Town street not having sidewalks, the ability to provide sidewalks at that time should be fully explored. This may include the identification of potential funding sources; promotion of a local improvement district (LID) to finance the sidewalk portion of the work; and including sidewalks as an "alternate" in construction bid documents.

GOAL 4: ***To ensure adequate parking in the downtown commercial area which supports economic growth, and is consistent with downtown design and pedestrian circulation goals.***

Policy 4.1 On-street parking should be allowed in the downtown area to form a buffer between pedestrians and street traffic, reduce the speed of traffic, and provide for short-term parking needs.

Policy 4.2 Naches will explore alternative methods of ensuring the adequate provision of parking for new and existing commercial and residential development in the downtown commercial area, while reducing the amount of parking provided by individual developments and influencing the location and type of parking in ways that promote pedestrian mobility and minimize pedestrian/vehicular conflicts. This includes, but is not limited to:

a. Installing directional signage to public parking areas.

b. Encouraging the use of joint-use parking opportunities utilizing existing parking for churches, public buildings and stores. Separating short (< 2 hrs), intermediate (2-5 hrs) and long-term (> 5 hrs) parking uses; on street parking reserved for short-term, and long-term parking provided in lots on the periphery on the downtown commercial area.

c. Adding public parking as part of the downtown development, which will serve both shoppers and visitors to downtown.

GOAL 5: ***To manage, conserve and protect Naches's natural resources through a balance of development activities complemented with sound environmental practices.***

Policy 5.1 New transportation facilities should be designed in a manner which minimizes impacts on natural drainage patterns and soil profiles.

Policy 5.2 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Naches's consumption of non-renewable energy sources.

Policy 5.3 Based on current federal and state policies aimed at reducing auto-related air pollution, employers affected by these policies must implement programs to reduce the number of employees commuting by single occupancy vehicles through such transportation demand strategies as preferential parking for carpools/vanpools, alternative work hours, bicycle parking, and distribution of transit and ridesharing information.

Policy 5.4 Transportation facilities and services should be sited, designed, and buffered (through screening and/or landscaping) to fit in harmoniously with their surroundings. When sited within or adjacent to residential area, special attention should be given to minimizing noise, light and glare impacts.

Policy 5.5 Consider current guidance from the Washington State Department of Fish and Wildlife when designing water crossings (i.e. culverts)

GOAL 6: ***To actively influence the future character of the Town by managing land use change and by developing Town facilities and services in a manner that directs and controls land use patterns and intensities.***

Policy 6.1 Coordinate land use planning with the facility/utility planning activities of agencies and utilities identified in this comprehensive plan element. Adopt procedures that encourage providers of public services and private utilities to utilize the Land Use Element of this Plan in planning future facilities.

Policy 6.2 The cities and counties in the region should coordinate transportation planning and infrastructure development in order to:

a. Ensure a supply of buildable land sufficient in area and services to meet the region's housing, commercial and employment needs; located so as to be efficiently provided with public facilities and services.
b. Ensure protection of important natural resources;
c. Avoid unnecessary duplication of services.
d. Avoid overbuilding of public infrastructure in relation to future needs.

Policy 6.3 Recognize the important role that public facilities and programs such as sidewalks and street lights play in providing a healthy family environment within the community.

Policy 6.4 Work with local, regional and state jurisdictions to develop land use development strategies that will support public transportation.

Policy 6.5 Consider the impacts of land use decisions on adjacent roads. Likewise, road improvements should be consistent with proposed land use densities.

Policy 6.6 Implement the Downtown Revitalization Plan to increase walkability and safety in downtown.

GOAL 7: ***To provide a comprehensive system of parks, trails, pathways, and open spaces that responds to the recreational, cultural, environmental and aesthetic needs and desires of the Town's residents.***

Policy 7.1 Recognize the important recreational transportation roles played by regional bicycle/trail systems, and support efforts to develop a regional trail system through Naches.

Policy 7.2 Support the development of paths and marked roadways which link bicycle trails with Naches's other resources.

Policy 7.3 Promote walkability by considering connectivity in all land use decisions.

GOAL 8: ***Integrate Complete Streets infrastructure and design features into street design and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.***

Policy 8.1 Include infrastructure that promotes a safe means of travel for all users along the right of way, such as sidewalks, shared use paths, bicycle lanes, and paved shoulders.

Policy 8.2 Include infrastructure that facilitates safe crossing of the right of way, such as accessible curb ramps, crosswalks, refuge islands, and pedestrian signals; such infrastructure must meet the needs of people with different types of disabilities and people of different ages.

Policy 8.3 Ensure that sidewalks, crosswalks, public transportation stops and facilities, and other aspects of the transportation right of way are compliant with the Americans with Disabilities Act and meet the needs of people with different types of disabilities, including mobility impairments, vision impairments, hearing impairments, and others.

Policy 8.4 Prioritize incorporation of street design features and techniques that promote safe and comfortable travel by pedestrians, bicyclists, and public transportation riders, such as traffic calming circles, additional traffic calming mechanisms, narrow vehicle lanes, raised medians, dedicated transit lanes, transit priority signalization, transit bulb outs, road diets, high street connectivity, and physical buffers and separations between vehicular traffic and other users.

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Chapter 5 - Housing Element

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I. INTRODUCTION

Purpose

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the causes, scope, and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

The ~~GMA requires that the~~Housing Element must address the following: ~~be addressed by the housing element:~~

1) Inventory and analysis of existing and projected housing needs.
2) Adequate provisions for existing and projected housing needs for all economic segments of the community.
3) Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
4) Statement of goals, policies, and objectives~~–~~, and mandatory provisions for the preservation, improvement, and development of housing.
5) Identifies policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
6) Establishes policies to prevent displacement of historical, cultural and low-income communities.
7) Consideration of accessory dwelling units (ADUs) and other "missing middle" strategies to meet housing needs.

Applicable Countywide Planning Policies

Goals of the GMA related to housing include encouraging the availability of affordable housing to all economic sectors, promoting a variety of residential densities and housing types, and encouraging the preservation of existing housing stock. The following Countywide Planning Policies relate to this goal:

1) Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
2) Sufficient area must be included in the UGAs to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)] (A.3.5.)
3) Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided, and sufficient capacity exists and in areas planned for urban services within the next 20 years. (B.3.3.)
4) The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)

5) Local housing inventories will be undertaken using common procedures so as to accurately portray Countywide conditions and needs. (E.3.2.)

6) Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

   a) Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;

   b) Provide for a range of housing types such as multifamily and manufactured housing on individual lots and in manufactured housing parks;

   c) Promote housing design and siting compatible with surrounding neighborhoods;

   d) Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and

   e) Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)

7) Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4.)

8) Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)

9) Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public, including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)

10) Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low-interest loan programs and "self-help" housing. (E.3.7.)

11) Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)] (E.3.8.)

12) Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.)

13) The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle- and lower-income persons. (E.3.10.)

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Relationship to Other Elements or Land Uses

Housing, as the major user of land in urban areas, directly affects most Comprehensive Plan elements. Those elements in ~~tum~~turn, especially land use, capital facilities, and transportation, directly affect housing.

Urban Growth Areas

For the most part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

Land Use

Housing is a major consumer of land~~,~~ and is often the major determinant of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.

Capital Facilities

Availability of water, sewer and other public services allows for denser and more affordable housing development. In contrast, low-density housing can make the delivery of these public services significantly more expensive. ~~makes possible more dense, less costly types of housing. Conversely, low-density housing may make the provision of public services relatively expensive.~~

Transportation

As a major generator of traffic flow, housing sets the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

Climate Element

Homes are vulnerable to climate-related hazards like fire and flooding. Residents are also vulnerable to smoke from fires and excessive heat, which can affect the interior of homes. Environmental Justice is an important component of both the Climate and Housing Elements. Lower income housing may be more likely to be located in areas subject to flooding. Low-income residents may have a more difficult time rebuilding after a fire. Additionally, indoor air quality related to smoke, and high temperatures, are a concern in homes that do not have access to air conditioning, central air, and modern windows.

Growth and Development

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

Major Housing Considerations

Availability of Housing

The vacancy rate has a substantial impact on the availability, price, and quality of housing. Where there is a low rate of vacancy, as is the case in Naches for owner-occupied homes, housing is not generally available, the price is inflated, and the quality may have a tendency to decline. An increase in the vacancy rates increases free market competition and thereby improves the situation of the housing consumer.

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In Naches, increasing the vacancy rate will involve the development of vacant land. This situation raises two considerations.

1) What is the preferred role of the Town in the development of land and the production of housing?
2) How can City programs best be designed to stimulate activity in the private sector?

Rural Residential Community

Should the Town strictly adhere to its desire ~~of being~~to be a small rural residential community or should policies be developed that allow for higher densities? If the preference is to maintain its rural character, how will the Town house its future population at a reasonable cost?

Housing Density

The Town should consider all ~~of the~~ available alternative housing types (single family, multifamily, mobile homes, etc.) In considering various housing types, the Town will have to:

1. Determine an appropriate mix of housing types and densities to meet the current and future needs of the community; and

2. Determine the most appropriate location for these different types and densities so as to avoid the mixing of incompatible uses.

Housing Rehabilitation

A rehabilitation program is an essential component of preserving existing housing stock including units for occupancy by lower income persons. In addition, a rehabilitation program can also serve to strengthen neighborhoods. The need to preserve existing housing stock increases when there is a shortage of available vacant units.

Housing Mix

An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population. New housing can be specifically focused at a variety of income groups. When new housing is focused toward the housing needs of higher income groups, the provision of these higher cost units may increase the alternatives of ~~low income~~low-income groups through a trickle down or filtration process. Some activities that might facilitate this process are:

1) Monitoring housing needs in all income groups.
2) Keeping developers informed as to current housing needs and encouraging~~e~~ them to address these needs.
3) Providing information on loan programs to eligible persons seeking to improve their living situation.

Aggressive Code Enforcement and/or Rental Licensing

Much of the deterioration of rental housing stock within Naches could be alleviated through aggressive code enforcement and a reduction in the number of illegal and substandard rental units. Adoption of a Rental Licensing Ordinance would achieve this through monitoring substandard housing, and ensuring that landlords provide proper maintenance. An education program is also an important component, as fire and other hazards that residents may not be aware of would be eliminated.

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I. EXISTING CONDITIONS

Characteristics

Table 5.1 shows the growth in population and housing units since 2000. Naches's population increased by almost a quarter between 2000 and 2010, ~~and~~ then much more slowly between 2010 and 2015, and then increased over a quarter again between 2015 and 2025.

T~~Meanwhile, t~~he number of persons per housing unit ~~stayed exactly the same at~~decreased slightly from 2.3 to 2.1, indicating that population growth has not placed a strain on the existing housing inventory in terms of size of housing needs.

The mix of housing types has also changed over this period, as summarized in Table 5.2. The proportion of single-family homes has decreased~~increased~~, while the proportion of multifamily homes has also increased by approximately 12% since 2010.~~but at a much slower rate~~. The proportion of manufactured homes since 2000 has changed relatively little; most manufactured homes are likely single-family homes. This suggests that much of the housing built in the last decade has been single-family homes, while relatively few multifamily developments have been built.

Table 5.1. Population and Housing in the Town of Naches

	Population		**Housing Units**		**Persons per Housing Unit**	
Year	*Number*	*% Change*	*Number*	*% Change*	*Number*	*% Change*
2025	1,125	26%	418	13%	2.1	0.2%
2015	830	4.4%	364	5%	2.3	0.0%
2010	795	23.6%	346	24%	2.3	0.0%
2000	643	--	279	--	2.3	0.0%

Source: Office of Financial Management April 1 Estimates Housing 1980 to present

Table 5.2. Housing Types Trends in the Town of Naches

	2000		**2010**		**2025~~2015~~**	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Single Family	223	79.9%	256	74.0%	274~~261~~	66% ~~71.7~~%
Multifamily	13	4.7%	34	9.8%	92~~44~~	22% ~~12.1%~~
Manufactured Homes and Other Housing	43	15.4%	56	16.2%	52~~59~~	12% ~~16.2%~~
Total Housing Units	279	100.0%	346	100.0%	418~~364~~	100.0%

Source: Washington State Office of Financial Management, Historical Estimates of April I Population and Housing for the State, Counties, and Cities -April Postcensal Estimates of Population, 1980~~1960~~-present~~; and 2009 Population Trends for Washington State, October 2010.~~

Vacancy Rate

The total vacancy rate for the Town of Naches reported in the 20202~~2010~~ Census was 6.9~~8.3~~%. Of the 335~~346~~ housing units in Naches in 20202~~2010~~, 312~~317~~ were reported as occupied and 23~~29~~ were reported as vacant. ~~The vacancy rate for rental properties was 2.6% (Table 5.3), while the vacancy rate for properties "for sale only" was a very low 1.2%. While the vacancy rate for "for sale only" properties has increased very slightly since 2000, the vacancy rate for rental properties has significantly decreased. Other sources of vacant housing units included housing for "seasonal, recreational, or occasional use" (0.9%), and "other vacant" (2.6%). "Other vacant" includes units that were unoccupied but unavailable to the market for a variety of reasons, including under foreclosure, legal proceedings, needing repairs, being repaired or renovated, personal/family reasons, abandoned, and others. Table 5.3 summarizes vacancy rates by housing types in Naches.~~

Generally, a~~An accepted rule of thumb is that a~~ vacancy rate in the vicinity of 5% is desirable to provide both free movement in the market and adequate housing maintenance practices, though the actual ideal amount of vacancy depends on local and regional conditions. By this measure, the Town of Naches's overall vacancy rate (rental and owner-occupied homes) as of the 20202~~2010~~ Census was healthy. However, the vacancy rates for both for-sale homes (generally single-family homes) and rental housing units were very low. While the for-sale homes and rental unit vacancy rates were very low in Naches, the Town's total vacancy rate was higher than Yakima County's as a whole (Table 5.34). This may be due to the relatively large "other" vacancy category (6.9%~~2.6%~~~~,~~ and could point to the need for a local housing inventory to determine and possibly enable the Town to address why some properties are vacant but not available for sale or rent. Overall, these data suggest ~~that there is a very~~ a strong market need for both rental and owner-occupied housing in the Town of Naches.

~~*Table 5.3. Vacancy Rate by Housing Types in the Town of Naches*~~

Table 5.43. Total Vacancy Rates, Town of Naches, Yakima County, and Washington State

	Town of Naches		Yakima County		Washington State	
Year	Number Vacant	Percent of Total Housing	Number Vacant	Percent of Total Housing	Number Vacant	Percent of Total Housing
2000	21	7.5%	5,818	6.5%	179,577	7.3%
2010	29	8.3%	4,882	5.7%	265,601	9.2%
2024	23	6.9%	3,598	3.8%	232,900	6.8%

Source: U.S. Census Bureau, ~~Census~~Selected Housing Characteristic 2024 ~~of Population and Housing, 2000 and 2010.~~

Housing Tenure

The percentage of owner-occupied units in Naches ~~decreased~~ increased from 53.2%~~61.3~~% of all occupied housing units in 2010~~2000~~ to 72.4%~~53.2~~% in 20202~~2010~~. During the same time period, the percentage of renter occupied units in Naches ~~increased~~ decreased from 38.4%~~31.2~~% of all occupied housing units in

20102000 to 27.638.4% in 20202010. This again suggests a need for additional rental housing. As of the 20202010 Census, Naches did not contain any group homes or adult family homes.

Table 5.54. Housing Tenure within the Town of Naches

	20202000		2010	
	Number	***% All Housing***	***Number***	***% All Housing***
Owner-occupied	226171	72.4%61.3%	184	**53.2%**
Renter-occupied	8687	27.6%31.2%	133	**38.4%**
Group Homes/Adult Family Homes	**0**	**0.0%**	**0**	**0.0%**

Source: U.S. Census Bureau, Census of Population and Housing, 1920 and 20102010 and 2020.

Age of Housing

The age of housing units in Naches up to 2010 2024 is shown in Table 5.56. Approximately 51% of all housing units within Naches were built prior to 1960, while approximately 2019% were built since 20001990. These data also show an increase in renter-occupied housing construction during 1970-1979, followed by a decline and no new rental housing built between 2005 and 2010. There was an increase in construction of owner-occupied housing from 1990 to 1999 1999, followed by a decrease, and in homes built between 2000 to 2014. Since 2005, 28 new homes have been built, then eight new owner-occupied housing units built from 2005-2010.

Table 5.56. Year Housing Stock Built in the Town of Naches

Year Built	Number	Percent
Total housing units	419.0	-
2020 or later	11.0	2.6%
2010 to 2019	72.0	17.2%
2000 to 2009	39.0	9.3%
1990 to 1999	56.0	13.4%
1980 to 1989	20.0	4.8%
1970 to 1979	50.0	11.9%
1960 to 1969	19.0	4.5%
1950 to 1959	33.0	7.9%
1940 to 1949	74.0	17.7%
1939 or earlier	45.0	10.7%

Source: US Census American Community Survey 2024 5-Year Estimates

1940 to 1949	46	13.3%
1939 or earlier	68	19.7%

Source: U.S. Census Bureau, 2006-2010American Community Survey 5-Year Estimates.

When compared with the County and State, the Town of Naches has a larger percentage of its total housing stock built prior to 1960 (Table 5.67). Of those, 189.7% were built prior to 1940. At the same time, the percentage of homes built after 1980 is lower for Naches than for the County or the State. A large stock of older houses can mean that there are more affordable housing options available in the Town. However, it also shows recent a (post 2020) growth rate of 6%, which is higher than Yakima County and Washington State.

However, it may also point to the need for housing rehabilitation as those older homes age. The scarcity of recently built homes suggests that one factor behind Naches's low single-family vacancy rate is that new construction is not keeping up with demand. ~~The smaller number of newer homes suggests that one reason for the very low single-family homes vacancy rate in Naches is that there is not enough new housing construction occurring to keep pace with market demand.~~

Table 5.67. Year Housing Stock Built, Town of Naches, Yakima County and Washington State, Percent

	Post 2020	~~2005~~ 2010-2019	2000-~~2004~~ 2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940 - 1949	1939 or earlier
Town of Naches	6%	17.2% ~~2.2%~~	~~11.8%~~ 9.3%	13.5%	1.4%	15.1%	11.3%	5.8%	12.6%	**18.7 %**
Yakima County	2%	10.0% ~~3.4%~~	11.4% ~~5.9%~~	13.9%	11.5%	19.2%	9.9%	13.0%	8.4%	**14.8%**
Washington State	**4.7%**	**12.5%** ~~4.8%~~	**14.9%** ~~9.2%~~	**17.8%**	**14.5%**	**18.1%**	**10.2%**	**8.4%**	**5.5%**	**11.4%**

Source: U.S. Census Bureau, ~~Census of Population and Housing, 2020~~American Community Survey 2024 5-Year Estimates

Housing Condition

Table 5.78 summarizes the condition of Naches's current housing stock, using Yakima County Assessor determinations. Figure 5.1 maps the same data for the Town of Naches. 51.6% of Naches's ~~s~~ housing was designated "average," and reflects the overall aging of housing in Naches discussed previously. 32.5% of the housing stock is good, very good, or excellent; while only 4.7% is poor, very poor, or salvage. As Naches's housing stock continues to age, it will be important for the Town to monitor the rehabilitation needs of homes and to continue to encourage new home construction.

Table 5.87. Condition of Housing Stock, Town of Naches

Condition	Number	Percent of Total
Excellent	10	**2.9%**
Very good	27	**7.9%**
Good	74	**21.7%**
Average	176	**51.6%**
Fair	38	**11.1%**
Poor	10	**2.9%**

Very Poor	1	**0.3%**
Salvage	**5**	**1.5%**

Source: Yakima County Assessor, 2026

The following are descriptions of the categories of housing condition, as provided by the County Assessor:

1) Excellent: All items are new or are in like-new condition. Building components show no sign of their actual age and cannot be distinguished from new. This is the typical condition rating for new houses, as they have no deferred maintenance and are not expected to have any for a minimum period of five years. Older homes in this condition have gone through a total renovation.
2) Very Good: All items have been well maintained. Most items are like new and show no sign of their actual age. Very little deterioration is evident in any building component. Many of these homes have been extensively remodeled or have had major additions.
3) Good: These properties have received better than average maintenance and their appearance is better than what is typically found in their age range. No obvious deferred maintenance is present, but neither are the improvements in new condition. The majority of properties that have recently sold are found to be in good condition because of the work that has been done just prior to being put on the market.
4) Average: Average means the condition is typical for the age of the improvements. Older homes may have some evidence of deferred maintenance that would be typical for their age. If the condition of the residence is typical for the age group, the condition rating should be considered average.
5) Fair: Properties that are in fair condition have received less than average maintenance and are not typical of the houses within their age range. There is a considerable amount of deferred maintenance. There are no apparent problems with any long-lived or structural components. Short-lived items such as paint, carpets, linoleum, trim, plumbing fixtures, etc. are in need of repair or replacement.
6) Poor: Most long and short-lived components of the structure are worn out and in need of replacement or repair. Structural components such as foundations and bearing walls may need repair but are still in sound condition. Major renovations or remodels are needed to bring these properties up to current standards.
7) Very Poor: A property in this condition is close to being beyond repair. All building components including structural components have reached the end of their economic life. The difference between this rating and Salvage Value is that the property may still be inhabited or used for some purpose.
8) Salvage: A property in this condition is beyond repair and has salvage value only. It is uninhabitable and may need to be torn down to maximize the value of the parcel.

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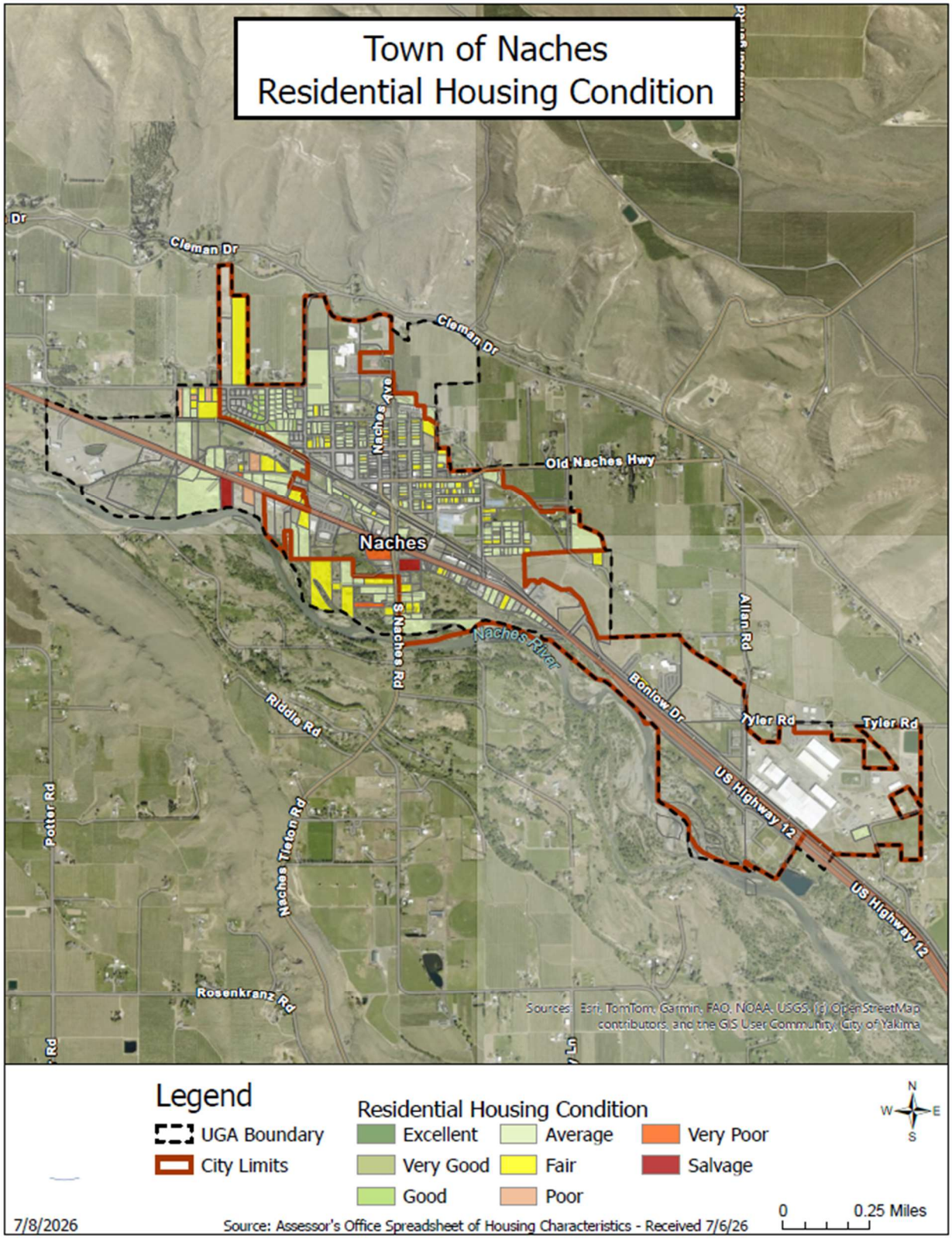
Figure 5-1. Housing Condition, Naches UGA



Overcrowding

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. Table 5.8~~9~~ compares persons per room in Naches with Yakima County and Washington State. As ~~indicted~~ indicated in this table, overcrowding in Naches is very low, and significantly lower than the rate throughout Yakima County as a whole. This suggests that while vacancy rates are very low, the existing housing is meeting the needs of Naches's residents in terms of size.

Table 5.8~~9~~. Persons per Room, Town of Naches, Yakima County and Washington State

	% with 1.01 or more persons per room	% with 1.01 or fewer persons per room
Town of Naches	0%~~0.6%~~	100%~~99.4%~~
Yakima County	5.6%~~7.6%~~	92%~~92%~~
Washington State	2.1%~~2.2%~~	96.4%~~97.1%~~

Source: US Census Selected Housing Characteristics 2020

As indicated in Table 5.9~~10~~, as of the ~~2000~~ 2020 Census, approximately ~~61.9~~13.2% of the owner-occupied homes in Naches in ~~2015~~ 2020 were valued at less than $100,000. Most of the remaining housing units, approximately ~~33.8~~59.3%%, fell in the $~~100,000 $199,000~~150,000 to 299,999 range~~., with a total of 4.4% valued at more than $100,000.~~ With a median value of $165,200 in 2020, homes in the town of Naches have considerably lower valuation compared with Yakima County and the state as a whole. This suggests housing in general is more affordable than Naches surrounding other communities.

~~Table 5.10 also compares 2010 Census home values data for Yakima County and Washington with the Yakima County Assessor 2015 home values data for Naches. The median value of an owner occupied home in Naches in 2010 was $96,168, lower than the median values for Yakima County and the State. Naches also had significantly more homes falling in the less than $100,000 range than either Yakima County or the State.~~

Table 5.1~~0~~. Value of Owner-Occupied Housing, Town of Naches, Yakima County and Washington State

	Town of Naches		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
Less than $50,000	28~~48~~	12.7%~~15.0%~~	~~5,017~~2,968	5.5%~~10.2%~~	54,348~~86,520~~	2.7%~~5.2%~~
$50,000 to $99,999	2~~150~~	0.9%~~46.9%~~	1,823~~6,830~~	3.4%~~13.9%~~	31,097~~72,671~~	1.6%~~4.4%~~
$100,000 to $149,000	8	3.6%	2,125	3.9%	29,770	1.5%
$150,000 ~~00,000~~ to $199,999 ~~200,000~~	43~~108~~	19.5%~~33.8%~~	3,351~~21,639~~	6.2%~~43.9%~~	31,314~~40 1,452~~	1.6%~~24.2%~~
$200,000 to $299,999	38~~14~~	17.2%	9,746~~9,351~~	18.0%~~19.0%~~	104,727~~443,432~~	5.3%~~26.7%~~

$300,000 to $499,999	82~~0~~	37.1%~~0 .0%~~	22,463 ~~4,877~~	41.5% ~~9.9%~~	511,803 ~~424,056~~	25.7% ~~25.6%~~
$500,000 to $999,999 ~~or more~~	20~~0~~	9.0%	10,784 ~~1,573~~	19.9% ~~3.2%~~	876,004~~2~~ ~~30,409~~	44% ~~13.9%~~
$1,000,000 or more	0	0%	860	1.6%	353,270	17.7%
Median (dollars)	$165,200 ~~$96,168~~	**(X)**	$349,900 ~~157,900~~	**(X)**	$602,200 ~~$257,200~~	**(X)**

Source: Town of Naches: ~~Yakima County Assessor, 2015. Yakima County and Washington State:~~ U.S. Census Bureau, ~~2010-2014~~2024 American Community Survey 5-Year Estimates

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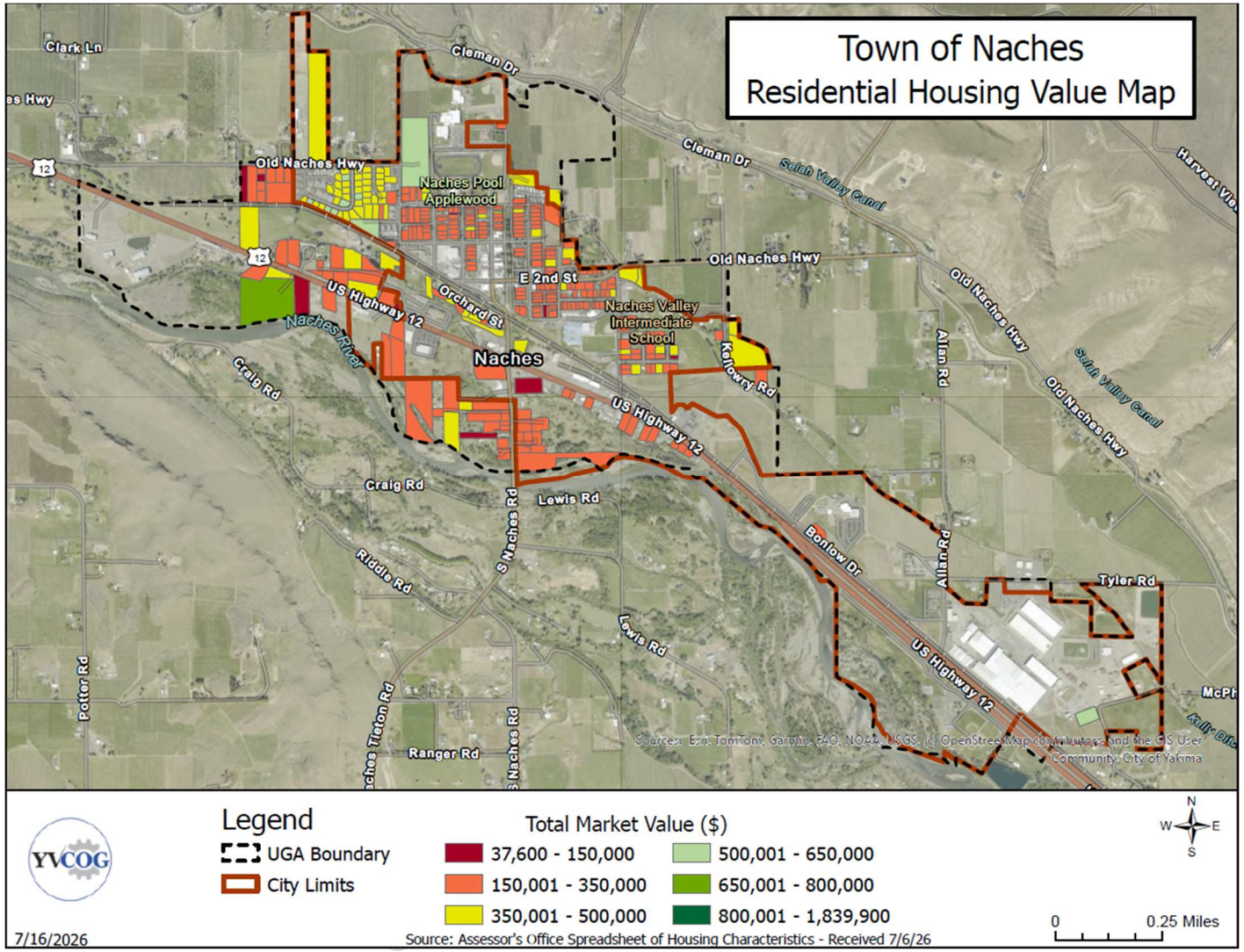
Figure 5-2. Value of Single-family Residences, Naches UGA



Affordable Housing

"Affordable housing" is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in upper income brackets, but that in addition:~~,~~

1) S~~s~~ome combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques may be necessary to make adequate provisions for the needs of middle- and lower-income persons, and/or

2) A~~a~~dequate provisions of new housing, along with maintenance of older housing, will result in a "trickle-down" effect, where higher-income households move into newer housing, leaving older, more affordable housing for lower-income households.

According to the U.S. Department of Housing and Urban Development (HUD), a home is unaffordable if a household must spend more than 30% of its total income on housing and utilities costs. When the percentage of income spent on housing costs exceeds 30%, the remaining income available to many low-income households is often inadequate to meet life's other basic necessities such as food and clothing.

Income and Housing Statistics

The U.S. Department of Housing and Urban Development (HUD) sets income limits that act as breaking points among low-, very low-, and moderate-income levels. 80% Area Median Income (AMI) is considered low income. For Yakima County, the income limit for a low-income family of four during fiscal year ~~2015~~ 2024 is $60,319~~is 46,300~~. The median income for Naches was $54,286 in 2024. Because the closest American Community Survey (ACS) income data interval to this number is $74,999~~$49,999~~, the number of households earning $60,319~~$49,999~~ or less was used to approximate the number of low-income households in Naches. Using this measure, approximately ~~51.2%~~60.3% of households in Naches can be considered low-income. Due to the estimation method used, this is a slight overestimate. ~~In addition, the median income for four person families in Naches was $42,125, which is below the Yakima County $46,300 income limit for a family of four.~~

Table 5.1~~0~~1~~1~~ compares four income statistics for the Town of Naches, Yakima County and Washington State. The percentage of families living below the poverty level in Naches is 16.5~~17~~%; this is comparable to the Yakima County poverty rate (~~17.6~~16.9%%) and is ~~nearly~~ higher than~~the same as the 17.1~~9.9% poverty rate for ~~families~~ households in Washington State, as reported in the 2024 American Community Survey estimates. ~~the 2000 Census.~~ Median household income in Naches ($~~36,071~~54,286) is well below Yakima County's as a whole ($~~43,506~~75,399).

Table 5.1~~0~~1~~1~~. Average Income Statistics for the Town of Naches, Yakima County and Washington State

Jurisdiction	Per Capita Income	Median Household Income	Poverty Rate All People
Town of Naches	$27,901	$54,286	16.5%

Yakima County	$31,497.00	$75,399	16.9%
Washington State	$55,177.00	$99,389.00	9.9%

Source: American Community Survey Poverty status past 12 months, 2024; Income in last 12 months, 2024.

	~~Per Capita Income~~	~~Median Household Income~~	~~Median Family Income~~	~~Poverty Rate in Percent (Families)~~
~~Town of Naches~~	~~$19,077~~	~~$36,071~~	~~$46,944~~	~~17.0%~~

Table 5.1~~2~~1 summarizes the breakdown of expenditures on costs of owned housing by tenure and age. A household is considered cost burdened if they spend more than 30% of their income on housing, As of ~~2010~~2024, 36%~~34.5~~% of Naches householders were spending 30% or more of their incomes on housing, a higher percentage than the Yakima County, which was 22%. ~~percentage of26.4%~~ ~~In other words, these residents' homes were considered unaffordable according to HUD guidelines. The group that is spending the most on housing is the 15-64 age group; unlike many communities, Naches has few in the 65 years and older age group spending more than 30% on housing.~~

Table 5.1~~2~~1. Age of Householder by Percentage of Income Spent on Cost Burden Homeowners and Renters~~Owned Housing,~~ Town of Naches, Yakima County, and Washington State

Universe: Specified Owner-occupied Housing Units	Town of Naches		Yakima County		Washington State	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
All Householders[14]						
30% or more	235~~57~~	36%~~34.5%~~	55,067 ~~13,079~~	22%~~26.4%~~	3,097,419~~5~~ ~~17,526~~	32%~~31.1~~%
Homeowners with a Mortgage						
30% or more	153~~51~~	45%%~~30.9%~~	8,129 ~~10,024~~	25% ~~20.2%~~	398,455 ~~396,983~~	26% ~~23.9%~~
Homeowners without Mortgage						
>30%	68	19%	3,336	15%	94,406	14%
Renters						
30% or more	181~~6~~	~~3.7%~~38%	13,045 ~~3,055~~	40% ~~6.2%~~	~~120,543~~567 ,874	51%~~7.3%~~

Source: American Community Survey 5-Year Estimates, 2024~~2009-2013~~. Totals may not equal 100% because the status of certain units was not able to be determined.

The housing policies contained within the Countywide Planning Policy provide a common ground and some universally acceptable parameters to help guide decision-makers through the complex topic of affordable housing. The premises of these Countywide Planning Policies have been incorporated into the goals and policies contained within this Housing Element.

IV. HOUSING NEEDS ASSESSMENT

Existing Conditions

Existing Densities

Figure 5.3 ~~models~~ shows estimated population densities for the Naches UGA. ~~using 2010 Census data.~~ Land in the higher-density category represents a large portion of the Town of Naches~~,~~ and has a density of more than 1,000 persons per square mile. These areas are mostly north of Highway 12 and are currently in residential uses we well as commercial uses in central Naches. Low-density areas of between two to 500 persons per square mile occur south of the Town center, and in the north and southeast ends of the Town limits. These areas are currently being used for larger-scale commercial or public ~~uses, or~~uses or are undeveloped.

Inventory of Undeveloped Land

Figure 2.6 in the Land Use Element illustrates the distribution of the approximately ~~86.2~~150 acres of undeveloped land that falls within the Naches UGA. As discussed in the Land Use Element, the term "undeveloped land" includes parcels designated by the County Assessor as "vacant," "residential land undeveloped," "current use agricultural," and "agricultural not current use." Of the total undeveloped land available for development in the UGA, approximately 60 acres of residential land is vacant.

~~Table 5.13 summarizes the amount of undeveloped land within the unincorporated portion of the UGA and within the City limits that has a future land use designation of residential (illustrated in Figure 2-4, Land Use Element). In addition to the 17.2 acres potentially available within the City limits for future residential uses, the UGA contains 84.6 acres of undeveloped land that has a future land use designation of residential. This brings the total land potentially available for future residential development to 101.8 acres.~~

~~The future land use designation indicates how land is planned to be used during the 20-year planning period to provide land uses and services, and to achieve land use goals, that are important to the community as a whole and that are needed based on demographic patterns, population projections, and existing and projected patterns of land use. As part of the GMA requirements, the Town of Naches development regulations will be revised as needed following adoption of this Comprehensive Plan to implement the future land use designations illustrated on the Future Land Use Map (Figure 2.5 of the Land Use Element).~~

~~Table 5.13. Acreages of Land Currently Undeveloped in Residential Future Land Use Designation~~

	~~Acres~~	~~Percent Total Undeveloped~~

~~Town~~	~~17.2~~	~~9.9%~~
~~Unincorporated UGA~~	~~84.6~~	~~49.0%~~
~~Total~~	~~**101.8**~~	~~**58.9%**~~

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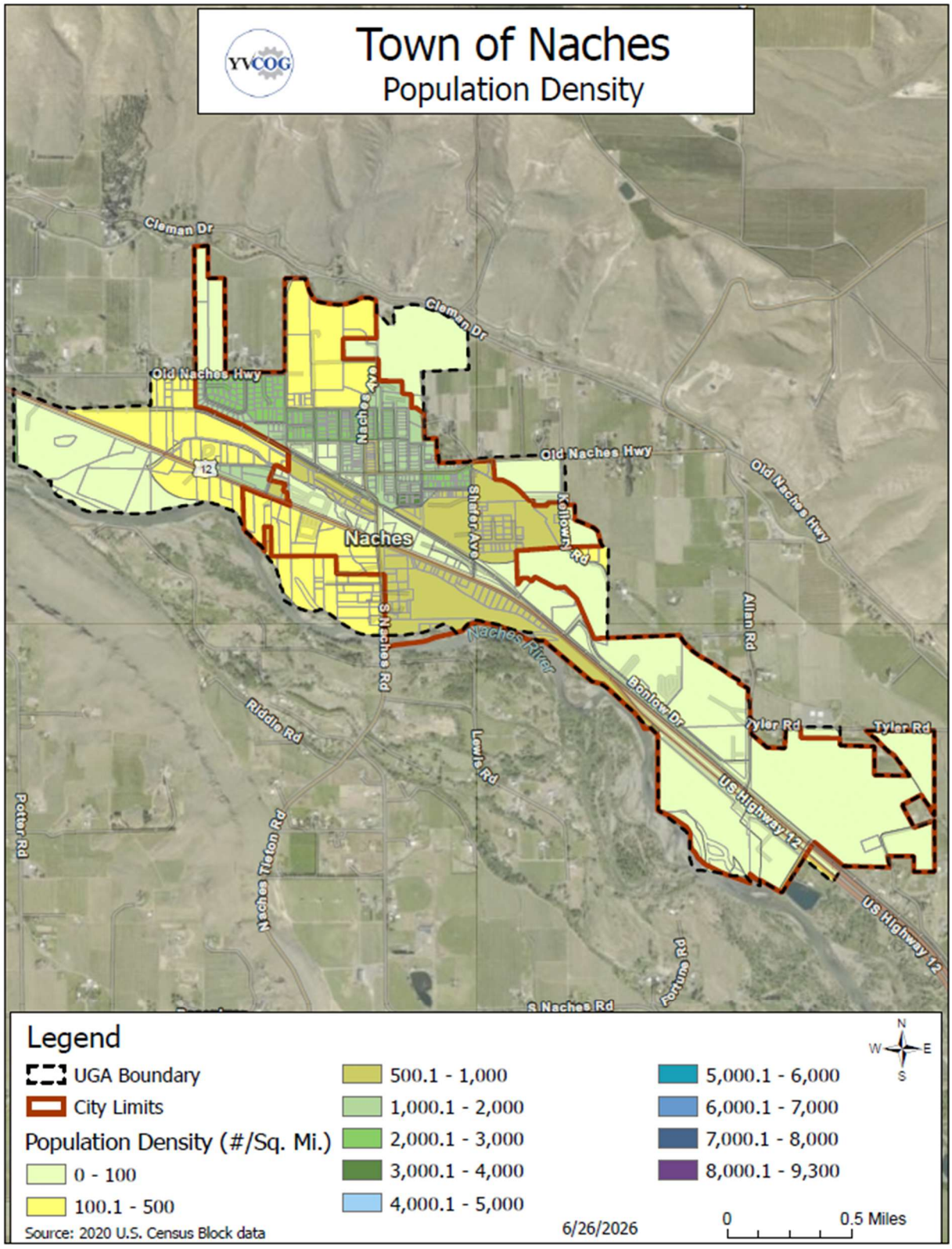
Figure 5-3. Population Density, Naches UGA



Housing Allocations

The GMA requires cities to accommodate future housing needs by affordability level. The Town must make accommodations to enable housing growth to meet these needs through the year 2046. In 2021, the housing element requirements in RCW 36.70A.070(2) were updated with House Bill 1220 (HB 1220) to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state." This includes an inventory and analysis of existing and projected housing needs, including "units for moderate, low, very low, and extremely low-income households," as well as "emergency housing, emergency shelters, and permanent supportive housing." The following information was developed using the Washington Department of Commerce's Housing or All Planning Tool (HAPT). The tool was used to calculate housing needs projections for a selected county, projection year, and target population.

This tool includes countywide housing needs projections based on Washington Office of Financial Management (OFM) Growth Management Act (GMA) population projections released in December 2022. Projected housing needs, including permanent supportive housing (PSH) and emergency housing, are based on user-defined countywide population targets. Population Projections for all cities and unincorporated areas in Yakima County were completed by Yakima County in 2025. According to projections, Yakima County will need 25,057 additional housing units by 2046. Based Yakima County's allocation for Naches and its UGA, is estimated to account for 1.9% of that growth, or an additional 474 homes.

This tool projects permanent housing needs in the form of housing units; emergency housing and emergency shelter needs are projected in the form of beds, as they are considered temporary housing. Housing needs by income level are presented relative to AMI or Area Median Income. This is a statistic also known as HUD Median Family Income, and it varies by county or metropolitan region.

Figure 5.1 below shows the distribution of units affordable in the various income bands, based on 2020 census estimates. Currently, the majority of units (45%) would be considered affordable to households in the 50-80% AMI range, and 11% of units would be affordable in the 30-50% AMI range. However, only 1% of units would be considered affordable to households below 30% AMI.

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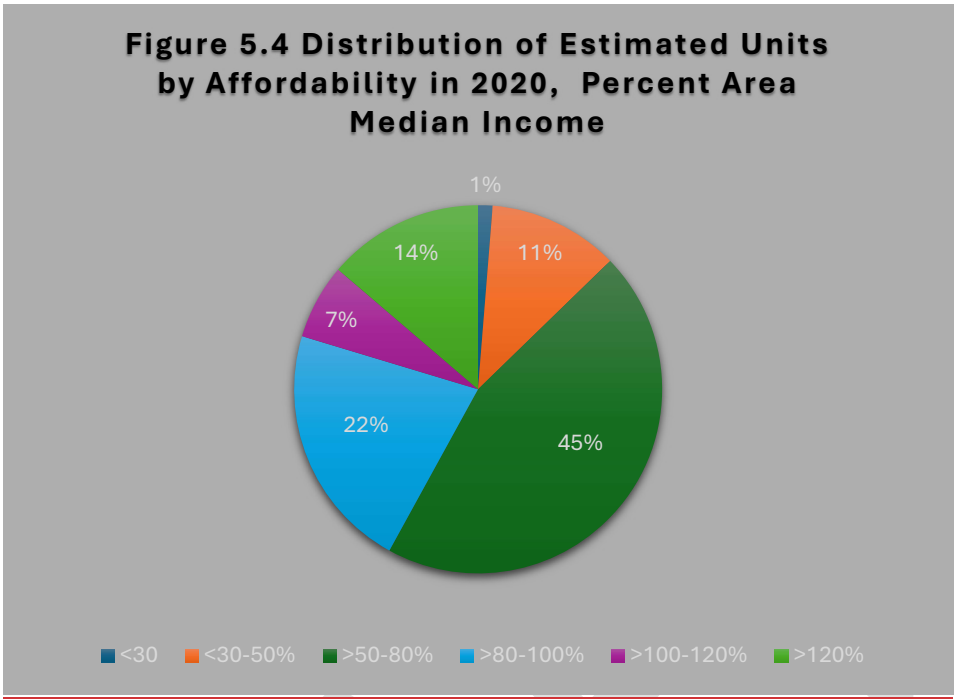

Source: Department of Commerce Housing Allocation Planning Tool (HAPT) 2022

Figure 5.2 shows the distribution of units needed in 2046 by percentage of AMI. In 2046, 34% of housing units should be affordable to households earning less than 30% AMI, which is a 27% increase. The share of housing units between 50-80% AMI does not need to increase. However, the distribution of homes between 80-100% AMI needs to increase by about 7% from current numbers to meet affordability goals.

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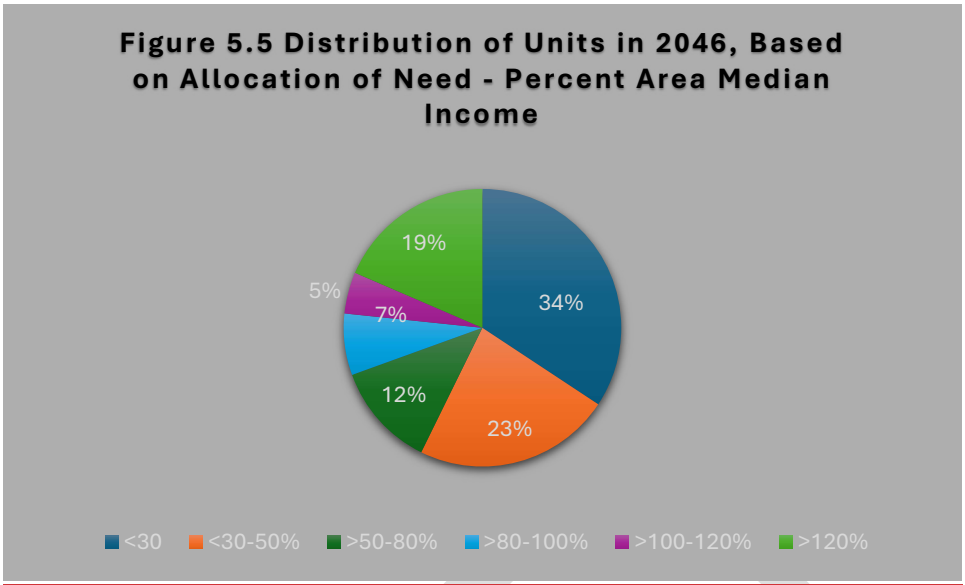

Source: Yakima County 2046 Housing Allocations Report, 2025

Table 5.13 shows the housing supply per income band in 2020, and what the additional needs will be in 2046, based on the Office of Financial Management's Housing or All Planning Tool (HAPT) (2022) and Yakima County population allocation data from 2025. There is a severe deficit of housing to serve residents below 30% AMI with adequate housing by 2046. It will be important to encourage and lower any barriers to low income and permanent supportive housing in the next 20 years.

Table 5.13 Existing and Future Housing Allocations, by AMI (Including Permanent Supportive Housing (PSH) Needs)

Percent Area Median Income	0-30%			>30-50%	>50-80%	>80-100%	100-120%	>120%
	Total	Non-PSH	PSH					
Estimated Housing Supply (2020)	393	5	-	45	178	85	26	54
Allocation ~~City and UGA~~Town(2020-2046) City	378	62	68	87	46	27	18	70
Allocation ~~City and~~ UGA(2020-2046) UGA	97	16	17	22	12	7	5	18
Total Town and UGA	**475**	**78**	**85**	**109**	**58**	**34**	**23**	**88**

Projected Future Needs

Table 5.14 below shows the current residential land uses in Naches. An analysis of capacity in residential zones is discussed below.

Table 5.14 Current Residential Land Use

Land Use	# of Parcels	Total Acreage	% of Total in Town
Multi-family Residential	36	9.9	1.5%
Other Residential	20	13.4	2.0%
Single-family Residential	328	143.0	21.7%
Total	**384**	**166.3**	**25.2%**

In 2025, a Land Capacity Analysis was completed to determine the amount of land available to meet 2046 needs. The analysis is addressed in the Land Use Element in more detail. However, for housing purposes. The analyses showed that there is sufficient capacity within Naches's vacant lands for 560 housing units, and to accommodate 1,215 people by 2046. Although it is not likely it will develop to that density, it surpasses the number of people that will need housing by 630 people. However, there is still a need to accommodate residents below 30% AMI. Higher density housing is an efficient way to develop residential land; hence it is usually associated with more affordable development. The highest density Naches's current zoning ordinance allows is fourplex units. In the R2 zoning district, 50 additional fourplex units could be built, and in the R1 zoning district 510 duplex units could be built on current available land. The majority of land available for new residential development is in the ~~single family~~single-family zoned land.

~~The 2040 population projection used in this Comprehensive Plan are discussed in the Land Use Element. The preferred alternative projection, identified as the likeliest 2040 population projection given current trends, is 1,084.~~

~~The following analysis assumes that the existing proportion of housing types (see Table 5.2) and the 2010 number of people per household (see Table 5.1) will remain similar during the 20-year planning period. An estimated 110 additional units would be needed to serve the projected year 2040 population of 1,084 persons. Table 5.14 below shows the breakdown of housing types and the projected number of units needed for each population projection. In addition, new construction will be needed to both increase the vacancy rate and to provide for population growth. Table 5.15 summarizes the projected land use requirements of each housing type during the 20-year planning period. Methodologies for arriving at the projections in Table 5.14 and 5.15 are discussed in the following sections.~~

~~Table 5.14. Projected 2040 Number of Units Needed by Housing Types, Town of Naches~~

~~Population Projection~~	~~Single Family~~	~~Multifamily~~	~~Manufactured Home or Other~~	~~Total Additional Units Needed~~
~~Medium~~	~~79~~	~~13~~	~~18~~	~~110~~

~~Table 5.15. Projected 2040 Land Use Requirements by Housing Types, Town of Naches~~

~~Population Projection~~	~~Single Family~~	~~Multifamily~~	~~Manufactured Home or Other~~	~~Total Additional Acres Needed~~
~~Medium~~	~~18~~	~~3~~	~~4~~	~~24.5~~

Land Requirements for All Housing

At the projected growth rate, the expected population increase between 2020 and 2046 is 585~~254~~ residents. The 2020~~2010~~ Census indicated that there was an average of 2.06~~3~~ people per housing unit. Therefore, the projected number of additional dwelling units for the population projection during the planning period is ~~254~~ 607 people/2.06~~3~~ people per unit, or 295~~110~~ housing units.

The 2020~~2015~~ UGA analysis used an average dwelling unit lot size of 8,500 square feet, or 0.2 acre, and assumed that the existing housing pattern will continue. This results in a projected residential land need of 295~~110~~ housing units x 8,500 square feet, or 58 ~~21.5~~ acres. The GMA requires that cities consider the land use requirements of group homes and adult family homes in their comprehensive plans. As of the 2020~~2010~~ Census, there were no group homes or adult family homes in Naches. An estimate of three acres is considered adequate to provide for any future need for group homes or adult family homes, bringing the total projected housing land requirement for the medium population projection to 24.5 acres.

Projected land use requirements for each housing type (Table 5.15) were determined by calculating the proportion of the total land use need for each housing type, based on the percentage of each housing type present currently in Naches.

Dwelling Unit Requirements for Single-Family Housing, Including Manufactured Housing

Naches has two zoning districts that allow for residential development. The Table 5.15 below shows the breakdown of those zoning districts, their minimum lot sizes, and the resulting residential density shown as the number of dwelling units per net residential acre (DU/NRA). The highest density possible is then used to determine the total density possible from the vacant lands remaining in each district to determine if there is enough land available to fulfill the needs for the predicted number of houses. The analyses below show that there is enough capacity within Naches'~~s~~ vacant lands for an additional 1,215 people by 2046. Although it is not likely it will develop to that density, it surpasses the number of people that will need housing by 630 people.

~~The existing proportion of single-family housing was used to calculate the number of single-family and manufactured housing dwelling units that would be required during the 20-year planning period. 87.9% of Naches's total housing stock is currently single-family housing, including manufactured housing (see Table 5.2); this percentage of the 110 projected housing units needed equals 97 single-family housing units needed by 2040 to meet the needs of the population projection of 1,084 people. However, targeting a higher~~

~~proportion of single-family housing by 2040 through new home construction could help increase Naches's very low vacancy rate for "for-sale" homes.~~

Dwelling Unit Requirements for Multifamily Housing

~~The existing proportion of multifamily housing was used to calculate the number of multifamily dwelling units that would be required during the 20-year planning period. 12.1% ofNaches's total housing stock is currently multifamily housing (see Table 5.2); this percentage of the 110 projected housing units needed equals 13 multifamily housing units needed by 2040 to meet the needs of the population projection of 1,084 people. However, targeting a higher proportion of multifamily housing units by 2040 through new home construction could help increase Naches's very low vacancy rate for rental dwelling units.~~The land capacity analysis concluded that there are 3.9 acres of undeveloped land in the ~~the~~ R2 zoning district, which could support 50 dwelling units. This suggests that the Town should emphasize strategies for multifamily development in the future, either in the form of adding more R2-zoned land or allowing more density in the R2 zoning district. Allowing higher densities would also allow for permanent supportive housing needs.

Other Housing-Related Land Use Requirements

Transportation and market choice land needs for residential and other land uses are discussed in the Land Use Element.

~~Table 2.10 and Figure 2.4 in the Land Use Element also summarize and illustrate the undeveloped land available in the "residential" future land use category during the 20-year planning period.~~

Table 5.15 Housing Unit Analysis based on Residential Land Available

Housing Unit Analysis based on Zoning and Land Availability					
R1 - Single Family Residential			R1 Total Additional Housing Units		
Total parcels zoned R1	165.00	acres	Single Family Residential homes OR	291	units
Vacant parcels NOT in Floodplain	48.55	acres	Duplex units	510	units
Vacant parcels in Floodplain	6.19	acres			
Partially Developed	39.32	acres			
R2 - Single and Two-Family Residential			R2 Total Additional Housing Units		
Total parcels zoned R2	58.77	acres	Single Family Residential Homes OR	32	units
Vacant parcels NOT in Floodplain	3.59	acres	Duplex Units OR	38	units

Vacant parcels in Floodplain	1.58	acres	Triplex Units OR	47	units
Under-Utilized NOT in Floodplain	7.83	acres	Fourplex Units OR	50	units
Under-Utilized in Floodplain	6.11	acres	-	-	-
Partially developed	0.14	acre			
Fully developed	27.04	acres			

Source: YVCOG Land Capacity Analysis, 2025

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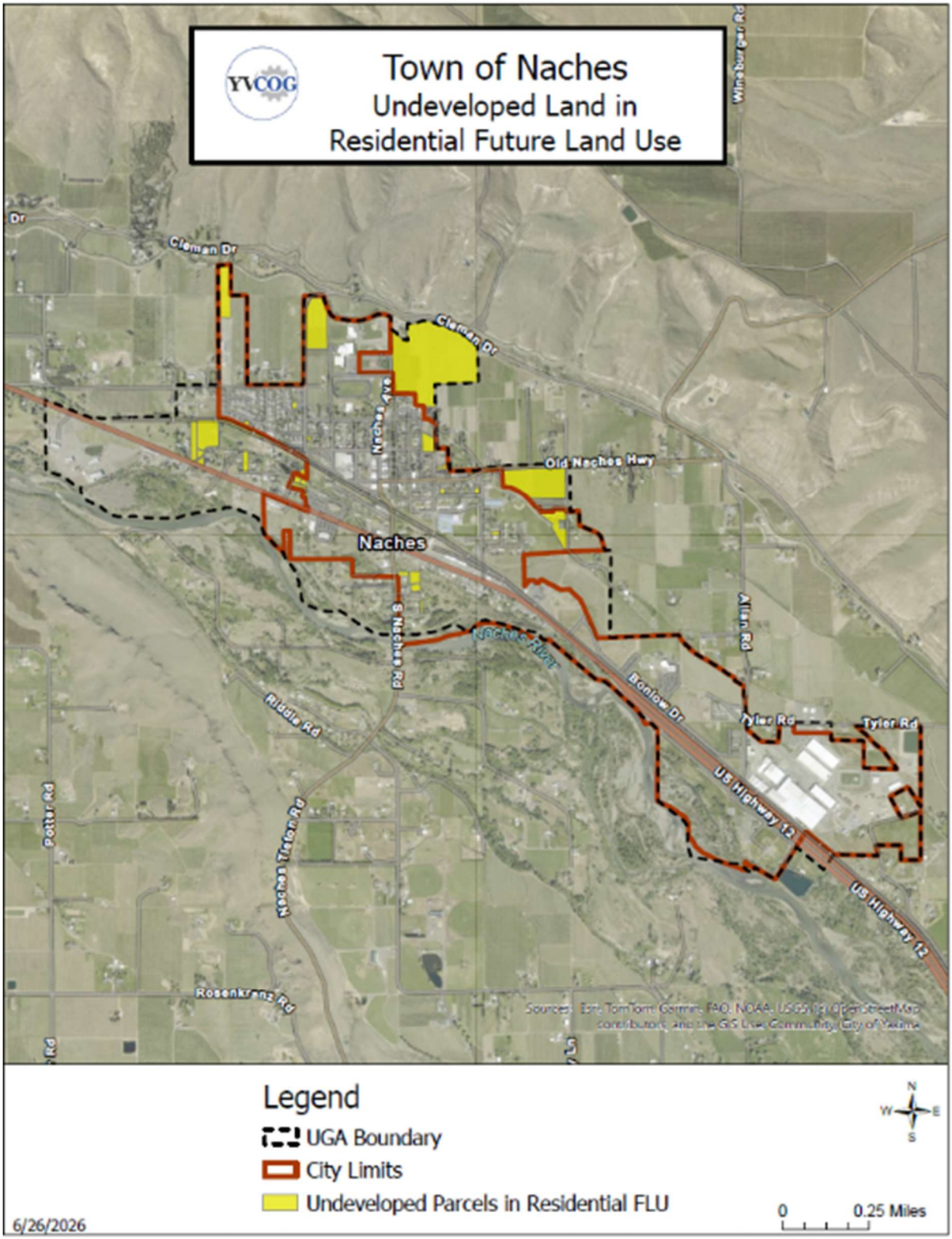
Figure 5-6 Vacant Residential land in the UGA



Displacement Risk

The Growth Management Act requires jurisdictions to assess displacement risk and to establish policies and regulations to mitigate displacement risk. A household is considered displaced if its place of residence is disrupted due to forces outside of its control and it is unable to find suitable replacement housing in the neighborhood. Displacement risk occurs when households are experiencing greater pressure to leave and therefore displacement risk analysis should inform land use policymaking to encourage redevelopment and reinvestment in existing neighborhoods while ensuring that existing neighborhood residents share in the benefits of that redevelopment and reinvestment and are not pushed out.

When housing prices rise, specific sociodemographic factors are associated with higher displacement risk. This displacement risk assessment uses three variables—racial identity, renter tenancy, and income—to assess the relative displacement risk. Gentrification is a process describing neighborhood change, typically including a demographic shift whereby people who identify as persons of color and people with lower incomes leave the area and people who identify as white, not Hispanic or Latino and/or have higher incomes move to the area. The Demographic Change Index assesses changes relative to the county change in the share of the population that are BIPOC or have incomes at or below 80% of the county median income between 2010 and 2020. According to the Washington State Department of Commerce's Displacement Risk Map, Naches's residents are overall at low risk for displacement. Because there is only one census tract, it is difficult to develop a more granular analysis.

V. A COORDINATED HOUSING STRATEGY FOR NACHES

As is the case with most communities, Naches's housing picture today results from complex physical, social, and economic realities. Because of the complexity of these problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Naches should include:

1) Consideration and implementation of the housing goals, policies and objectives. Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration of the goals, policies and objectives contained in this Comprehensive Plan.
2) Additional property must be annexed to Naches to provide area for additional housing. This additional housing is necessary to offset the existing very low vacancy rates and provide for population growth.
3) A target area or areas for housing rehabilitation should be indicated within the plan and used to guide future activities aimed at the improvement of existing housing stock.
~~3)~~4) The town must plan an emphasis on creating opportunities for extremely low-income (below 30% AMI) and vulnerable residents in the future.

Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in increased job opportunities in Naches. The addition of more people in Naches, particularly those active in the community ~~work force~~workforce, will add to the viability of the community.

VI. GOALS, POLICIES, AND OBJECTIVES

Goal 1: Encourage a variety of affordable, well-designed and attractive housing for all Naches residents.

Policy 1.1: Support and encourage the construction of a variety of new housing units for all income levels, including moderate and lower income households and elderly market demand.

Objective: Encourage the construction of new housing units based on local need in consideration of:

- Existing vacancy rates of owner and renter occupied households;
- The number of households expected to reside in Naches in the next 20 years; and
- The number of dwelling units that are dilapidated and not suitable for rehabilitation.
- Providing for a mixture of housing types and intensities (single family, multifamily) in appropriate areas.

Policy 1.2 Evaluate local development standards and regulations for effects on housing costs. Modify development regulations which unnecessarily add to housing costs.

Policy 1.3: The Town ~~should consider~~ shall allow~~ing~~ accessory apartments ~~as conditional uses~~ in ~~single family~~ residential zoning ~~classifications~~areas.

Policy 1.4: Conserve the Town's existing housing stock through code enforcement, appropriate zoning, participation in rehabilitation programs, and discouraging conversion to nonresidential use.

Policy 1.5: The density of new residential development shall be based on the existing land use pattern, the availability of public services, municipal service plans, and the provision of services by the developer.

Objective 1: Land use controls shall govern the distribution of housing types by establishing overall density.

Objective 2: New multifamily residential construction will be encouraged to address the need for additional rental housing.

Policy 1.6: Work cooperatively with other public agencies, private institutions and organizations to foster housing rehabilitation and neighborhood reinvestment in areas suitable for rehabilitation.

Objective 1: The Town may seek outside sources of assistance to finance the rehabilitation of homes eligible for assistance.

Objective 2: The Town will promote the involvement of local finance institutions and others to direct private capital to areas identified as needing rehabilitation and neighborhood reinvestment.

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Policy 1.7: The Town of Naches will encourage property maintenance and pride in the community.

Objective: The Town may establish a voluntary residential inspection program to inform home occupants of the condition of structural, electrical, plumbing and other components of the home.

Objective: Work cooperatively with Pacific Power to increase the number of energy audits performed for Naches households.

Objective: Encourage the presentation of workshops on low or no cost weatherization and energy conservation skills by qualified organizations.

Policy 1.8: Work cooperatively with public agencies, private institutions, and private enterprise to involve the private sector in new housing construction.

Objective: Provide information regarding housing needs to local finance institutions and developers.

Objective: Support the construction of new housing funded by federal and state programs, by private enterprise, public agencies, non-profit corporations, and other eligible parties.

Objective: Support the management and administration of public housing programs by a local public housing authority.

Objective: Endorse private sector efforts to secure federal and/or state funds to provide housing for elderly and disabled citizens.

Policy 1.9: Work cooperatively with public agencies and private institutions to implement programs that expand the housing opportunities of lower income households, particularly those on fixed incomes and those with incomes below 30% AMI.

Objective 1: Support the provision of rental assistance to those lower income households that pay an excessive proportion of their income on housing.

Objective 2: Consider programs such as a local housing trust fund to aid in the development of affordable housing.

Objective 3: Support options for the development of long-term affordable housing, such as community land trusts.

Policy 1.10: Support the future development of regional plans and strategies to address the housing needs of the unincorporated areas of the County.

-**Policy 1.11:** Create more diverse "missing middle" opportunities to ensure a supply of affordable housing

Objective 1: Support the development of cottage housing, triplexes, duplexes and townhomes.

Objective 2: Support the development of Accessory Dwelling Units in suitable areas.

Goal 2: Residential neighborhoods that are safe, sanitary and attractive places to live.

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Policy 2.1: The Town will ensure and facilitate the provision of municipal services appropriate to the density of residential development.

Objective 1: Criteria shall be developed for establishing levels of service required for different densities of development.

Objective 2: The cost of extending municipal services to serve new residential developments will be borne by the developer.

Objective 3: Local resources will be considered before all others in financing the improvement of municipal services. The following list is an example of some local resources that may be utilized for this purpose:

1) Revenue Sharing Funds
2) 1/2 cent Gas Tax Allocation
3) Local Improvement District (LTD)
4) Municipal Bonds (Revenue and/or General Obligation Bonds)
5) Taxation (Sales or B & 0)

Objective: The Town will actively seek outside sources of assistance to upgrade municipal service facilities in existing residential areas that may require improvement when local resources are not available.

Goal 3: Preserve community stability by preventing involuntary displacement of residents, especially low-income households, seniors, and historically marginalized groups.

Policy 2.1: Monitor housing availability.

Objective 1: Develop a record keeping system that accurately measures the impact of programs on local housing problems.

Objective 2: Develop an evaluation system that accurately measures the impact of programs on local housing problems.

Objective 3: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.

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Chapter 6 – Utilities Element

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I.1. INTRODUCTION

Purpose of the Utilities Element

This Utilities Element has been developed in accordance with Section 36.70A.070 of the GMA to address utility services in the Town of Naches and its Urban Growth Area (UGA). It represents the community's policy plan for growth during the next 20 years. The Utilities Element describes how the goals in the other plan elements will be implemented through utility policies and regulations.

The Utilities Element has also been developed in accordance with the Countywide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan.

Growth Management Act Requirements:

The GMA's Procedural Criteria defines "utilities" as

> Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage [~~WAC 365-195-200 (25)~~].(WAC 365-196-200(25)

To comply with the GMA, the Comprehensive Plan must, at a minimum, include a Utilities Element consisting of:

> The general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines, and natural gas lines [RCW 36.70A.070 (4)].

The GMA requires concurrency in the provision of public facilities and services. Public facilities and services must be available as development occurs without a reduction in the level of service provided. However, private utilities are not bound by the level of service and concurrency provisions of the GMA.

Applicable Countywide Planning Policies:

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The Yakima Countywide Planning Policy recognizes the need to promote orderly development with appropriate urban services provided to such development. The following Countywide Planning Policies apply to discussion on the Utilities Element:

1) Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)

2) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services by provided by cities, and that urban government services should not be provided in rural areas. [RCW 36.70A.l 10(3)] (B.3.1.)

3) Urban growth management interlocal agreements will identify services to be provided in an UGA, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)

4) The capital facilities, utilities and transportation elements of each local government's Comprehensive Plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [RCW 36.70A.070(3)(c)(d)]. These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)

5) New urban development should utilize available/planned urban services. [RCW 36.70A.110(3)] (B.3.5.)

6) Formation of new utility special purpose districts should be discouraged within designated UGAs. (B.3.6.)

7) From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)

8) Some public facilities may be more appropriately located outside of UGAs due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond

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UGAs should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)

9) The multiple use of corridors for major utilities, trails and transportation right-of-way is encouraged. (C.3.6.)

10) The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within UGAs. Actions of special purpose districts and other public service providers shall be consistent with Comprehensive Plans of the County and the cities. [RCW 56.08.020, RCW 57.16.010] (F.3.1.)

11) The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)

12) Joint financing ventures should be identified to provide services and facilities that will serve the population within the UGA. (F.3.3.)

13) Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that UGA. These may include, but are not limited to, standards for streets and roads, utilities and other infrastructure components. (F.3.5.)

14) The County and the cities will work with special purpose districts, adjacent counties, state tribal and federal governments to formalize coordination and involvement in activities of mutual interest. (I.1.)

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

Urban Growth Area

The UGA boundary was selected to ensure that urban services will be available to all development, including the provision of utility facilities. The Town recognizes that planning for utilities is primarily the responsibility of the utility providers. However, the Town will incorporate plans prepared by the providers into its comprehensive planning efforts to identify ways of improving the quality and delivery of services provided in the Town and its designated UGA. All development requiring urban services will be located in the UGA, and will have these services extended to them in a timely and financially feasible manner.

Federal and State Laws/Regulations

Revised Code of Washington and Washington Utilities and Transportation Commission. Utilities and transportation are regulated in Washington by the Washington Utilities and Transportation Commission (WUTC). The WUTC, composed of three members appointed by the governor, is empowered to regulate utilities (including, but not limited to, electrical, gas, irrigation, telecommunication, and water companies). State law (WAC 480) regulates the rates and charges, services, facilities, and practices of utilities. Any change in customer charges or service provision policy requires WUTC approval. The WUTC requires private utility providers to demonstrate that existing ratepayers will not subsidize new customers. The intent of the WUTC regulations is to ensure safe, reliable, and reasonably priced utility services for consumers.

Federal Communications Commission. The Federal Communications Commission (FCC) was created by the Communications Act of 1934 to regulate interstate and international radio, wire, satellite, cable, and television communications. The FCC is an independent five-member government agency.

Federal Energy Regulatory Commission. The Federal Energy Regulatory Commission (FERC) is an independent five-member commission with the U.S. Department of Energy that regulates the interstate transmission of natural gas, oil, and electricity. FERC also regulates natural gas and hydropower projects.~~. FERC establishes rates and charges for the interstate transportation and sale of natural gas, for the transmission and sale of electricity, and the licensing of hydroelectric power projects. In addition, the commission establishes rates or charges for the interstate transportation of oil by pipeline.~~

Natural Gas Policy Act of 1978. The central theme of the National Gas Policy Act (NGPA) is encouragement of competition among fuels and suppliers across the country. As a result, natural gas essentially has been decontrolled. The NGPA also contained incentives for developing new natural gas resources and a tiered pricing structure aimed at encouraging the development of nation-wide transmission pipelines. The result of the Act has been that many consumers are now paying less for natural gas than they were in 1980.

1991 Clean Air Amendments. The passage of the Washington State Clean Air Act in 1991 indicates a state intent to promote the diversification of fuel sources for motor vehicle. This is in response to a need to both reduce atmospheric emissions and reduce the nation's reliance on

gasoline for strategic reasons. ~~The Act called for encouraging the development of natural gas vehicle refueling stations.~~

Regional Power Plans

Northwest Power and Conservation Council. Since Congress passed the Northwest Power Act in 1980, the Northwest Power and Conservation Council (NWPCC) has developed 20-year electric power plans for the Northwest. Every 5 years, the Council releases its Mid-Term Northwest Power Plan Assessment, most recently in 2021. The Council is currently developing its 9th Power Plan, set to be completed in 2026. In its 2021 Power Plam Mid-Term Assessment, ~~Sixth Northwest Power and Conservation Plan, adopted February 2010,~~ the Council recommends the following:

- ~~—~~Acquire between 750 and 1,000 average megawatts of cost-effective energy efficiency by the end of 2027 and a minimum of 2,400 average megawatts by 2041. ~~Develop cost-effective energy efficiency aggressively- at least 1,200 average megawatts by 2015, and equal or slightly higher amounts every five years through 2030.~~
- Examine two types of demand response (demand response is the voluntary reduction of power use during periods of high demand and limited resource availability, such as in the early morning and early evening, in return for compensation): 1) residential time-of-use (TOU) rates, and 2) demand voltage regulation (DVR). Our assessment shows that about 200 megawatts of TOU and 520 megawatts of DVR are available by 2027 ~~Develop cost-effective renewable energy as required by state laws, particularly wind power, accounting for its variable output.~~
- Acquire at least 3,500 megawatts of renewable resources by 2027 as a cost-effective option for meeting energy needs and reducing emissions. ~~Improve power-system operating procedures to integrate wind power and improve the efficiency and flexibility of the power system.~~

Bonneville and regional utilities, along with their associations and planning organizations, work together and with others in the Western electric grid to explore the potential costs and benefits of new market tools, such as capacity and reserves products, that contribute to system accessibility and efficiency. ~~Build new natural gas-fired power plants to meet local needs for on-demand energy and back-up power, and reduce reliance on existing coal-fired plants to help meet the power system's share of carbon-reduction goals and policies.~~

- ~~Investigate new technologies such as the "smart grid," new energy-efficiency and renewable energy sources, advanced nuclear power, and carbon sequestration.~~

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II. INVENTORY AND ANALYSIS

Many public and private agencies are involved in regulation, coordination, production, delivery, and supply of utility services. This section of the element identifies those providers. The inventory includes:

- Natural Gas
- Electrical
- Telecommunications
- Cellular Phone
- High-speed Internet (Broadband)
- Cable Television

Providers of these utilities for the Town of Naches UGA are listed in Table 6-1. Water and sewer utilities are discussed in the Capital Facilities Element of this Comprehensive Plan. Electrical, telecommunications, and natural gas are regulated by the WUTC. Cable television, telecommunications, and cellular phones are regulated by the FCC, in cooperation with local governments. Private utilities are not bound by the concurrency requirements of the GMA.

Table 6-1. Utility Service Providers, Town of Naches Urban Growth Area

Type of Service	Town of Naches	Remainder of UGA
Natural Gas	None	None
Electric Utility	PacifiCorp - Pacific Power	PacifiCorp - Pacific Power
Telecommunications	Frontier Communications, various providers	Frontier Communications, various providers
Cellular Telephone	Various providers	Various providers
Broadband Internet	Various providers	Various providers
Cable Television	~~J&N Cable~~ Charter Communications, WA Broadband	~~J&N Cable~~ Charter Communications, WA Broadband

Natural Gas

Naches is served by Cascade Natural Gas, which serves areas along 1-82. Cascade Natural Gas accommodates consumers in its service area that meet its criteria for financial feasibility. Cascade can serve customers outside its service area if the customer assumes some of the cost of extending the lines. Such contributions may be partly reimbursed only if additional customers connect to the same main.

When deciding to serve development outside current service areas, utility~~ies~~ providers must add expand their service area by applying for a "certificate of convenience" from the WUTC.

The WUTC is currently studying the possible need for improved safety standards on small gas pipeline systems in Washington State, to improve public safety while avoiding unnecessary regulation.

Electrical Utilities

The Town of Naches is served by ~~Pacific Power~~PacifiCorp - Pacific Power, which has a very strong transmission framework. While the utility has an abundant supply of energy, ~~Pacific Power~~PacifiCorp - Pacific Power emphasizes a demand-side resource management policy to encourage efficiency and conservation, and to keep energy costs low while assuring continued power availability.

Transmission for a 115,000-volt system can be accommodated on a single pole structure that uses the road right-of-way. A substation capable of serving 10,000 residential customers typically requires no more than two acres, and is compatible with virtually any adjacent land use. One possible exception to this is ballfields. Although substations are fenced and not energized below nine feet, and are generally impenetrable, persons attempting to retrieve stray balls might be tempted to try to circumvent these protections.

State legislation passed in 2008 (480-108 WAC) established new rules for interconnecting small, alternative power generators of wind, solar, and other energy sources with established utility infrastructure. The intent of the regulations is to establish baseline rights of and responsibilities of both utilities and electric generation owners, and to ultimately connect more alternative power sources to the power grid for the benefit of both parties. ~~The WUTC is exploring ways to ensure that these new rules are fully implemented.~~

In 2009, PacifiCorp - Pacific Power built a new substation between Sunnyside and Grandview, which upgraded capacity for the entire Yakima Valley and improved reliability. PacifiCorp - Pacific Power also constructed a 40-mile, 230-kilovolt line connecting the Bonneville Power Administration substation near Vantage with PacifiCorp - Pacific Power's Pomona Heights power substation near Selah in May 2020. The project interconnected the Vantage to Pomona Heights transmission line into the Federal Columbia River Transmission System (FCRTS). ~~In 2009, Pacific Power built a new substation between Sunnyside and Grandview, which the company expects will upgrade capacity for the entire Yakima Valley and improve reliability. Pacific Power also plans to construct a new 40-mile, 230-kilovolt line connecting the Bonneville Power Administration substation near Vantage with Pacific Power's Pomona Heights power substation near Selah. The goal of the new line is to enhance operating flexibility and security of the regional electricity transmission grid. Alternatives under consideration for the project include routing the line around the northern or southern boundaries of the Yakima Training Center Military Reservation, to the east of Naches. Pacific Power estimates that the line will be constructed in mid to late 2016.~~

The utility will provide power services as market conditions demand. As a private utility, ~~Pacific Power~~PacifiCorp - Pacific Power is not bound by the level of service and concurrency requirements under the GMA.

Telecommunications

Various federally licensed cellular telephone communications companies serve Yakima County. These companies are regulated by FCC and the WUTC. Many of the telecommunication facilities, including aerial and underground, are co-located with those of the electrical power provider.

Cellular Telephone

Various federally licensed cellular telephone communications companies serve Yakima County. These companies are regulated by FCC and the WUTC. The FCC regulates cellular telephones because radio signals are used for communications.

High-speed Internet

~~Broadband Internet is provided to Naches customers by a StarTouch Broadband. In March 2010, Yakima County received a $824,000 grant to extend its broadband transmission backbone between connections.~~Several service providers provide internet to Naches and its UGA. The FCC keeps a National Broadband map database showing which services are available.

Fiber Optic providers in Naches include:

- Spectrum
- Ziply Fiber (in Town Limits)
-
- Verizon Fios

Broadband Internet Services

- Washington Broadband (Town limits)

Satellite-based services include:

- Dish Network
- Direct TV
- HughesNet
- Viasat
-
- Starlink
-
- Cellular phone-based internet services are also available (e.g. Verizon, AT&T, Spectrum)

Television

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~~Charter Communications of Yakima Valley, Inc. has franchise agreements with both the Town of Naches and Yakima County, and serves all of Naches. Transmission services from a "head end," which is where a satellite dish sits and the signal originates. Naches residents receive their transmission services via a connection with the Yakima head-end.~~

Naches has access to 3 local television stations; NBC, CBS, and ABC.

Spectrum/Charter and Washington Broadband provide cable television service to most of Naches. Cable follows the electrical and telephone lines. Only easements are needed~~,~~ and are not usually a problem. The break-even point for economic feasibility for providing service is 30 potential customers per linear mile of cable. Anyone within 200 feet of the cable can ~~hook up~~-connect; otherwise, there is an additional charge to the customer.

Additionally, Direct TV and Dish Network both provide television service via satellite to Naches.

~~In addition, Northwest Cable Network offers satellite cable, which originates from a transmitting antenna in the Union Gap area, on Rattlesnake Ridge. Service is available to customers within a 50-mile line-of-sight radius, which includes the Town of Naches and its UGA. Northwest Cable is available in rural areas as well as areas that are hard-line cabled for television. Wireless cable is regulated by the FCC, and does not come under local regulation since it does not use public rights-of-way.~~

~~At this time, the only alternative to TCI or Northwest Cable would be a satellite dish, which requires a costly installation. As technology improves, other choices will become available.~~

III. GOALS AND POLICIES ~~COMPARE TO POLICIES IN EXISTING PLAN~~

GOAL 1: To ensure that energy, gas, communication facilities, and communication services are provided in a cost-effective and efficient manner.

Policy 1.1 Adopt procedures that encourage private utility providers to use the Land Use Element of this Comprehensive Plan when planning future facilities.

Policy 1.2 Discuss and exchange population forecasts, development plans, and technical data with the private utilities identified in this Utilities Element.

Policy 1.3 Promote whenever feasible the co-location of new public and private utility distribution facilities in shared trenches and physical locations, and coordinate construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

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Policy 1.4 For telecommunications, including telephone, cellular telephone, ~~and~~ cable television, and broadband and fiber optic internet, allow the development/maintenance of facilities necessary to provide services as needed to accommodate population growth and advancements in technology, provided they are compatible with surrounding land uses.

Policy 1.5 New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities, or provided by the developer, without significantly degrading level of service elsewhere.

Policy 1.6 Promote the joint use of transportation rights-of-way and utility corridors wherever possible.

Policy 1.7 To facilitate coordination of public and private trenching activities, notify affected utilities of construction, as well as maintenance and upgrades to existing roads, in a timely and effective manner.

Policy 1.8 Consider utility permits concurrent with proposals requesting service. Where possible, approve utility permits when the project to be served is approved.

Policy 1.9 Coordinate with adjacent jurisdictions to ensure consistency with each jurisdiction's utilities element and regional utility plans, and develop a coordinated process for siting regional utility facilities in a timely manner.

GOAL 2: Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.

Policy 2.1 Site utility facilities away from critical areas, or site them in a manner that is compatible with critical areas.

Policy 2.2 Electric power substations, recycling drop-off boxes, and similar facilities should be sited, designed and buffered as needed to fit in with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.

Policy 2.3 Cooperatively work with other agencies, surrounding municipalities and Yakima County during the siting and development of facilities of regional significance.

Policy 2.4 :Minimize visual impacts when authorizing the siting of new telecommunication facilities by requiring low visibility technology, including:

- Reduced heights;
- Low mass/slender profile poles;
- Use of existing towers and buildings;
- Co-locating multiple users on a single site/facility; and,
- Requiring removal of abandoned telecommunication sites when new replacement site approvals are authorized.

GOAL 3: Develop an efficient utility system that supports the community vision (both public and private).

Policy 3.1 Develop adequate rights-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.

Policy 3.2 Development within the unincorporated portion of the UGA should be encouraged to occur only on a limited scale to prevent the inefficient use and distribution of public facilities and services.

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Chapter 7 – Administration Element

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I. INTRODUCTION

Purpose

This Administration Element has been developed to address Comprehensive Plan amendments and development regulations consistency in accordance with Sections 36.70A.106, 36.70A.120, 36.70A.130 and 36.70A.140 of the GMA ~~to address Comprehensive Plan amendments and development regulations consistency~~.

The Administration Element specifically considers the process for amendments to the Comprehensive Plan, including timing, procedures, public participation, consistency with other Town fiscal and regulatory processes, and state review of amendments.

Growth Management Act Requirements

An Administration Element is necessary to comply with GMA and should consist of procedures for:

- Evaluation of plans and development regulations;
- Review of UGAs and planned densities at least every 10 years;
- Maintaining conformity with GMA requirements;
- Maintaining consistency within the Comprehensive Plan and with implementing regulations;
- Making amendments to the plan no more than once a year, and/or due to an emergency situation;
- Considering all amendments proposed to the Comprehensive Plan concurrently, so that the cumulative effects of the various proposals may be ascertained;
- Ensuring that the plan reflects accommodation of the urban growth projected to occur for the succeeding 20-year period;
- Ensuring early and continuous public participation in Comprehensive Plan amendments; and,
- Allowing state review and comment on proposed amendments as required under GMA.

II. AMENDMENTS

Following adoption of the revised Comprehensive Plan, the Town shall monitor changes and needs within the community and document needed amendments to the Comprehensive Plan.

Timing

Unless they meet the exemption criteria listed below, amendments to this Comprehensive Plan may not be considered more frequently than once every year, unless an emergency exists. All proposals shall be

considered by the Town Council concurrently so the cumulative effect of the various proposals can be ascertained. The Town of Naches sets the month of March as its anniversary date of Comprehensive Plan adoption. March will also serve as the month of the year in which amendments to the Comprehensive Plan may be accepted. Amendments submitted after March will held over until the next year.

Proposals for amendment to the Comprehensive Plan will be accepted at any time during the year and will be scheduled along with all other proposals received for consideration as part of the Comprehensive Plan review and amendment process.

The Comprehensive Plan may be revised or amended outside of this normal schedule if findings are adopted to show that the amendment was necessary due to an emergency situation of a neighborhood-wide or community-wide significance. Examples of emergency situations include those which would present an imminent threat to public health and safety, an imminent danger to public or private property, or an imminent threat of serious environmental degradation. A personal emergency on the part of a particular applicant or property owner is not considered an emergency situation.

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

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

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

GMA Periodic Update

The Town of Naches will establish a schedule every ten years, in accordance with the requirements of RCW 36.70A.130, to review and, if needed, revise their Comprehensive Plan and development regulations, and take legislative action, to ensure the plan and regulations comply with the requirements of the GMA. Under the GMA, the Town of Naches's statutory deadline for the next Comprehensive Plan update is June ~~June~~ 30, 2036~~17~~. As allowed by RCW 36.70A.130(5)(c), the Town of Naches may update its Comprehensive

Plan within thirty-six (36) months following June ~~June~~ 30, 2036~~17~~ if the Town has a population of no more than five thousand and has had its population increase by the greater of either no more than 100 persons or no more than 17% in the 10 years preceding June 30, 2036~~17~~. The annual amendments cannot occur separately in the year designated for the update. All annual updates coinciding with the update cycle must be submitted concurrently within that year.

However, any amendment to the zoning and other development regulations that is consistent with the adopted Comprehensive Plan can be made any time during a year.

Adoption and Initiation

The Town Council may, after due notice and public hearing, amend, supplement or modify the text and maps of this Comprehensive Plan once a year only. An amendment may be adopted, amended, or supplemented by the Town Council following a public hearing or hearings on the proposed amendment(s). Amendments may be initiated in the following manner:

1) By motion by the Town Council;
2) By filing with the Town an application by the owner of the property within the Town, using forms available from the Town;
3) A fee of $1,000 and any other applicable fees, payable to the Town at the time of filing of an application shall be charged. No part of the fee shall be refundable. However, when a map amendment of the Comprehensive Plan is in conjunction with a rezone request for the same property, only a single fee need be paid for the rezone/Comprehensive Plan map amendment. The higher fee shall prevail.

Amendment Processing

The Town will docket (record for future action) all Comprehensive Plan amendments in the following manner:

1) All petitions requesting Comprehensive Plan amendments shall be accepted during any time of the year and held until March 1 as part of the Comprehensive Plan's yearly review and amendment process.
2) Town staff will keep a docket of initiated Comprehensive Plan amendments. The docket will include the following information:
    a. File number;
    b. Name and address of the person or agency proposing the plan amendment;
    c. Type of amendment being proposed and description of the amendment;
    d. Initial year of proposed amendment;
    e. Section, township and range of affected area, if applicable.
3) The docket and all application files will be available for public review at Town Hall during normal business hours.

Emergency Amendment Processing

An emergency requiring an exception to the once-a-year comprehensive amendment provision is defined as an unforeseen and not reasonably foreseeable event where some threat of harm to the public interest is imminent. Emergency amendments must be based on findings that show that the amendment is needed to

resolve an emergency situation of a neighborhood-wide or community-wide significance, and not a personal emergency of a particular applicant or property owner. The nature of the emergency must be documented as part of written findings, and approved by the Town Council prior to consideration of an emergency amendment. The Town Council shall decide whether to allow the proposal to proceed ahead of the normal amendment schedule.

Public Hearing

The Town Council shall hold at least one public hearing on any such amendments, supplements, or modification of this Comprehensive Plan, whether initiated by application or resolution of intention in accordance with the provisions of this section. The Town Council must also schedule a study session or sessions as needed to review the proposed amendment(s) and state comments prior to the public hearing for adoption of amendments held during its regular Comprehensive Plan amendment review process.

No decisions or actions shall be made by the Town Council on the amendments until after the initial sixty (60) day state comment and review period has expired.

Notice of the hearing and the nature of the proposed change shall be given by publication in the official newspaper of the Town, at least 10 days prior to the date of the hearing. In addition, in cases of change of boundaries or of future land use designations, all owners of property, any part of which is within three hundred (300) feet of the boundary lines of the property to be changed, shall be notified of the proposed change and date of the hearing by United States mail no less than ten (10) days prior to the date of hearing. In the case of a future land use designation change affecting three or more parcels, notice on the proposed change may be given by publication in its newspaper of record at least ten (10) days prior to the hearing. The notice shall contain the date, time, and place of the hearing, and a map which indicates the area of the proposed change and the effects of that change.

In changing the future land use designation of any area, the zoning shall also be changed as approved by the application to maintain consistency between the Comprehensive Plan and the zoning ordinance.

Planning Commission Recommendation

In recommending the adoption of any proposed amendment or in concurring with the Town Council on any proposed amendment, the Planning Commission shall provide the applicant and Town Council with written notice of its findings and recommendations for approval, disapproval or approval with conditions of the amendment within five (5) days of the required public hearing before the Planning Commission.

In changing the future land use designation of any area, the zoning shall also be changed to maintain consistency between the comprehensive plan and the zoning ordinance.

State Review of Amendments, Supplements, and Modifications

Pursuant to RCW 36.70A.106, the Town/City shall provide required notifications to state agencies when amending and adopting amendments to the comprehensive plan and development regulations. The Town/City shall meet this requirement by submitting necessary notices to the Washington State Department of Commerce (Commerce). Commerce administers a database system (PlanView) which will enable the City to simultaneously notify state agencies of the City's proposed and adopted amendments in fulfillment of this requirement for state records.

Initial Review of Proposed Amendments

At least sixty (60) days prior to the adoption of an amendment to the Comprehensive Plan, the Town shall submit an electronic copy of the proposed amendment ~~an electronic copy of the proposed change/draft version shall be submitted to the Washington State Department of~~ to Commerce, to enable state agencies to ~~Growth Management Services Division, for~~ review and comment. One plan review checklist and any other supplementary documentation (relevant State Environmental Policy Act [SEPA] information, outline of public participation process, etc.) may accompany the proposed amendment. Should the Town of Naches not receive comments from any of the State agencies on the proposed amendment within sixty (60) days after receipt of the proposed amendment(s) by the state, the Town shall be free to adopt the amendment(s) without further delay.

Final Review of Adopted Amendment

Within ten (10) days from the adoption of the amendment, the Town shall submit an electronic copy of the adopted amendment ~~shall be submitted to the Washington State Department of~~to Commerce, for filing ~~Growth Management Services Division for filing~~. The Town may submit notice through the PlanView System (preferred), or email the information to Commerce. ~~A "Notice of Adopted Comprehensive Plan or Development Regulation Amendment" form and any new or additional information shall accompany the adopted amendment.~~ Any agency or jurisdiction which commented on the draft of the amendment shall also receive a copy of the adopted amendment.

The Town will also publish a notice of adoption and availability of the amendment in its newspaper of record. A final sixty (60) day review and comment period will commence from the date of publication. Appeals of the adopted amendment to the Eastern Washington Growth Management Hearings Board would be filed during this final sixty (60) day review period.

III. APPEALS

Initiation

The action of the Town Council shall be final unless appealed to others, as discussed below.

Appeals to Others

Eastern Washington Growth Management Hearings Board

Parties aggrieved by the decision may appeal to the Eastern Washington Growth Management Hearings Board, if such decision is subject to review by the Hearings Board, and if the party has standing. Appeals to the Growth Management Hearings Board must be filed within sixty (60) days of the publication of the action by the Town Council, and must be filed in the office of the appropriate Board.

In general, the Growth Management Hearings Board shall hear only those petitions alleging either: a) that a State agency, county, city, or town is not in compliance with the requirements of the GMA, as amended or with environmental review as it relates to plans and regulations; or b) that the 20-year growth management planning projections adopted by the Office of Financial Management (OFM) should be adjusted.

For a person[1] to have standing, they must have appeared before the County or Town regarding the matter on which a review is being requested, or be certified by the Governor within sixty (60) days of filing the request with the Board, or be a person qualified pursuant to RCW 34.05.530.

Appeals of Growth Management Hearings Board decisions may be filed in Superior Court as provided in RCW 34.05.514 or 36.01.050 within thirty (30) days of the final order of the Board.

Superior Court

Appeals outside of the scope of the Growth Management Hearings Board may be appealed pursuant to RCW 34.05, the Administrative Procedures Act.

IV. CRITERIA FOR APPROVING A CHANGE IN THE FUTURE LAND USE MAP

Changes in the future land use map shall only be granted after the Town Council has reviewed the proposed change to determine if it complies with the standards and criteria listed below. A change in the future land use map shall only be granted if such written findings are made:

1) The proposal is consistent with the provisions of the GMA and other applicable state planning requirements;
2) The proposal is consistent with, and will help implement the goals, policies and objectives of this Comprehensive Plan;
3) Required changes to implementing regulations are identified prior to adoption of the proposed change, and are scheduled for revision, so that these implementing regulations remain consistent with the Comprehensive Plan;
4) The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing critical areas, or on other uses legally existing or permitted in the area;
5) The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical;
6) The traffic generated by the proposal will not unduly burden the traffic circulation systems in the vicinity. The collector and arterial system currently serves or can concurrently be extended to serve the proposal, as needed;
7) Adequate public facilities and services exist or can concurrently be developed to serve the proposal;
8) The other characteristics of the proposal are compatible with those of other uses in the vicinity;
9) The other uses in the vicinity of the proposal are such as to permit the proposal to function properly;
10) If the proposal has impacts beyond the Town limits, the proposal has been jointly reviewed by Yakima County; and
11) Any other similar considerations that may be appropriate to the particular case.

[1] A "person" as defined in RCW 36.70A.280 - 3, means any individual, partnership, corporation, association, governmental subdivision or unit thereof, or public or private organization or entity of any character.

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Chapter 8 - Climate Resilience Element

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Executive Summary

Climate Resilience Vision

Naches is a resilient community that is prepared to adapt to changing climate conditions while maintaining the services, infrastructure, natural resources, economic opportunities, cultural resources, and community connections that contribute to the health, safety, and quality of life of its residents.

This Climate Resilience Element establishes a long-range framework for integrating resilience into community planning and decision-making. It identifies climate-related hazards, establishes goals and policies, and provides practical implementation strategies that support the continued functioning of the community during and following climate-related events.

Why Climate Resilience Matters

Climate-related hazards such as drought, flooding, extreme temperatures, wildfire smoke, severe winter storms, public health emergencies, and agricultural disease have the potential to affect many aspects of community life. These hazards may disrupt public infrastructure, utilities, transportation systems, natural resources, local businesses, agricultural markets, emergency services, cultural resources, outdoor recreation, public gathering places, and the daily lives of residents.

Resilience planning recognizes that these hazards are interconnected and that investments made today can reduce future risks while providing additional benefits to the community. Many resilience strategies also improve public health, transportation safety, environmental quality, economic vitality, recreation, utility reliability, cultural resource stewardship, and neighborhood livability.

Naches' Climate Resilience Approach

The Climate Resilience Element is organized around three fundamental questions: What climate-related hazards could affect Naches? What community functions are most important to protect? How can Naches improve resilience over time?

Through local review and Town Council direction, Naches identified Priority Community Assets that provide important services and functions supporting the community's health, safety, economy, environment, infrastructure, cultural identity, and quality of life.

I. Introduction

Purpose

The purpose of the Climate Resilience Element is to establish a planning framework that helps Town of Naches reduce vulnerability, improve preparedness, support efficient recovery, and adapt to changing climate conditions over time. The element identifies climate-related hazards, establishes goals and policies, and provides Community Asset Resilience Strategies that may guide future planning, capital investment, grants, partnerships, and local decision-making.

Relationship to the Comprehensive Plan

The Climate Resilience Element is intended to complement and support other Comprehensive Plan Elements. Climate resilience should be integrated into existing planning and investment decisions rather than treated as a separate or stand-alone effort.

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Applicable Planning Resources

- Yakima County Hazard Mitigation Plan and related regional hazard information
- Washington State Department of Commerce climate planning guidance
- University of Washington Climate Mapping for a Resilient Washington resources
- Yakama Nation climate, natural resource, and emergency management coordination
- Local public outreach, staff review, advisory committee input, and Town Council direction.

II. Climate Resilience Planning Framework

What is Climate Resilience?

Climate resilience is the ability of a community to anticipate, prepare for, withstand, respond to, recover from, and adapt to climate-related hazards while maintaining the essential services and functions that support the health, safety, economy, environment, and quality of life of its residents.

This Climate Resilience Element recognizes that resilience is not achieved through a single project or policy, rather, resilience is strengthened through ongoing planning, collaboration, investment, public education, maintenance, and partnerships that improve Naches' ability to maintain essential community functions during changing climate conditions.

Climate Resilience as an Ongoing Planning Process

Climate resilience is a continual process that considers how future decisions may improve community preparedness, infrastructure reliability, public health, natural resource stewardship, economic vitality, and recovery capacity. As community priorities, climate conditions, funding opportunities, and infrastructure needs evolve, Naches can continue integrating resilience into planning, investment, and partnerships.

Planning Through Community Functions

Throughout this element, climate resilience is evaluated based on Naches' ability to maintain the community functions that residents, businesses, and visitors depend upon every day. Those community functions include public infrastructure, utilities, transportation networks, natural systems, businesses, public services, community facilities, cultural resources, and civic activities that support health, safety, economy, environment, and quality of life.

Protecting community functions does not necessarily mean preventing every climate-related impact. Rather, it means improving the ability to reduce disruption, maintain essential services, recover efficiently, and adapt over time. By focusing on the functions that community assets provide, rather than individual facilities or ownership, Naches can prioritize actions that provide lasting public benefit and improve resilience across multiple sectors.

Planning Principles

Community Functions: Focus resilience planning on maintaining the essential services and functions that support the health, safety, economy, environment, and quality of life of the community.

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Integrated Planning: Incorporate climate resilience into future planning, public investment, maintenance, and decision-making rather than treating resilience as a stand-alone initiative.

Multi-Benefit Investments: Whenever practical, pursue actions that improve resilience while advancing multiple community objectives.

Flexible Implementation: Implement resilience over time as priorities, funding opportunities, partnerships, infrastructure needs, and community needs evolve.

Regional Collaboration: Coordinate with regional partners to address climate-related hazards that extend beyond jurisdictional boundaries.

III. Climate Hazards, Goals, and Policies

The following climate-related hazards may affect Naches over the planning horizon. Each hazard section provides a concise overview, local context, a goal, and policies that establish long-term direction for improving resilience.

1. Drought

Hazard Overview

Reliable water resources are fundamental to Naches' public health, economy, agricultural industries, natural systems, recreation opportunities, and overall quality of life. Changing climate conditions are expected to influence snowpack, streamflows, groundwater recharge, and seasonal water availability, increasing the potential for drought conditions throughout Central Washington.

Naches Context

Naches is influenced by regional watershed conditions, aquifer levels, municipal water infrastructure, agricultural water needs, and proximity to forested and mountain environments. Drought may affect drinking water supply, water storage, agricultural markets and processing, parks, fish and wildlife habitat, tree canopy, and fire risk. Integrating drought resilience into future water planning, infrastructure investment, conservation, natural resource stewardship, and regional coordination can help maintain essential community functions.

Goal CR 1

Improve Naches' resilience to drought by promoting efficient water use, protecting water resources, supporting essential community functions, and improving its ability to adapt to changing water conditions.

Policies

- **CR 1.1:** Incorporate drought resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce long-term vulnerability to water shortages.

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- **CR 1.2**: Support strategies that improve the long-term reliability of municipal drinking water supplies through planning, conservation, and coordination with water providers.
- **CR 1.3**: Promote landscaping, site design, and development practices that reduce potable water demand while maintaining community character and supporting community livability.
- **CR 1.4**: Support planning efforts that improve the resilience of agricultural industries to changing water availability and drought conditions.
- **CR 1.5**: Promote water-efficient planning, design, and management of parks and recreational facilities to reduce long-term irrigation demands while maintaining recreational opportunities.
- **CR 1.6**: Coordinate with regional partners to promote water conservation, public education, and drought preparedness.
- **CR 1.7**: Incorporate drought resilience into future capital improvement planning to prioritize investments that improve the long-term reliability and sustainability of public infrastructure.
- **CR 1.8**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to drought and support implementation of this Comprehensive Plan.
- **CR 1.9**: Periodically evaluate available climate information, drought conditions, and water resource data to inform future planning efforts, policy updates, and capital investment priorities.

2. Flooding

Hazard Overview

Flooding has the potential to affect public infrastructure, transportation networks, utilities, residences, businesses, parks, natural systems, and other community functions. While flooding is commonly associated with rivers and streams, localized flooding may also result from intense precipitation, stormwater runoff, drainage limitations, utility failures, irrigation infrastructure, or other conditions that temporarily overwhelm the built and natural environment.

Naches Context

Naches' flood risk is influenced by both natural and built systems, including local waterways, stormwater facilities, streets, sidewalks, public infrastructure, flood protection facilities, parks, and developed areas. The Naches River is the primary source of flooding in the Naches area. However, areas outside mapped floodplains may also experience localized flooding during intense storm events or infrastructure-related disruptions. Integrating flood resilience into land use, infrastructure investment, stormwater management, maintenance, and natural resource planning can reduce vulnerability while improving service reliability.

Goal CR 2

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Policies

- **CR 2.1**: Incorporate flood resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce long-term flood risk.
- **CR 2.2**: Direct development away from areas with known flood hazards whenever practical while supporting development practices that reduce long-term community flood risk.
- **CR 2.3**: Protect and restore natural floodplain functions, riparian areas, wetlands, and other natural systems that reduce flood impacts while providing environmental and community benefits.
- **CR 2.4**: Support planning efforts that improve the resilience of drinking water, wastewater, transportation, emergency response, energy, solid waste, and other critical public facilities to flooding.
- **CR 2.5**: Promote site design, stormwater management, and development practices that reduce runoff, improve infiltration where appropriate, and minimize flood impacts associated with new development and redevelopment.
- **CR 2.6**: Coordinate with Yakima County, neighboring jurisdictions, special purpose districts, state agencies, the Yakama Nation, and other partners to improve regional flood preparedness, response, recovery, and long-term resilience.
- **CR 2.7**: Support public education and outreach that increases community awareness of flood hazards, emergency preparedness, and opportunities to reduce flood risk.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.
- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.
- **CR 2.10**: Periodically evaluate flood hazard information, climate projections, infrastructure vulnerabilities, and best available science to inform future planning efforts and investment priorities.

3. Extreme Temperatures

Hazard Overview

Extreme temperatures, including prolonged periods of excessive heat and severe cold, can affect public health, infrastructure, utilities, transportation, parks, gathering spaces, businesses, and daily community activities. Extreme heat increases heat-related illness, reduces outdoor activity, strains energy and water systems, affects workers and vulnerable populations, and limits the usability of public spaces.

Naches Context

Naches' residents, public buildings, businesses, schools, parks, outdoor recreation areas, agricultural industries, and community gathering spaces may be affected by extreme temperature events. Heat exposure can be especially challenging for older adults, children, outdoor workers, people with existing

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health conditions, low-income households, and residents with limited access to cooling, transportation, or shaded public spaces.

Goal CR 3

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Policies

- **CR 3.1:** Incorporate extreme temperature resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce long-term vulnerability to excessive heat and severe cold.
- **CR 3.2**: Support planning efforts that improve access to cooling and warming opportunities for residents, particularly vulnerable populations, during extreme temperature events.
- **CR 3.3**: Promote site design, landscaping, tree canopy, shade, and building orientation practices that reduce heat exposure while maintaining community character and supporting efficient use of water resources.
- **CR 3.4**: Support the resilience of parks, recreation facilities, educational facilities, community gathering spaces, cultural resources, and public facilities that may serve residents during extreme temperature events.
- **CR 3.5**: Encourage multimodal transportation improvements, including streets, sidewalks, pathways, transit stops, and active transportation facilities, that consider shade, heat exposure, winter conditions, and safe access to essential services.
- **CR 3.6**: Coordinate with schools, service providers, emergency responders, public health agencies, community organizations, and regional partners to improve preparedness, response, and recovery during extreme temperature events.
- **CR 3.7**: Support public education and outreach regarding extreme heat, severe cold, available community resources, and actions residents can take to reduce health risks.
- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.
- **CR 3.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce vulnerability to extreme temperatures and support implementation of this Comprehensive Plan.
- **CR 3.10**: Periodically evaluate available climate information, public health data, community vulnerability, and best available science to inform future planning efforts, policy updates, and investment priorities.

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4. Wildfire and Wildfire Smoke

Hazard Overview

Wildfire and wildfire smoke are regional climate-related hazards that can affect public health, emergency response, transportation systems, utilities, outdoor recreation, agricultural operations, schools, businesses, tourism, and the daily lives of residents. For Naches, proximity to forested and mountain areas makes wildfire preparedness, fire resiliency, fire suppression capacity, and smoke impacts important planning considerations.

Naches Context

Wildfire smoke can reduce air quality, limit outdoor activity, affect vulnerable populations, disrupt community events and tourism, and increase demand for public health and emergency response services. Regional wildfire events may also affect transportation corridors, utility systems, emergency response resources, agricultural operations, outdoor recreation access, and supply chains that support Naches' economy and community functions.

Goal CR 4

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Policies

- **CR 4.1**: Incorporate wildfire and wildfire smoke resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions where appropriate.
- **CR 4.2**: Support planning efforts that improve the resilience of critical facilities, essential public services, emergency response operations, public facilities, and priority community assets to disruptions caused by wildfire and wildfire smoke.
- **CR 4.3**: Promote site design, landscaping, vegetation management, and maintenance practices that reduce wildfire risk where appropriate while supporting community character and environmental stewardship.
- **CR 4.4**: Support strategies that reduce public health risks associated with wildfire smoke, particularly for vulnerable populations, outdoor workers, students, older adults, and residents with respiratory or cardiovascular health conditions.
- **CR 4.5**: Promote the resilience of transportation routes, utility systems, parks, schools, cultural resources, businesses, agricultural industries, and emergency response facilities that may be affected by regional wildfire events or prolonged smoke conditions.
- **CR 4.6**: Coordinate with neighboring jurisdictions, emergency management agencies, fire districts, the Yakama Nation, public health agencies, school districts, agricultural partners, and regional partners to improve preparedness, communication, response, and recovery related to wildfire and wildfire smoke.

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- **CR 4.7**: Support public education and outreach regarding wildfire preparedness, smoke impacts, air quality information, emergency notifications, and actions residents and businesses can take to improve resilience.
- **CR 4.8**: Prioritize planning and capital investment opportunities that improve the continuity of essential public services during wildfire and wildfire smoke events.
- **CR 4.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to wildfire and wildfire smoke and support implementation of this Comprehensive Plan.
- **CR 4.10**: Periodically evaluate available wildfire hazard information, smoke impacts, community vulnerabilities, public health data, and best available science to inform future planning efforts, policy updates, and investment priorities.

5. Severe Winter Storms

Hazard Overview

Severe winter storms, including snow, ice, freezing rain, prolonged freezing temperatures, and high winds, can disrupt transportation, utilities, emergency response, public facilities, schools, businesses, and daily community activities. These events may limit mobility, affect access to essential services, increase demand for emergency response, and create hazards for residents, workers, and vulnerable populations.

Naches Context

Naches may experience winter storm impacts that affect the highway system, local streets, sidewalks, public buildings, residences, schools, businesses, emergency response, street maintenance operations, and access to outdoor recreation areas. Integrating winter storm resilience into transportation planning, utility planning, emergency preparedness, public facility investment, maintenance practices, and regional coordination can reduce service disruptions.

Goal CR 5

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Policies

- **CR 5.1**: Incorporate severe winter storm resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce disruptions to essential community functions.
- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.

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- **CR 5.3**: Prioritize transportation planning and capital investment strategies that maintain access to emergency services, grocery stores, schools, residences, public facilities, businesses, public transportation, and other essential destinations during severe winter weather.
- **CR 5.4**: Support improvements to drinking water, wastewater, stormwater, solid waste, energy, and utility systems that increase reliability and reduce service interruptions during freezing temperatures, snow, ice, high winds, and related winter storm impacts.
- **CR 5.5**: Promote site design, building design, and maintenance practices that reduce risks associated with snow, ice, freezing temperatures, and winter storm-related disruptions where appropriate.
- **CR 5.6**: Coordinate with emergency responders, utility providers, school districts, Yakima County, neighboring jurisdictions, state agencies, and regional partners to improve preparedness, communication, response, and recovery related to severe winter storms.
- **CR 5.7**: Support public education and outreach regarding severe winter storm preparedness, emergency communications, safe travel, protection of property, and available community resources.
- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.
- **CR 5.9**: Periodically evaluate severe winter storm impacts, infrastructure vulnerabilities, emergency response needs, and best available information to inform future planning efforts, policy updates, and investment priorities.

6. Public Health Emergencies

Hazard Overview

Public health emergencies, including communicable disease events, poor air quality episodes, heat-related health impacts, flooding-related contamination, and other climate-related health disruptions, can affect residents, businesses, public services, schools, community facilities, and the daily functioning of the community.

Naches Context

Public health resilience depends on coordinated communication, reliable infrastructure, access to clean water, access to food and essential services, emergency response capacity, public buildings, parks, transportation, and partnerships with public health agencies, schools, service providers, and community organizations. Integrating public health resilience into emergency preparedness, public facility planning, transportation, utilities, parks, and outreach can help reduce vulnerability.

Goal CR 6

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with

regional partners to maintain community functions during and following public health-related disruptions.

Policies

- **CR 6.1**: Incorporate public health emergency resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce disruptions to essential community functions.
- **CR 6.2**: Support planning efforts that improve continuity of operations for emergency response, drinking water, wastewater, transportation, public facilities, grocery stores, educational facilities, parks and recreation facilities, and other priority community assets during and following public health emergencies.
- **CR 6.3**: Coordinate with public health agencies, emergency responders, school districts, service providers, neighboring jurisdictions, Yakima County, the Yakama Nation, and regional partners to improve preparedness, communication, response, and recovery related to public health emergencies.
- **CR 6.4**: Support strategies that improve access to essential goods and services, including food, water, sanitation, transportation, emergency response, and public information, during public health emergencies.
- **CR 6.5**: Promote planning and communication strategies that address the needs of vulnerable populations, including older adults, children, people with disabilities, low-income households, limited-English-proficiency residents, outdoor workers, and residents with limited access to transportation.
- **CR 6.6**: Support the use of parks, recreation facilities, community facilities, educational facilities, cultural facilities, and other appropriate community assets as part of public health preparedness, response, and recovery planning where feasible.
- **CR 6.7**: Encourage public facility planning, site design, and operational practices that improve flexibility, accessibility, sanitation, ventilation, and the ability to adapt services during public health emergencies.
- **CR 6.8**: Support public education and outreach regarding public health preparedness, emergency communications, available community resources, and actions residents and businesses can take to improve resilience.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.
- **CR 6.10**: Periodically evaluate public health emergency impacts, community vulnerabilities, service disruptions, lessons learned from prior events, and best available information to inform future planning efforts, policy updates, and investment priorities.

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7. Agricultural Disease

Hazard Overview

Agricultural disease, invasive pests, and other climate-related threats to agricultural production have the potential to affect one of the Yakima Valley's most important economic sectors. Agriculture supports local employment, agricultural markets, storage, processing, food systems, transportation, tourism, and the broader regional economy.

Naches Context

Agricultural disease and pest impacts may affect Naches directly through local agricultural operations and indirectly through disruptions to agricultural markets, food banks, processing, storage, water demand, transportation, employment, supply chains, and related businesses. Supporting agricultural resilience helps protect local jobs, food systems, economic activity, and community identity.

Goal CR 7

Strengthen the resilience of Naches' agricultural economy and supporting community assets by promoting coordinated planning, protecting agricultural infrastructure, supporting regional partnerships, and improving the community's ability to adapt to climate-related agricultural disease and pest impacts.

Policies

- **CR 7.1**: Incorporate agricultural resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to support the long-term viability of agriculture and related industries.
- **CR 7.2**: Support planning efforts that protect agricultural lands, agricultural industries, and infrastructure that contribute to the production, processing, storage, and distribution of agricultural products.
- **CR 7.3**: Promote planning strategies that improve the resilience of agricultural industries, food systems, and supporting businesses to climate-related disease, invasive pests, and other emerging agricultural threats.
- **CR 7.4**: Support efforts that maintain reliable transportation, drinking water, wastewater, energy, and utility services that are essential to agricultural production, processing, storage, and distribution.
- **CR 7.5**: Encourage protection and enhancement of natural systems that support agricultural resilience, including healthy soils, pollinator habitat, riparian areas, water quality, and other ecological functions where appropriate.
- **CR 7.6**: Coordinate with agricultural producers, conservation districts, Washington State University Extension, Yakima County, the Yakama Nation, state and federal agencies, and regional partners to improve preparedness for climate-related agricultural disease, invasive pests, and emerging agricultural challenges.

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- **CR 7.7**: Support public education, information sharing, and regional collaboration regarding agricultural resilience, emerging threats, and available technical assistance programs.
- **CR 7.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and infrastructure investments that improve long-term agricultural resilience and support implementation of this Comprehensive Plan.
- **CR 7.9**: Periodically evaluate emerging agricultural threats, climate information, economic trends, and best available science to inform future planning efforts, policy updates, and investment priorities.

IV. Priority Community Assets

Purpose of Priority Community Assets

Naches identified Priority Community Assets to help focus climate resilience planning on the services, systems, facilities, natural resources, economic activities, cultural resources, and community functions that are most important to the health, safety, economy, environment, and quality of life of the community.

These assets are not limited to municipal facilities or infrastructure. Some assets are publicly owned, while others are privately owned, regionally managed, or supported through partnerships. The purpose of identifying Priority Community Assets is to recognize the important community functions they provide and to guide future planning, investment, coordination, and implementation efforts that improve resilience over time.

How Priority Community Assets Were Identified

The Priority Community Assets were identified through the local climate resilience planning process, including public outreach, staff review, Planning Commission discussion, and Town Council direction. The assets were selected within the climate sectors identified by the Washington State Department of Commerce to ensure that Naches' Climate Resilience Element addresses a broad range of systems and community functions that may be affected by climate-related hazards.

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Table 8-1. Priority Community Assets by Climate Sector

Climate Sector	Naches Priority Community Asset(s)	Community Function
Agriculture and Food Systems	• Agricultural markets • Agricultural storage and processing • Food banks/community garden	Food access, agricultural economy, processing and storage, household support, and community recovery
Buildings and Energy	• Wastewater systems • municipal and public buildings, including libraries and schools • backup power alternatives for municipal systems • EV stations	Utility reliability, public facility continuity, energy resilience, emergency operations, and community services
Cultural Resources and Practices	• Archaeological/historical sites and buildings • Indoor and outdoor gathering spaces • Art galleries • Cemeteries • Proximity to the US Forest Service and mountains	Cultural identity, historic preservation, community gathering, tourism, recreation access, and community continuity
Economic Development	• Retail and service businesses, including restaurants, breweries, wineries, distilling and lodging facilities • Agricultural industries • Tourism, including fruit stands and access to outdoor recreation	Employment, visitor activity, agricultural economy, business continuity, tax base, and local vitality
Ecosystems	• Water quality and aquifer recharge areas • Parks, trails, campgrounds and open space corridors • Fish and wildlife habitat • Fire resiliency • Tree canopy, xeriscaping and native species	Natural systems, aquifer protection, habitat, recreation, flood and heat mitigation, and environmental quality

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Emergency Management	• Fire and police stations and equipment • Fire suppression • Flood protection infrastructure including levees and stormwater systems	Public safety, emergency response, fire protection, flood protection, and preparedness and recovery
Health and Well-being	• Parks and recreation, including skate parks, city parks and outdoor sports facilities • Employment • Access to education	Public health, recreation, social stability, workforce access, youth development, and quality of life
Transportation	• Highway system, road system and sidewalks • Street maintenance including street sweeping, snow plowing and keeping roads open	Mobility, emergency access, goods movement, active transportation, winter operations, and access to essential services
Waste Management	• Transfer station • Wastewater treatment facilities, including municipal, domestic and industrial systems • Solid waste, hazardous waste and yard waste collection	Sanitation, environmental protection, water quality, public health, and waste continuity
Water Resources	• Aquifer levels • Water infrastructure including pumps, lines and water towers • Drinking water supply and water storage, including reservoirs, tanks and irrigation storage	Public health, water reliability, fire protection, community growth, agricultural support, and daily operations
Zoning and Development	• Single and multi-family residences and residential densities • Commercial and industrial properties • Local businesses • Development standards • Code enforcement	Housing stability, safe development, business continuity, infrastructure protection, neighborhood quality, and long-term resilience

* Some assets were identified under more than one sector in the approved list. This table organizes them by the Commerce climate sector in which they were listed while recognizing that many assets provide multiple community functions.

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V. Community Asset Resilience Strategies

Purpose of the Community Asset Resilience Strategies

The Community Asset Resilience Strategies identify opportunities Naches may consider over time to improve the resilience of the Priority Community Assets identified in this element. These strategies are intended to support future planning, capital investment, infrastructure improvements, grant applications, partnerships, emergency preparedness, public outreach, and other implementation efforts that strengthen the community's ability to maintain essential community functions during and following climate-related hazards.

The strategies are not intended to establish mandatory projects, schedules, or funding commitments. Rather, they provide a flexible menu of planning, engineering, operational, educational, partnership, and funding opportunities that may be evaluated and implemented over time based on community priorities, available resources, infrastructure needs, and future funding opportunities.

Strategy Format

Community Value describes why the asset is important to Naches and the community functions it supports.

Related Climate Hazards identify the climate-related hazards most likely to affect the asset or the community functions it provides.

Related Goals and Policies identify the climate resilience goals and policies that support future action related to the asset.

Potential Implementation Strategies identify planning, capital improvement, operational, educational, and partnership opportunities Naches may consider over time.

Implementation Partners identifies public agencies, service providers, community organizations, regional partners, and other entities that may assist with planning, funding, coordination, or implementation.

Potential Funding Opportunities identifies examples of grant programs, loan programs, and other funding sources that may support future resilience-related projects or planning efforts.

Agriculture and Food Systems

Community Value

Agricultural markets, agricultural storage and processing, food banks, and community gardens support food access, local employment, agricultural identity, household preparedness, and the broader regional food system. These assets connect local residents with food, support the agricultural economy, and help the community respond to disruptions affecting food availability or affordability. Maintaining resilient agriculture and food system assets helps support public health, economic vitality, and community recovery during changing climate conditions.

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Related Climate Hazards

Agriculture and Food Systems assets may be affected by drought, extreme temperatures, wildfire smoke, public health emergencies, agricultural disease, invasive pests, water limitations, transportation disruptions, utility interruptions, and supply chain disruptions.

Related Goals and Policies

Goal CR 1: Drought

Improve Naches' resilience to drought by promoting efficient water use, protecting water resources, supporting essential community functions, and improving its ability to adapt to changing water conditions.

Applicable policies include:

- **CR 1.2**: Support strategies that improve the long-term reliability of municipal drinking water supplies through planning, conservation, and coordination with water providers.
- **CR 1.4**: Support planning efforts that improve the resilience of agricultural industries to changing water availability and drought conditions.
- **CR 1.6**: Coordinate with regional partners to promote water conservation, public education, and drought preparedness.
- **CR 1.8**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to drought and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.6**: Coordinate with schools, service providers, emergency responders, public health agencies, community organizations, and regional partners to improve preparedness, response, and recovery during extreme temperature events.
- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.
- **CR 3.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce vulnerability to extreme temperatures and support implementation of this Comprehensive Plan.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

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Applicable policies include:

- **CR 4.4**: Support strategies that reduce public health risks associated with wildfire smoke, particularly for vulnerable populations, outdoor workers, students, older adults, and residents with respiratory or cardiovascular health conditions.
- **CR 4.5**: Promote the resilience of transportation routes, utility systems, parks, schools, cultural resources, businesses, agricultural industries, and emergency response facilities that may be affected by regional wildfire events or prolonged smoke conditions.
- **CR 4.6**: Coordinate with neighboring jurisdictions, emergency management agencies, fire districts, the Yakama Nation, public health agencies, school districts, agricultural partners, and regional partners to improve preparedness, communication, response, and recovery related to wildfire and wildfire smoke.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.4**: Support strategies that improve access to essential goods and services, including food, water, sanitation, transportation, emergency response, and public information, during public health emergencies.
- **CR 6.5**: Promote planning and communication strategies that address the needs of vulnerable populations, including older adults, children, people with disabilities, low-income households, limited-English-proficiency residents, outdoor workers, and residents with limited access to transportation.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.

Goal CR 7: Agricultural Disease

Strengthen the resilience of Naches' agricultural economy and supporting community assets by promoting coordinated planning, protecting agricultural infrastructure, supporting regional partnerships, and improving the community's ability to adapt to climate-related agricultural disease and pest impacts.

Applicable policies include:

- **CR 7.1**: Incorporate agricultural resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to support the long-term viability of agriculture and related industries.

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- **CR 7.2**: Support planning efforts that protect agricultural lands, agricultural industries, and infrastructure that contribute to the production, processing, storage, and distribution of agricultural products.
- **CR 7.3**: Promote planning strategies that improve the resilience of agricultural industries, food systems, and supporting businesses to climate-related disease, invasive pests, and other emerging agricultural threats.
- **CR 7.4**: Support efforts that maintain reliable transportation, drinking water, wastewater, energy, and utility services that are essential to agricultural production, processing, storage, and distribution.
- **CR 7.6**: Coordinate with agricultural producers, conservation districts, Washington State University Extension, Yakima County, the Yakama Nation, state and federal agencies, and regional partners to improve preparedness for climate-related agricultural disease, invasive pests, and emerging agricultural challenges.
- **CR 7.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and infrastructure investments that improve long-term agricultural resilience and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Coordinate with agricultural producers, food system partners, food banks, and community garden organizations to understand resilience needs.
- Consider food access and agricultural processing needs when evaluating transportation, water, wastewater, energy, and economic development investments.

Engineering and Capital Improvements

- Improve public infrastructure that supports agricultural markets, storage, processing, food banks, and community gardens.
- Support water conservation, utility reliability, cold storage, transportation access, and emergency power improvements where appropriate.

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- Improve sidewalks, parking, loading areas, drainage, and access routes serving agricultural markets and food access locations where feasible.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Coordinate with food access partners regarding continuity of services during emergencies or supply disruptions.
- Maintain transportation and utility infrastructure that supports food access, agricultural processing, and distribution.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Support information sharing regarding food access, water conservation, agricultural resilience, invasive pests, and available technical assistance.

Implementation Partners

Town Planning	Washington State Department of Agriculture
Public Works	Washington State University Extension
YVCOG	Conservation District
Yakima County	Yakama Nation
Food Banks	USDA
Community Garden Organizations	Community Organizations
Agricultural Producers	Regional Partners
Food Processors	

Potential Funding Opportunities

Potential funding opportunities may include agricultural resilience programs, food access grants, rural development programs, economic development funding, transportation and utility infrastructure

programs, conservation assistance, community development funding, and other programs that support food systems, agricultural infrastructure, and community resilience.

Buildings and Energy

Community Value

Wastewater systems, municipal and public buildings, libraries, schools, backup power alternatives, and electric vehicle charging infrastructure support public services, sanitation, education, emergency operations, community gathering, energy reliability, and continuity of Town functions. Resilient buildings and energy systems help protect public health, maintain essential services, and support community recovery during climate-related disruptions.

Related Climate Hazards

Buildings and Energy assets may be affected by flooding, extreme temperatures, wildfire smoke, severe winter storms, public health emergencies, power disruptions, high energy demand, utility failures, and events that affect facility operations or service continuity.

Related Goals and Policies

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.4**: Support planning efforts that improve the resilience of drinking water, wastewater, transportation, emergency response, energy, solid waste, and other critical public facilities to flooding.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.
- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.2**: Support planning efforts that improve access to cooling and warming opportunities for residents, particularly vulnerable populations, during extreme temperature events.
- **CR 3.4**: Support the resilience of parks, recreation facilities, educational facilities, community gathering spaces, cultural resources, and public facilities that may serve residents during extreme temperature events.

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- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.
- **CR 3.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce vulnerability to extreme temperatures and support implementation of this Comprehensive Plan.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.2**: Support planning efforts that improve the resilience of critical facilities, essential public services, emergency response operations, public facilities, and priority community assets to disruptions caused by wildfire and wildfire smoke.
- **CR 4.5**: Promote the resilience of transportation routes, utility systems, parks, schools, cultural resources, businesses, agricultural industries, and emergency response facilities that may be affected by regional wildfire events or prolonged smoke conditions.
- **CR 4.8**: Prioritize planning and capital investment opportunities that improve the continuity of essential public services during wildfire and wildfire smoke events.
- **CR 4.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to wildfire and wildfire smoke and support implementation of this Comprehensive Plan.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.
- **CR 5.4**: Support improvements to drinking water, wastewater, stormwater, solid waste, energy, and utility systems that increase reliability and reduce service interruptions during freezing temperatures, snow, ice, high winds, and related winter storm impacts.
- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.2**: Support planning efforts that improve continuity of operations for emergency response, drinking water, wastewater, transportation, public facilities, grocery stores, educational facilities, parks and recreation facilities, and other priority community assets during and following public health emergencies.
- **CR 6.6**: Support the use of parks, recreation facilities, community facilities, educational facilities, cultural facilities, and other appropriate community assets as part of public health preparedness, response, and recovery planning where feasible.
- **CR 6.7**: Encourage public facility planning, site design, and operational practices that improve flexibility, accessibility, sanitation, ventilation, and the ability to adapt services during public health emergencies.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Evaluate backup power, energy efficiency, cooling, heating, ventilation, accessibility, and continuity needs for public facilities and wastewater systems.
- Coordinate facility planning with emergency preparedness, utility planning, public health, transportation, and capital improvement planning.

Engineering and Capital Improvements

- Improve backup power, generators, battery storage, solar readiness, transfer switches, EV charging, and other energy resilience measures where appropriate.

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- Upgrade public buildings and wastewater system components to improve energy efficiency, ventilation, accessibility, flood resilience, winter reliability, and operational continuity.
- Improve site access, drainage, lighting, communications, and utility reliability for critical public facilities.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Maintain backup power systems, emergency equipment, critical spare parts, and facility systems that support continuity of operations.
- Update continuity procedures for public facilities and wastewater systems during outages, public health emergencies, winter storms, and extreme temperatures.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Provide information regarding public facility availability, service disruptions, cooling or warming resources, and emergency communications during hazard events.

Implementation Partners

Town Planning	Emergency Management
Public Works	Yakima County
Wastewater Utility	Yakima Health District
School District	Washington State Department of Commerce
Library Partners	Washington State Department of Ecology
YVCOG	Engineering Consultants
Electric Utility Providers	Regional Partners

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Potential Funding Opportunities

Potential funding opportunities may include public works funding, energy efficiency and clean energy programs, emergency management grants, public facility improvement programs, clean water infrastructure programs, hazard mitigation assistance, rural infrastructure programs, and other sources that support resilient public facilities and energy reliability.

Cultural Resources and Practices

Community Value

Archaeological and historical sites, historic buildings, art galleries, cemeteries, indoor and outdoor gathering spaces, festivals, events, and proximity to the mountains and public lands contribute to Naches' identity, cultural heritage, tourism, community pride, and social connection. These assets help residents and visitors understand the community's history, gather during important events, and maintain traditions that support quality of life and community continuity.

Related Climate Hazards

Cultural Resources and Practices assets may be affected by extreme temperatures, wildfire smoke, flooding, severe winter storms, public health emergencies, poor air quality, water limitations, access disruptions, vegetation stress, and other events that affect public use, preservation, maintenance, or community gatherings.

Related Goals and Policies

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.5**: Promote site design, stormwater management, and development practices that reduce runoff, improve infiltration where appropriate, and minimize flood impacts associated with new development and redevelopment.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.
- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

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- **CR 3.2**: Support planning efforts that improve access to cooling and warming opportunities for residents, particularly vulnerable populations, during extreme temperature events.
- **CR 3.3**: Promote site design, landscaping, tree canopy, shade, and building orientation practices that reduce heat exposure while maintaining community character and supporting efficient use of water resources.
- **CR 3.4**: Support the resilience of parks, recreation facilities, educational facilities, community gathering spaces, cultural resources, and public facilities that may serve residents during extreme temperature events.
- **CR 3.7**: Support public education and outreach regarding extreme heat, severe cold, available community resources, and actions residents can take to reduce health risks.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.4**: Support strategies that reduce public health risks associated with wildfire smoke, particularly for vulnerable populations, outdoor workers, students, older adults, and residents with respiratory or cardiovascular health conditions.
- **CR 4.7**: Support public education and outreach regarding wildfire preparedness, smoke impacts, air quality information, emergency notifications, and actions residents and businesses can take to improve resilience.
- **CR 4.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to wildfire and wildfire smoke and support implementation of this Comprehensive Plan.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.
- **CR 5.3**: Prioritize transportation planning and capital investment strategies that maintain access to emergency services, grocery stores, schools, residences, public facilities, businesses, public transportation, and other essential destinations during severe winter weather.

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- **CR 5.7**: Support public education and outreach regarding severe winter storm preparedness, emergency communications, safe travel, protection of property, and available community resources.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.6**: Support the use of parks, recreation facilities, community facilities, educational facilities, cultural facilities, and other appropriate community assets as part of public health preparedness, response, and recovery planning where feasible.
- **CR 6.8**: Support public education and outreach regarding public health preparedness, emergency communications, available community resources, and actions residents and businesses can take to improve resilience.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Identify cultural and historic resources that may be vulnerable to flooding, heat, smoke, winter weather, vegetation stress, or maintenance challenges.
- Coordinate cultural resource stewardship with parks, tourism, emergency preparedness, public works, historic preservation, and community event planning.

Engineering and Capital Improvements

- Improve drainage, shade, access, signage, pathways, ADA access, lighting, landscaping, and visitor amenities at cultural and gathering spaces where appropriate.
- Support preservation, stabilization, documentation, and maintenance of historic resources and cemeteries where feasible.

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- Incorporate resilient design, water-efficient landscaping, and fire-resilient vegetation management into improvements where appropriate.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Maintain cultural sites, public gathering spaces, cemeteries, landscaping, trees, access routes, and supporting infrastructure to protect public use and long-term stewardship.
- Develop procedures for communicating event changes, closures, access limitations, or maintenance needs during and after hazard events.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Promote cultural heritage, historic preservation, cemetery stewardship, mountain and public land access awareness, emergency preparedness, and respectful use of cultural resources.

Implementation Partners

Town Planning	U.S. Forest Service
Public Works	Washington State Department of Archaeology and Historic Preservation
YVCOG	Parks and Recreation Partners
Community Organizations	Event Organizers
Historical and Cultural Organizations	Local Businesses
Yakima County	Regional Partners
Yakama Nation	

Potential Funding Opportunities

Potential funding opportunities may include cultural resource preservation programs, community development funding, parks and recreation grants, tourism grants, private foundations, volunteer

partnerships, emergency preparedness funding, and other programs that support cultural resources, gathering spaces, and public access.

Economic Development

Community Value

Retail and service businesses, restaurants, breweries, wineries, distilling and lodging facilities, agricultural industries, fruit stands, tourism, and access to outdoor recreation support employment, local services, visitor activity, tax base, and community vitality. Maintaining a resilient local economy helps businesses continue operating, supports workers and residents, and strengthens the community's ability to recover from climate-related disruptions.

Related Climate Hazards

Economic Development assets may be affected by drought, extreme temperatures, wildfire smoke, severe winter storms, public health emergencies, agricultural disease, transportation disruptions, utility interruptions, poor air quality, reduced tourism access, and supply chain disruptions.

Related Goals and Policies

Goal CR 1: Drought

Improve Naches' resilience to drought by promoting efficient water use, protecting water resources, supporting essential community functions, and improving its ability to adapt to changing water conditions.

Applicable policies include:

- **CR 1.4**: Support planning efforts that improve the resilience of agricultural industries to changing water availability and drought conditions.
- **CR 1.6**: Coordinate with regional partners to promote water conservation, public education, and drought preparedness.
- **CR 1.8**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to drought and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.5**: Encourage multimodal transportation improvements, including streets, sidewalks, pathways, transit stops, and active transportation facilities, that consider shade, heat exposure, winter conditions, and safe access to essential services.

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- **CR 3.6**: Coordinate with schools, service providers, emergency responders, public health agencies, community organizations, and regional partners to improve preparedness, response, and recovery during extreme temperature events.
- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.
- **CR 3.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce vulnerability to extreme temperatures and support implementation of this Comprehensive Plan.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.4**: Support strategies that reduce public health risks associated with wildfire smoke, particularly for vulnerable populations, outdoor workers, students, older adults, and residents with respiratory or cardiovascular health conditions.
- **CR 4.5**: Promote the resilience of transportation routes, utility systems, parks, schools, cultural resources, businesses, agricultural industries, and emergency response facilities that may be affected by regional wildfire events or prolonged smoke conditions.
- **CR 4.6**: Coordinate with neighboring jurisdictions, emergency management agencies, fire districts, the Yakama Nation, public health agencies, school districts, agricultural partners, and regional partners to improve preparedness, communication, response, and recovery related to wildfire and wildfire smoke.
- **CR 4.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to wildfire and wildfire smoke and support implementation of this Comprehensive Plan.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.

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- **CR 5.3**: Prioritize transportation planning and capital investment strategies that maintain access to emergency services, grocery stores, schools, residences, public facilities, businesses, public transportation, and other essential destinations during severe winter weather.
- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.4**: Support strategies that improve access to essential goods and services, including food, water, sanitation, transportation, emergency response, and public information, during public health emergencies.
- **CR 6.5**: Promote planning and communication strategies that address the needs of vulnerable populations, including older adults, children, people with disabilities, low-income households, limited-English-proficiency residents, outdoor workers, and residents with limited access to transportation.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.

Goal CR 7: Agricultural Disease

Strengthen the resilience of Naches' agricultural economy and supporting community assets by promoting coordinated planning, protecting agricultural infrastructure, supporting regional partnerships, and improving the community's ability to adapt to climate-related agricultural disease and pest impacts.

Applicable policies include:

- **CR 7.1**: Incorporate agricultural resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to support the long-term viability of agriculture and related industries.
- **CR 7.2**: Support planning efforts that protect agricultural lands, agricultural industries, and infrastructure that contribute to the production, processing, storage, and distribution of agricultural products.
- **CR 7.3**: Promote planning strategies that improve the resilience of agricultural industries, food systems, and supporting businesses to climate-related disease, invasive pests, and other emerging agricultural threats.

- **CR 7.4**: Support efforts that maintain reliable transportation, drinking water, wastewater, energy, and utility services that are essential to agricultural production, processing, storage, and distribution.
- **CR 7.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and infrastructure investments that improve long-term agricultural resilience and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Consider business continuity, visitor access, outdoor recreation access, agricultural industries, and tourism needs during transportation, utility, emergency preparedness, and economic development planning.
- Coordinate with local businesses, tourism partners, agricultural partners, and regional economic development organizations to identify resilience needs and opportunities.

Engineering and Capital Improvements

- Improve transportation, utility, broadband, wayfinding, streetscape, parking, pedestrian access, drainage, shade, and public space infrastructure that supports local businesses and tourism where appropriate.
- Support public infrastructure improvements that improve access to fruit stands, outdoor recreation, lodging, restaurants, and commercial areas.
- Improve reliability of water, wastewater, energy, and transportation systems serving business districts and agricultural industries.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.

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- Coordinate post-event recovery discussions with businesses, tourism partners, agricultural industries, and service providers.
- Maintain public infrastructure serving business districts, tourism corridors, outdoor recreation access, and agricultural-related businesses.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Support outreach that connects businesses with emergency preparedness resources, technical assistance, funding opportunities, and recovery resources.

Implementation Partners

Town Planning	Yakima County
Public Works	Economic Development Organizations
YVCOG	Chamber or Business Associations
Local Businesses	U.S. Forest Service
Tourism Partners	Washington State Department of Commerce
Agricultural Producers	Regional Partners
Agricultural Processors	

Potential Funding Opportunities

Potential funding opportunities may include economic development programs, tourism and destination development grants, transportation and streetscape funding, public works funding, rural development programs, agricultural resilience funding, community development programs, and other sources that support business continuity and local economic vitality.

Ecosystems

Community Value

Water quality, aquifer recharge areas, parks, trails, campgrounds, open space corridors, fish and wildlife habitat, fire resiliency, tree canopy, xeriscaping, and native species support environmental quality, recreation, public health, habitat, groundwater protection, and long-term resilience. Healthy natural systems can reduce flood impacts, improve water quality, provide shade, support biodiversity, and improve community livability.

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Related Climate Hazards

Ecosystem assets may be affected by drought, flooding, extreme temperatures, wildfire and wildfire smoke, public health emergencies, invasive species, erosion, water quality impacts, habitat stress, reduced aquifer recharge, and other events affecting natural systems or public access.

Related Goals and Policies

Goal CR 1: Drought

Improve Naches' resilience to drought by promoting efficient water use, protecting water resources, supporting essential community functions, and improving its ability to adapt to changing water conditions.

Applicable policies include:

- **CR 1.3**: Promote landscaping, site design, and development practices that reduce potable water demand while maintaining community character and supporting community livability.
- **CR 1.5**; Promote water-efficient planning, design, and management of parks and recreational facilities to reduce long-term irrigation demands while maintaining recreational opportunities.
- **CR 1.6**: Coordinate with regional partners to promote water conservation, public education, and drought preparedness.
- **CR 1.9**: Periodically evaluate available climate information, drought conditions, and water resource data to inform future planning efforts, policy updates, and capital investment priorities.

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.3**: Protect and restore natural floodplain functions, riparian areas, wetlands, and other natural systems that reduce flood impacts while providing environmental and community benefits.
- **CR 2.5**: Promote site design, stormwater management, and development practices that reduce runoff, improve infiltration where appropriate, and minimize flood impacts associated with new development and redevelopment.
- **CR 2.6**: Coordinate with Yakima County, neighboring jurisdictions, special purpose districts, state agencies, the Yakama Nation, and other partners to improve regional flood preparedness, response, recovery, and long-term resilience.
- **CR 2.10**: Periodically evaluate flood hazard information, climate projections, infrastructure vulnerabilities, and best available science to inform future planning efforts and investment priorities.

Goal CR 3: Extreme Temperatures

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Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.3**: Promote site design, landscaping, tree canopy, shade, and building orientation practices that reduce heat exposure while maintaining community character and supporting efficient use of water resources.
- **CR 3.4**: Support the resilience of parks, recreation facilities, educational facilities, community gathering spaces, cultural resources, and public facilities that may serve residents during extreme temperature events.
- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.3**: Promote site design, landscaping, vegetation management, and maintenance practices that reduce wildfire risk where appropriate while supporting community character and environmental stewardship.
- **CR 4.5**: Promote the resilience of transportation routes, utility systems, parks, schools, cultural resources, businesses, agricultural industries, and emergency response facilities that may be affected by regional wildfire events or prolonged smoke conditions.
- **CR 4.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to wildfire and wildfire smoke and support implementation of this Comprehensive Plan.
- **CR 4.10**: Periodically evaluate available wildfire hazard information, smoke impacts, community vulnerabilities, public health data, and best available science to inform future planning efforts, policy updates, and investment priorities.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

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- **CR 6.6**: Support the use of parks, recreation facilities, community facilities, educational facilities, cultural facilities, and other appropriate community assets as part of public health preparedness, response, and recovery planning where feasible.
- **CR 6.8**: Support public education and outreach regarding public health preparedness, emergency communications, available community resources, and actions residents and businesses can take to improve resilience.

Goal CR 7: Agricultural Disease

Strengthen the resilience of Naches' agricultural economy and supporting community assets by promoting coordinated planning, protecting agricultural infrastructure, supporting regional partnerships, and improving the community's ability to adapt to climate-related agricultural disease and pest impacts.

Applicable policies include:

- **CR 7.5**: Encourage protection and enhancement of natural systems that support agricultural resilience, including healthy soils, pollinator habitat, riparian areas, water quality, and other ecological functions where appropriate.
- **CR 7.9**: Periodically evaluate emerging agricultural threats, climate information, economic trends, and best available science to inform future planning efforts, policy updates, and investment priorities.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Identify opportunities to protect aquifer recharge areas, water quality, habitat, tree canopy, open space corridors, and fire-resilient landscapes.
- Coordinate ecosystem planning with parks, stormwater, utilities, land use, shoreline or critical areas planning, emergency preparedness, and regional natural resource partners.

Engineering and Capital Improvements

- Restore or enhance riparian vegetation, tree canopy, native landscaping, xeriscaping, habitat areas, trails, open spaces, and water quality features where appropriate.
- Incorporate green infrastructure, low impact development, stormwater treatment, erosion control, and aquifer protection measures into public improvements where feasible.

- Support fire-resilient vegetation management, fuel reduction, defensible space, and native species strategies in appropriate locations.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Maintain parks, trails, open space corridors, drainage systems, vegetation, tree canopy, and public access areas to support long-term ecosystem health.
- Monitor natural system conditions and coordinate maintenance activities that address invasive species, erosion, water quality, and habitat stress.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Promote watershed stewardship, aquifer protection, water conservation, tree stewardship, native landscaping, fire resiliency, habitat protection, and responsible recreation.

Implementation Partners

Town Planning	Conservation District
Public Works	U.S. Forest Service
YVCOG	Recreation and Conservation Office
Yakima County	Watershed Organizations
Yakama Nation	Community Organizations
Washington State Department of Ecology	Regional Partners
Washington Department of Fish and Wildlife	

Potential Funding Opportunities

Potential funding opportunities may include natural resource restoration programs, stormwater and water quality funding, aquifer protection programs, parks and recreation grants, urban forestry

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programs, wildfire resilience funding, habitat restoration grants, conservation programs, and other sources that support ecosystem resilience.

Emergency Management

Community Value

Fire and police stations, emergency response equipment, fire suppression capacity, and flood protection infrastructure are essential to protecting life, property, public health, and community well-being. These assets support emergency preparedness, response, communication, access, and recovery before, during, and after climate-related hazards.

Related Climate Hazards

Emergency Management assets may be affected by flooding, extreme temperatures, wildfire and wildfire smoke, severe winter storms, public health emergencies, power disruptions, communications outages, transportation disruptions, and events that affect response capacity or facility operations.

Related Goals and Policies

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.4**: Support planning efforts that improve the resilience of drinking water, wastewater, transportation, emergency response, energy, solid waste, and other critical public facilities to flooding.
- **CR 2.6**: Coordinate with Yakima County, neighboring jurisdictions, special purpose districts, state agencies, the Yakama Nation, and other partners to improve regional flood preparedness, response, recovery, and long-term resilience.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.
- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.2**: Support planning efforts that improve access to cooling and warming opportunities for residents, particularly vulnerable populations, during extreme temperature events.

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- **CR 3.6**: Coordinate with schools, service providers, emergency responders, public health agencies, community organizations, and regional partners to improve preparedness, response, and recovery during extreme temperature events.
- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.2**: Support planning efforts that improve the resilience of critical facilities, essential public services, emergency response operations, public facilities, and priority community assets to disruptions caused by wildfire and wildfire smoke.
- **CR 4.6**: Coordinate with neighboring jurisdictions, emergency management agencies, fire districts, the Yakama Nation, public health agencies, school districts, agricultural partners, and regional partners to improve preparedness, communication, response, and recovery related to wildfire and wildfire smoke.
- **CR 4.8**: Prioritize planning and capital investment opportunities that improve the continuity of essential public services during wildfire and wildfire smoke events.
- **CR 4.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to wildfire and wildfire smoke and support implementation of this Comprehensive Plan.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.
- **CR 5.3**: Prioritize transportation planning and capital investment strategies that maintain access to emergency services, grocery stores, schools, residences, public facilities, businesses, public transportation, and other essential destinations during severe winter weather.
- **CR 5.6**: Coordinate with emergency responders, utility providers, school districts, Yakima County, neighboring jurisdictions, state agencies, and regional partners to improve preparedness, communication, response, and recovery related to severe winter storms.

- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.2**: Support planning efforts that improve continuity of operations for emergency response, drinking water, wastewater, transportation, public facilities, grocery stores, educational facilities, parks and recreation facilities, and other priority community assets during and following public health emergencies.
- **CR 6.3**: Coordinate with public health agencies, emergency responders, school districts, service providers, neighboring jurisdictions, Yakima County, the Yakama Nation, and regional partners to improve preparedness, communication, response, and recovery related to public health emergencies.
- **CR 6.5**: Promote planning and communication strategies that address the needs of vulnerable populations, including older adults, children, people with disabilities, low-income households, limited-English-proficiency residents, outdoor workers, and residents with limited access to transportation.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Identify vulnerabilities affecting fire and police facilities, equipment, communications, fire suppression, emergency access, staffing, and flood protection infrastructure.

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- Coordinate emergency management planning with transportation, utilities, public works, flood protection, parks, public health, schools, and regional emergency partners.

Engineering and Capital Improvements

- Improve backup power, communications systems, emergency equipment, facility resilience, site access, drainage, and critical route reliability where appropriate.
- Maintain and improve flood protection infrastructure, stormwater systems, fire suppression capacity, emergency staging areas, and access routes where feasible.
- Incorporate resilient design practices into public facility, transportation, utility, and flood protection improvements that support emergency response.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Update continuity of operations procedures, emergency response protocols, public notification procedures, and interagency communication processes.
- Maintain emergency equipment, backup power, communications systems, flood protection facilities, and critical supplies needed for response operations.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Promote household emergency preparedness, emergency notifications, evacuation awareness, flood preparedness, fire safety, air quality alerts, and severe weather preparedness.

Implementation Partners

Fire District	Yakima Health District
Police Department	Yakama Nation
Public Works	Washington Emergency Management Division
Town Planning	FEMA
Emergency Management	Utility Providers

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YVCOG	School District
Yakima County	Regional Partners

Potential Funding Opportunities

Potential funding opportunities may include emergency management grants, hazard mitigation assistance, flood protection funding, public safety communications funding, critical facility resilience programs, public works funding, and other sources that support emergency response and recovery capacity.

Health and Well-being

Community Value

Parks and recreation facilities, skate parks, city parks, outdoor sports facilities, employment access, and education access support physical health, mental health, social connection, youth development, workforce stability, and overall quality of life. Resilient health and well-being assets help residents remain connected to recreation, work, school, services, and community support during changing climate conditions.

Related Climate Hazards

Health and Well-being assets may be affected by extreme temperatures, wildfire smoke, severe winter storms, flooding, public health emergencies, poor air quality, transportation disruptions, utility interruptions, and other events affecting recreation, employment, education, and access to services.

Related Goals and Policies

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.5**: Promote site design, stormwater management, and development practices that reduce runoff, improve infiltration where appropriate, and minimize flood impacts associated with new development and redevelopment.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.2**: Support planning efforts that improve access to cooling and warming opportunities for residents, particularly vulnerable populations, during extreme temperature events.
- **CR 3.3**: Promote site design, landscaping, tree canopy, shade, and building orientation practices that reduce heat exposure while maintaining community character and supporting efficient use of water resources.
- **CR 3.4**: Support the resilience of parks, recreation facilities, educational facilities, community gathering spaces, cultural resources, and public facilities that may serve residents during extreme temperature events.
- **CR 3.5**: Encourage multimodal transportation improvements, including streets, sidewalks, pathways, transit stops, and active transportation facilities, that consider shade, heat exposure, winter conditions, and safe access to essential services.
- **CR 3.7**: Support public education and outreach regarding extreme heat, severe cold, available community resources, and actions residents can take to reduce health risks.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.4**: Support strategies that reduce public health risks associated with wildfire smoke, particularly for vulnerable populations, outdoor workers, students, older adults, and residents with respiratory or cardiovascular health conditions.
- **CR 4.7**: Support public education and outreach regarding wildfire preparedness, smoke impacts, air quality information, emergency notifications, and actions residents and businesses can take to improve resilience.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.
- **CR 5.3**: Prioritize transportation planning and capital investment strategies that maintain access to emergency services, grocery stores, schools, residences, public facilities, businesses, public transportation, and other essential destinations during severe winter weather.

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- **CR 5.7**: Support public education and outreach regarding severe winter storm preparedness, emergency communications, safe travel, protection of property, and available community resources.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.4**: Support strategies that improve access to essential goods and services, including food, water, sanitation, transportation, emergency response, and public information, during public health emergencies.
- **CR 6.5**: Promote planning and communication strategies that address the needs of vulnerable populations, including older adults, children, people with disabilities, low-income households, limited-English-proficiency residents, outdoor workers, and residents with limited access to transportation.
- **CR 6.6**: Support the use of parks, recreation facilities, community facilities, educational facilities, cultural facilities, and other appropriate community assets as part of public health preparedness, response, and recovery planning where feasible.
- **CR 6.8**: Support public education and outreach regarding public health preparedness, emergency communications, available community resources, and actions residents and businesses can take to improve resilience.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Evaluate access to parks, outdoor sports facilities, schools, employment areas, and essential services for vulnerable populations.
- Coordinate health and well-being planning with parks, transportation, public health, schools, economic development, emergency preparedness, and community outreach.

Engineering and Capital Improvements

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- Improve parks, sports facilities, sidewalks, crossings, ADA access, shade, drinking water access, lighting, transit connections, and routes to schools and employment where appropriate.
- Improve drainage, tree canopy, cooling opportunities, and resilient design features at recreation facilities and public spaces.
- Support public infrastructure improvements that expand safe access to education, employment, recreation, and health-supporting services.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Maintain parks, outdoor sports facilities, sidewalks, transportation routes, and public spaces that support health, education, and employment access.
- Develop procedures for modifying or suspending recreation programming during heat, smoke, severe weather, or public health emergencies.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Promote heat safety, air quality awareness, recreation access, emergency preparedness, active transportation, and available community resources.

Implementation Partners

Town Planning	Yakima Health District
Public Works	Transit Providers
Parks and Recreation Partners	Employment and Workforce Partners
School District	Community Organizations
YVCOG	Service Providers
Yakima County	Regional Partners

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Potential Funding Opportunities

Potential funding opportunities may include parks and recreation grants, active transportation and Safe Routes to School funding, public health grants, community development programs, workforce access programs, transportation safety funding, and other sources that support health, recreation, education, and employment access.

Transportation

Community Value

The highway system, local road system, sidewalks, street sweeping, snow plowing, and other street maintenance functions support mobility, emergency access, goods movement, tourism, school access, business activity, and daily community life. A resilient transportation system helps keep roads open, maintain access to essential services, support active transportation, and reduce disruption during climate-related hazards.

Related Climate Hazards

Transportation assets may be affected by flooding, extreme temperatures, wildfire smoke, severe winter storms, public health emergencies, localized drainage issues, pavement deterioration, poor air quality, utility disruptions, and events that affect mobility, safety, emergency access, freight movement, or active transportation.

Related Goals and Policies

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.4**: Support planning efforts that improve the resilience of drinking water, wastewater, transportation, emergency response, energy, solid waste, and other critical public facilities to flooding.
- **CR 2.5**: Promote site design, stormwater management, and development practices that reduce runoff, improve infiltration where appropriate, and minimize flood impacts associated with new development and redevelopment.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.
- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

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Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.3**: Promote site design, landscaping, tree canopy, shade, and building orientation practices that reduce heat exposure while maintaining community character and supporting efficient use of water resources.
- **CR 3.5**: Encourage multimodal transportation improvements, including streets, sidewalks, pathways, transit stops, and active transportation facilities, that consider shade, heat exposure, winter conditions, and safe access to essential services.
- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.
- **CR 3.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce vulnerability to extreme temperatures and support implementation of this Comprehensive Plan.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.5**: Promote the resilience of transportation routes, utility systems, parks, schools, cultural resources, businesses, agricultural industries, and emergency response facilities that may be affected by regional wildfire events or prolonged smoke conditions.
- **CR 4.6**: Coordinate with neighboring jurisdictions, emergency management agencies, fire districts, the Yakama Nation, public health agencies, school districts, agricultural partners, and regional partners to improve preparedness, communication, response, and recovery related to wildfire and wildfire smoke.
- **CR 4.8**: Prioritize planning and capital investment opportunities that improve the continuity of essential public services during wildfire and wildfire smoke events.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.
- **CR 5.3**: Prioritize transportation planning and capital investment strategies that maintain access to emergency services, grocery stores, schools, residences, public facilities, businesses, public transportation, and other essential destinations during severe winter weather.
- **CR 5.5**: Promote site design, building design, and maintenance practices that reduce risks associated with snow, ice, freezing temperatures, and winter storm-related disruptions where appropriate.
- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.2**: Support planning efforts that improve continuity of operations for emergency response, drinking water, wastewater, transportation, public facilities, grocery stores, educational facilities, parks and recreation facilities, and other priority community assets during and following public health emergencies.
- **CR 6.4**: Support strategies that improve access to essential goods and services, including food, water, sanitation, transportation, emergency response, and public information, during public health emergencies.
- **CR 6.5**: Promote planning and communication strategies that address the needs of vulnerable populations, including older adults, children, people with disabilities, low-income households, limited-English-proficiency residents, outdoor workers, and residents with limited access to transportation.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.

- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Identify routes that provide critical access to emergency services, schools, businesses, parks, agricultural industries, tourism destinations, residences, and public facilities.
- Coordinate transportation planning with land use, housing, parks, emergency management, public works, utilities, economic development, and capital facilities planning.

Engineering and Capital Improvements

- Improve roadway drainage, culverts, stormwater facilities, sidewalks, crossings, ADA access, bike and pedestrian connections, street lighting, signage, and pavement condition where appropriate.
- Improve transportation infrastructure serving emergency response, schools, businesses, parks, residential areas, tourism corridors, and agricultural industries.
- Incorporate shade, street trees, pedestrian amenities, winter operations needs, drainage, and resilient design practices into future transportation projects where feasible.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Prioritize maintenance of critical routes, snow and ice response, street sweeping, drainage maintenance, pavement management, sidewalk maintenance, and post-event recovery.
- Coordinate detours, emergency routes, road closure communication, and transportation recovery with emergency response and regional partners.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Provide public information regarding road closures, detours, winter travel, safe walking and bicycling, air quality, and emergency transportation resources.

Implementation Partners

Town Planning	Emergency Management

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Public Works	Fire District
YVCOG	School District
Yakima County	Transit Providers
Washington State Department of Transportation	Local Businesses
Transportation Improvement Board	Regional Partners
Washington Traffic Safety Commission	

Potential Funding Opportunities

Potential funding opportunities may include transportation improvement programs, active transportation programs, Safe Routes to School, transportation alternatives funding, Safe Streets and Roads for All, surface transportation programs, stormwater and drainage funding, public works funding, and other sources that support resilient transportation infrastructure.

Waste Management

Community Value

The transfer station, wastewater treatment facilities, solid waste collection, hazardous waste collection, yard waste collection, and related domestic and industrial waste services support sanitation, public health, environmental quality, business continuity, and daily community operations. Resilient waste management systems help prevent service disruptions, protect water quality, and support recovery during and following climate-related hazards.

Related Climate Hazards

Waste Management assets may be affected by flooding, extreme temperatures, severe winter storms, wildfire smoke, public health emergencies, transportation disruptions, utility interruptions, hazardous material concerns, and events affecting collection, treatment, transfer, disposal, or environmental compliance.

Related Goals and Policies

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.4**: Support planning efforts that improve the resilience of drinking water, wastewater, transportation, emergency response, energy, solid waste, and other critical public facilities to flooding.
- **CR 2.5**: Promote site design, stormwater management, and development practices that reduce runoff, improve infiltration where appropriate, and minimize flood impacts associated with new development and redevelopment.

- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.
- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.
- **CR 3.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce vulnerability to extreme temperatures and support implementation of this Comprehensive Plan.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.
- **CR 5.4**: Support improvements to drinking water, wastewater, stormwater, solid waste, energy, and utility systems that increase reliability and reduce service interruptions during freezing temperatures, snow, ice, high winds, and related winter storm impacts.
- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

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- **CR 6.2**: Support planning efforts that improve continuity of operations for emergency response, drinking water, wastewater, transportation, public facilities, grocery stores, educational facilities, parks and recreation facilities, and other priority community assets during and following public health emergencies.
- **CR 6.4**: Support strategies that improve access to essential goods and services, including food, water, sanitation, transportation, emergency response, and public information, during public health emergencies.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Evaluate vulnerabilities affecting transfer station access, wastewater treatment, collection routes, hazardous waste handling, yard waste collection, power supply, and emergency operations.
- Coordinate waste management planning with public works, utilities, public health, stormwater, emergency preparedness, businesses, and regional service providers.

Engineering and Capital Improvements

- Improve wastewater treatment reliability, backup power, pump stations, controls, alarms, collection system resilience, and flood protection where appropriate.
- Improve access routes, drainage, site resilience, signage, equipment, and operational areas supporting transfer station and collection services.
- Support infrastructure and equipment improvements that improve continuity of solid waste, hazardous waste, yard waste, and wastewater services.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.

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- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Coordinate with contracted waste collection providers regarding service continuity, route access, emergency collection needs, and post-event debris or waste management.
- Maintain wastewater, transfer, access, drainage, equipment, and collection-related infrastructure needed for reliable service.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Provide public information regarding collection schedules, service disruptions, proper disposal, hazardous waste handling, yard waste management, sewer backup prevention, and emergency waste guidance.

Implementation Partners

Town Planning	YVCOG
Public Works	Yakima County
Wastewater Utility	Yakima Health District
Transfer Station Operators	Washington State Department of Ecology
Solid Waste Collection Providers	Engineering Consultants
Hazardous Waste Partners	Regional Partners

Potential Funding Opportunities

Potential funding opportunities may include clean water infrastructure programs, solid waste and recycling grants, hazardous waste programs, public works funding, rural infrastructure programs, hazard mitigation assistance, emergency management grants, and other programs that support sanitation, environmental protection, and resilient waste services.

Water Resources

Community Value

Aquifer levels, water infrastructure, pumps, lines, water towers, drinking water supply, reservoirs, tanks, and storage facilities are foundational to public health, fire protection, agriculture, businesses, residences, schools, parks, and daily operations. Reliable water resources and infrastructure help protect community functions, support growth, and improve resilience during drought, heat, wildfire, winter weather, and other climate-related disruptions.

Related Climate Hazards

Water Resources assets may be affected by drought, flooding, extreme temperatures, severe winter storms, public health emergencies, water quality changes, aquifer level changes, power disruptions, infrastructure aging, and other events affecting water availability, storage, treatment, distribution, or emergency operations.

Related Goals and Policies

Goal CR 1: Drought

Improve Naches' resilience to drought by promoting efficient water use, protecting water resources, supporting essential community functions, and improving its ability to adapt to changing water conditions.

Applicable policies include:

- **CR 1.1**: Incorporate drought resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce long-term vulnerability to water shortages.
- **CR 1.2**: Support strategies that improve the long-term reliability of municipal drinking water supplies through planning, conservation, and coordination with water providers.
- **CR 1.3**: Promote landscaping, site design, and development practices that reduce potable water demand while maintaining community character and supporting community livability.
- **CR 1.6**: Coordinate with regional partners to promote water conservation, public education, and drought preparedness.
- **CR 1.7**: Incorporate drought resilience into future capital improvement planning to prioritize investments that improve the long-term reliability and sustainability of public infrastructure.
- **CR 1.8**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to drought and support implementation of this Comprehensive Plan.
- **CR 1.9**: Periodically evaluate available climate information, drought conditions, and water resource data to inform future planning efforts, policy updates, and capital investment priorities.

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.4**: Support planning efforts that improve the resilience of drinking water, wastewater, transportation, emergency response, energy, solid waste, and other critical public facilities to flooding.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.

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- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.
- **CR 3.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce vulnerability to extreme temperatures and support implementation of this Comprehensive Plan.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.2**: Support planning efforts that improve continuity of operations for critical public facilities, utilities, emergency response services, transportation systems, energy systems, and other priority community assets during and following severe winter storm events.
- **CR 5.4**: Support improvements to drinking water, wastewater, stormwater, solid waste, energy, and utility systems that increase reliability and reduce service interruptions during freezing temperatures, snow, ice, high winds, and related winter storm impacts.
- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.2**: Support planning efforts that improve continuity of operations for emergency response, drinking water, wastewater, transportation, public facilities, grocery stores, educational facilities, parks and recreation facilities, and other priority community assets during and following public health emergencies.

- **CR 6.4**: Support strategies that improve access to essential goods and services, including food, water, sanitation, transportation, emergency response, and public information, during public health emergencies.
- **CR 6.9**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to public health emergencies and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Evaluate vulnerabilities affecting water sources, aquifer levels, storage, pumps, lines, water towers, treatment, backup power, distribution, and emergency operations.
- Consider water supply reliability, storage, conservation, redundancy, fire flow, and emergency operations when planning future growth and public infrastructure investments.

Engineering and Capital Improvements

- Replace, rehabilitate, or upgrade aging water infrastructure, pumps, lines, water towers, storage tanks, controls, metering, and monitoring systems where needed.
- Improve backup power, emergency connections, system redundancy, storage capacity, leak detection, telemetry, and operational reliability for critical water facilities.
- Protect water infrastructure from flooding, freezing, extreme temperatures, poor water quality, and other climate-related disruptions where feasible.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Maintain water infrastructure, backup power systems, emergency equipment, critical spare parts, and asset management practices needed for service continuity.

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- Update emergency response and continuity procedures for water service disruptions, drought, water quality concerns, and infrastructure failures.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.
- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Promote water conservation, drought preparedness, aquifer protection, efficient water use, emergency water preparedness, and public communication during service disruptions.

Implementation Partners

Town Planning	Yakama Nation
Public Works	Emergency Management
Water Utility	Utility Providers
YVCOG	Engineering Consultants
Washington State Department of Health	Funding Agencies
Washington State Department of Ecology	Regional Partners
Yakima County	

Potential Funding Opportunities

Potential funding opportunities may include drinking water infrastructure programs, water system planning and preconstruction programs, public works funding, hazard mitigation assistance, rural infrastructure programs, water conservation programs, and other grant or loan programs that support water reliability, storage, conservation, emergency preparedness, and climate resilience.

Zoning and Development

Community Value

Single and multi-family residences, residential densities, commercial and industrial properties, local businesses, development standards, and code enforcement shape the built environment and influence how resilient Naches will be over time. Resilient development patterns and clear standards can help protect housing, businesses, infrastructure, public health, neighborhood quality, and long-term community functions.

Related Climate Hazards

Zoning and Development assets may be affected by flooding, extreme temperatures, wildfire smoke, severe winter storms, public health emergencies, drought, utility constraints, infrastructure limitations,

and other events affecting housing, businesses, development suitability, property maintenance, or public safety.

Related Goals and Policies

Goal CR 1: Drought

Improve Naches' resilience to drought by promoting efficient water use, protecting water resources, supporting essential community functions, and improving its ability to adapt to changing water conditions.

Applicable policies include:

- **CR 1.1**: Incorporate drought resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce long-term vulnerability to water shortages.
- **CR 1.3**: Promote landscaping, site design, and development practices that reduce potable water demand while maintaining community character and supporting community livability.
- **CR 1.8**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that improve community resilience to drought and support implementation of this Comprehensive Plan.

Goal CR 2: Flooding

Improve Naches' resilience to flooding by reducing vulnerability, protecting community functions, and integrating flood resilience into future planning, infrastructure investment, and natural resource management.

Applicable policies include:

- **CR 2.1**: Incorporate flood resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce long-term flood risk.
- **CR 2.2**: Direct development away from areas with known flood hazards whenever practical while supporting development practices that reduce long-term community flood risk.
- **CR 2.5**: Promote site design, stormwater management, and development practices that reduce runoff, improve infiltration where appropriate, and minimize flood impacts associated with new development and redevelopment.
- **CR 2.8**: Prioritize capital improvement planning and maintenance activities that improve the resilience and reliability of public infrastructure vulnerable to flooding.
- **CR 2.9**: Seek opportunities to pursue grant funding, partnerships, and planning initiatives that reduce flood risk and support implementation of this Comprehensive Plan.

Goal CR 3: Extreme Temperatures

Improve Naches' resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.

Applicable policies include:

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- **CR 3.1**: Incorporate extreme temperature resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce long-term vulnerability to excessive heat and severe cold.
- **CR 3.3**: Promote site design, landscaping, tree canopy, shade, and building orientation practices that reduce heat exposure while maintaining community character and supporting efficient use of water resources.
- **CR 3.5**: Encourage multimodal transportation improvements, including streets, sidewalks, pathways, transit stops, and active transportation facilities, that consider shade, heat exposure, winter conditions, and safe access to essential services.
- **CR 3.8**: Prioritize planning and capital investment opportunities that improve the resilience of essential public facilities, utilities, transportation systems, and community assets during extreme temperature events.

Goal CR 4: Wildfire and Wildfire Smoke

Strengthen Naches' resilience to wildfire and wildfire smoke by reducing smoke-related public health impacts, supporting essential services, maintaining community functions, and improving coordination with regional emergency response and public health partners.

Applicable policies include:

- **CR 4.1**: Incorporate wildfire and wildfire smoke resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions where appropriate.
- **CR 4.3**: Promote site design, landscaping, vegetation management, and maintenance practices that reduce wildfire risk where appropriate while supporting community character and environmental stewardship.
- **CR 4.7**: Support public education and outreach regarding wildfire preparedness, smoke impacts, air quality information, emergency notifications, and actions residents and businesses can take to improve resilience.

Goal CR 5: Severe Winter Storms

Strengthen Naches' resilience to severe winter storms by improving the reliability of essential services, maintaining access to critical facilities and community assets, supporting coordinated emergency response, and reducing disruptions to community functions.

Applicable policies include:

- **CR 5.1**: Incorporate severe winter storm resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce disruptions to essential community functions.
- **CR 5.5**: Promote site design, building design, and maintenance practices that reduce risks associated with snow, ice, freezing temperatures, and winter storm-related disruptions where appropriate.

- **CR 5.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and capital improvement strategies that improve community resilience to severe winter storms and support implementation of this Comprehensive Plan.

Goal CR 6: Public Health Emergencies

Strengthen Naches' resilience to public health emergencies by supporting continuity of essential services, protecting vulnerable populations, improving public communication, and coordinating with regional partners to maintain community functions during and following public health-related disruptions.

Applicable policies include:

- **CR 6.1**: Incorporate public health emergency resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to reduce disruptions to essential community functions.
- **CR 6.5**: Promote planning and communication strategies that address the needs of vulnerable populations, including older adults, children, people with disabilities, low-income households, limited-English-proficiency residents, outdoor workers, and residents with limited access to transportation.
- **CR 6.8**: Support public education and outreach regarding public health preparedness, emergency communications, available community resources, and actions residents and businesses can take to improve resilience.

Goal CR 7: Agricultural Disease

Strengthen the resilience of Naches' agricultural economy and supporting community assets by promoting coordinated planning, protecting agricultural infrastructure, supporting regional partnerships, and improving the community's ability to adapt to climate-related agricultural disease and pest impacts.

Applicable policies include:

- **CR 7.1**: Incorporate agricultural resilience considerations into future planning efforts, development regulations, capital investments, and land use decisions to support the long-term viability of agriculture and related industries.
- **CR 7.2**: Support planning efforts that protect agricultural lands, agricultural industries, and infrastructure that contribute to the production, processing, storage, and distribution of agricultural products.
- **CR 7.8**: Seek opportunities to pursue grant funding, partnerships, planning studies, and infrastructure investments that improve long-term agricultural resilience and support implementation of this Comprehensive Plan.

Potential Implementation Strategies

Planning

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- Incorporate climate resilience into future Comprehensive Plan updates, capital planning, grant development, maintenance planning, and related local planning efforts.
- Evaluate climate-related vulnerabilities affecting these assets and the community functions it provides.
- Coordinate planning with relevant local, regional, state, tribal, utility, and community partners.
- Identify opportunities for multi-benefit strategies that improve resilience while supporting other Comprehensive Plan goals.
- Evaluate development standards and code enforcement tools that can support drainage, shade, water conservation, access, fire resilience, property maintenance, and infrastructure protection.
- Coordinate zoning and development decisions with utilities, transportation, housing, economic development, emergency management, parks, and capital facilities planning.

Engineering and Capital Improvements

- Incorporate resilient site design, stormwater management, street frontage improvements, sidewalks, landscaping, tree canopy, water-efficient design, access improvements, and utility infrastructure into development and redevelopment where appropriate.
- Improve public infrastructure serving residential, commercial, and industrial areas to support safe access, utility reliability, drainage, emergency response, and business continuity.
- Support infill, redevelopment, and capital improvement projects that reduce vulnerabilities and provide multiple community benefits.

Operations and Maintenance

- Incorporate climate resilience into routine maintenance, inspection, asset management, and replacement planning where appropriate.
- Coordinate response and recovery procedures with public works, emergency response, service providers, and regional partners.
- Evaluate post-event conditions to identify recurring vulnerabilities, service disruptions, and future improvement opportunities.
- Use code enforcement, property maintenance, and development review processes to address conditions that may increase vulnerability or disrupt neighborhood and business functions.
- Coordinate inspection, maintenance, and enforcement activities with public works, planning, emergency response, and service providers where appropriate.

Education and Outreach

- Provide public information regarding preparedness, available community resources, service disruptions, and recovery resources when appropriate.
- Support community education and outreach that improves awareness of resilience, public health, natural resource stewardship, and emergency preparedness.

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- Coordinate outreach with schools, community organizations, businesses, service providers, and regional partners.
- Provide information to property owners, developers, residents, and businesses regarding resilient site design, water conservation, drainage, property maintenance, emergency preparedness, and available programs.

Implementation Partners

Town Planning	Utility Providers
Public Works	Housing Partners
Code Enforcement	Local Businesses
Building Officials	Developers
YVCOG	Washington State Department of Commerce
Yakima County	Conservation District
Emergency Management	Regional Partners

Potential Funding Opportunities

Potential funding opportunities may include community development programs, housing and neighborhood revitalization programs, public works funding, transportation and sidewalk programs, stormwater funding, urban forestry programs, hazard mitigation assistance, economic development funding, and other sources that support resilient development and neighborhood quality.

VI. Implementation and Ongoing Resilience Planning

Purpose of Implementation

The Climate Resilience Element is intended to guide long-term planning, public investment, coordination, and decision-making that improve Naches' ability to maintain essential community functions during changing climate conditions. Implementation will occur over time through future Comprehensive Plan updates, capital planning, utility planning, transportation improvements, parks and recreation planning, emergency preparedness, development regulations, code enforcement, grant applications, partnerships, and other municipal actions.

The goals, policies, and Community Asset Resilience Strategies contained in this element are not intended to create a fixed project list or mandatory implementation schedule. Rather, they provide a flexible framework Naches may use to evaluate opportunities, pursue funding, coordinate with partners, and incorporate resilience into future decisions.

Integrating Resilience into Town Planning

Climate resilience should be integrated into existing planning and decision-making processes rather than treated as a separate or stand-alone effort. Many actions that improve resilience also support other Comprehensive Plan goals.

- Comprehensive Plan updates and amendments

- Capital improvement planning and budgeting
- Utility planning and infrastructure replacement
- Transportation planning, street maintenance, and active transportation improvements
- Parks, recreation, open space, and public space planning
- Emergency preparedness and continuity of operations planning
- Development regulation updates and code enforcement
- Grant applications and funding strategies
- Public outreach and community education
- Coordination with regional, state, tribal, federal, and local partners

By integrating resilience into these ongoing activities, Naches can improve long-term preparedness while making efficient use of available resources.

Using the Community Asset Resilience Strategies

The Community Asset Resilience Strategies are intended to serve as a practical reference for staff, elected officials, advisory bodies, partner agencies, and community organizations. They identify potential planning, engineering, operational, educational, partnership, and funding opportunities that may be considered as projects, programs, and priorities are developed over time.

The strategies may be especially useful when preparing grant applications, evaluating capital improvements, updating infrastructure plans, coordinating with partner agencies, or considering how future investments may support multiple community benefits. The strategies should be reviewed periodically and may be refined as new information, funding opportunities, infrastructure needs, or community priorities emerge.

Partnerships and Regional Coordination

Many climate-related hazards extend beyond town limits and affect multiple jurisdictions, agencies, service providers, businesses, residents, and natural systems. Effective implementation will require continued coordination with regional partners, including Yakima County, neighboring jurisdictions, the Yakama Nation, state and federal agencies, utility providers, school districts, emergency response agencies, public health partners, conservation organizations, agricultural partners, businesses, and community organizations.

Regional coordination can help share information, align planning efforts, pursue joint funding opportunities, improve emergency preparedness, and address hazards that affect the broader Yakima Valley. Partnerships may also help implement strategies that are beyond Naches' sole authority or resources but are important to maintaining community functions.

Funding and Grant Readiness

Implementation of the Climate Resilience Element will depend in part on the availability of local, state, federal, private, and partnership funding. The goals, policies, and Community Asset Resilience

Strategies are intended to help position Naches for future funding opportunities by clearly identifying local priorities, community benefits, resilience needs, and potential implementation actions.

When pursuing funding, Naches should consider projects and programs that provide multiple benefits, such as improving public health, reducing infrastructure vulnerability, increasing access to essential services, improving transportation safety, protecting natural systems, supporting economic vitality, preserving cultural resources, and strengthening emergency preparedness. Projects that advance multiple Comprehensive Plan objectives may be more competitive for grant and loan programs.

Ongoing Review and Adaptive Management

Climate conditions, community priorities, funding opportunities, infrastructure needs, and best available information will continue to change over time. For that reason, implementation of the Climate Resilience Element should be viewed as an ongoing process.

Naches may review this element during future Comprehensive Plan updates, capital planning cycles, budget discussions, infrastructure planning efforts, emergency preparedness activities, grant development, and community outreach. As implementation occurs, it is important to identify completed actions, emerging needs, new partnerships, and additional opportunities to improve resilience. Periodic review will help ensure that the Climate Resilience Element remains useful, current, and aligned with Naches' long-term planning priorities.

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Changes to Titles 16 and 17 – Page Numbers

Title 16 Subdivisions:

Changes/Updates:

- Unit Lot Subdivisions: page 18
- Preliminary plat expiration changed from 3 to 10 years: page 34

Title 17 Zoning

Changes/Updates:

- 17.04.030 Definitions – pages 2-8
- 17.10.070 Application Review and Timelines – page 19
- 17.12.020 Permitted Uses in R1 Zone – p. 29-31
- 17.12.050 Density provisions in R1 Zone – p. 30-31
- 17.16.020 Permitted Uses in R2 Zone – p.32-33
- 17.16.050 Density provisions in R2 Zone – p. 33-34
- 17.16.090 Landscaping and Sitescreening – p. 35
- 17.20.020 Permitted Uses in GB Zone – p.36
- 17.35 Special Development Standards Housing – p. 61-69
- 17.36.020 Parking Standards Table – p. 70

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TITLE 16 SUBDIVISIONS *(1)

Chapters:

Chapter 16.04 - INTRODUCTORY PROVISIONS AND DEFINITIONS
Chapter 16.08 - ADMINISTRATION AND ENFORCEMENT
Chapter 16.12 - DESIGN STANDARDS, IMPROVEMENTS AND PUBLIC FACILITIES REQUIREMENTS
Chapter 16.16 - SUBDIVISIONS
Chapter 16.20 - SHORT SUBDIVISIONS
Chapter 16.24 - BINDING SITE PLAN
Chapter 16.28 - BOUNDARY LINE ADJUSTMENT
Chapter 16.32 - VARIANCES
Chapter 16.36 - TABLE OF REQUIRED INFORMATION

FOOTNOTE(S):

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** Editor's Note: For provisions concerning development permit applications, see Chapter 17.10.*

16.04 INTRODUCTORY PROVISIONS AND DEFINITIONS

16.04.010 Title reference.

This title shall be known as the "subdivision ordinance."

(Ord. 496 § 1.0, 1999: Ord. 462 § 1.0, 1998)

16.04.020 Authority.

This title is adopted pursuant to the Revised Code of the State of Washington (RCW) Chapter 58.17 of "Subdivisions" and "Short Subdivisions" and includes regulations for "Binding Site Plans."

(Ord. 496 § 1.1, 1999: Ord. 462 § 1.1, 1998)

16.04.030 Compliance required.

No division of land shall be made within the incorporated limits of the town of Naches, Washington, except in full compliance with the provisions of this title and RCW 58.17 as it now exists or is hereafter amended.

(Ord. 496 § 1.2, 1999: Ord. 462 § 1.2, 1998)

16.04.040 Purpose.

The controls as set forth in this title are enacted in the exercise of the police power of the town of Naches and are deemed necessary in order to:

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A. Accomplish the orderly development of land within the town through regulations and standards governing subdivisions, short subdivisions, boundary line adjustments, and binding site plans which includes condominium developments;

B. Promote the public health, safety and general welfare;

C. Promote the safe and convenient travel by the public on the roads, streets, alleys and highways;

D. Facilitate adequate provision for potable water supplies, sanitary wastes (sewerage), drainage ways, roads, streets, alleys and other public ways, transit stops, open spaces, parks and recreation areas, playgrounds, schools and school grounds, and other features that assure safe walking conditions for students who walk to and from school;

E. Coordinate development with public facilities and services and provide standards for construction of new services;

F. Provide for adequate and safe ingress and egress to and from property;

G. Promote the conservation of energy and resources through energy efficient land use and design;

H. Insure that the general taxpaying public is not burdened with those developments that are more appropriately the responsibility of the original developer and safeguard the interests of the public, the developer and future property owners;

I. Prevent overcrowding of land by providing adequate open spaces and balanced, attractive communities;

J. Improve land records and boundary monumentation by requiring uniform monumenting of land subdivisions and conveyances by accurate legal description;

K. Further the goals and objectives of the town Comprehensive Plan and all its elements; and

L. Define requirements for short plats, subdivisions, and the layout and design requirements for each; provide for appeals, filing fees, variances, and processing plats, and establishing penalties for violations of this title.

(Ord. 496 § 1.3, 1999: Ord. 462 § 1.3, 1998)

16.04.050 Scope.

The provisions of this title shall be minimum requirements. Whenever any of these provisions are at variance with any of the requirements of any other lawfully adopted rules, regulations and ordinances, the most restrictive, or that imposing the higher standards shall apply.

(Ord. 496 § 1.4, 1999: Ord. 462 § 1.4, 1998)

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16.04.060 Exemptions.

The provisions of this title shall not apply to:

A. Cemeteries and other burial plots when used for that purpose;

B. Division of land into lots or tracts not containing a dedication, in which the smallest lot created by the division is forty (40) acres in area, or more, or that which is defined in the instrument of division as one-quarter of a quarter section of land; provided that for the purpose of computing the size of any lot under this item which borders on a street or road, the lot size shall be expanded to include that area which would be bounded by the center line of the road or street and the side lot lines of the lot running perpendicular to such centerline;

C. Any division made by testamentary provisions, or the laws of descent;

D. A division made for the purpose of lease when no residential structure other than mobile homes or travel trailers are permitted to be placed upon the land in accordance with Title 17 and when a binding site plan for the use of the land has been approved;

E. A division not for the purpose of sale or lease in the present or future. For the purposes of this exemption, the following divisions shall be presumed, when considered by themselves in the absence of surrounding circumstances to the contrary, not to be for such purpose:

1. Administrative segregations in the Yakima County assessor's office made solely for the purpose of levy, assessment, collection, payment or exemption of real property taxes pursuant to applicable state statutes;
2. Annexations and land vacations accomplished pursuant to and in accordance with all pertinent state and local rules and regulations governing the same;
3. Acquisitions of fractional parts of land being of insufficient area or dimension to meet minimum zoning requirements for width or area by public bodies for the purpose of future use as public highways or public utility ways; and
4. The sale or lease of a condominium apartment subject to the provisions of the Washington State Horizontal Regimes Act (RCW 64.32).

(Ord. 496 § 1.5, 1999: Ord. 462 § 1.5, 1998)

16.04.070 Administration— Interpretation.

The administrative official shall have the responsibility of administering and interpreting all terms and provisions of this title. Formal interpretations shall be requested in

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writing on forms provided by the town clerk. Issuance of a formal interpretation shall be considered an administrative decision, with appeals to be made to the planning commission. If the appellant is still aggrieved then the planning commission's decision may be appealed to the town council.

(Ord. 496 § 1.6, 1999: Ord. 462 § 1.6, 1998)

16.04.080 Amendments.

The town council shall be the sole authority to adopt, amend or repeal any or all parts of the regulations contained within this title.

(Ord. 496 § 15.0, 1999: Ord. 462 § 15.0, 1998)

16.04.090 Construction of terms.

The following rules of construction shall apply unless inconsistent with the obvious meaning in the context of the provision.

A. Tense. Words used in the present tense shall include the future tense.

B. Number. Words used in the singular shall include the plural, and words used in the plural shall include the singular.

C. Shall, may, should. The word "shall" is mandatory. The words "may" and "should" are permissive.

D. Gender. Terms in masculine, feminine and neuter gender shall be interchangeable. Use of genders shall not affect the intent of any provision.

E. Headings. In the event that there is any conflict or inconsistency between the heading of a chapter, section, paragraph of this title, and the content thereof, the heading shall not affect the scope, meaning or intent of the content.

F. The definition of any word or phrase not listed in this chapter shall be as defined from one of the following sources which are incorporated herein by reference. Such sources shall be utilized by finding the desired definition from Source (1) but if it is not available there, then Source (2) may be used in descending order. The sources are as follows:

1. Any town of Naches resolution, ordinance, code or regulation; or
2. Any chapter of Title 58 - Boundaries and Plats of the Revised Code of Washington (where applicable); or
3. The dictionary definition.

(Ord. 496 § 2.0, 1999: Ord. 462 § 2.0, 1998)

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16.04.100 Definitions.

As used in this title, the following words and phrases shall mean:

"Access" means the right to cross between public and private property allowing pedestrians and vehicles to enter and leave the property.

"Administrative official" means the town mayor or his or her designee.

"Alley" means a public right-of-way primarily designed to serve as a secondary means of access to the side or rear of those properties whose principal frontage is on some other street.

"Arterial" means a highway connecting centers and facilities within the town and providing some access to abutting properties. Mobility and circulation needs are stressed over providing specific access to properties.

Arterial, Principal. "Principal arterial" means a highway connecting major community centers and facilities, often constructed with partial limitations on access through intersections and common driveways. Principal arterials generally carry the highest volume of traffic and provide the best mobility in the roadway network.

"As-built drawings or plans" means revised construction plans in accordance with all approved field changes reflecting the improvements on the site as they actually exist.

"Binding site plan" as defined in RCW 58.17.020 means a drawing to a scale specified by local ordinance which: (1) identifies and shows the areas and location of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the Naches Town Council; (3) contains provisions making any development be in conformity with the site plan. For the purposes of this title, a binding site plan also means a survey together with a developer agreement which, when approved and recorded as required by this title, provides a method of land division for the purpose of sale or lease of property including condominiums.

"Block" means a group of lots, tracts, or parcels within well-defined and fixed boundaries.

"Boundary line adjustment" means modification of the size or alignment of adjacent parcels through relocation of their common boundary where an additional lot is not created, and where the existing parcel which is being reduced in size is not reduced below the minimum lot size established by the zone which applies to the property.

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"Comprehensive plan" means the town of Naches comprehensive plan update adopted on September 25, 1995, together with all future amendments and supplements hereafter adopted by the Naches town council.

"Condominium" means a building or group of buildings in which dwelling units are owned individually, and common areas and facilities are owned in common as provided by state statute.

"Contiguous land" means two or more parcels or units of land under a single ownership which are not separated by an intervening parcel of land under separate ownership, including limited access right-of-way which would deny access between two parcels under single ownership.

"Covenant" means a clause in a contract; a promise; an agreement contained in a deed for the performance or nonperformance of certain acts or the use or nonuse of property.

"Cul-de-sac" means a street closed at one end by a circular area of sufficient size for convenient reversal of traffic movement.

"Dedication" means the deliberate appropriation of land by an owner for any general and public use, reserving to himself or herself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a short plat or final plat showing the dedication thereon; and the acceptance of such plat for filing by the town council. Dedication means the appropriation of land by its owner for public use which has been accepted for such use by authorized officials on behalf of the public.

"Division of land" means a transaction or action, not otherwise exempt or provided for under the provisions of this title, which alters or affects the size, shape or legal description of any part of a parcel as defined in this chapter.

Double Frontage Lot. See definition of "Lot, Through."

"Easement" means a grant of one or more of the property rights by the property owner for use by the public, a corporation, or another person, government agency, public utility company or other entity.

Easement, Access. "Access-easement" means any private easement for the purpose of ingress and egress (pedestrian or vehicular access) that is not dedicated to the public and is owned by the underlying owner of land over which it crosses. Access easements shall be limited to providing access to a street from no more than three existing or potential lots.

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"Final plat" means a precise final drawing of a subdivision and dedications which conforms to the approved preliminary plat, meets all conditions of the preliminary approval and meets the requirements of the Yakima County auditor for recording.

"Improvements" means street grading or graveling, permanent street and corner monuments, street pavement, curbs and sidewalks, pedestrian ways, water mains, storm and sanitary sewers, and other required or necessary facilities.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall also include tracts or parcels.

"Lot area" means the total horizontal area within the boundary lines of a lot, excluding any street right-of-way or access easement.

Lot, Corner. "Corner lot" means a lot situated at the intersection of two streets, the interior angle of such intersection not exceeding one hundred thirty-five (135) degrees.

"Lot coverage" means that portion of the lot that is covered by structures, and all other impervious surfaces on that parcel.

"Lot depth" means the mean horizontal distance between the front and rear lot lines.

Lot, Exterior. "Exterior lot" means any lot located outside the boundaries of a proposed plat or short plat.

Lot, Flag. "Flag lot" means lots or parcels that the town has approved with less frontage on a public street than is required by ordinance. The panhandle is an access corridor to lots or parcels located behind lots or parcels with normally required street frontage. Flag lots are only allowed as a means of encouraging infill development, preserving natural areas, or to allow the development of land-locked areas.

Lot, Interior. "Interior lot" means a lot other than a corner lot.

"Lot line" means any line enclosing the lot area and dividing one lot from another lot or from a street or alley.

Lot Line, Front. "Front lot line" means on an interior lot, the lot line abutting a street; or on a corner lot, the shorter lot line abutting a street; or on a through lot, the lot line abutting the street providing the primary access to the lot; or on a flag lot, the interior lot line most parallel to and nearest the street from which the access is obtained.

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Lot Line, Rear. "Rear lot line" means a lot line opposite and most distant from the front lot line, and, in the case of a triangular or odd-shaped lot, a line at least ten (10) feet in length within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side. "Side lot line" means any lot boundary line which is not a front or rear lot line.

"Lot of record" means an area or parcel of land as shown on an officially recorded plat or subdivision; or an area or parcel of land to which a deed or contract is officially recorded as a unit of property; or which is described by metes and bounds as a fraction of a section.

Lot, Through. "Lot, through" means a lot having frontage on two parallel or approximately parallel streets. Also known as double frontage lot.

"Lot width" is the distance between the side lot lines measured at right angles to the line establishing the lot depth at a point midway between the front lot line and the rear lot line. Any area used as an access easement shall be excluded from the computation of the lot width.

"Manufactured home" means a single-family dwelling built in accordance with the Department of Housing and Urban Development Manufactured Home Construction Safety Standards Act, which is a national preemptive building code. They are also built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

"Mobile home" is a factory built dwelling built prior to June 15, 1976, to standards other than the HUD code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since introduction of the HUD Manufactured Homes Construction and Safety Standards Act.

"Modular home" is a prefabricated building that is not a "mobile home" under state law. It must be certified as meeting state building code standards (receiving a "gold seal"). Any factory-built housing bearing the proper state insignia is deemed to comply with any local construction standards.

"Monument" means an object used to permanently mark a surveyed location. The size, shape and design of the monument is to be in accordance with standards specified in RCW 58.09.

"Open space" means that portion of a site which is left in its natural state or specifically designated to be used for recreation, resource protection, agriculture, greenbelt or amenity. Open space does not include land occupied by structures, roads, road rights-of-

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way or parking areas. Open space does not include the yards or lots of residential units. Open space recreational uses may contain impervious surfaces.

"Parent lot" means a residential lot that is subdivided into unit lots through the unit lot subdivision process.

"Pavement width" means the actual paved surface as measured between faces of curbs of streets or between the edges of other public highway, street, alley or roadway surfaces.

"Person" means an individual, firm, partnership, corporation, company, association, syndicate, or any other legal entity, including a trustee, receiver, assignee or representative thereof.

"Plat" means a map or representation of a subdivision or short subdivision showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications.

"Preliminary plat" means a neat and approximate drawing of a proposed subdivision or short subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision which shall be the basis for the approval or disapproval of the general layout of a subdivision.

"Prior division of land" means a division of land having defined boundaries and not shown on an officially recorded short plat or final plat and is limited to the following: (1) a division of land defined in a legally executed deed prior to the effective date of the ordinance codified in this title; (2) a division of land created by sale, lease, or option contract legally executed prior to the effective date of RCW 58.17 which presently remains a binding and enforceable commitment as between parties thereto, their successors and assigns; (3) the remaining division of land created as a result of actions defined above; or (4) a taxation parcel which was created prior to the effective date of RCW 58.17 for the purpose of creating a division of land which was exempt from platting requirements. Taxation parcels which were administratively created by the Yakima County assessor's office solely for tax purposes include: senior citizen segregations; special district segregations; deed of trust or mortgage segregations; and segregations for tax exemption purposes.

"Private road or lane" means any privately owned and maintained access to property from a public right-of-way.

"Right-of-way" means a strip of land occupied or intended to be occupied by a street, alley, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use. The usage of the term "right-of-way"

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for land platting purposes means that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, alleys, crosswalks, water mains, sanitary sewers, storm drains, shade trees, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

"Residential lot splitting" means

"Short plat" means the map of representation of a short subdivision which conforms to the requirements of this title.

"Solar access" means an unobstructed exposure to available solar radiation during daytime hours for the purpose of allowing solar radiation to be used to meet a portion of a building's energy requirements.

"Street" means a public or private thoroughfare providing a principal means of access to abutting property.

Street, Arterial. "Arterial street" means a street primarily for fast through and heavy traffic, minimizing intersecting streets and direct access to abutting properties and primarily for the purpose of accommodating general traffic circulation of the community. See "Arterial, Minor" and "Arterial, Principal" for more specific classifications.

Street, Collector. "Collector street" means a highway connecting two or more neighborhoods as well as carrying traffic within neighborhoods. Collectors also channel traffic onto minor and principal arterials. They carry moderate traffic volumes, have relatively shorter trips than arterials, and carry very little through traffic.

Street, Half. "Half street" means a portion of the width of a street, usually along the edge or boundary of a development, where the remaining portion of the street is to be provided by the development of adjacent property.

Street, Local Access. "Local access street" means all roadways and streets not otherwise classified. Local access streets provide direct access to abutting properties, sometimes at the expense of traffic movement. Traffic generally moves slowly on these streets and delays are caused by turning vehicles. A residential street would be considered to be a local access street.

Street, Side. "Side street" means a street which bounds a corner lot and which extends in the same general direction of the line determining the depth of the lot.

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"Subdivider" means any person, firm or corporation who subdivides or develops any land deemed to be either a subdivision or short subdivision as herein defined.

"Subdivision" means the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purposes of sale, lease or transfer of ownership.

"Subdivision administration committee" means the mayor and his or her appointees.

Subdivision, Short. "Short subdivision" means the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership.

"Unit lot" means a subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

Commented [KN1]: RCW58.17.060(3)

"Unit lot subdivision" means a subdivision or short subdivision proposed as part of a residential development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one or more individual unit lots becoming nonconforming as to specified land use and development standards based on the analysis of the individual unit lot. By June 30, 2026, all unit lot subdivisions shall require notification to purchasers of their legal status as further described in RCW 58.17.060.

"Title certificate" means a title report issued by a title insurance company certifying the ownership, deed restrictions, covenants, etc., of the land being subdivided.

"Town" means the town of Naches, Yakima County, Washington.

"Town engineer" means the public works foreman employed by the town and/or an engineering firm hired by the town.

"Turnaround" means the circular area of a cul-de-sac having sufficient size for convenient reversal of traffic movement.

(Ord. 496 § 2.1, 1999: Ord. 462 § 2.1, 1998)

16.08 ADMINISTRATION AND ENFORCEMENT

16.08.010 Enforcement and administration.

A. General Provisions. The administrative official or his or her designee is authorized and directed to enforce the provisions of this title. The administrative official shall, either upon complaint or initiative, investigate potential violations of this title. It shall

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be the duty of members of the town council to assist the administrative official in performance of this duty. It shall also be the duty of the sheriff's department and all officers charged with the enforcement of the law to assist in the enforcement of this title and its provisions.

B. Entrance onto Private Property. Whenever necessary to make an inspection, to enforce any of the provisions of this title, or whenever the administrative official has reasonable cause to believe that a violation of this title exists or is occurring on any property, the administrative official and/or his designee may, at reasonable hours, enter onto such property to inspect the same or to perform any duty imposed by this title. The right of entry authorized by this section extends to any employee, officer, or person in the company of the administrative official and/or his or her designee.

C. Stop Orders. The administrative official may issue an order to stop activity for any activity being established or any improvement being erected or altered which does not conform to this title.

1. The administrative official shall prominently post this order on the subject property and make reasonable attempts to forward a copy of the order to the owner of the property, the person in charge of the property, or the person causing the activity to be established or conducted or the improvement to be erected or altered.

2. When any order to stop activity has been posted on the subject property, it is unlawful for any person with active or constructive knowledge of the order to conduct the activity covered by the order until the administrative official has removed the posted copy of the order and issued a written authorization for the activity to be continued.

3. The issuance of an order to stop activity may be appealed to the town council, but such orders shall remain in force and effective during the pendency of such appeal, unless the administrative official issues an interim or final order staying or lifting the order to stop activity.

(Ord. 496 § 13.4, 1999: Ord. 462 § 13.4, 1998)

16.08.020 Violations unlawful.

Violations of, or failure to comply with, the provisions of this title are declared to be unlawful.

(Ord. 496 § 13.0, 1999: Ord. 462 § 13.0, 1998)

16.08.030 Civil penalty.

In addition to any other penalty or remedy provided by this chapter or by law, a civil penalty in the amount of one hundred dollars ($100.00) per day is imposed upon any person,

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firm or corporation which violates the provisions of this title. The civil penalty shall occur from the date set for correction established by the administrative official, and until violation is corrected. The civil penalty is a personal obligation of the person or persons to whom the notice of violation is directed. The town attorney, on behalf of the town, is authorized to collect the civil penalty by use of appropriate legal remedies, the seeking or granting of which shall neither stay nor terminate the accrual of additional civil penalties, as long as the violation continues.

(Ord. 496 § 13.1, 1999: Ord. 462 § 13.1, 1998)

16.08.040 Continued violations— Remedies and penalties.

An imposition of one penalty for any violation shall not excuse the violation nor permit it to continue. Any person, firm or corporation shall be required to correct such violation or defects.

A. In addition to the civil proceedings authorized to enforce this title and in addition to any fine or penalty provided, continuing violations of this title may be enjoined, ordered or abated in civil proceedings for injunction, abatement or other relief

B. The town attorney, on behalf of the town, may pursue civil remedies to enforce compliance with the provisions of this title. A private person directly affected by a violation of this title may pursue civil remedies as provided by this chapter or as otherwise provided by law to enforce compliance and to recover damages for violations. Provided, that a private person may not pursue or enforce the civil penalties in Section 16.08.030.

C. Any person, firm or corporation violating any of the provisions of this title shall be liable in any private or public action brought to enforce the provisions of this title for all costs of proceedings, expenses of abatement, and for reasonable attorney's fees. These expenses are accumulative and in addition to any penalties or other remedy available.

(Ord. 496 § 13.2, 1999: Ord. 462 § 13.2, 1998)

16.08.050 Persons liable.

Any person who participates in the transfer, sale, agreement to sell, or lease of land in violation of the requirements of this title; and any person who files or records a short plat or final plat in violation with this title; and any person who fails to comply with any condition of approval of a short plat, final plat, binding site plan or boundary line adjustment; and any person who maintains, after notice, a violation of this title may be held jointly liable in any civil action brought to enforce the provisions of this title.

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(Ord. 496 § 13.3, 1999: Ord. 462 § 13.3, 1998)

16.08.060 Notice of violation.

A. If the administrative official determines that the activity or condition exists that does not conform to the provisions of this title, then a notice of violation may be issued. The notice shall be directed to the owner of the property and/or to such other persons as are causing or contributing to such violation. A notice of violation shall contain:

1. The name and address of the property owner or other person to whom the notice of violation is directed;
2. The street address when available or a legal description sufficient for identification of the land upon which the violation is occurring;
3. A statement of the action required to be taken as determined by the administrative official and a date for correction which shall not be less than ten working days from the date of service of the notice of violation to be immediately hazardous;
4. A statement that a cumulative civil penalty in the amount of one hundred dollars ($100.00) per day shall be assessed against the person or persons to whom the notice of violation is directed for each and every day following the date set for correction on which the violation continues; and
5. A statement that the administrative official's determination of violation may be appealed to the town council upon written notice of appeal together with the payment of filing fee in accordance with Section 16.08.080. The appeal shall be filed with the town clerk within ten working days of service of the notice of violation, and the daily civil penalty shall continue to accrue during the pendency of the administrative official appeal, but is dependent on the outcome of the appeal.

B. The notice of violation shall be served upon the person or persons to whom it is directed either personally in the manner provided for by personal services of summons and complaints or by mailing a copy of the notice of violation by certified mail, return receipt requested, to such person at his or her last known address. Proof of personal service shall be made at the time of service by a written declaration under penalty of perjury executed by the person making service, declaring the time, date and manner by which service was made.

C. A notice of violation issued pursuant to this section may be appealed to the town council. The cumulative civil penalty provided for in Section 16.08.030 of this chapter shall continue to accrue during the pendency of such appeals but shall be dependent on the outcome of the appeal.

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D. For good cause shown, the administrative official may extend the date set for correction of the notice of violation; provided, that such an extension shall not affect or extend the time in which the administrative official appeal must be commenced nor shall such extension be for a period of time in excess of one hundred eighty (180) calendar days.

(Ord. 496 § 13.5, 1999: Ord. 462 § 13.5, 1998)

16.08.070 Disposition of civil penalties collected.

Any civil penalties assessed herein and collected shall be paid into the general fund of the town.

(Ord. 496 § 13.6, 1999: Ord. 462 § 13.6, 1998)

16.08.080 Development filing fees.

All persons developing land under this title shall pay the appropriate fees for the processing and handling of their applications. Please refer to the current fee schedule on file at the town clerk's office.

(Ord. 620 § 1, 2006; Ord. 496 § 14.0, 1999: Ord. 462 § 14.0, 1998)

16.08.090 Schedule of engineering and inspection fees and charges.

Any person constructing public improvements in a development under this title shall obtain the required permits, obtain approval from the subdivision administration committee as provided in this title, and shall pay the following standard fees for engineering services and inspection in connection with those improvements:

Improvement Inspection

Option 1: Flat fee based on the town engineer's estimate of the cost for labor, overhead, material testing and expenses.

Option 2: $25.00 plus $34.00 per hour per person for engineering services and inspection as established by monthly time sheets, plus the cost of testing and TV inspection.

Improvement Plans

Plan check - Base: $150.00

(Ord. 496 § 14.1, 1999: Ord. 462 § 14.1, 1998)

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16.08.100 Outside agency fees.

If an outside agency or agencies need to be consulted regarding any development within the town limits, the developer will incur any and all cost charged by the outside agency or agencies.

(Ord. 496 § 14.2, 1999: Ord. 462 § 14.2, 1998)

16.12 DESIGN STANDARDS, IMPROVEMENTS AND PUBLIC FAILITIES REQUIREMENTS

ARTICLE I. DESIGN STANDARDS AND IMPROVEMENTS

16.12.010 Conformance to the comprehensive plan and zoning code.

The design of subdivisions, short plats and binding site plan developments, including, but not limited to, layout of streets, lots and blocks shall be consistent with the town of Naches comprehensive plan update. Dimensional lot standards shall be as required by Naches' zoning code.

(Ord. 496 § 7.0, 1999: Ord. 462 § 7.0, 1998)

16.12.020 Lot and block design standards.

A. Block Dimensions. The lengths, widths and shapes of blocks shall be determined with regard given to: (1) provision of adequate building sites suitable to the special needs of the type of use contemplated; (2) needs for convenient access, circulation, control and safety of street traffic; and (3) limitations and opportunities of topography.

1. Block lengths shall not exceed one thousand (1,000) feet.
2. Pedestrian crosswalks, not less than ten (10) feet wide, may be required where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Such crosswalks may be required to be marked and maintained annually.

B. Lot Dimensions. Lot size, width, depth, shape and orientation shall conform to the zoning standards applicable to the area within which the property is located. Sufficient area for the proposed use, setbacks and other area requirements shall be accommodated.

1. Through Lot, also known as Double Frontage Lot.
    a. No residential lots shall have road frontage along two opposite boundaries unless justified by topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or similar uses.

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b. An easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting the arterial or other area of disadvantageous use.

2. Flag Lots. Flag lots, as defined in Section 16.04.100, may be permitted to accommodate buildable area which does not have standard frontage on a public street and where access to the buildable area is not feasible by any other standard land division method or lot design. In general, flag lots are only allowed to encourage infill development, preserve natural areas or to allow development of land-locked (buildable) areas. The narrow (access) portion of the flag lot shall not be used to grant access to other property not having frontage on a public street.

3. Lot Access/Frontage

a. Every lot shall be provided with frontage on a public street or approved private lane as provided in Section 16.12.060 connecting to an existing public street.

b. The lot frontage of a flag lot as provided in subsection (D)(2) of this section, shall be at least twenty (20) feet in width. The building site portion of the flag lot shall meet the dimensional standards of the applicable zone. The length, width and improvement of the access to the building site shall comply with the requirements of Yakima County Fire District No. 3.

c. Developments abutting principal arterial streets shall be designed to provide access from interior streets. Access to arterial streets by individual lots shall only be permitted with specific findings demonstrating compelling need based on lot size, shape, topography or other property characteristics and addressing public safety.

d. Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.

4. Cul-de-sac (Turnaround) Lots.

a. No more than four lots may be located exclusively on the turnaround of a cul-de-sac.

b. The minimum lot width for lots on cul-de-sac turnarounds shall be fifty (50) feet measured at the required setback line.

5. Parks and Recreation Areas. Pursuant to RCW 58.17.110 and related statutes, the town council may require subdivisions to designate up to five percent of their land area exclusive of streets, as either private or public parks and recreational areas, the nature of which shall be clearly indicated on the plat; provided, not less than a contiguous minimum of ten thousand (10,000) square feet shall be so allocated. The acquisition of land required by

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the town for public parks or recreational areas, other than streets and alleys, shall be obtained by deed from the developer prior to final approval of the plat. As an alternative to dedication of public parks and recreational areas, the developer may be required to contribute to the town for park purposes to benefit the area up to five percent of the developed value of the lots to be sold in the plat. Payment of cash in lieu of land for park purposes in the area shall be made by the developer to the town before final approval is given. The moneys to be exclusively used for park development purposes, shall be deposited in a special park fund to be dedicated by the town to benefit the area platted.

(Ord. 496 § 7.1, 1999: Ord. 462 § 7.1, 1998)

16.Unit Lot Subdivisions

The purpose of these provisions is to allow for the more flexible creation of lots of varying sizes and types, including for single-family detached, attached housing, cottage housing, and ADUs with more than one dwelling unit on a parent lot, while applying only those site development standards applicable to the parent lot as a whole, rather than to individual lots resulting from the subdivision.

Unit lot subdivisions shall follow the application, review, and approval procedures set forth by the ~~City~~Town of Naches.

Development as a whole on the parent lot, rather than individual unit lots, shall comply with all the design and improvement requirements for plats set forth in Chapters 16.12 and 17.35.070 municipal code, unless otherwise specified in this section, or where the a variance is permitted pursuant to Title 16.32 VARIANCES.

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met:

1. The lot is located in the following zones:

    a. R-1; R-2

2. Each unit lot shall have a dwelling unit;

3. Only one unit is located per unit lot, and no dwelling units are stacked;

4. The density of the parent lot does not exceed the maximum net density of the zone, up to 9 units;

5. All buildings meet applicable provisions of the building and fire code.

Commented [KN2]: RCW 58.17.060 (3) All cities and towns located in a county planning under RCW 36.70A.040 shall adopt or enact procedures for unit lot subdivisions. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

Commented [KN3]: Section updated per 8/3 PC Meeting

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16.12.030 Street design standards

A. Street right-of-way and Improvement Width. Street right-of-way and improvement width for residential, collector and principal arterial streets shall comply with Section 16.12.160.

B. Subdivision Street Access. Subdivisions shall be served by one or more improved streets providing ingress and egress to and from the subdivision as follows:

1. A subdivision of fourteen (14) or fewer lots on a cul-de-sac which does not exceed four hundred (400) feet, or on an approved stub street which does not exceed four hundred (400) feet in length may have one access point;
2. A subdivision of fifteen (15) or more lots shall have a minimum of two access points. More may be required based on factors in subsection (C)(2) of this section.

C. Conformance to Street Plan—Continuation of Streets.

1. Subdivisions and short plats shall provide for the location and necessary right-of- way to conform to the town street plan.
2. Subdivisions and short plats shall provide for the continuation or appropriate projection of local access (residential), collector and principal arterial streets.
3. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the town may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distance shall also be determined with due regard for the requirements of approach grades and future grade separations.

D. Cul-de-sac Streets. Cul-de-sac streets shall have a maximum length of four hundred (400) feet measured from its centerline intersection with the public access street right-of-way to the turnaround. The turnaround at the end of a cul-de-sac street shall have a minimum right-of-way radius of sixty (60) feet and a minimum curb radius of fifty (50) feet.

E. Street Intersections. Street intersections shall be as nearly as possible at right angles as is practicable but shall not intersect at less than eighty (80) degrees. Offset street intersections of less than two hundred (200) feet for collector and arterial streets or one hundred (100) feet for residential or local access streets will not be permitted unless otherwise approved by the town engineer. Property lines at street intersections shall be rounded with a twenty (20) feet or greater radius where the town engineer may deem it necessary.

F. Stub Streets. Stub streets shall be allowed only to provide for the planned continuation of streets on adjacent property. A standard turnaround shall be required at the end of a stub street.

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G. Half Streets. Half width streets shall be prohibited.

H. Street Grades. Street grades shall be kept to minimum town standards depending upon topographic conditions and whether the street is designated as an arterial, collector or local access street. No street grade shall be less than two-tenths (0.20) percent nor more than twelve (12) percent.

I. Street Designations.

1. Streets that are in general alignment with others already existing and named shall bear the names of the existing streets. Other streets shall not bear names that duplicate or phonetically approximate the names of existing streets. Street names shall be subject to approval of the town council.

2. A street with a general north-south alignment shall be designated "avenue"; one with a general east-west alignment shall be designated "street"; a cul-de-sac shall be designated "court" or "place."

3. The designations "drive" or "way" shall be reserved for long continuous curved streets with thoroughfare characteristics.

4. Insofar as possible, new streets shall preserve and continue any alphabetical or numerical sequence and type of name already established in nearby subdivisions.

(Ord. 496 § 7.2, 1999: Ord. 462 § 7.2, 1998)

16.12.040 Sidewalks and street trees.

A. Sidewalks. Sidewalks shall be provided on both sides of principal and minor arterial streets and collector streets and on one side of local access (residential) streets in new developments in conformance with town sidewalk standards in Section 16.12.160(B).

B. Street Trees. Street trees may be provided in new developments in conformance with 16.12.100(E) of this title.

(Ord. 496 § 7.3, 1999: Ord. 462 § 7.3, 1998)

16.12.050 Alley design standards.

Alleys are not required in any zoning district, except that the town may require alley access in commercial or industrial districts where provisions have not been made for service access, such as for off-street loading, unloading and parking consistent with and adequate for the uses proposed. If an alley is required by the town in commercial or industrial districts or the developer at his or her option includes alleys within a subdivision, the following standards must be met:

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A. Alleys shall be improved with a three-inch compacted, crushed gravel surface;

B. Alleys shall have a minimum width of twenty (20) feet;

C. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement; and

D. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end as determined by the town engineer.

(Ord. 496 § 7.4, 1999: Ord. 462 § 7.4, 1998)

16.12.060 Private lane standards and restrictions.

A. Private Lanes—Prohibited. Private lanes shall only be permitted in short plats with four lots or less.

B. Private Lanes—Permitted. The following minimum standards apply to permitted private lanes:

1. Right-of-way width of a private lane shall be thirty-five (35) feet. The right-of-way radius at the turnaround shall be sixty (60) feet.

2. The length of a private lane shall not exceed four hundred (400) feet. A turnaround shall be provided at the end of a private lane exceeding one hundred fitly (150) feet in length and improved with a turnaround radius of fifty (50) feet to adequately provide for emergency services.

3. Private lanes shall be improved with twenty (20) feet width of pavement consisting of four-inch crushed rock compacted base with two and one-half inch asphalt concrete pavement surface. Compacted two-foot gravel shoulders shall be provided. Adequate roadside drainage shall be provided for driveway and culvert installation.

4. Private lanes shall be named and identified as private by means of a suitable permanent marker.

5. A utility easement shall be dedicated to the town for the total width of the lane right-of-way, unless easements are provided in other locations for residences being served.

6. A recorded binding covenant shall be prepared for maintenance of the lane, drainage structures, curb and gutter, and associated parking areas by owners in the development. In addition, the following notation shall be placed on the plat map face:

"The Town of Naches has no responsibility to build, improve, maintain or otherwise serve any private lanes in this short plat."

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7. An approved driveway approach from the street to the lane shall be provided.

(Ord. 496 § 7.5, 1999: Ord. 462 § 7.5, 1998)

16.12.070 Drainage storm sewer easements.

Easements shall be provided for drainage of channels, streams and surface runoff with sufficient additional width to allow adequate improvement and maintenance.

(Ord. 496 § 7.6, 1999: Ord. 462 § 7.6, 1998)

16.12.080 Utility easements.

A. Utility easements for electric, telephone, television, water, gas and similar public utilities shall have a minimum width of ten (10) feet or sufficient additional width to assure future maintenance as determined by the serving utility.

B. Utility easements shall be provided to permit future installation of underground utilities.

C. Utility easements shall be located adjacent to the lot line and entirely on one lot.

(Ord. 496 § 7.7, 1999: Ord. 462 § 7.7, 1998)

16.12 ARTICLE II: PUBLIC FACILITIES REQUIREMEMTS

16.12.090 Compliance with standards.

A. All improvements required under this chapter shall be constructed in accordance with Section 16.12.160. All improvements required under this chapter shall be the minimum required improvements for all plats; however, higher development standards may be imposed for the protection of public health, safety or general welfare.

B. All required improvements shall be made by the developer at his or her expense.

(Ord. 496 § 8.0, 1999: Ord. 462 § 8.0, 1998)

16.12.100 Street improvements.

A. Streets. All public streets shall be constructed with paving, curbs and gutters, storm drainage system, sidewalks and street lighting.

B. Alleys. Alleys when installed shall be improved as described in Section 16.12.050.

C. Sidewalks. Sidewalks shall be included in the street improvement plans and shall be installed on both sides (or one side if a local access street) of the street after completion of the curb and gutter improvements. Sidewalks shall be constructed

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when homes are constructed on the lots and shall be completed prior to occupancy, provided that an agreement with adequate surety is submitted to guarantee sidewalk improvements in accordance with Section 16.16.120(D)(2).

D. Street Lighting System. Street lights shall be installed at all intersections (street corners), all cul-de-sac turnarounds and all substantial curves of streets. The developer shall make the necessary arrangements with the serving electric utility for installation of underground service for the street lighting system. When required, street lighting conduit poles and pole boxes shall be provided at the time of construction in accordance with the requirements of the town engineer. Street lighting systems intended for dedication to the town shall be assemblies approved by the town engineer. Alternative assemblies are subject to the requirements of Section 16.12.170.

E. Street Trees. Street trees may be installed within one year of when new homes are first occupied, provided that such trees are from the town of Naches street tree list and are spaced and installed in accordance with standards set forth in the list. If street trees are be installed, an agreement with adequate surety shall be submitted to guarantee the street tree planting. The developer shall be responsible for the continued health and vigor of street trees abutting undeveloped lots until such lots are sold.

(Ord. 496 § 8.1, 1999: Ord. 462 § 8.1, 1998)

16.12.110 Water distribution system.

A. A complete domestic water distribution system shall be installed to provide potable water to each lot within a development (including homes, businesses and industry) under this article. The domestic water system shall be installed at the expense of the developer in conformance with standards as established by the town engineer and approved by the town. All water lines and services shall be inspected and approved by the town engineer and installed prior to street improvements.

B. The water distribution system shall be designed and constructed in accordance with the state Department of Health regulations and with the standard practices of the town. Fire hydrants shall be installed at the expense of the developer, at locations determined necessary by the town and the town engineer. Water mains and sewer lines shall be extended to the far edge of any subdivisions for future extensions.

C. The town, at its discretion, may direct that water main diameters in excess of that needed for service and fire protection for the subdivision be installed. If the town directs such oversizing, the town will pay the difference in pipe material costs between the pipe diameter required for the subdivision and the town-directed oversize diameter pipe.

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(Ord. 496 § 8.2, 1999: Ord. 462 § 8.2, 1998)

16.12.120 Provision of irrigation water.

A. Pursuant to RCW 58.17.310, as amended, each lot within a plat shall be provided with an irrigation water right-of-way. It shall be the responsibility of the developer to provide an irrigation system to supply water to each lot within the development.

B. Under no circumstances will irrigation water supplies be cross-connected to the municipal water system.

C. All irrigation water systems serving new development shall be privately owned, operated and maintained. Arrangements must be made with the town to provide irrigation water if a private system cannot be established.

(Ord. 496 § 8.3, 1999: Ord. 462 § 8.3, 1998)

16.12.130 Sanitary sewer system— Storm sewers.

A. A complete sanitary sewer collection system with a separate connection to the town sewer system shall be provided to each lot or unit within a development (including homes, business and industry) and shall be inspected and approved by the town engineer prior to construction of street improvements. Such sanitary sewer collection system shall be installed at the expense of the developer.

B. The sanitary sewer system shall be designed and constructed in accordance with the state Department of Ecology regulations and the standards of the town. Sewer mains shall be extended to the far side of any lot within a plat.

C. The town, may, at its discretion, direct that sewer main diameters in excess of that needed for service for the plat be installed. If the town directs such oversizing, the town shall pay the difference in cost, if there are additional costs, between the pipe diameter required for the subdivision and the town-directed oversized pipe.

D. As required by the engineer, storm drainage shall be disposed on-site through facilities designed by a professional engineer in conformance with Department of Ecology requirements and as approved by the town engineer. Storm drainage shall be designed such that drainage from new development does not conflict with present drainage patterns, create a drainage problem within itself or for its neighbors or cause environmental degradation of surface and ground water.

E. All required sanitary sewer lines and storm sewers located within the street improvement section shall be completed in accordance with Section 16.12.160, Public facilities standard plans, and shall be inspected and approved by the town engineer prior to construction of street surface improvements.

(Ord. 496 § 8.4, 1999: Ord. 462 § 8.4, 1998)

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16.12.140 Fire protection.

A. Water sources and facilities adequate for fire protection purposes shall be provided in every subdivision by the developer.

B. Fire protection facilities, including fire hydrants and appurtenances, shall be provided in accordance with the Uniform Fire Code under the direction and approval of the fire marshal. Such facilities shall be included in the improvement plans as approved by the town engineer.

(Ord. 496 § 8.5, 1999: Ord. 462 § 8.5, 1998)

16.12.150 Underground utilities.

A. Except as provided in subsection B of this section, all utility facilities shall be placed underground.

B. Facilities excepted from underground utility installation. Underground installation of utility facilities shall not include the following:

1. Electric, pad mounted transformers;
2. Electric transmission systems of a voltage of fifteen (15) KV or more;
3. Service meters at structures;
4. TV cable amplifiers, distribution taps;
5. Telephone pedestals and cross-connection terminals; and
6. Temporary services necessary for construction.

C. No buildings or structures, except fences, shall be permitted to be constructed on any utility easements, or over any utility facilities. Masonry fences will be considered as structures rather than fences.

(Ord. 496 § 8.6, 1999: Ord. 462 § 8.6, 1998)

16.12.160 Public facilities standard plans.

All public facilities shall be designed and constructed in accordance with the town of Naches standard plans as outlined below. The standard plans are administered by the town engineer.

A. Street Improvements.

1. Street Right-of-Way, Driving Lane and Parking Widths. The following are the minimum widths permitted for street right-of-ways, driving lanes and parking:

Street Type	Right-of-way	Driving Lane*	Parking
Principal arterial	70 feet	12 feet, 11 feet	10 feet

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Minor arterial	60 feet	12 feet, 11 feet	10 feet
Collector	50 feet	12 feet, 11 feet	8 feet
Local access	50 feet	11 feet, 10 feet	8 feet

* Lane widths are specified as exterior lane width first, then interior through lane and exclusive turn, third represents a two-way turn.

a. A reduction of the right-of-way width to not less than fifty (50) feet, where topography permits, or when the proposed street connects to or is the extension of an existing street having a right-of-way width less than the required minimum, when approved by the town council, may be permitted.

b. The shoulder width on all streets shall be increased by two feet when guardrails are required by the town engineer.

c. A ten (10) foot utility easement shall be provided on both sides of the right-of-way, unless reduced to one side by the town engineer and approved by the town.

d. Traffic control signs and pavement marking shall be provided according to the Manual on Uniform Traffic Control Devices, as amended, at the developer's expense.

e. The slope of the right-of-way outside of the driving and parking lanes shall not feature cuts or fill with slopes steeper than two to one.

2. Surfacing. Surfacing for all town streets shall be as follows:

Street Type	Surface
Principal arterial	3″ asphalt concrete pavement
Minor arterial	3″ crushed surfacing - top course ⅝″-0
Collector	6″ ballast 2 ½″-0 Fabric membrane underneath where unsuitable soils arebpresent 2 ½″ asphalt concretePavement
Local access (residential)	2 ½″ crushed surfacing - top course ⅝″-0 6″ ballast 2 ½″-0 Fabric membrane underneath where unsuitable soils are present

3. Provision of Street Curbing. Provision of curbing on Naches streets shall be as follows:

a. All present and future through streets shall be constructed with barrier curbs.

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b. Interior and dead-end residential streets may be constructed with rolled mountable curbs.

c. The curb radii at all intersections and interior corners shall be constructed with barrier curbs from the property lines of the corner lots.

4. Additional requirements for street design are also listed in Sections 16.12.090 to 16.12.150 and 16.12.170.

B. Sidewalk Improvements. Sidewalks are required for all public streets within Naches as follows:

:

Street Type	Sidewalks Required
Principal arterial	Both sides of street
Minor arterial and collector	Both sides of street unless insufficient right-of-way width is available, then on only one side is required.
Local access (residential)	On one side of street
Cul-de-sac	On one side of street if greater than 200 feet in length, if less than 200 feet in length are not required

1. Sidewalk Width. All sidewalks shall be a minimum of five feet in width.

2. Sidewalk Surface. All sidewalks shall be constructed of cement concrete to a minimum depth of four inches, except at driveways and where rolled curbs are present, then the depth shall be six inches.

3. Property owners and developers shall be responsible for replacing all cracked or damaged sidewalks in a timely fashion at no cost to the public.

C. Domestic Water Distribution System.

1. As stated in Section 16.12.110, a complete domestic water distribution system shall be installed to provide potable water to each lot within a development. This water distribution system shall be designed and constructed in accordance with the state Department of Health regulations and standard practices of the town.

2. Water lines and mains should be located within the utility easement of the street right- of-way, the size of which shall be determined based on the estimated water usage (demand) and required fire flows.

D. Sanitary Sewer System.

1. As stated in Section 16.12.130, a complete sanitary sewer collection system with a separate connection to the town sewer system shall be provided to each lot or unit within a development. The sewer collection system must be designed and constructed in accordance

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with the state Department of Ecology regulations and the standards of the town.

2. Sewer lines should be located within the utility easement of the street right-of-way; side sewers must be four-inch minimum lines (for residential development). Sewer mains shall be a minimum of eight-inches in diameter.

3. The town may require a town approved back-flow device to be installed at the expense of the developer on the side sewer extension for each lot within the development.

E. Storm Drainage-Storm Sewers.

1. All subdivisions, commercial and industrial developments shall provide for drainage such that their development does not conflict with present drainage patterns, create a drainage problem within itself or for its neighbors. Most common short subdivisions (short plats) or smaller commercial and industrial developments are not anticipated to cause such conflicts; therefore they will be subject to the requirements of this subsection only when review of the proposed development by the town engineer reveals, in his or her opinion, that such conflicts exist or potentially exist. When the town engineer makes such determination, the developer shall conform to this subsection. Subdivisions shall comply with this subsection in all cases.

2. A drainage plan, where required, shall be prepared by a professional engineer registered in the state and submitted to the town engineer for review and approval for any proposed land development that will increase the quantity of or in any way alter the drainage runoff occurring prior to development.

3. Design calculations for peak flow and peak volume storage requirements shall be based on a design storm frequency of ten (10) years, unless it is determined by the town engineer that the development is located in a drainage problem area whereby the design storm frequency may be raised accordingly.

4. The plan shall provide for the on-site detention and/or retention of the total water intercepted and collected by the development and the areas (improved and unimproved) lying and draining presently to and through the proposed development, for the design storm, unless other natural or man-made systems are available for use.

5. Detention and/or retention of storm-water runoff from any proposed land development shall be accomplished by stormwater holding

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facilities, either open or closed, or by introduction, on-site, of stormwater into the permeable soils via an infiltration system.

6. The drainage plan shall incorporate all calculations of the determination of the required size of the systems.

7. The overflow of runoff in excess of the design storm quantities must be situated or directed to where it would have overflowed under the conditions existing prior to the proposed development. The capacity of the drainage course downstream of the development may be required to be evaluated. The submitted drainage plan shall incorporate, among other data, a topographical map to clearly define:

   a. The proposed development;

   b. All areas, improved and unimproved, lying upstream and draining to and across the proposed development; and

   c. Drainage courses, natural or otherwise, to which the proposed development will drain.

   Said plans shall include a plan profile of the systems including cross-sections of all open ditches and channels. Hydraulic and physical data such as grades, bottom elevation of ditches and channels, inverts of pipes at all structures, such as manholes and catch basins, size and length of all pipes; lengths of ditches and channels, and top elevation of all catch basin covers shall be called out. This includes the invert elevations of the existing or other proposed storm drainage systems that the subject drainage plan proposes to tie into.

F. Underground Utilities. All underground utilities in all new residential areas shall be installed and maintained at a depth of not less than three feet below the graded surface of said way or street; provided, existing installations may be maintained at the present level until replaced.

G. Improvement Plans. Improvement plans shall comply with town standard plans.

The plans shall be done under the direction of a professional engineer (design engineer) registered in the state of Washington and shall bear the engineer's stamp and signature. All improvement plans shall be reviewed and approved by the town engineer or the town engineer's representative and shall be stamped "approved" prior to issuance of a construction permit. Any changes to approved plans that result during construction shall be shown on as constructed or as built plans provided by the developer and marked "As Built" or "As Constructed" by the design engineer.

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(Ord. 496 §§ 9—9.7, 1999: Ord. 462 §§ 9—9.7, 1998)

16.12.170 Public facilities development procedures—Underground utilities.

A. Financing of Installations. The developer shall make all arrangements for the installation of underground utilities with the appropriate agency or utility. The costs of constructing the new facilities shall be the responsibility of the developer.

B. Covenant for Future Installations. Development covenants and final plats shall contain a provision that all future utility facilities shall be placed underground.

(Ord. 496 § 10, 1999: Ord. 462 § 10, 1998)

16.16 SUBDIVISIONS

16.16.010 Applicability of provisions.

Every division of land for the purpose of sale, lease or transfer into five or more lots, parcels or tracts within the town shall proceed in compliance with this chapter.

(Ord. 496 § 3.0(a), 1999: Ord. 462 § 3.0(a), 1998)

16.16.020 Resubdivision of platted lots.

A. The division of any lot within a recorded subdivision plat shall be replatted in accordance with the procedures for subdivisions as provided in this chapter.

B. Lot lines within an existing subdivision may be adjusted in accordance with the procedures of Chapter 16.28, Boundary Line Adjustment, without replatting, providing that no new or substandard lots are created.

(Ord. 496 § 3.0(b), 1999: Ord. 462 § 3.0(b), 1998)

16.16.030 Preliminary plat procedures—Application requirements.

A. Preapplication Meeting. Prior to filing a preliminary plat application, the developer shall confer with the administrative official and submit a sketch of the proposed subdivision. The administrative official shall advise the developer as to procedure, conformity to ordinances and comprehensive plan policies applicable to the proposed development.

B. Application for Subdivision. Application for a preliminary plat approval shall consist of the following:

1. A general application form, completed and signed by the property owner or his or her authorized agent;

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2. Twelve (12) copies of the preliminary plat (as prepared by or under the supervision of a registered professional engineer or registered land surveyor), one reproducible copy and any supplemental material prepared in accordance with Chapter 16.36, Table of Required Information;
3. A title report verifying ownership of and encumbrances on the property as required by RCW 58.17.165 and including the names and addresses of all affected property owners within three hundred (300) feet of the subject property and all contiguous property under the ownership or control of the applicant; and
4. A completed SEPA environmental checklist if required, and prepared in accordance with RCW 43.21C (SEPA).

(Ord. 620 §§ 2, 3, 2006; Ord. 496 § 3.1, 1999: Ord. 462 § 3.1, 1998)

16.16.040 Administrative review.

A. Review Procedure. The administrative official, after issuing the determination of completeness, including the preliminary determination of consistency (in accordance with procedures established in RCW 36.70B.030 and 36.70B.070) for the preliminary plat application, shall distribute copies to the following affected agencies, such as, but not limited to the: Yakima County health district, Naches/Wapatox Irrigation District, Yakima County Fire District No. 3, Yakima County public utility district, Kel-Lowry Ditch Company, Naches School District, Yakima County assessor, town engineer, etc. for review and comment.

B. Technical Review. The administrative official, with the assistance of reviewing agencies shall determine if the proposal conforms to the policies, standards and accepted design principles for the following:
1. The comprehensive plan and zoning code;
2. Public facilities, including but not limited to adequate transportation, facilities, stormwater, drainage, water supply, sewage disposal, streets, sidewalks, bicycle, pedestrian and nonmotorized transportation, street lights, fire protection facilities, easements and utilities within and around the proposed subdivision;
3. The proposed lots have adequate means of ingress and egress in accordance with the provisions of this title; and
4. The public interest will be served by the subdivision and/or dedication.

C. Staff Report and Recommendations. Based on the information provided by the applicant for the proposed preliminary plat and the technical and design analysis of the proposed subdivision provided by affected agencies, the administrative official

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may compile a staff report and recommendations to be presented to the planning commission prior to the open record public hearing on the preliminary plat.

(Ord. 496 § 3.2, 1999: Ord. 462 § 3.2, 1998)

16.16.050 Hearing notice.

A. When a preliminary plat has been submitted to the town, the town clerk shall establish the date and time for a public hearing before the planning commission.

B. The costs of publishing the hearing notice and/or notice of application, generating mailing labels and mailing of notices shall be provided for by the applicant.

C. The notice of the public hearing, stating the time, place and purpose for which the hearing is held, shall be published not less than fifteen (15) days prior to the hearing, in a newspaper of general circulation within the town. The notice of public hearing shall also be mailed by the town at least fifteen (15) days prior to the date of the hearing, to the owners of all properties located within three hundred (300) feet of any portion of the boundaries of such adjacently located parcels of real property owned by the owner of the real property proposed to be subdivided. Notice shall also be given to the state Department of Transportation (DOT) in accordance with RCW 58.17.080, as it now exists or is hereafter amended, when the proposed subdivision is located adjacent to the right-of-way of a U.S. (federal) highway as DOT regulates access and maintenance on federal highways.

D. All hearing notices shall include a description of the location of the proposed subdivision. The description may be in the form of either a vicinity location sketch or written description other than a legal description. Additional notice of application shall be given as provided in RCW 36.70B.110.

(Ord. 496 § 3.3, 1999: Ord. 462 § 3.3, 1998)

16.16.060 Planning commission public hearing.

A. The planning commission shall consider the staff report and other agency reports, public testimony and all other relevant facts and consider whether the proposed subdivision makes appropriate provisions for, but not limited to, public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, and whether the public use and interest will be served by the platting of such subdivision. If the planning commission finds the proposed subdivision does make such appropriate provisions and that the public use and interest will be served, then the planning commission shall recommend approval of the preliminary plat to the town council. If the planning

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commission finds that the proposed subdivision does not make such appropriate provisions, or that the public use and interest will not be served, then the planning commission shall recommend disapproval of the preliminary plat.

B. The planning commission shall not later than ten (10) business days following the conclusion of the public hearing, express a recommendation for approval and may state conditions, if any, for such approval, or recommend disapproval. The recommendation of approval or disapproval shall be based upon the factors specified in this Section, Section 16.16.080, and RCW 58.17.110. Every such recommendation shall be in writing and shall include findings of fact and conclusions to support the recommendation.

C. Recommended conditions to be fulfilled, if any, after approval of the preliminary plat shall be written on the face of the plat or incorporated in the planning commissions written recommendation.

D. The town clerk shall, upon receipt of the recommendation of the planning commission, immediately transmit a copy of the recommendation to the town council, the town engineer, the Yakima County health district, the subdivider and the subdivider's surveyor. A record of the public hearing shall be kept by the town and shall be open to public inspection.

(Ord. 496 § 3.4, 1999: Ord. 462 § 3.4, 1998)

16.16.070 Town council hearing.

The town council upon receipt of a recommendation on any preliminary plat shall, at its next public meeting, set the date for a closed record hearing to consider the matter in accordance with the procedures and standards for conducting a closed record hearing. A record of the closed record public hearing shall be kept by the town and shall be open to public inspection.

(Ord. 496 § 3.5, 1999: Ord. 462 § 3.5, 1998)

16.16.080 Disapproval due to flood, inundation or swamp conditions.

Pursuant to RCW 58.17 as it now exists or is hereafter amended, the planning commission shall consider the physical characteristics of the proposed subdivision site and may recommend disapproval of a proposed plat because of flood inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval and such improvements shall be noted in the final plat or in the planning commission's recommendation.

(Ord. 496 § 3.6, 1999: Ord. 462 § 3.6, 1998)

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16.16.090 Approval—Abandoned orchard removal prerequisite.

Before final approval is given any plat, removal of an abandoned fruit orchard within the plat may be recommended by the planning commission as a condition of approval in order to protect existing orchards from pest and disease associated with abandoned orchards; provided that the recommendation may suggest designated trees to remain standing on individual lots for the use and enjoyment of the home owners; provided, further, that an effective program of pest and disease control is carried out by the property owners on the remaining trees pursuant to Chapter 15.08 RCW, as it now exists or is hereafter amended.

(Ord. 496 § 3.7, 1999: Ord. 462 § 3.7, 1998)

16.16.100 Preliminary plat— Expiration of approval— Extension—Conditions.

A. Approval of preliminary plats of proposed subdivisions shall expire ~~three~~ ten (10) years from the day of town council approval thereof. The council shall, upon written application of the subdivision applicant at least thirty (30) days prior to such expirations, grant an extension for a maximum period of one year upon a showing that the applicant has attempted in good faith to submit the final plat within the three-year period.

B. The town council shall determine whether to grant an extension of time on the basis of the past diligence and future plans of the subdivision applicant, as well as the Planning Commission's oral recommendation.

C. Any extension of time granted pursuant to this section shall be conditioned upon the proposed subdivision's compliance with all subdivision requirements in effect on the date that such extension is granted.

(Ord. 496 § 3.8, 1999: Ord. 485 §§ 1, 2, 1998; Ord. 462 § 3.8, 1998)

16.16.110 Decision—Review of.

The decision of the town council on a preliminary plat is final and conclusive unless appealed to the superior court pursuant to the provisions of the Land Use Petition Act (RCW 36.70C).

(Ord. 496 § 3.9, 1999: Ord. 462 § 3.9, 1998)

16.16.120 Final plat procedure.

A. Filing Period—Submission of Plans. At any time within twelve (12) months following the council's approval of a preliminary plat, the subdivider shall submit the original tracing and four copies of the proposed final plat design and other exhibits to the

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administrative official along with four copies of the improvement plans, profiles and specifications for streets, utilities and other required improvements to be constructed in the proposed subdivision.

B. Review by Administrative Official—Compliance with Preliminary Plat Approval. The administrative official shall review the proposed final plat for conformance to the preliminary plat as approved by the town council and the required information contained within Chapter 16.36, Table of Required Information. The administrative official shall then distribute a copy of the proposed final plat and required improvement plans to the town engineer.

C. Review by Town Engineer—Authorization to Construct Improvements. The town engineer shall check the final plat and improvement plans for compliance with Section 16.16.140 and Article I of Chapter 16.12, Design Standards and Improvement. Upon approval of the plans by the town engineer, the administrative official may authorize the developer to construct the required improvements within the eighteen (18) month period of the council's preliminary approval. No construction of public improvements may begin without written approval from the administrative official.

D. Completion of Improvements—Surety. As provided in RCW 58.17.130, required improvements not completed prior to council approval of the final plat shall be secured in favor of the town by a surety in an amount acceptable to the town. The surety shall equal one hundred fifty (150) percent of the estimated cost of completion as determined by the town engineer. The surety shall be acceptable to the town council upon approval of the final plat. In addition, bonds or other security may be required by the council securing to the town the successful operation of the improvements for up to two years after final plat approval. Sureties to guarantee required improvements are as follows:

1. Street Improvements Including the Pavement Section, Sidewalks, Sewer, Water and Street Lights. The developer may complete all required improvements prior to council approval of the final plat, provided that such completed improvements shall be acceptable to the town prior to submission of the final plat to the council.
2. Sidewalks. For sidewalk improvements as specified in Section 16.12.100(C), the developer agreement with accompanying surety shall include that the developer will install all remaining sidewalk improvements following the sale of fifty (50) percent of the lots.

(Ord. 496 § 3.10, 1999: Ord. 485 § 3, 1998; Ord. 462 § 3.10, 1998)

16.16.130 Final plat—Dedications.

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No plat shall be approved unless adequate provision is made in the subdivision for the dedication or reservation of drainage ways, streets, alleys, easements, parks, playgrounds and other general purposes as may be required by the SEPA process.

(Ord. 496 § 3.11, 1999: Ord. 462 § 3.11, 1998)

16.16.140 Final plat survey and improvement plan standards.

A. Survey—Certification. The final plat shall be prepared by a land surveyor registered in the state of Washington, who shall certify on the final plat that it is a true and correct representation of the lands actually surveyed. The surveyor's certificate shall include all required monuments, other than those approved and bonded for setting at a later date, that have been set and all lot corners that have been staked on the ground as depicted on the plat. All surveys shall conform to standard practices and principles for land surveying, including the Survey Recording Act, RCW 58.09.

B. Survey Data and Control Monumen-tation. (See Chapter 16.36, Table of Required Information).

C. Permanent Control Monuments—Settings. Permanent control monuments within the streets shall be set after the streets are paved. In the event a final plat is approved before streets are paved, the surety deposited to secure street completion shall include one hundred fifty (150) percent of the cost estimated by the town engineer for setting such monuments.

D. Detailed Construction Plan Standards. Final plans, profiles and specifications for streets, utilities and other required improvements shall be provided to the administrative official in a manner and form acceptable to the town engineer. Improvement plans shall conform to Section 16.12.160, Public facilities standard plans, and shall be made by or under the supervision of a Washington State registered professional engineer who shall stamp and sign all plans, profiles and specifications.

(Ord. 496 § 3.12, 1999: Ord. 462 § 3.12, 1998)

16.16.150 Final plat acceptance— Recording.

A. Prior to filing the final plat for council action, the administrative official shall make a determination that:

1. The proposed final plat meets all standards established by state law and this title;
2. The proposed final plat bears the certificates and statements of approval required by law (see subsection 36 of Chapter 16.36, Table of Required Information);

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3. A title insurance report furnished by the developer confirms that the title of the land in the proposed subdivision is vested in the name of the owners having a title interest and whose signatures appear on the plat's certificate;

4. The developer has provided any required surety in a form commensurate with improvements required to be completed as described in Section 16.16.120(D).

B. Filing for Council Action. RCW 58.17.140 provides that the council shall act on the final plat within thirty (30) days from the date of filing thereof. For this purpose, the date of filing shall be construed to be the date the administrative official has submitted the final plat to the council after all administrative requirements of this title have been met.

C. Council Determination. The council shall determine that the conditions imposed on the approved preliminary plat have been met and that any required surety is adequate to assure completion of the required improvements not already completed.

D. Certification and Recording. If approved, the council shall certify its acceptance by authorizing the mayor to sign a statement to that effect on the face of the plat. One mylar base or reproducible copy and three paper copies shall be furnished to the town. The town clerk shall then forward one mylar base or reproducible copy thereof to the town engineer and one paper copy to the county assessor. The applicant shall submit the required recording fee to the town clerk who shall record the final plat with the county auditor.

(Ord. 496 § 3.13, 1999: Ord. 462 § 3.13, 1998)

16.20 SHORT SUBDIVISIONS

16.20.010 Applicability of provisions.

Every division or redivision of land for the purpose of sale, lease or transfer of ownership into four or fewer lots, parcels or tracts within the town shall proceed in compliance with this chapter from the date of filing.

(Ord. 496 § 4.0(a), 1999: Ord. 462 § 4.0(a), 1998)

16.20.020 Redivision of platted lots.

As provided in RCW 58.17.060, a lot that is created by a short plat shall not be further divided by short platting for a period of five years; provided, however, that when the short plat contains fewer than four lots, nothing in this section shall prevent the filing of an alteration or amendment within a five-year period to create up to four lots within the original

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short plat boundaries. The amended short plat shall be recorded in accordance with the following provisions:

A. The amended short plat must comply with the procedures and requirements of this chapter for original short plat approval. A new survey shall not be required except for new lines created by the amended short plat.

B. The title of the amended short plat shall be: "Short Plat No. _____ Amending Short Plat No. _____." The second blank above shall be completed by the applicant prior to submission of the amended short plat.

C. The amended short plat shall show all of the land shown on the original short plat and shall bear the acknowledged signatures of all parties having ownership interest in the affected lots, tracts, parcels, sites or divisions within the original short plat as shown by a current title certificate.

Any further divisions within said five-year period must be processed as a subdivision under the provisions of Chapter 16.16.

D. Minor clerical errors may be corrected by the surveyor upon approval of the administrative official by recording an affidavit with the county auditor specifically referencing the short plat by number and the correction.

(Ord. 496 § 4.0(b), 1999: Ord. 462 § 4.0(b), 1998)

16.20.030 Placing lots or parcels on assessment rolls.

No lot or parcel of land subject to the provisions of this chapter shall be placed on the county assessor's tax rolls until an approved short plat has been filed for record with the county auditor.

(Ord. 496 § 4.0(c), 1999: Ord. 462 § 4.0(c), 1998)

16.20.040 Administrative authority.

The administrative official or his or her designee is responsible for processing and approving proposed short plats.

(Ord. 496 § 4.0(d), 1999: Ord. 462 § 4.0(d), 1998)

16.20.050 Short plat procedures—Application requirements.

A. Preapplication Meeting. Prior to filing a short plat application, the developer shall submit a sketch of the proposed division. The administrative official or his or her designee shall advise the developer as to procedure, conformity to applicable titles and comprehensive plan policies.

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B. Application for Short Plat. Application for a short plat shall consist of the following:

1. A general application form, completed and signed by the developer;
2. A short plat map prepared in accordance with Chapter 16.36, Table of Required Information, a reproducible copy, and five paper copies of each;
3. A title certificate verifying ownership of and encumbrances on the property as required by RCW 58.17.165.

(Ord. 620 § 4, 2006; Ord. 496 § 4.1(a), 1999: Ord. 462 § 4.1(a), 1998)

16.20.060 Administrative review.

A. Review Procedure. The administrative official, after issuing the determination of completeness, including the preliminary determination of consistency (in accordance with procedures established in RCW 36.70B.030 and 36.70B.070) for the short plat application, shall distribute copies to other affected agencies for review and comment.

B. Technical Review. The administrative official, with the assistance of reviewing agencies shall determine if the proposal conforms to the policies, standards and accepted design principles for the following:

1. The comprehensive plan and zoning code;
2. Public facilities, including but not limited to transportation, facilities, stormwater, drainage, water supply, sewage disposal, streets, sidewalks, nonmotorized transportation, street lights, fire protection facilities, easements and utilities within and around the proposed short plat;
3. The proposed lots have adequate means of ingress and egress in accordance with the provisions of this title; and
4. The public interest will be served by the subdivision and/or dedication.

C. Subdivision Administrative Official's Decision. Upon completion of technical review, the administrative official shall notify the applicant of the decision to approve, conditionally approve, or disapprove the proposed short plat. The administrative official may waive certain improvement requirements of Chapter 16.12 where the short plat consists of parcels large enough to be redivided or subdivided by appropriate application into more standard size lots allowed by the particular zoning district.

(Ord. 532, 2000; Ord. 496 § 4.1(b), 1999: Ord. 462 § 4.1(b), 1998)

16.20.070 Short plat improvements—Surety—Time limit.

A. Road, sidewalks and other improvements which may be required in short plats shall be completed prior to the final short plat certification and recording unless

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engineered improvement plans with adequate surety is provided in the same manner and standards as required for subdivisions in Section 167.16.120(D), except that, all improvements covered by surety shall be completed within one year of recording the short plat.

B. Improvement plans along with the completed short plat map shall be submitted to the administrative official not later than six months following the date of conditional approval granted under Section 16.20.060(c).

(Ord. 496 § 4.2, 1999: Ord. 462 § 4.2, 1998)

16.20.080 Short plat final approval—Recording.

Upon receipt of the completed short plat which meets all requirements of this chapter, the administrative official shall certify approval of the short plat. The town clerk shall then record the original with the county auditor and forward a copy to the county assessor, unless an appeal has been filed with the town.

(Ord. 496 § 4.3, 1999: Ord. 462 § 4.3, 1998)

16.20.090 Short plat—Preliminary application appeals.

A. The decision of the administrative official on a preliminary short plat application shall be final and conclusive unless appealed to the planning commission in accordance with the procedures and standards for open record appeals.

B. The final decision of the planning commission on the appeal of a preliminary short plat application decision shall be final and conclusive unless appealed to the town council.

(Ord. 496 § 4.4, 1999: Ord. 462 § 4.4, 1998)

16.24 BINDING SITE PLAN

16.24.010 Purpose.

The purpose of a binding site plan is to provide an alternative method of land division as provided for in RCW 58.17.035 for the sale or lease of commercial and industrial properties and condominiums. A binding site plan includes a survey together with a developer agreement.

(Ord. 496 § 6.0, 1999: Ord. 462 § 6.0, 1998)

16.24.020 Applicability of provisions.

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This chapter applies to the following:

A. The sale or lease of property zoned: GB, general business district or LI, light industry; and

B. Condominiums authorized under Chapter 64.34 RCW and where allowed in the zoning code.

(Ord. 496 § 6.1, 1999: Ord. 462 § 6.1, 1998)

16.24.030 Binding site plan components.

A. A binding site plan means a record of survey and a developer agreement. A developer agreement includes a written narrative together with a scaled drawing (commonly known as a site plan) which together address the development details required by this chapter.

B. The developer agreement shall incorporate the requirements of the planning commission, after consideration of the comments received during the public hearing on the binding site plan.

C. The developer agreement requires the notarized signature of both the developer and the administrative official.

(Ord. 496 § 6.2, 1999: Ord. 462 § 6.2, 1998)

16.24.040 Application requirements.

A. Preapplication Meeting. Prior to filing a binding site plan application, the applicant shall confer with the administrative official or his or her designee. The administrative official shall advise the applicant of the required procedures and applicable titles.

B. Application Contents. An application for a binding site plan shall include a written narrative and twelve (12) copies of a scaled drawing which together address the following:

1. The information listed in Chapter 16.36, Table of Required Information;
2. The purpose for which the property and/or buildings will be used;
3. Schedule for completion of improvements;
4. Surety provisions for future improvements as provided in Section 16.16.120(D);
5. Off-street parking plans;
6. Landscaping plans;
7. Dimensional information where applicable for lots, buildings, fences, etc.;
8. Maintenance plans; and

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9. A completed SEPA environmental checklist if required, and prepared in accordance with RCW 43.21C (SEPA).

(Ord. 620 § 5, 2006; Ord. 496 § 6.3, 1999: Ord. 462 § 6.3, 1998)

16.24.050 Administrative review.

A. Review Procedure. Binding site plan applications including developer agreements shall be reviewed by the administrative official prior to the open record public hearing before the planning commission. The administrative official, after issuing the determination of completeness, including the preliminary determination of consistency (in accordance with procedures established in RCW 36.70B.030 and 36.70B.070) for the binding site plan application, shall distribute copies to the following affected agencies, to include, but not limited to the following: Yakima County health district, Naches/Wapatox Irrigation District, Yakima County Fire District No. 3, Yakima County public utility district, Kel-Lowry Ditch Company, Naches School District, Yakima County assessor, town engineer, etc., for review and comment.

B. Design and Development Requirements. Design and development standards of this title will be used as a basis for the design and development of the binding site plan. Certain standards may be modified or deleted where appropriate to address the concept of the development while still meeting the intent of this chapter. To the greatest extent possible, design and development standards will be addressed in the developer agreement and record of survey. When phasing is involved, specific issues related to future development within the binding site plan shall be reviewed and approved as part of the overall development prior to issuance of any construction, right-of-way, sign or any other permit for the initial phase.

C. Subdivision Administrative Official's Recommendation and Staff Report. Based on the information provided by the applicant for the binding site plan and the technical and design analysis of the binding site plan provided by affected agencies, the administrative official shall compile a staff report and recommendations to be presented to the planning commission prior to the open record public hearing on the binding site plan.

(Ord. 496 § 6.4, 1999: Ord. 462 § 6.4, 1998)

16.24.060 Hearing notice.

A. When a binding site plan, including written narrative has been submitted to the town, the town clerk shall establish the date and time for a public hearing before the planning commission.

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B. The costs of publishing the notice of public hearing and/or notice of application, generating mailing labels and mailing of notices shall be provided for by the applicant.

C. The notice of the public hearing, stating the time, place and purpose for which the hearing is held shall be published not less than fifteen (15) days prior to the hearing in a newspaper of general circulation within the town. The notice of public hearing shall also be mailed by the town at least fifteen (15) days prior to the date of the hearing, to the owners of all properties located within three hundred (300) feet of any portion of the boundaries of such adjacently located parcels of real property owned by the owner of the real property proposed to be subdivided. Notice shall also be given to the state Department of Transportation (DOT) in accordance with RCW 58.17.080, as it now exists or is hereafter amended, when the proposed binding site plan is located adjacent to the right-of-way of a U.S. (federal) highway as DOT regulates access and maintenance on federal highways.

D. All hearing notices shall include a description of the location of the proposed binding site plan. The description may be in the form of either a vicinity location sketch or written description other than a legal description. Additional notice of application shall be given as provided in RCW 36.70B.110.

(Ord. 496 § 6.5, 1999: Ord. 462 § 6.5, 1998)

16.24.070 Public hearing.

An open record public hearing shall be held before the planning commission on the binding site plan including developer agreement. The planning commission shall consider the staff report and other agency reports, public testimony and all other relevant facts before developing his or her findings of fact and making a recommendation to the town council for approval, approval with conditions or disapproval of the binding site plan and developer agreement.

(Ord. 496 § 6.6, 1999: Ord. 462 § 6.6, 1998)

16.24.080 Town council hearing.

The town council, upon receipt of a recommendation on any binding site plan including developer agreement, shall at its next public meeting set the date for a closed record public hearing to consider the matter in accordance with the procedures and standards for conducting a closed record public hearing. A record of the closed record public hearing shall be kept by the town and shall be open to public inspection.

(Ord. 496 § 6.7, 1999: Ord. 462 § 6.7, 1998)

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16.24.090 Survey and plat standards.

Surveys and monumentation must be in conformance with Chapter 16.36, Table of Required Information, RCW Title 58 and all other applicable state standards.

(Ord. 496 § 6.8, 1999: Ord. 462 § 6.8, 1998)

16.24.100 Recording and enforcement.

The survey and approved developer agreement shall become effective only upon recording with the Yakima County auditor. The lots, parcels or tracts created through this procedure are legal lots of record. The face of the survey and the developer agreement shall indicate that the documents are dependent upon one another and together constitute the binding site plan.

(Ord. 496 § 6.9, 1999: Ord. 462 § 6.9, 1998)

16.24.110 Amendment.

The recorded binding site plan may be amended at the town's discretion. Amendments to a binding site plan shall be processed pursuant to this title and must be recorded.

(Ord. 496 § 6.10, 1999: Ord. 462 § 6.10, 1998)

16.24.120 Vacation.

The town council may authorize the vacation of a recorded binding site plan after approval of a new binding site plan.

(Ord. 496 § 6.11, 1999: Ord. 462 § 6.11, 1998)

16.28 BOUNDARY LINE ADJUSTMENT

16.28.010 Application requirements.

Boundary line adjustment, as defined in Section 16.04.100, shall comply with the following:

A. Preapplication Meeting. Prior to filing a boundary line adjustment application, the applicant shall confer with the administrative official or his or her designee and submit a sketch or description of the proposed boundary change.

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B. General Application. A general application form must be completed including the existing legal description of the properties involved.

(Ord. 496 § 5.0, 1999: Ord. 462 § 5.0, 1998)

16.28.020 Boundary line adjustment requirements.

A. Boundary line adjustments require a property survey prepared by a licensed land surveyor unless it is determined by the administrative official that a survey is not necessary because the adjustment involves only the minor shifting of a single common property line between parcels which are part of a recorded survey or platted subdivision. A copy of such survey or plat shall be submitted with the application.

B. When a survey is not required under subsection A of this section, the proposed boundary line adjustment shall be shown on a copy of a recorded survey or recorded plat for the parcels or lots involved.

C. The boundary line adjustment drawing shall identify the exterior boundaries of all properties involved in the adjustment and shall identify the receiving parcel as a single parcel which includes the conveyed portion of the grantor's property. Revised legal descriptions of the parcels involved shall accompany the drawing except as provided in subsection F of this section.

D. The boundary line adjustment drawing and conveyance document shall contain a binding covenant that the land being conveyed is for the sole purpose of adjusting the boundary line between parcels and shall not result in the creation of additional parcel and is not to be sold or transferred as a separate parcel by the grantee, heirs and assigns.

E. Except as provided in subsection F of this section, the boundary line adjustment drawing shall contain a title of "Boundary Line Adjustment Survey" when a survey is required or "Boundary Line Adjustment" where a survey is not required and shall contain a certificate for approval by the administrative official.

F. If the boundary line adjustment is to adjust boundary lines between lots within a recorded plat and the owners wish to retain the lot and block legal description of the original plat, an "Amended Plat of (name of original plat)" shall be submitted by a licensed land surveyor along with a plat certificate. The amended plat shall contain an acknowledgment certificate signed by all owners having title interest in the boundary line adjustment. The acknowledgment shall include the following statement that the "purpose of the amended plat is for adjusting boundary lines between the lots as shown." The amended plat shall contain a surveyor's certificate and a certificate for approval by the administrative official.

(Ord. 496 § 5.1, 1999: Ord. 462 § 5.1, 1998)

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16.28.030 Boundary line adjustment—Recording.

A. When the requirements of this chapter are met, the administrative official shall certify approval of the boundary line adjustment.

B. When a survey is required, the surveyor shall set the necessary monuments, record the survey with the county auditor and submit a copy to the administrative official.

C. When a survey is not required, the applicant shall submit the recording fee to the town clerk or his or her designee who shall record the boundary line adjustment drawing and revised legal descriptions with the county auditor.

D. A boundary line adjustment must be recorded within one hundred eighty (180) days of approval by the administrative official.

(Ord. 496 § 5.2, 1999: Ord. 462 § 5.2, 1998)

16.32 VARIANCES

16.32.010 Conditions for variances—Application.

The town council may authorize such a variance from the terms of this title as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the terms of this title will work a special hardship upon the applicant; however, such variance shall not be granted by the town council unless and until a written application, duly advertised, is submitted demonstrating all of the following:

A. That the variance is necessary because of special conditions and circumstances relating to the size, shape, topography, location or surroundings of the subject property (land involved), and such variance will provide use rights and privileges permitted to other properties in the vicinity, located in the same zone as the subject property, and developed under the same land use regulations as the subject property requesting the variance;

B. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same area under the terms of this title;

C. That the special conditions and circumstances do not result from the actions of the applicant;

D. That the special hardship is not self-inflicted;

E. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands in the same area;

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F. That the granting of such variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity and zone in which the subject property (land) is located;

G. That financial gain is not the ground or grounds for this variance;

H. That the variance is in harmony with the intent and purpose of the comprehensive plan, other relevant town titles or this title; and

I. The variance granted is the minimum amount necessary to comply with the approval criteria listed above, and the minimum necessary to accommodate the permitted uses proposed by the application; in addition, the scale of the use shall be reduced as necessary to meet this requirement.

(Ord. 620 § 6, 2006; Ord. 496 § 12.0 (part), 1999: Ord. 462 § 12.0 (part), 1998)

16.32.020 Public hearing.

The planning commission shall hold an open record public hearing to consider the matter in accordance with the procedures and standards for conducting an open record public hearing. The variance request shall be considered concurrently with the preliminary plat or binding site plan during the open record public hearing. If the variance requested is from short plat provisions, then the variance shall be decided before the planning commission issues its decision on the short plat. An open record public hearing shall be held before the planning commission in this situation as well.

(Ord. 496 § 12.0(b), 1999: Ord. 462 § 12.0(b), 1998)

16.32.030 Council decision—Appeal.

A. The town council, after receipt of the planning commission's recommendations for approval or disapproval of the variance and approval or disapproval of the preliminary plat or binding site plan, shall at its next regularly scheduled meeting schedule a closed record public hearing to consider the planning commission's recommendations and make its decision whether to grant the variance or deny it and whether to approve, approve with conditions or deny the preliminary plat or binding site plan. In the case of a variance from short plat provisions, the town council shall also schedule and conduct a closed record hearing.

B. In granting variances and modifications, the town council may require such conditions as will, in its judgment, substantially secure the objectives of the standards or requirements so varied or modified; and

C. A final determination by the town council on a variance application may be appealed to superior court.

(Ord. 496 §§ 12.0(c)—(e), 1999: Ord. 462 §§ 12.0(c)—(e), 1998)

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Title 17 – Zoning Ordinance

Chapter 17.04 - INTRODUCTORY PROVISIONS AND DEFINITIONS
Chapter 17.08 - ADMINISTRATION AND ENFORCEMENT
Chapter 17.10 - DEVELOPMENT PERMIT APPLICATIONS
Chapter 17.11 - TRANSPORTATION CAPACITY MANAGEMENT
Chapter 17.12 - R1 RESIDENTIAL ZONE
Chapter 17.16 - R2 RESIDENTIAL ZONE
Chapter 17.20 - GB GENERAL BUSINESS ZONE
Chapter 17.22 - SIGN REGULATION IN GENERAL BUSINESS ZONE
Chapter 17.24 - L-I LIGHT INDUSTRIAL ZONE
Chapter 17.26 - FENCE REGULATION IN RESIDENTIAL AND LIGHT INDUSTRIAL ZONES
Chapter 17.28 - PLI PUBLIC LANDS/INSTITUTIONS ZONE
Chapter 17.32 - MOBILEHOMES, MOBILEHOME PARKS, TRAILER COACHES AND TRAILER COURTS
Chapter 17.34 - HOME OCCUPATIONS
Chapter 17.35 SPECIAL DEVELOPMENT STANDARDS HOUSING
Chapter 17.36 - PARKING AND LOADING REQUIREMENTS
Chapter 17.42 - DAY CARE FACILITIES
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17.04 INTRODUCTORY PROVISIONS AND DEFINITIONS

17.04.010 Purpose.

A. In adopting this zoning title, the town of Naches recognizes that there is a need to regulate the use of land to promote the public health, safety and general welfare. The town recognizes the opportunities to obtain an environment of high quality without unduly high public or private expenditures for development and without unreasonably restricting private enterprise or initiative.

B. The town further recognizes that since the general welfare of the public is superior in importance to the pecuniary profits of the individual, this title may: (1) limit the use of property; (2) cause depreciation of property values; or (3) prevent the most profitable use of the land. Zoning does not, therefore, constitute a vested right. Also, if some reasonable use of the property is allowed by this title, the effect is not confiscatory and is a proper exercise of the police power.

(Ord. 358 § 1 (part), 1987)

17.04.020 Principles.

This title, in order to obtain the greatest benefits from the opportunities which exist in the town, has been prepared in accordance with the following principles:

A. This title is based on the Naches sub-area comprehensive plan with respect to the general pattern of future land uses and the principles of future land development expressed in said plan.

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B. This title recognizes the importance to the community of all legitimate uses of land. This title further recognizes the need of all such uses to be protected from other uses which are unrelated or incompatible.

C. Uses which would affect adjoining uses or the public welfare, unless regulated in a particular way and meeting established standards and criteria, may be allowed as conditional uses subject to the review of the planning commission and town council.

(Ord. 358 § 1 (part), 1987)

17.04.030 Definitions.*

As used in this title, the following words and phrases shall be defined as follows:

"Abut" means contiguous to or immediately joining. For example, two common property lines are considered to be abutting.

"Accessory dwelling unit" means a self-contained residential unit that is accessory to a single-family dwelling on a lot and may be added to, created within, or detached from the primary single-family dwelling unit. An accessory dwelling unit has its own bathroom, kitchen facilities, living and sleeping areas, though it can share other features with the single-family dwelling including the yard, parking, or storage.

Commented [KN1]: RCW 36.70A.680 – 681

"Accessory structure" or "accessory use" means a structure or use incidental, appropriated, and subordinate to the main use of the property and located on the same lot as the main use.

"Affordable housing" means residential housing for rental occupancy which, as long as the same is occupied by low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent of the household's income. The department must adopt policies for residential homeownership housing, occupied by low-income households, which specify the percentage of family income that may be spent on monthly housing costs, including utilities other than telephone, to qualify as affordable housing. (RCW 43.185A.010)

"Alley" means a street which affords only a secondary means of vehicular access to property.

"Alter" means any change, modification or addition in constructing a building.

"Automobile wrecking yard" means any property where two or more vehicles not in running condition, or the parts thereof, are wrecked, dismantled, disassembled, substantially altered, or stored in the open.

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"Building" means any structure used or intended for supporting, sheltering or enclosing any use or occupancy.

"Club" means a facility owned or operated for a social, educational or recreational purpose, to which membership is required for participation and which is neither operated primarily for profit nor to render a service which is customarily carried on by a business.

"Co-living" means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.

Commented [KN2]: RCW 36.70A.538

"Conditional Use". Certain uses, because of their size, special requirements, or possible safety hazards may have detrimental effects on surrounding properties, but may also be compatible with the other uses if they are properly designed. Such uses are classified as conditional uses and require conditional use permits.

"Condominium" means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions.

"Cottage housing". Housing consisting of small attached or detached dwelling units arranged in a cluster around a common open space with shared parking facilities and a maximum individual square footage of 1,200 sq. ft.

"Day care center" means a day care facility serving thirteen (13) or more individuals.

"Day care facility" means a building or structure in which an agency, person or persons regularly provide care for a group of non-related individuals (children or adults) for periods of less than twenty-four (24) hours per day. This includes family day care homes and day care centers.

"Day care home, family" means an in-home day care facility serving one to twelve (12) individuals.

Dwelling, Multifamily. "Multifamily dwelling" means a building containing three or more dwelling units.

Dwelling, Two-Family. "Two-family dwelling" means a detached building containing two dwelling units.

Dwelling, Single-Family. "Single-family dwelling" means a detached building containing one dwelling unit, including mobilehomes, pursuant to Chapter 17.32

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"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Commented [KN3]: RCW 36.70A.030; RCW 35.21.685

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

Commented [KN4]: RCW 36.70A.030; RCW 35.21.685

"Family" means one or more persons related by blood, marriage, legal adoption or guardianship. ~~living together in a dwelling unit in which board or lodging may also be provided for not more than four additional persons who need not be related by the above living together in a dwelling unit.~~

Commented [KN5]: Removed in compliance with HB 5235; RCW 35A.21.314

Fence, Sight-Obscuring (or Visual Barrier). "Sight-obscuring fence" means a continuous fence, wall, evergreen planting or combination thereof, constructed and/or planted so as to effectively screen the particular use from view.

"Floor area" means the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building or portion thereof, not provided with surrounding exterior walls, shall be the usable area under the vertical projection of the roof or floor above.

"Garage" means a building or a portion of a building principally for vehicular equipment such as automobiles, boats, etc., not more than one thousand (1,000) square feet in area, in which only motor vehicles, used by the tenants of the building or buildings on the premises, are stored or kept.

"Grade (ground level)" means the average elevation of the finished ground level at centers of all walls of a building.

"Hazardous waste" means all dangerous and extremely hazardous waste as defined in RCW 70.105.010(15), except for moderate risk waste as set forth in RCW 70.105.010(17).

"Hazardous waste generator" means any person or site whose act first causes a dangerous waste to become subject to regulation under the Dangerous Waste Regulations, Chapter 173-303 WAC.

"Hazardous waste storage" means the holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.

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"Hazardous waste treatment" means the physical, chemical or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.

"Height of a building" means the vertical distance from the average elevation of the proposed finished grade at the front structure line to the highest point of the building.

"Home occupations" means any use customarily carried on within a dwelling by the inhabitants thereof, which use is incidental to the residential use and not primarily considered as a business, and which complies with the conditions of Chapter 17.40.

"Junk yard" means any property used for breaking up, dismantling, sorting, storing, distribution, buying, selling, packing or bailing any scrap, waste material, or use equipment or machinery of any nature.

"Loading space" means an off-street space within a building or on the same lot with a building for the temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials and which space has direct access to a street or alley.

"Lot" means a buildable unit of land that was created by a subdivision of land, or a single parcel or tract of land shown on a plat or recorded by metes and bounds. A lot shall include two or more abutting lots when used as a single lot, excluding lots lawfully divided or partitioned.

"Lot area" means the total horizontal area within the lot lines of a lot, exclusive of public and private roads and easements of access to other property.

"Lot coverage" means that percentage of the total area of a lot which is covered by the principal and accessory buildings, and driveways.

Lot, Corner. "Corner lot" means a lot abutting on two or more streets, other than an alley, at their intersection.

"Lot depth" means the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

"Lot line" means the property line bounding a lot.

Lot Line, Front. "Front lot line" means the lot line separating the lot from a street other than an alley, and in the case of a corner lot, the shortest lot line along a street other than an alley.

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Lot Line, Rear. "Rear lot line" means the lot line which is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a "rear lot line" ten feet in length within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side. "Side lot line" means any lot line not a front or rear lot line.

"Lot width" means the average horizontal distance between the side lot lines.

"Lot of record" means any lot established by an approved and recorded plat in which the lot is located.

"Main use" means the specific purpose for which land and/or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

Mobilehome. As defined in Chapter 17.32.

"Mobilehome parks" means a parcel of land under single ownership which has been planned and improved for the placement of ten or more mobilehomes on rental spaces for dwelling purposes.

"Multifamily housing" means a residential building designed for or occupied by two or more families, with the number of families in residence not exceeding the number of dwelling units provided.

"Nonconforming structure" means a lawful existing structure at the time the ordinance codified in this title or any amendment thereto becomes effective which does not conform to the dimensional or other requirements of the zone in which it is located.

"Nonconforming use" means a lawful existing use at the time the ordinance codified in this title or any amendment thereto becomes effective which does not conform to the use requirements of the zone in which it is located.

"Off-site hazardous waste treatment and storage" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facility is located.

"Off-site hazardous waste treatment and storage" means hazardous waste treatment and storage facilities that treat and store wastes generated on the same property.

"Parking space" means an off-street enclosed or unenclosed surfaced area of not less than twenty (20) feet by ten feet in size, exclusive of maneuvering and access area, permanently reserved for the temporary storage of one vehicle, and connected with a street by a surfaced driveway which affords ingress and egress for automobiles.

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"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services pursuant to RCW 36.70A.030. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW

Commented [KN6]: RCW 36.70A.030; RCW 35.21.685

"Person" means every natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government or any group or combination acting as a unit.

"Professional office" means an office occupied by doctors, dentists, accountants, attorneys, optometrists, architects, professional engineers or surveyors or persons engaged in similar occupations.

"Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. (RCW 35A.21.360)

"Right-of-way" means the area between the boundary lines of a street, road or other easement.

"Setback" means the distance between a lot line and a structure, as required by this title.

"Sign" means any medium, including its structure and component parts, which is used or intended to be used to attract attention to the subject matter for advertising purposes.

"State siting criteria" means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW 70.105.210.

"Street" means a public right-of-way designed for motor vehicular and pedestrian traffic.

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"Structural alteration" means any change to the supporting members of a structure including foundations, bearing walls or partitions, columns, beams, girders, or structural change in the roof or in the exterior walls.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece or work composed of parts jointed together in some definite manner and includes posts for fences and signs, but does not include mounds of earth or debris.

"Trailer house" means a vehicle or similar portable device originally designed or presently constructed to permit temporary human occupancy for living and sleeping purposes and having permanent kitchen and bath facilities. A mobilehome is a type of trailer.

"Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Commented [KN7]: Source: RCW 84.36.043 (MRSC guidance)

"Use" means the purpose for which land or a structure is designed, arranged or intended or for which it is occupied and maintained.

"Yard" means an open space on a lot which is unobstructed from the ground upward, except as otherwise provided in this title.

Yard, Front. "Front yard" means a yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of a building. Any yard meeting this definition and abutting on a street other than an alley shall be considered the front yard.

Yard, Rear. "Rear yard" means a yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a main building.

Yard, Side. "Side yard" means a yard between the front and rear yard measured horizontally, at right angles from the side lot line to the nearest point of a main building.

Yard, Street Side. "Street side yard" means a yard adjacent to a street between the front yard and rear lot line measured horizontally at right angles from the side lot line to the nearest point of a building.

(Ord. 522 (part), 1999; Ord. 365 § 1, 1988; Ord. 358 § 2, 1987)

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* **Editor's Note:** Diagrams for lot dimensions, setbacks and measurement of building heights are at the end of this chapter.

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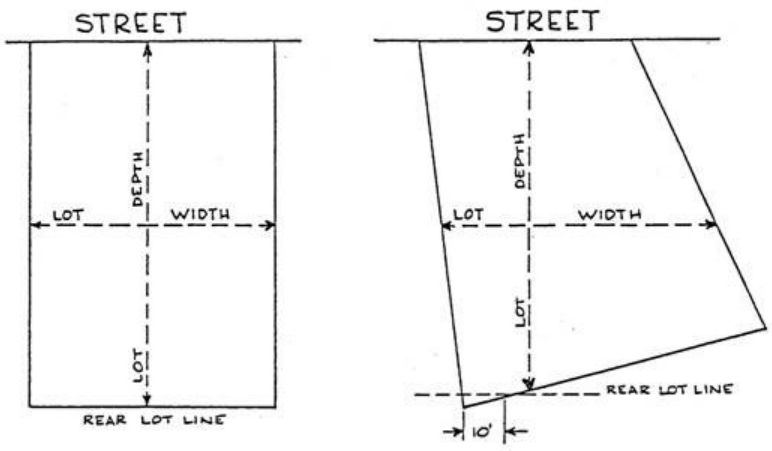
Diagram 17.04.030A

LOT DIMENSIONS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REAR LOT LINE
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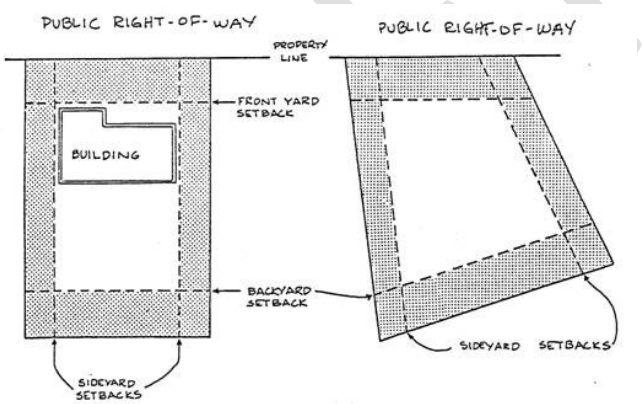
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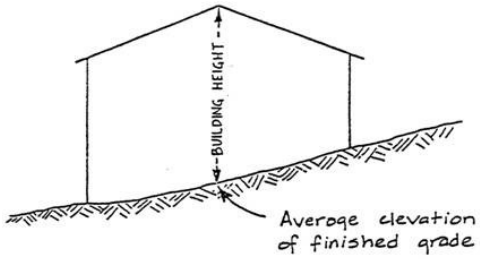
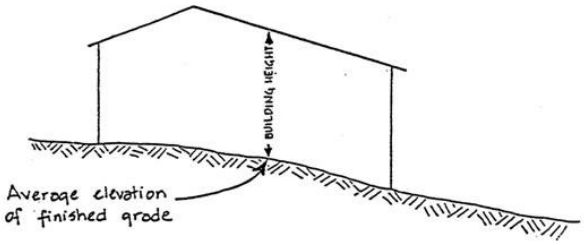
FRONT YARD SETBACK
BUILDING
BACKYARD SETBACK
SIDEYARD SETBACKS
PUBLIC RIGHT-OF-WAY
SIDEYARD SETBACKS





17.08 ADMINISTRATION AND ENFORCEMENT

17.08.010 Administration and enforcement.

It shall be the duty of the following authorities to administer the provisions of this title:

A. Town Clerk—Duties and Powers. The town clerk shall:

1. Issues and receives applications for all zoning permits required herein;
2. Receive applications for amendments, variances and conditional uses and forward same to the planning commission for action;
3. Following refusal of a permit, receive application for appeals and forward same to the town council for action;
4. Record and file all applications for building permits, conditional use permits and variances with accompanying plans and documents;
5. Invoke a temporary stop on any permit issued under a mistake of fact or contrary to the law or provision of this title;

6. Collect fees for processing and handling applications. Please refer to the current fee schedule on file at the town clerk's office;

7. Shall be responsible for mailing out notices for public hearings and newspaper publication pursuant to Section 17.08.030.

Further, if by amendment to this title any zone boundary on the official zoning map is changed, such changes shall be entered promptly on the map by the town clerk, together with the date of passage of the amendment. An up-to-date copy of the official zoning map shall be available for public inspection.

B. Building Inspector—Duties and Powers. The building inspector shall:

1. Receive and examine all applications for building permits;

2. Process all building permit applications;

3. Issue permits only when there is compliance with the provisions of this title. Permits requiring approval of the town council shall be issued only after such approval has been made;

4. Issue certificates of occupancy after final inspection before any building, structure or premises may be occupied and prior to the establishment, relocation or transformation of use. Single-family homes are exempt from this requirement unless such structure is nonconforming. The certificate of occupancy shall state that the new building or portion thereof, the altered building, existing building or the proposed use of a building or land complies with the provisions of this title;

5. Conduct inspections and surveys to determine the compliance or noncompliance with the provisions of this title;

6. Revoke a permit issued contrary to this title or based on false statements or misrepresentation in the application;

7. May order discontinuance of uses or work in progress contrary to the building permit. Failure to comply with such order shall be deemed a violation of this title;

8. Check and pass building and site plans to insure compliance with this title.

An appeal from a decision made by the building inspector may be made to the town council. Any action or ruling of the building inspector shall become final twenty (20) days after approval or disapproval has been given unless the decision is appealed to the town council. Written notice shall be filed with the town clerk. If the appeal is filed, the town council shall receive a report and recommendation from the building inspector pursuant to Section 17.08.060 and shall hold a public hearing on the appeal.

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C. Planning Commission—Duties and Powers. The planning commission:

1. Shall review all applications for permits and amendments and conduct hearings required in this title and shall transmit, in writing, findings and recommendations to the town council;
2. May recommend discontinuance of any illegal use to the town council;
3. Shall review this title every two years or as needed:
    a. Analyze the extent to which development has occurred in the town,
    b. Recommend any changes on the official zoning map to accommodate future growth in keeping with the intent of the comprehensive plan,
    c. Analyze the validity of any other regulations imposed by this title in respect to changed conditions since the last review of this title.

D. Town Council—Duties and Powers. The town council:

1. Shall review and render final decisions on all permit applications, amendments and appeals;
2. Shall recommend planning commission members to be appointed by the mayor;
3. May suspend any permit issued under this title upon the recommendation of the building inspector if the development requirements of the permit are not met.

Any decision made by the town council shall be final, unless appealed to the superior court pursuant to the provisions of RCW 34.04, Administrative Procedures Act.

E. Attorney—Duties and Powers. The town attorney, when authorized by the town council, shall institute any necessary legal proceedings to enforce the provisions of this title.

(Ord. 620 § 7, 2006; Ord. 358 § 17, 1987)

17.08.020 Amendments.

A. Authorization to Initiate Amendments. An amendment to the text of this title or to a zoning map may be initiated by the town council, the planning commission or by a property owner. The request by a property owner for an amendment shall be accomplished by filing an application with the town clerk using forms prescribed in

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Section 17.08.040. Any request for an amendment to the zoning text or map shall be based on the goals and policies for the comprehensive plan.

B. Public Hearing on Amendments.

1. The planning commission shall hold a public hearing on a proposed amendment in accordance with the provisions of Section 17.08.030.
2. The town council shall hold a public hearing on a proposed amendment in accordance with the provisions of Section 17.08.030.

C. Record of Amendments. The town clerk shall maintain a record of amendments to the text and zoning map of this title.

D. Limitation. No application of a property owner for an amendment to the text of this title or to the zoning map shall be considered by the planning commission within the one-year period immediately following a previous denial of such request, except the planning commission may permit a new application if, in the opinion of the planning commission, new evidence of a change of circumstances warrants it.

(Ord. 620 § 8, 2006; Ord. 468 (part), 1998; Ord. 358 § 16, 1987)

17.08.030 Public hearings.

A. Notice of Public Hearings. When the planning commission or town council is required to hold a public hearing, notice of the hearing shall be given in the following manner:

1. Notice of the time, place and purpose of the hearing shall be given in the official newspaper of the town at least ten days before the hearing.
2. Written notice of the hearing shall be mailed by the town no less than ten days prior to the date of the hearing to the applicant and to all property owners within a three hundred (300) foot radius of the outside boundaries of the subject property.
3. Failure of a person to receive the notice prescribed in this section shall not impair the validity of the hearing.
4. The planning commission or town council may recess a hearing in order to obtain additional information or to serve further notice upon other property owners or persons it decides may be interested in the proposal being considered. Upon recessing, the time and date when the hearing is to be resumed shall be announced.
5. The town clerk shall be responsible for placing such notices in the necessary newspapers, and mailing out written notices to property owners. A list of all such affected parties shall be submitted by the applicant along with an application.

B. Public Hearings—Planning Commission and Town Council.

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1. The planning commission shall hold a public hearing as required by this title, within forty-five (45) days following the filing of an application for a conditional use permit, variance, rezone or amendment. Within five days of such hearing, the planning commission shall provide the applicant and the town council with written notice of its findings and recommendations for approval, disapproval, or approval with conditions.
2. Upon receiving the findings and recommendations from the planning commission, the town council shall review such written material. In taking action on an application, the town council shall, within forty-five (45) days, approve, disapprove, or approve with conditions the application. Within five days after such decision has been rendered, the council shall provide the applicant with written notice of the town's action.

(Ord. 358 § 18, 1987)

17.08.040 Applications and appeals—Forms and contents.

A. Petitions, applications and appeals provided for in this title shall be made on forms prescribed by the town.

B. Applications shall be accompanied by plans and specifications, drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the sites and locations on the lot of all existing and proposed structures; the intended use of each structure; the number of residential units, if any, to be accommodated thereon; the relationship of the property to the surrounding area; and such other information as is needed to determine conformance with this title.

(Ord. 358 § 19 (part), 1987)

17.08.050 Filing fees.

Please refer to the current fee schedule on file at the ~~city~~town clerk's office.

(Ord. 620 § 9, 2006: Ord. 505, 1999: Ord. 468 (part), 1998; Ord. 358 § 19 (part), 1987)

17.08.060 Appeals.

Any person aggrieved by a decision or recommendation of the building inspector or the planning commission may appeal such decision or recommendation to the town council. Such appeals shall be filed, in writing, to the town clerk. If the appeal is not filed within twenty (20) days, the decision shall be final. Upon the filing of an appeal, the town council shall set the time and place for a public hearing. At least a ten-day notice of such time and place shall be given to the adverse parties and to the official whose decision is being appealed. The official from whom the appeal is being taken shall transmit to the town council all records and

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proceedings pertaining to the decision being appealed, together with additional information as deemed pertinent. The town council may approve, disapprove, or approve with conditions the appeal, and such decision shall be transmitted in writing to the adverse parties and shall be final unless appealed by the superior court pursuant to RCW 34.04.

(Ord. 358 § 19 (part), 1987)

17.08.070 Zoning classification for annexed areas—Procedure.

A. Any area which is annexed to the town and which is not within a proposed zoning regulation as provided within RCW 35A.14.330 shall retain the zoning classification for such area as has been established by the county until changed by the town as herein provided. In the interim period, prior to being zoned by the town, the town shall enforce the zoning regulations of the county along with any conditions, limitations or restrictions applied by the county as though they were part of this title and as though such zone classification has been established by the town.

B. Within six months after the effective date of the annexation of such property, the planning commission shall present to the town council for its consideration a proposal for the appropriate zoning classification of the area annexed, and the town council shall, following public hearings as provided by law, determine and fix a zoning classification or classifications for such annexed area.

(Ord. 402 §§ 1, 2, 1993)

17.08.090 Procedure for violation notification.

A. Within ten days after notification of a violation of this title, the building inspector shall notify the property owner that such a violation exists.

B. Where the violation does not involve a structure, action to rectify such shall be made within thirty (30) days. Where the violation involves a structure, action to rectify shall be made within sixty (60) days.

C. If no action has been taken to rectify the violation within the specified time, the building inspector shall notify the town council.

D. The town council shall set the date for a hearing with the person violating this title and with the building inspector to consider whether subsequent legal action should be taken to rectify the violation. If necessary, legal action shall be taken as required to insure compliance with this title.

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17.10 DEVELOPMENT PERMIT APPLICATIONS

17.10.010 Purpose and intent.

A. It is the purpose of this chapter to provide for a consolidated project review process. The process is intended to:

1. Provide for the establishment of a development review process which complies with the applicable requirements for local permit processing contained in Chapter 36.70B RCW;
2. Combine the environmental review process with review of project permit applications;
3. Provide for no more than one open record hearing and one closed record appeal in review of project permit applications.

B. The provisions of this chapter shall apply to all project permit applications filed on or after the effective date of the ordinance codified in this chapter.

(Ord. 503 § 1, 1999)

17.10.020 Definitions.

A. The following definitions set forth in RCW 36.70B.020 are incorporated and adopted by reference:

1. Closed record appeal;
2. Open record hearing;
3. Project permit;
4. Project permit application;
5. Public meeting.

B. The following additional definition shall apply in this chapter:

"Party of record," in addition to the applicant, means any person who has testified at a hearing or has submitted a written statement related to a development action and who provides the town with a complete name and address.

(Ord. 503 § 2, 1999)

17.10.030 Applicability.

The provisions of this chapter shall apply to all applications for land use development requiring a public hearing or environmental permits subject to review under the following types of land use or project applications:

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1. Title 16, Subdivisions;
2. Title 18, Environmental Review;
3. Title 17, Zoning;
4. Shorelines substantial development permits.

(Ord. 503 § 3, 1999)

17.10.040 Exempt projects.

The following projects are exempt from the provisions of this chapter:

A. Lot line adjustments;
B. Street vacations pursuant to RCW 35.97;
C. Home occupations allowed without a conditional use permit;
D. Annexations;
E. Minor amendments or modifications to approved developments or permits which do not (a) affect overall project character, (b) increase the number of lots, dwelling units, or density, or (c) decrease the quality or amount of open space;
F. Approvals relating to the use of public areas or facilities;
G. Landmark designations;
H. Ordinance amendments and adoptions;
I. Area-wide rezones to implement the comprehensive plan;
J. Comprehensive plan amendments.

(Ord. 503 § 4, 1999)

17.10.050 Preapplication meeting.

A. Project applicants are encouraged to participate in an informal meeting with town staff prior to filing a formal application. The purpose of the meeting is to discuss, in general terms, the proposed development, town standards, design alternatives, and required permits and approval processes.
B. During the preapplication meeting, the applicant is encouraged to provide a site plan showing the development proposed, meeting the town's site plan standards.

(Ord. 503 § 5, 1999)

17.10.060 Determination of completeness.

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A. Within twenty-eight (28) days after receiving a project permit application, the town shall provide the applicant with a written determination stating that the application is complete or incomplete.

B. A project permit application shall be declared complete only when it contains all of the following information:

1. A fully completed, signed and acknowledged development application;
2. A fully completed, signed and acknowledged environmental checklist for projects subject to review under the State Environmental Policy Act;
3. Required information as specified in relevant town ordinances;
4. Any supplemental information or special studies required by the town to process the development application;
5. Additional information may be required after the determination of completeness is issued if new information is required or if there are changes proposed for the development.

C. Within fourteen (14) days after an applicant has submitted any additional information identified as necessary, the town shall notify the applicant whether the application is complete, or what additional information is necessary.

D. The applicant shall have thirty (30) days to submit any additionally required information. Failure to submit required information within the established timeframe shall void the original application unless the town determines otherwise.

E. An application shall be deemed complete if the town does not provide a written determination to the applicant that the application is incomplete as provided in this section.

(Ord. 620 §§ 10, 11, 2006; Ord. 503 § 6, 1999)

17.10.070 Application Review and Approval Period

In accordance with RCW 36.70B.080, the Town shall issue a final decision for project permits under the following terms:

A. For project permits that do not require public notice, the Town shall issue a final decision within 65 days of determination of completeness.

B. For project permits that require public notice, the Town shall issue a final decision within 100 days of determination of completeness.

C. For project permits that require public notice and a public hearing, the Town shall issue a final decision within 170 days of the deamination of completeness.

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If the Town is unable to issue its final decision on a proposed permit application within the time limits provided, the Town shall issue a 10% or 20% refund if the final decision is issued after the deadline, but before exceeding 20% of the original time period.

10% refund if the Town issues a final decision is:

A. Within 13 days after the 65 day deadline
B. Within 20 days after the 100 day deadline
C. Within 34 days after the 170 day deadline

The Town shall issue a 20% refund if the final decision is made after the above timelines or 20% of the original time period have exceeded.

17.10.087~~0~~ Public notice of development application.

A. Within fourteen (14) days after issuance of a letter of completeness issued under Section 17.10.010 of this chapter, the town shall issue a notice of development application. The notice shall include but not be limited to the following:
   1. Name of the applicant;
   2. Date of application;
   3. Date of notice of completeness;
   4. Project location;
   5. Project description;
   6. Requested approvals, and, if applicable, required studies;
   7. List of other known permits not included in the application;
   8. List of existing environmental documents that evaluate the proposal;
   9. Location where application can be reviewed;
   10. A statement of the public comment period, which shall be fifteen (15) days from the date of notice of application;
   11. Statements of the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights;
   12. Date, time and place of open record public hearing if scheduled.

B. Notice of application shall be provided in the following manner for applications requiring a public hearing and/or environmental review:
   1. Posting of the subject property at least ten days prior to hearing date;
   2. Posting at least ten days prior to hearing date at Naches Town Hall and post office;
   3. Publishing notice, in a newspaper of general circulation in the general area of the proposal, at least ten days prior to hearing date, including the project location, description, type of permit(s) required, comment period dates, and location where the complete application may be reviewed;

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4. Mailing at least ten days prior to hearing date, to property owners located within three hundred (300) feet of the subject property;

5. Notice may also be sent to agencies interested in the application, as determined by the town, and to other persons or entities requesting such notice.

C. If the town makes a threshold determination under RCW 43.21C concurrently with the notice of application, the notice of application may be combined with the threshold determination and the scoping notice for a determination of significance.

D. The town may elect to utilize the Optional DNS Process as set forth in WAC 197-11-355, if there is a reasonable basis for determining significant adverse impacts are unlikely, to obtain comments on the notice of application and the likely threshold determination for the proposal.

E. Except for a threshold determination issued under SEPA, the town may not issue a decision on a project permit until the expiration of the public comment period on the notice of application.

F. If an open record public hearing is required, the notice of application shall be provided at least ten days prior to the hearing.

G. If an open record public hearing is required, and the town's threshold determination requires public notice under RCW 43.21C, the town shall issue the threshold determination at least fifteen (15) days prior to the open record public hearing.

H. The deadline for public comment on notice of application shall be fifteen (15) days from the date of the notice of application.

(Ord. 503 § 7, 1999)

17.10.0980 Optional consolidated review process.

A. If requested by a project applicant, a project requiring two or more permits shall be processed under a single consolidated application and review process covering all project permits.

B. If an applicant requests a consolidated permit review process, the determination of completeness, notice of application, and notice of final decision shall include all project permits being reviewed through the consolidated review process.

C. The review process shall provide for no more than one consolidated open record hearing and one closed record appeal.

(Ord. 503 § 8, 1999)

17.10.~~090~~ 100 Open record hearings—Combining hearings and meetings.

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A. The Naches planning commission shall hold all public hearings for proposals as required by town ordinances. The planning commission's hearing shall be the only open record public hearing.

B. Any public meeting or open record hearing may be combined with any public meeting or open record hearing that may be held on the project by another local, state, regional, federal, or other agency, in accordance with the provisions of RCW 36.70B.090 and 36.70B.110.

(Ord. 503 § 9, 1999)

17.10.11~~000~~ Combining project review and SEPA.

A. Environmental review as required under RCW 43.21C shall be combined with development project review, to occur concurrently with the review of a project proposal.

B. The town shall review the project permit application under the requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, the SEPA Rules, Chapter 197-11 WAC, and Chapter 18.04 of this code in order to:

1. Determine whether the applicable regulations contain studies that adequately analyze all of the project permit application's specific probable adverse environmental impacts;
2. Determine if the applicable regulations contain measures that adequately address such environmental impacts;
3. Determine whether additional studies are required and/or whether the project permit application should be conditioned with additional mitigation measures;
4. Provide prompt and coordinated review by government agencies and the public on compliance with applicable environmental laws and plans, including mitigation for specific project impacts that have not been considered and addressed at the plan or development regulation level.

C. If the town bases or conditions its approval of the project permit application on compliance with the requirements or mitigation measures described in subsection D of this section, the town shall not impose additional mitigation under SEPA during project review.

D. A comprehensive plan, development regulation or other applicable local, state or federal law provides adequate analysis of and mitigation for the specific adverse environmental impacts of an application when:

1. The impacts have been avoided or otherwise mitigated; or
2. The town has designated as acceptable certain levels of service, land use designations, development standards or other land use planning required or allowed by Chapter 36.70A RCW.

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E. In determining whether a specific adverse environmental impact has been addressed by an existing rule or law of another agency with jurisdiction with environmental expertise with regard to a specific environmental impact, the town shall consult orally or in writing with that agency and may expressly defer to that agency. In making this deferral, the town shall base or condition its project approval on compliance with these other existing rules or laws.

F. Nothing in this section limits the authority of the town in its review or mitigation of a project to adopt or otherwise rely on environmental analyses and requirements under other laws, as provided by Chapter 43.21C RCW.

(Ord. 503 § 10, 1999)

17.10.12~~10~~ Determination of consistency.

A. Fundamental land use planning choices made in adopted comprehensive plans and development regulations shall serve as the foundation for project review. Pursuant to RCW 36.70B.030 and 040, the town shall determine if a proposed project is consistent with applicable development regulations, or in the absence of applicable regulations, the adopted comprehensive plan.

B. Pursuant to RCW 36.70B.040(3), for purposes of this section, the term "consistency" shall include all terms used in RCW36.70A and RCW36.70B, including but not limited to compliance, conformity and consistency.

C. Pursuant to RCW 36.70B.040 the following project considerations shall determine whether or not a proposal is determined to be consistent with applicable development regulations, or in the absence of applicable regulations, the adopted comprehensive plan:

1. Type of land use;
2. Level of development, such as units per acre or other measures of density;
3. Infrastructure, including the adequacy of public facilities and services needed to serve the proposed development; and
4. The character of the development, such as compliance with specific development standards.

D. When deciding whether a project is consistent, determinations made pursuant to RCW 36.70B.030(2) shall be controlling.

E. In order to avoid duplication in environmental review, pursuant to RCW 36.70B.030 and 43.21C.240, the town may determine whether or not some or all of a project's probable specific adverse environmental impacts have been adequately mitigated through any mitigation measures existing within the town's development regulations.

(Ord. 503 § 11, 1999)

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17.10.1320 Notice of final decision.

A. The town shall issue a notice of final decision within one hundred twenty (120) days of the date of the letter of completeness. The twenty-eight (28) day period allowed for issuance of a determination of completeness is not included within this one hundred twenty (120) day period. In determining the number of days that have elapsed from notice of application completeness, time periods shall be excluded as set forth in RCW 36.70B.090.

B. The town and the applicant may mutually agree upon an extension of the one hundred twenty (120) day time period for issuance of final decision.

C. If the town is unable to issue a final decision within time limits as stated in subsection A of this section, written notice of this fact shall be provided to the applicant. The notice shall include a statement of reasons why time limits have not been met and an estimated date for issuance of the notice of final decision.

D. The town shall provide a notice of decision including a statement of any threshold determination made under Chapter 43.21C RCW. The notice of decision may be a copy of the report or decision on the project permit application.

E. The notice shall be provided to the applicant, Yakima County assessor's office, and to all parties of record.

F. The notice shall state that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

(Ord. 503 § 12, 1999)

17.10.1430 Single report.

For all project permit applications and optional consolidated project permit processes, there shall be no more than one report, as follows:

A. The report shall include all decisions made as of the date of the report on all project permits included in a consolidated project process that do not require an open record hearing.

B. The report shall include all recommendations on project permits that require an open record hearing.

C. The report shall state any mitigation required or proposed under development regulations or the town's authority under RCW 43.21C.060 (SEPA).

D. If a threshold determination other than a determination of significance has been issued, the report shall include or append the determination.

E. Any person commenting upon or otherwise responding to a notice of application shall be mailed a copy of the report; provided, that failure to

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provide a copy shall not affect the validity of the decision on the project permit.

F. The report may constitute the permit, if it includes all information required by this section and any other information required for a permit under other town ordinances.

G. Nothing in this section shall preclude the town from revising the report to reflect public input at an open record hearing or to reflect new or changed information relevant to the project permit decision.

(Ord. 503 § 13, 1999)

17.10.1540 Administrative interpretation of development regulations.

An applicant may request an interpretation of development regulations existing within town ordinances that apply to proposed development. The applicant shall submit the appropriate fees for the interpretation.

(Ord. 503 § 14, 1999)

17.10.1650 Appeals.

A. Town Council Appeals. Administrative decisions and interpretations may be appealed by applicants or parties of record to the town council within ten (10) days of the date of decision. The time period for council appeals shall not exceed ninety (90) days for an open record appeal hearing and sixty (60) days for a closed record appeal. The parties to an appeal may agree to extend these time periods.

B. Judicial Review of Land Use Decisions: Appeals of town council decisions may be appealed by applicants or parties of record to Yakima County superior court. Such petition must be filed within twenty-one (21) days of issuance of the decision, as provided in RCW 36.70C.

C. Appeals of project permit decisions shall be heard at a single closed record appeal, or a single open record appeal if no previous open record hearing has taken place on the application.

(Ord. 503 § 15, 1999)

17.11 TRANSPORTATION CAPACITY MANAGEMENT

17.11.010 Intent.

The town is required by the state Growth Management Act, chapter 36.70A RCW, to ensure that proposed development not be approved unless transportation improvements or strategies to accommodate the impacts of such development are established concurrently

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with any proposed development that would otherwise reduce the level of service of a transportation facility below the standards adopted in the transportation element of the town's comprehensive plan. The intent of this chapter is to establish a transportation capacity management system to ensure that transportation facilities and services needed to maintain adopted minimum comprehensive plan level of service standards are available concurrently with, or within a reasonable time after, new development, occupancy, or use. This chapter implements the goals, policies and implementation strategies of the transportation element of the town comprehensive plan.

(Ord. 548 (part), 2001)

17.11.020 Definitions.

"Applicant" means a person or entity that has submitted a complete application for a development or building permit.

"Available transportation capacity" means currently unused transportation capacity within a transportation facility.

"Concurrency" concurrency means that adequate transportation facilities are available when the impacts of development occur or a financing plan is adopted which will fund required improvements within six years.

"Development permit" means any land use or development approval which may be granted by the town and Yakima County.

"Level of service standard" means the level of service standards used in transportation capacity tests are those standards specified in the current adopted transportation element of the town comprehensive plan.

"Planned capacity" means transportation capacity for a transportation facility that is not yet available, but for which the necessary facility construction, expansion or modification project is included in the current adopted transportation element and scheduled to be completed within six years.

"Transportation capacity" means the volume of transportation activity (motor vehicles/ lane/unit time) that can be reasonably and safely accommodated by a transportation facility, as stated in the transportation plan.

"Transportation capacity test" means the comparison of the transportation capacity required by proposed development and the available capacity, including planned capacity.

"Transportation facility" means the classified streets identified in the transportation element of the comprehensive plan.

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(Ord. 548 (part), 2001)

17.11.030 Transportation capacity test.

A. Application. The town's review of all applications for development permits and for building permits for projects not exempted by 17.11.040 shall include a transportation capacity test conducted by the town.

B. Procedures. The transportation capacity test will be performed by the town in conjunction with review of proposed development projects and budding permit applications. The town shall notify the applicant of the test results.

1. If the unused capacity of transportation facilities affected by a project is equal to or greater than the capacity required by the project, the transportation capacity test is passed.

2. If the unused capacity of transportation facilities affected by a project is less than the capacity required by the project, the transportation capacity test is not passed. The project may not be approved unless transportation improvements or strategies to provide capacity required by the project are established concurrently with the project.

3. In the event a proposed project does not pass the transportation capacity test, the applicant may:

   a. Modify the application to reduce the transportation capacity required by the project;

   b. Demonstrate to the town's satisfaction that the project will require less transportation capacity than would normally be required by similar projects and that, therefore, unused transportation capacity is adequate;

   c. Propose transportation improvements or strategies to provide the capacity required by the project development.

C. Test. Proposed developments that would reduce the level of service below the minimum level of service standard cannot be approved. For transportation facilities, available and planned transportation capacity will be used in conducting the transportation capacity test. For the purposes of this chapter, "transportation capacity" shall be measured as eight hundred (800) vehicles per lane during peak hour.

D. Fees. A fee of one hundred dollars ($100.00) shall be paid for each transportation capacity test, except that this fee shall be waived for one subsequent test within six months of a test for which the fee was paid.

(Ord. 548 (part), 2001)

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17.11.040 Exemptions.

A. No Significant Impact. Development permits for projects which, as determined by the town, create less than ten PM Peak Hour Trips, as estimated using the Institute of Transportation Engineers Trip Generation Manual, 6th Edition (or more recent) on any transportation facility are exempt from the requirements of this chapter

B. Building Permit Applications Filed Before Effective Date of Ordinance. Complete building permit applications submitted before the effective date of the ordinance codified in this chapter are exempt from the requirements of this chapter.

C. Single-Family Homes. Single-family homes on lots platted before the effective date of the ordinance codified in this chapter are exempt from the requirements of this chapter.

D. Traffic Counts. Traffic counts shall be maintained and regularly updated by the town and used for monitoring purposes.

(Ord. 548 (part), 2001)

17.11.050 Administrative reconsideration.

The applicant may request administrative reconsideration of the results of the transportation capacity test within fifteen (15) days of the notification of the test results by filing with the town a formal request for reconsideration specifying the grounds thereof, using forms authorized by the town. Each such request for administrative reconsideration shall be accompanied by a fee of one hundred dollars ($100.00). The town shall reconsider the test results and issue a determination either upholding the original determination or amending it.

(Ord. 548 (part), 2001)

17.11.060 Appeal to the town council.

The applicant may appeal the results of the transportation capacity test within fifteen (15) days after the town issues notice of decision on a request for administrative reconsideration. Each such appeal to the town council shall be accompanied by the appropriate appeal fee. The town council shall review the test results and issue a determination either upholding the original determination, amending or rejecting it.

(Ord. 548 (part), 2001)

17.12 R1 RESIDENTIAL ZONE

17.12.010 Purpose.

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The purpose of the R1 zone is to provide areas suitable and desirable for single-family housing.

(Ord. 358 § 3 (part), 1987)

17.12.020 Permitted uses.

Uses permitted in the R1 zone include:

A. ~~A.~~ Single-family dwellings, including mobilehomes (see Chapter 17.32, Mobilehomes/ Mobilehome Parks);

B. Cottage housing consisting of small attached or detached dwelling units arranged in a cluster around a common open space with shared parking facilities and a maximum individual square footage of 1,200 sq. ft.

C~~B~~. Mobilehome parks (see Chapter 17.32, Mobilehomes/Mobilehome Parks);

D~~C~~. Day care home, family.

(Ord. 522 (part), 1999; Ord. 358 § 3 (part), 1987)

17.12.030 Permitted accessory uses.

The following uses, which are incidental and subordinate to the main use of the property and located on the same lot as the main use, shall be permitted as accessory uses:

A. Garages, carports, patios;

B. Detached buildings for the storage of home garden equipment and home workshops not exceeding three hundred (300) square feet of area;

C. Greenhouse.

D. Accessory Dwelling Units

Commented [KN8]: RCW 36.70A.681

(Ord. 358 § 3 (part), 1987)

17.12.040 Conditional uses.

Certain uses, because of their size, special requirements, or possible safety hazards may have detrimental effects on surrounding properties, but may also be compatible with the other uses if they are properly designed. Such uses are classified as conditional uses and require conditional use permits. The following uses shall be permitted only as conditional uses:

A. Duplexes;

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B. Cemeteries;
C. Governmental structures or uses of land, including but not limited to parks, playgrounds, fire stations, police stations or libraries;
D. Home occupations;
E. Hospitals, sanitariums, or convalescent homes;
F. Nursery schools, day care centers, kindergartens, or other similar facilities;
G. Public schools, private schools;
H. Utility facilities, including but not limited to substations, reservoirs, or water towers.
I. Churches;
J. Any building with a height between twenty-four (24) feet and a maximum of thirty (30) feet;
K. Day care center.

(Ord. 522 (part), 1999; Ord. 358 § 3 (part), 1987)

17.12.050 Density provisions.

The following density provisions apply in the R1 zone:

A. Minimum lot size:
   1. Single family: seven thousand two hundred (7,200) square feet;
   2. Duplexes: eight thousand two hundred (8,200) square feet;
B. Minimum lot width: sixty (60) feet;
C. Minimum lot depth: one hundred (100) feet;
D. Maximum percentage of lot coverage: forty (40) percent;
E. Minimum front yard setback: twenty (20) feet;
F. Minimum side yard setback: five feet or ten percent of the lot width, whichever is greater, up to a maximum of ten feet;
   The side yard on the street side shall be a minimum of fifteen (15) feet;
G. Minimum rear yard setback: fifteen (15) feet, garages or accessory buildings five feet;
H. Maximum building height: twenty-four (24) feet or two stories, whichever is lower, and shall be measured from the finished grade;
I. Minimum dwelling size: eight hundred fifty (850) square feet.
(J) Accessory Dwelling Units allowed as follows:
   (i) One attached accessory dwelling unit and one detached accessory dwelling unit;
   (ii) Two attached accessory dwelling units; or

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(iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures

(iv) The maximum square footage of ADUs is ~~Maximum square footage of ADUs at 1,000 square feet~~, 1,500 square feet. ~~1,500 square feet.~~

Commented [KN9]: RCW 36.70A.681

(Ord. 358 § 3 (part), 1987)

17.12.060 Signs.

The following signs shall be permitted provided they are not illuminated:

A. One name plate or sign for each dwelling unit not to exceed eight square feet in area;

B. One sign pertaining to the sale or lease of the property not to exceed eight square feet in area;

C. One temporary sign advertising the sale of a tract of land or subdivision. Such sign shall not exceed forty (40) square feet in area and shall be set back at least ten feet from the property line.

(Ord. 358 § 3 (part), 1987)

17.12.070 Outdoor storage.

Inoperable motor vehicles and heavy equipment or machinery shall not be kept outdoors on the premises longer than thirty (30) days.

(Ord. 358 § 3 (part), 1987)

17.12.080 Parking.

Parking shall be provided pursuant to Chapter 17.36.

(Ord. 358 § 3 (part), 1987)

17.16 R2 RESIDENTIAL ZONE

17.16.010 Purpose.

The purpose of the R2 zone is to provide areas suitable and desirable for a mix of single-family and multifamily housing.

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(Ord. 358 § 4 (part), 1987)

17.16.020 Permitted uses.

Uses permitted in the R2 zone include:

A. Single-family dwellings, including mobilehomes (see Chapter 17.32, Mobilehomes/ Mobilehome Parks);

B. Multifamily Dwelling Units, including co-living units~~Attached dwellings for multiple-family residences; one duplex, triplex, or fourplex complex per lot;~~

C. Mobilehome parks (see Chapter 17.32, Mobilehomes/Mobilehome Parks);

D. Day care home, family.

E. Co-Living Housing

F. Cottage housing consisting of small attached or detached dwelling units arranged in a cluster around a common open space with shared parking facilities and a maximum individual square footage of 1,200 sq. ft.

G. Townhouses with principle access on the ground floor, separated from adjacent units by a common continuous wall from basement to roof.

(Ord. 522 (part), 1999; Ord. 358 § 4 (part), 1987)

17.16.030 Permitted accessory uses.

The following uses, which are incidental and subordinate to the main use of the property and located on the same lot as the main use, shall be permitted as accessory uses:

A. Accessory Dwelling Units

~~A.~~B. Garages, carports, patios;

B. Detached buildings for the storage of home garden equipment and home workshops not to exceed three hundred (300) square feet of area;

C. Greenhouse.

(Ord. 358 § 4 (part), 1987)

17.16.040 Conditional uses.

Certain uses, because of their size, special requirements, or possible safety hazards, may have detrimental effects on surrounding properties, but may also be compatible with the other uses if they are properly designed. Such uses are classified as conditional uses and require conditional use permits. The following uses shall be permitted only as conditional uses:

A. Cemeteries;

B. Governmental structures or uses of land, including but not limited to parks, playgrounds, fire stations, police stations or libraries;

C. Home occupations;

D. Hospitals, sanitariums, or convalescent homes;

E. Nursery schools, day care centers, kindergartens, or other similar facilities;

F. Public schools, private schools;

G. Utility facilities, including but not limited to substations, reservoirs, or water towers;

H. Churches;

I. Any building with a height between twenty-four (24) feet and a maximum of thirty (30) feet;

J. Any multifamily unit with a dwelling size less than eight hundred fifty (850) square feet.;

K. Permanent Supportive Housing

Commented [KN10]: RCW 36.70A.390

(Ord. 358 § 4 (part), 1987)

17.16.050 Density provisions.

The following density provisions apply in the R2 zone:

A. Minimum lot size:

1. Single family: five thousand (5,000) square feet;

2. Duplexes: eight thousand two hundred (8,200) square feet;

3. Triplexes: ten thousand two hundred (10,200) square feet;

4. FourplexesBuildings with more than four units: twelve thousand two hundred (12,200) square feet for the first four units and an additional 2,000 square feet per unit thereafter;

Commented [KN11]: RCW36.70A.070(2)c Higher density is required in order to accommodate all income brackets

B. Minimum lot width: fifty (50) feet;

C. Minimum lot depth: one hundred (100) feet;

D. Maximum percentage of lot coverage: forty eighty (4080) percent;

E. Minimum front yard setback: twenty (20) feet;

F. Minimum side yard setback:

a. Single family and Duplexes: five feet, except that on a corner lot the side yard on the street side shall be a minimum of fifteen (15) feet;

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b. Triplexes and buildings with more than four units: ten feet, except that on a corner lot the side yard on the street side shall be a minimum of fifteen (15) feet

G. Minimum rear yard setback: ten feet; garages or accessory buildings five feet;

H. Maximum building height: thirty ~~twenty-four~~ (3024) feet or two stories, whichever is lower and shall be measured from the finished grade;

I. Minimum dwelling size: eight hundred fifty square feet.

(J) Accessory Dwelling Units as follows:

(i) One attached accessory dwelling unit and one detached accessory dwelling unit;

(ii) Two attached accessory dwelling units; or

(iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures

(iv) Maximum square footage of ADUs at 1,500 square feet

Commented [KN12]: RCW 36.70A.681

(Ord. 358 § 4 (part), 1987)

17.16.060 Signs.

The following signs shall be permitted provided they are not illuminated:

A. One name plate or sign for each dwelling unit not to exceed eight square feet in area;

B. One sign pertaining to the sale or lease of the property not to exceed eight square feet in area;

C. One temporary sign advertising the sale of a tract of land or subdivision. Such sign shall not exceed forty (40) square feet in area and shall be back at least ten feet from the property line.

(Ord. 358 § 4 (part), 1987)

17.16.070 Outdoor storage.

Inoperable motor vehicles and heavy equipment or machinery shall not be kept outdoors on the premises longer than thirty (30) days.

(Ord. 358 § 4 (part), 1987)

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17.16.080 Parking.

Parking shall be provided pursuant to Chapter 17.36.

17.16.090 Landscaping and Sitescreening

The following sSiite screening standards apply between new triplex or larger development that is two or more stories tall, ~~and up~~ and adjacent existing single family residences: ~~sfr development if two or more stories tall~~:

A. A three-foot-wide planting strip that will create a living evergreen screen that is at least 6 feet in height within three years.

B. Landscaping shall be designed to be consistent with firewise standards

(Ord. 358 § 4 (part), 1987)

17.20 GB GENERAL BUSINESS ZONE

17.20.010 Purpose.

The purpose of the GB zone is to provide areas suitable and desirable for all types of business and commerce necessary to meet the needs and requirements of the people of Naches and surrounding areas.

(Ord. 358 § 5 (part), 1987)

17.20.020 Permitted uses.

Uses permitted in the GB zone include:

A. Retail store or shop, such as food store, drugstore, apparel store, hardware store, or furniture store;

B. Automobile, boat, truck, trailer or tire sales, service rental or repair establishment provided any repair activity shall be conducted entirely within an enclosed building;

C. Repair shop for the type of goods offered for sale in a retail trade such as shoe repair; small appliance repair, television repair, locksmith, or watch repair;

D. Eating or drinking establishment such as restaurant, tavern, or cocktail lounge;

E. Office, business or professional services, including medical and dental services;

F. Financial institutions such as a bank, mortgage company or other similar institutions;

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G. Indoor commercial amusement enterprise such as bowling alleys, theaters, or pool halls;

H. Community center;

I. Hotel, motel;

J. Club, lodge, fraternal organization;

K. Parking lot;

L. Bus depot, taxi stand;

M. Newspaper office, print shop;

N. Auditorium, exhibition, or other public assembly room;

O. Barber or beauty shops;

P. Light manufacturing and assembling of bunk beds; *

Q. Day care home, family;

R. Day care center.

S. Permanent supportive housing

Commented [KN13]: RCW 35A.21.430

T. Transitional Housing

~~T~~U. Indoor Emergency Shelter

Commented [KN14]: RCW 35A.21.430

V. Mixed use buildings including both residential and nonresidential uses. ~~V~~

The town council shall determine whether a specific use is appropriate to the uses established in the general business zone. In considering the use, the town council shall either approve or disapprove the use. A decision may be appealed, using procedures outlined in Section 17.08.060.

(Ord. 522 (part), 1999; Ord. 358 § 5 (part), 1987)

* **Editor's Note:** This use was approved per the town council's meeting minutes of 5-15-89.

17.20.030 Conditional uses.

Certain uses, because of their size, special requirements, or possible safety hazards, may have detrimental effects on surrounding properties, but may also be compatible with the other uses if they are properly designed. Such uses are classified as conditional uses and require conditional use permits. The following uses shall be permitted only as conditional uses:

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A. Churches and church-related facilities;

B. Governmental structures or uses of land, including but not limited to parks, playgrounds, fire stations, police stations or libraries;

C. Hospitals, sanitariums, convalescent homes;

D. Nursery schools, day care centers, kindergartens or other similar facilities;

E. Utility facilities, including but not limited to substations, reservoirs, or water towers;

F. The following uses, provided all sales, services, display, storage, or repair shall take place entirely within an enclosed building or a fenced area:

1. Veterinarian office, animal hospital,

2. Cabinet, or other similar woodworking shop,

3. Feed, seed or fertilizer store,

4. Heavy equipment, machinery,

5. Building supply sales and storage,

6. All residential uses;

G. Recreational vehicle park;

H. Car wash.

(Ord. 512, 1999; Ord. 358 § 5 (part), 1987)

17.20.040 Accessory uses.

Accessory uses in the GB zone may be permitted which are customarily incidental and subordinate to the principal use. All such accessory uses must conform to all requirements for the principal use. The following accessory uses located on the same lot as the main use shall be permitted:

1. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet state siting criteria adopted pursuant to the requirements of Chapter 70.105.210 RCW.

(Ord. 365 § 2, 1988)

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17.20.050 Density provisions.

The following density provisions apply in the GB zone:

A. Minimum front yard setback: twenty (20) feet along Highway 12 only;

B. Minimum side yard setback: None except where a side yard abutting another zone shall conform to the setback of that zone;

C. Minimum rear yard setback: None except where a rear yard abutting another zone shall conform to the setback requirements of that zone;

D. Maximum building height: thirty-five (35) feet.

(Ord. 358 § 5 (part), 1987)

17.20.060 Lighting.

Lighting from commercial uses shall not be cast into or illuminate adjacent residential areas.

(Ord. 358 § 5 (part), 1987)

17.20.070 Signs.

All signs shall conform to the following safety requirements:

A. No sign shall be located in or project into the present or future right-of-way of any public street.

B. No sign shall be so designed or constructed as to interfere with the sight distance of motorists proceeding on or approaching adjacent streets, alleys, driveways or parking areas, or of pedestrians proceeding on or approaching adjacent sidewalks or pedestrian ways.

C. No sign suspended over or projecting into the area above a driveway located on private property shall be situated at a height of less than fifteen (15) feet above the surface of the said driveway.

D. No sign suspended over or projecting into the area above a public sidewalk or pedestrian way shall be situated at a height of less than eight and one-half feet above the surface of the said sidewalk or pedestrian way and no sign may project more than seventy-five (75) percent of the distance between the property line and the curb line except for signs attached to the underside of a canopy or other architectural projection.

(Ord. 358 § 5 (part), 1987)

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17.20.080 Parking.

Parking shall be provided pursuant to Chapter 17.36.

(Ord. 358 § 5 (part), 1987)

17.22 SIGN REGULATION IN GENERAL BUSINESS ZONE

17.22.010 Purpose.

The purpose of this section is to accommodate and promote sign placement consistent with the character and intent of the zoning district, proper sign maintenance, elimination of visual clutter, and creative and innovative sign design. To accomplish this purpose, the posting, displaying, erecting, use and maintenance of signs within the town shall occur in accordance with this chapter.

(Ord. 575, 2002)

17.22.020 Definitions.

For the purpose of this chapter, certain abbreviations, terms, phrases, words and derivatives shall be construed as specified herein.

"Abandoned sign" means any sign located on property that is vacant and unoccupied for a period of six months or more, or any sign which pertains to any occupant, business or event related to the present occupant or use.

"Banner" means any sign of lightweight fabric or similar material that is mounted to a pole or building at one or more edges. National flags, state, local flags or any official flag at an institution or business will not be considered banners.

"Canopy sign" means any sign that is part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

"Changing message center sign" means an electronically controlled sign where different automatic changing messages are shown on the lamp-bank. This definition includes time and temperature displays.

"Construction sign" means any sign used to identify the architects, engineers, contractors or other individuals or firms involved with the construction of a building and to show the design of the building or the purpose for which the building is intended.

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"Directional sign." See definition of "on-premise sign."

"Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

"Flashing sign" means an electric sign or a portion thereof (except changing message center) which changes light intensity in a sudden transitory burst, or which switches on and off with a constant pattern in which more than one-third of the non-constant light source is off at any one time.

"Freestanding sign" means any sign supported by one or more uprights, poles or braces in or upon the ground.

"Grand opening sign" means temporary signs, posters, banners, strings of lights, clusters of flags, balloons and searchlights used to announce the opening of a completely new enterprise or the opening of an enterprise under new management.

"Multiple-building complex" is a group of structures housing two or more retail offices, or commercial uses sharing the same lot, access and/or parking facilities, or a coordinated site plan. For purposes of this section, each multiple building complex shall be considered a single use. (See Section 17.22.130).

"Multiple-tenant building" is a single structure housing two or more retail offices, or commercial uses sharing the same lot, access and/or parking facilities, or a coordinated site plan. For purposes of this section, each multiple building complex shall be considered a single use. (See Section 17.22.130).

"Off-premise sign" means a sign which advertises or promotes merchandise, service, goods, or entertainment which are sold, produced, manufactured or furnished at a place other than on the property on which the sign is located.

"On-premise sign" means a sign incidental to a lawful use of the premise on which it is located, advertising the business transacted, services rendered, goods sold or products produced on the premises or the name of the business, name of the person, firm or corporation occupying the premises.

"On-premises directional sign" means a sign directing pedestrian or vehicular traffic to parking, entrances, exits, service areas, or other on-site locations.

"Political sign" means a sign advertising a candidate or candidates for public elective offices or a political party, or sign urging a particular vote on a public issue decided by ballot.

"Portable sign" means a temporary sign made of wood, metal, plastic, or other durable material which is not attached to the ground or a structure. This definition includes

sidewalk, sandwich boards and portable reader boards (also see definition of "temporary sign").

"Projecting sign" means a sign, other than a wall sign, that is attached to and projects from a structure or building face.

"Real estate sign" means any sign pertaining to the sale, lease or rental of land or buildings.

"Roof sign" means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design. (See Section 17.22.100).

"Sign" means any medium, including its structural component parts, which is used or intended to attract attention to the subject matter that identifies, advertises and/or promotes an activity, product, service, place, business, or any other thing.

"Sign area" means that area contained within a single continuous perimeter which encloses the entire sign cabinet, but excluding any support of framing structure that does not convey a message.

"Sign cabinet" means the module or background containing the advertising message but excluding sign supports, architectural framing, or other decorative features which contain no written or advertising copy.

"Sign height" means the vertical distance measured from the grade below the sign or up per surface of the nearest street curb, whichever permits the greatest height, to the highest point of the sign.

"Sign setback" means the horizontal distance from the property line to the nearest edge of the sign cabinet.

"Street frontage" means the length in feet of a property line(s) or lot line(s) bordering a public street. For corner lots, each street side property line shall be a separate street frontage. The frontage for a single use or development on two or more lots shall be the sum of the individual lot frontages.

"Temporary sign" means any sign, banner, pennant, valance, or advertising display constructed of cloth, paper, canvas, cardboard, or other light nondurable materials and portable signs as defined above. Types of displays included in this category are grand opening, special sales, special event and garage sale signs.

"Use identification sign" means a sign used to identify and/or contain information pertaining to a school, church, residential development, or a legal business other than a home occupation in a residential district.

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"Wall sign" means any on-premise sign attached to or painted directly on, or erected against and parallel to the wall of a building. (See Section 17.22.110).

"Window sign" means any sign, pictures, symbol, or combination thereof designed to communicate information about an activity, business, commodity, event sale or service that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

(Ord. 575, 2002)

17.22.030 Building permit required.

No sign governed by the provisions of this title shall be erected, structurally altered or relocated after the adoption of this title without first receiving a building permit from the building official.

A. For New Uses. All on-premise signs are accessory uses and shall be subject to the same procedural and review requirements as the principle use.

B. For Changes or Replacement of an Existing Sign. Structural changes to, or replacement of, an existing sign requires review and approval by the building official.

(Ord. 575, 2002)

17.22.040 Exempt signs.

Except when otherwise prohibited, the following signs are exempt from the application, permit and fee requirements of this title when the standards of this chapter are met:

A. Window signs;

B. Point of purchase displays, such as product dispensers;

C. Gravestones;

D. Barber poles;

E. Historical site plaques;

F. Structures intended for a separate use such as phone booths, Goodwill containers, etc.;

G. Official and legal notices issued by any court, public body, person or officer in performance of a public duty or in giving any legal notice;

H. Directional, warning or informational signs or structures required or authorized by law, or by federal, state, county or town authority;

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I. Official flags of the United States of America, states of the United States, counties, municipalities, official flags of foreign nations, and flags of internationally and nationally recognized organizations;

J. Political signs which, during a campaign, advertise a candidate or candidates for public elective office, a political party, or promote a position on a public issue, provided such signs shall not be posted more than ninety (90) days before the election to which they relate and are removed within fifteen (15) days following the election;

K. Construction and real estate signs not exceeding thirty-two (32) square feet in sign area;

L. All temporary signs (Section 17.22.020), except portable signs;

M. Church, school, or community center name and/or reader boards not exceeding thirty-two (32) square feet in sign area;

N. Canopy and awning signs;

O. On-premises signs not readable from the public right-of-way, i.e., menu boards, etc.;

P. On-premise directional signs;

Q. Official public or court notices issued by a government agency or body or required or provided for under adopted statute;

R. Government signs, those placed by government to identify governmental buildings etc.

(Ord. 575, 2002)

17.22.050 Prohibited signs.

The following signs are prohibited:

A. Signs on any vehicle or trailer that is parked on public or private property and visible from a public right-of-way for the purpose of circumventing the provisions of this chapter. This provision shall not prohibit signs which are painted on or magnetically attached to any vehicle operating in the normal course of business;

B. Off-premise signs and billboards;

C. Signs which purport to be, are an imitation of, or resemble an official traffic sign or signal; could cause confusion with any official sign, or which obstruct the visibility of any traffic/street sign or signal;

D. Signs attached to utility, street light, and traffic-control standard poles;

E. Swing projecting signs;

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F. Signs in a dilapidated (having peeling paint, major cracks or holes, and/or loose or dangling materials) or hazardous condition;

G. Abandoned signs;

H. Signs on doors, windows, or fire escapes that restrict free ingress or egress;

I. Any other sign not meeting the provisions of this chapter.

(Ord. 575, 2002)

17.22.060 Sign maintenance.

A. General Requirements. Signs shall be maintained in good order and repair at all times so that they do not constitute any danger or hazard to public safety, and are free of peeling paint, major cracks, and loose and dangling materials. Signs that are not maintained in this manner shall be considered prohibited signs.

B. Nonconforming Sign Maintenance and Repair. Nothing in this title shall relieve the owner or user of a legal nonconforming sign and the owner of the property on which the nonconforming sign is located from the provisions of this section regarding safety, maintenance, repair, and/or removal of signs.

(Ord. 575, 2002)

17.22.070 Sign standards.

Unless exempt or otherwise determined by this chapter, each property is entitled to one sign not to exceed the height of the building and two hundred (200) square feet of sign area.

(Ord. 575, 2002)

17.22.080 General provisions.

All signs shall comply with the following provisions:

A. Construction shall satisfy the requirements of the Uniform Building Code.

B. Except for exempt signs, all signs shall be permanently attached to a building or the ground.

C. Signs attached to a building shall not exceed the height of the building, except as otherwise permitted by this chapter.

D. All signs shall comply with the setback requirements, except when the side or rear yard is a street frontage, then the front setback shall apply.

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E. Lighting directed on or internal to any sign shall be shaded, screened or directed so that the light intensity or brightness shall not adversely affect neighboring property or motor vehicle safety.

F. All signs together with their supports, braces, and guys shall be maintained in a safe and secure manner.

G. The ratio of the area sign support, framing structure, and/or other decorative features which contain no written or advertising copy, to the sign cabinet shall not be greater than 1:1.

H. A clear-view triangle shall be maintained to all driveways and curb cuts for vision safety purposes.

1. Clear-view triangles are defined as follows:

a. One angle shall be formed by lines a and b which are adjacent to the street and driveway. The line adjacent to the street shall follow the curb line or improved travel way. The sides of the triangle (a and b) forming the corner angle shall be fifteen (15) feet in length. The third side of the triangle shall be a straight line connecting points c and d. No sign shall be placed within this triangle so as to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets.

I. No freestanding signs shall be placed in the clear-view triangle.

J. Any exterior lighting must be shielded and directed away from adjoining streets or residential uses.

(Ord. 575, 2002)

17.22.090 Projection over right-of-way.

Projecting and freestanding signs shall comply with the following provisions:

A. No more than one-third of the height of any projecting sign shall exceed the height of the building to which it is attached.

B. All signs projecting over public rights-of-way shall conform to the following standards:

Clearance Above Grade	Maximum Projection
Less than 8 feet	Not permitted
8 feet to 9 feet	1 foot
9 feet to 10 feet	2 feet

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Over 10 feet	⅔ the distance from building to curb line or a maximum of 10 feet.

No sign shall project within two feet of the curb line.

(Ord. 575, 2002)

17.22.100 Roof signs.

All roof signs shall comply with the following provisions:

A. Roof signs shall be erected so as to appear from all sides as a wall sign applied to an existing penthouse which appears to be part of the building itself.

B. Roof signs must not exceed the maximum allowable height of the building within the district in which it is located.

C. All roof signs shall be installed or erected in such a manner that there is no visual support structure.

(Ord. 575, 2002)

17.22.110 Wall signs.

All wall signs shall conform to the following provisions:

A. Wall signs may be painted upon, attached flat to, or pinned away from the wall, but shall not project more than twelve (12) inches from the wall.

B. The number of wall signs is not regulated; provided the total area of the wall sign(s) may not exceed the area of the wall to which attached.

C. Wall signs shall not extend above the height of the wall to which attached.

(Ord. 575, 2002)

17.22.120 Temporary signs.

All temporary signs shall conform to the following:

A. No temporary sign shall be displayed for more than thirty (30) days at any one time nor more than ninety (90) days during a calendar year.

B. Only one temporary sign on each street frontage per parcel or lot is permitted.

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C. No temporary sign shall be placed in a required parking space, driveway, or clear-view triangle.

D. No temporary sign may be placed in the public right-of-way or an easement unless specifically permitted by the town.

E. Temporary signs placed on the ground shall be separated from parking and driveway areas by a curb or other barrier.

(Ord. 575, 2002)

17.22.130 Multiple-building complexes and multiple-tenant buildings.

A. Purpose. The following provisions shall apply to multiple-building complexes and multiple-tenant buildings.

B. Number of Freestanding Signs. Each multiple-building complex shall be allowed a freestanding sign on each street frontage. When the street frontage is longer than four hundred (400) feet, then one additional freestanding sign shall be permitted for each additional four hundred (400) feet of street frontage.

The allowable freestanding sign(s) may be used to advertise one or more of the uses in the multiple-building complex or multiple-tenant building.

(Ord. 575, 2002)

17.22.140 Legal nonconforming signs.

Any sign lawfully existing under all codes and ordinances in effect at the time this title is enacted or amended may continue to be maintained and operated as a legal nonconforming sign so long as it remains otherwise lawful; provided, that:

A. No sign shall be changed in any manner that increases its noncompliance with the provisions of this title; and

B. If the sign is structurally altered or moved, its legal nonconforming status shall be voided, and the sign will be required to conform to the provisions of this title. Nothing in this section shall be construed to restrict normal repair and maintenance; and

C. The sign is not a hazardous or abandoned sign.

(Ord. 575, 2002)

17.22.150 Variances.

No reduction of the standards in this chapter is allowed, except pursuant to Chapter 17.44 (Variances).

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(Ord. 575, 2002)

17.22.160 Violations.

Failure to comply with the provisions of this chapter is a violation of this title and punishable under the provisions of Chapter 17.08.

(Ord. 575, 2002)

17.24 L-1 LIGHT INDUSTRIAL ZONE

17.24.010 Purpose.

The purpose of the L-I zone is to provide suitable and desirable area for light industrial uses which are not detrimental to the public health and safety due to pollution of air and water, excessive noise, dust, smoke, glare, odor, fumes, fire or explosive hazards.

(Ord. 358 § 6 (part), 1987)

17.24.020 Permitted uses.

Uses permitted in the L-I zone include:

A. Farm machinery, sales and service;
B. Agricultural cold storage plants and warehouses;
C. Farm feed and seed sales;
D. Food processing;
E. Lumber yards;
F. Bulk storage of agricultural products;
G. Automobile engine repair, body work;
I. Grain elevators;
J. Other uses judged by the town to be no more detrimental to adjacent properties than, and of the same type and characteristic as, the above listed uses.

(Ord. 358 § 6 (part), 1987)

17.24.030 Prohibited uses.

Uses prohibited in the L-I zone include:

A. All residential uses;

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B. Explosives, manufacture or storage, rendering or animal products, fertilizer manufacture, and exterminator and insect poison spray manufacture, and feed lots;

C. Automobile junk yards and scrap metal yards.

(Ord. 358 § 6 (part), 1987)

17.24.040 Accessory uses.

Accessory uses in this zone may be permitted which are customarily incidental and subordinate to the principal use. All such accessory uses must conform to all requirements for the principal use. The following accessory uses located on the same lot as the main use shall be permitted:

On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet state siting criteria adopted pursuant to the requirements of Chapter 70.105.210 RCW.

(Ord. 365 § 3 (part), 1988: Ord. 358 § 6 (part), 1987)

17.24.050 Conditional uses.

Certain uses, because of their size, special requirements, or possible safety hazards, may have detrimental effects on surrounding properties, but may also be compatible with the other uses if they are properly designed. Such uses are classified as conditional uses and require conditional use permits. The following uses shall be permitted only as conditional uses:

Off-site hazardous waste treatment and storage facilities, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW.

(Ord. 365 § 3 (part), 1988)

17.24.060 Screening.

All industrial uses which are constructed adjacent to established residential areas shall be provided with adequate screening. Such screening material shall be an eight-foot minimum obscuring fence or other similar type of barrier which shall completely screen the said use.

(Ord. 358 § 6 (part), 1987)

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17.24.070 Density provisions.

The following density provisions apply in the L-I zone:

A. Maximum lot coverage: seventy-five (75) percent;
B. Maximum building height: thirty-five (35) feet;
C. Minimum front yard setback: thirty (30) feet;
D. Minimum side yard setback: twenty (20) feet;
E. Minimum rear yard setback: twenty (20) feet.

(Ord. 358 § 6 (part), 1987)

17.24.080 Signs.

Signs located within one hundred (100) feet of a residential zone shall be set back at least ten feet from a lot in a residential zone. Such signs shall not be moving or flashing, and shall not exceed an area of twenty-five (25) square feet on each side.

(Ord. 358 § 6 (part), 1987)

17.24.090 Parking.

Parking shall be provided pursuant to Chapter 17.36.

(Ord. 358 § 6 (part), 1987)

17.26.010 Fence Regulation in Residential and Light Industrial Zones

A. The following regulations apply to all fences erected in R1 Residential, R2 Residential and General Business zones.
   1. All fences must be structurally sound and of good workmanlike quality and must be maintained to prevent loss of integrity.
   2. Fences shall not be equipped with or have barbed wire, spikes, concertina, or any other types of materials intended to cause harm to persons or animals.
   3. Front yard fences shall not exceed four feet in height with the following exceptions: fences erected on a corner lot shall not exceed three feet in height in the side yard adjacent to the street; fences on corner lots are restricted to three feet maximum height; fences on alley corner lots shall not exceed three feet six inches in height. The intent of these height restrictions is to comply with Naches Municipal Code Section 17.36.070 relating to clear vision areas.

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4. Unless otherwise provided, rear and side yard fences shall not exceed six feet maximum height.
5. No fence shall be erected less than five feet from the curb gutter line.
6. No fence shall be located on any town right of way or easement with the authorization of the town by way of a right-of-way use permit or lease. Any fence located within a town right-of-way or easement is subject to removal, without notice to the property owner, by order of the mayor and/or his/her designee.

The erection of a fence less than six feet in height shall not require a permit. The erection of a fence over six feet in height shall require a building permit pursuant to the Naches Building Code.

~~B.~~C. In the Light Industrial (LI) zones only, fences consisting of material restricted in section two above may be allowed, but only by prior authorization of the Naches town council. No above ground electrified fences shall be allowed in any zone in the town. All fences erected in the LI zones shall be structurally sound and of good workmanlike quality. All material used shall be suitable for commercial fencing and must be maintained to prevent loss of structural integrity.

(Ord. 568, 2002)

17.28 PLI PUBLIC LANDS/INSTITUTION ZONE

17.28.010 Purpose.

The purpose of the PLI zone is to provide areas suitable and desirable for public and institutional uses necessary to the needs and requirements of the people of Naches and surrounding areas.

(Ord. 358 § 7 (part), 1987)

17.28.020 Permitted uses.

Uses permitted in the PLI zone include:

A. Cemeteries;
B. Churches and their related uses;
C. Community center, meeting hall, fraternal organization;
D. Convalescent, nursing home, or group homes;
E. Fire and police stations;
F. Hospitals;

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G. Schools;

H. Libraries;

I. Museums and art galleries;

J. Other public facilities not listed.

(Ord. 358 § 7 (part), 1987)

17.28.030 Conditional uses.

There are no conditional uses within the PLI zone.

(Ord. 358 § 7 (part), 1987)

17.28.040 Density provisions.

The following density provisions apply in the PLI zone:

A. Minimum front yard setback: thirty (30) feet;

B. Minimum side yard setback: twenty-five (25) feet;

C. Minimum rear yard setback: thirty (30) feet;

D. Maximum building height: forty (40) feet.

(Ord. 358 § 7 (part), 1987)

17.28.050 Lighting.

Lighting from public/institutional uses shall not be cast into or illuminate adjacent residential properties.

(Ord. 358 § 7 (part), 1987)

17.28.060 Signs.

All signs shall conform to the following safety requirements:

A. No sign shall be located in or project into the present or future right-of-way of any public street.

B. No sign shall be so designed or constructed as to interfere with the sight distance of motorists proceeding on or approaching adjacent streets, alleys, driveways or parking areas, or of pedestrians proceeding on or approaching adjacent sidewalks or pedestrian ways.

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C. No sign suspended over or projecting into the area above a driveway located on private property shall be situated at a height of less than fifteen (15) feet above the surface of the said driveway.

D.No sign suspended over or projecting into the area above a public sidewalk or pedestrian way shall be situated at a height of less than eight and one-half feet above the surface of the said sidewalk or pedestrian way and no sign may project more than seventy-five (75) percent of the distance between the property line and the curb line except for signs attached to the underside of a canopy or other architectural projection.

(Ord. 358 § 7 (part), 1987)

17.28.070 Parking.

Parking shall be provided pursuant to Chapter 17.36.

(Ord. 358 § 7 (part), 1987)

17.32 MOBILEHOMES, MOBILEHOME PARKS, TRAILER COACHES AND TRAILER COURTS

17.32.010 Mobilehomes on individual lots not in a mobilehome park.

Mobilehomes used as dwellings on individual lots shall be permitted in the town provided they meet the following requirements:

A. Have a minimum width of not less than seventeen (17) feet as measured at all points perpendicular to the length of the mobilehome;

B. Were manufactured after June 15, 1976, or otherwise substantially comply with federal manufactured housing standards effective June 15, 1976, as evidenced by appropriate seal(s) affixed to their outer skin:

Substantial compliance: as determined by the administrative official will include mobilehomes manufactured after January 1, 1972, and bearing the Washington State insignia, where modifications are undertaken which provide fire-proofing in furnace and gas-fired water heater compartments in accordance with Federal manufactured housing standards. (Such modifications are subject to permit requirements of the Washington State Department of Labor and Industries, Mobile Home Division).

C. Shall contain not less than eight hundred fifty (850) square feet of living space enclosed within the walls;

D. Are provided with water and sanitary sewerage service at least equal to that required by conventional on-site constructed buildings;

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E. Have permanent fire-resistant skirting installed to enclose all areas between the lower edge of the outside walls and the ground;

F. Are sited in accordance with all applicable single-family dwelling regulations for the district in which located;

G. Are placed on permanent foundations or on footings and piers or on blocks in accordance with manufacturer's recommendations, or specifications as developed by the Naches building inspector;

H. Are securely tied down at each corner, or as an alternative, in accordance with the manufacturer's recommendations;

I. Maintain a minimum eighteen (18) inch clear crawl space under the entire unit;

J. Have permanent steps affixed to all exits;

K. Have the tongue removed except in the floodplain areas where it may be camouflaged to the extent that it is unrecognizable.

(Ord. 358 § 8 (part), 1987)

17.32.020 Mobilehome parks.

It is the intent of this section to provide for the development of mobilehome parks in the town within designated zones. The density provisions set forth in this section, and the following design standards, are intended to allow flexibility in the physical design of a mobilehome park with the purpose of enhancing the availability of housing for the people of Naches. The following standards shall be required for a mobilehome park:

A. Shall not contain fewer than ten lots and no lot shall be less than three thousand six hundred (3,600) square feet;

B. Shall provide a minimum thirty (30) foot width of private improved right-of-way providing access to a public street. All dead-end roadways shall include adequate vehicular turning space or cul-de-sac with a minimum radius of forty (40) feet. Access and internal circulation shall be designed to prevent interference with traffic movement;

C. A minimum of ten percent of the gross area of the mobilehome park shall be devoted to improved park and recreational purposes;

D. A sight-obscuring hedge, fence or wall not less than six feet in height shall surround a mobilehome park;

E. Attached structures shall be considered part of the mobilehome for setback purposes;

F. Each mobilehome shall have a space number assigned to it for emergency purposes;

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G. No mobilehome shall be located closer than five feet from any lot line common to two mobilehome spaces or any building, except storage shed, within the park or from any property line bounding the park;

H. The mobilehome park shall have an accessible, approved fire hydrant within three hundred (300) feet of any mobilehome space;

I. Each application for a mobilehome park shall be accompanied by a fee of seventy-five dollars ($75.00) and a development plan showing lot lines, topography, utilities, streets, sidewalks, lighting, parking, landscaping, location of mobilehome placement sites, beginning and completion dates (when known) and other pertinent information.

(Ord. 468 (part), 1998; Ord. 358 § 8 (part), 1987)

17.32.030 Signs.

The following signs shall be permitted provided they are not illuminated:

A. One name plate for each dwelling unit not to exceed one and one-half square feet in area;

B. One sign identifying a mobilehome park not to exceed six square feet in area;

C. One sign pertaining to the sale or lease of the property not to exceed eight square feet in area;

D. One temporary sign advertising the sale of a tract of land or subdivision. Such sign shall not exceed forty (40) square feet in area and shall be back at least ten feet from the property line.

(Ord. 358 § 8 (part), 1987)

17.32.040 Parking.

Parking shall be provided for pursuant to Chapter 17.36.

(Ord. 358 § 8 (part), 1987)

17.34.010 Purpose and intent.

A. This chapter describes the criteria and conditions to be met in obtaining a home occupation permit. A home occupation permit may be approved by either (1) the mayor or his/her designee, or (2) the planning commission subsequent to a public hearing and final approval by the town council.

B. It is the intent of this chapter to recognize the needs of people who are engaged in small-scale business ventures which could not be sustained if it were necessary to

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lease commercial quarters for them, or which, in the nature of the home occupation cannot be expanded to full-scale enterprises. Additionally, it is the intent of this chapter that full-scale commercial or professional operations, which would ordinarily be conducted in a commercial or industrial district, continue to be conducted in such districts and not at home.

(Ord. 525 (part), 2000)

17.34 HOME OCCUPATIONS

17.34.020 Home occupation.

"Home occupation" means a business, profession or craft which is secondary to the main use of the premises as a dwelling place; not one in which the use of a premises as a dwelling place is largely incidental to the business carried on. Such business may only be carried on by a member of the family residing within the dwelling place, with the addition of no more than one non-family member at any one time.

(Ord. 525 (part), 2000)

17.34.030 Permit required.

It is unlawful for a person or individual, company, corporation or association or any other entity to engage in a home occupation without first having obtained a permit in compliance with the provisions of this chapter. The permit shall not be transferred, nor shall it be valid at any address other than the one appearing on the permit.

(Ord. 525 (part), 2000)

17.34.040 Home occupation minimum standards.

A home occupation must meet the following minimum conditions:

A. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use as a residence. In the event that no more than twenty-five (25%) percent of the combined gross floor area of the primary residence and accessory buildings is used to conduct the home occupation, it shall be presumed that the use is incidental and subordinate to the residential use. If more than twenty-five (25%) percent, but less than forty-nine (49%) percent of the combined gross floor area of the primary residence and accessory buildings is used to conduct the home occupation, the applicant may show by a preponderance of evidence to the planning

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commission at a hearing pursuant to this code that the use is incidental and subordinate to the use as residence. In no event shall the use of a dwelling unit for a home occupation exceed fifty (50%) percent of the primary residence and accessory buildings.

B. No home occupation permit shall be granted by the mayor or his/her designee unless the applicant shall furnish proof of having registered with the Washington State Department of Revenue, or furnish proof that they are exempt from registering with said Department of Revenue.

C. Possess a valid town business license.

D. No structure in which a home occupation is conducted or is proposed to be conducted will be altered or remodeled in any manner that would detract from the residential character of a home or accessory building.

E. No person, other than family members living in the dwelling unit plus a maximum of one non-family member working at the residence at any one time, may be employed in the home occupation.

F. There shall be no exterior or window displays, signs, storage of materials, or sample commodities displayed outside of the premises, with the exception of one non-illuminated business sign not to exceed one square foot in area.

G. No materials or equipment shall be permitted which would be detrimental to the residential use of nearby residences by causing vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.

H. Materials or commodities may only be delivered to or from the home occupation between the hours of seven a.m. and six p.m. Monday through Saturday.

I. No parking shall be allowed beyond that normal in a residential area and no excessive vehicular or pedestrian traffic shall be present as a result of the home occupation. Designated or additional off-street parking may be required depending on the business, as determined by the planning commission or town council.

J. The hours of operation for a home occupation may only be from seven a.m. to seven p.m., Monday through Saturday, unless otherwise stipulated by the mayor or his/her designee.

K. Buffers or screens will be provided when deemed necessary by the planning commission or town council to reduce potential impacts to adjacent properties.

L. Such use shall conform to all other requirements specified in this chapter, as well as any special conditions imposed on the home business.

(Ord. 525 (part), 2000)

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17.34.050 Permitted uses.

A. The following uses may be approved by the mayor or his/her designee:

1. Dressmaking, seamstresses, tailors;
2. Artists and sculptors;
3. Authors and composers;
4. Resident owned and operated beauty and/or barbershops;
5. Home crafts, such as model-making, rug weaving, and lapidary work;
6. Office facility of a minister, rabbi or priest;
7. Office facility of a salesman, sales representative or manufacturer's representative;
8. Repair shop for small household items;
9. Telephone answering or soliciting;
10. Computer programming and small scale repair;
11. Home cooking and preserving;
12. Arts instruction (not more than two students at one time);
13. Accountant;
14. Architect:
15. Attorney;
16. Engineer;
17. Insurance agent;
18. Photographer;
19. Office for computer design and layout;
20. Office for limited energy service and installation;
21. Office for electrical contractor.

B. If an applicant wishes to obtain a home occupation permit for a use not listed above, the applicant may without cost have the matter heard by the planning commission.

(Ord. 542, 2001: Ord. 531, 2000; Ord. 525 (part), 2000)

17.34.060 Prohibited uses.

By way of example and not limitation the following uses are examples of uses which are not appropriate for a home occupation permit:

A. Clinics or hospitals;
B. Mortuaries or funeral homes;
C. Commercial print shops;
D. Rental of trailers;

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E. Restaurants or cafes;

F. Stables or kennels;

G. Vehicle repair or auto detailing shops;

H. Outdoor storage of building or construction materials not intended for immediate use in or on the premises;

I. Family child day care homes providing services for over twelve (12) children; and

J. Antique/gift shop.

(Ord. 525 (part), 2000)

17.34.070 Conditional uses.

Conditional uses include:

A. Bed and Breakfast. Bed and Breakfast Facility. Bed and breakfast facility shall be any facility within a one-family dwelling unit offering a maximum of three lodging units to travelers and transient guests for periods of less than one month.

(Ord. 525 (part), 2000)

17.34.080 Exemptions.

Exemptions from this chapter include, but are not necessarily limited to, the following:

A. Family child day care services for up to twelve (12) children or adults at any one time including those children living in the home provided for in this code.

B. Newspaper delivery; and

C. Garage and yard sales as long as the sale involves only the sale of household goods, none of which were purchased for the purpose of resale; the sale does not continue for more than three consecutive days in any calendar month; and is not in violation of any other provisions of this code.

(Ord. 525 (part), 2000)

17.34.090 Administration.

A. Any person or party wishing to establish a home occupation shall make application through the town. The mayor or his/her designee may administratively approve any use listed in 17.34.050, provided the use meets all other requirements of this chapter. The planning commission, after a public hearing, shall recommend to the town council approval or denial of any uses not listed in Section 17.34.050.

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B. Applications for all home occupation permits shall be subject to payment of a nonrefundable permit fee and business license fee as established by the town.

C. If a public hearing is required, the town shall notify by first class mail the property owners within three hundred (300) feet of the subject property (according to the records of the Yakima County assessor) affording them an opportunity to voice their opinions regarding the advisability of authorizing the proposed home occupation.

D. The town may issue a permit for a home occupation provided that the conditions set forth in Section 17.34.040 are met. The planning commission or town council may impose such additional conditions deemed necessary to assure that the impact of such home occupation will be minimal upon the neighboring properties.

E. All permit applications subject to the mayor's or designee's approval shall be approved or denied within thirty (30) days of the filing of the permit application and payment of the permit fee.

F. All permit applications subject to the planning commission's approval shall be approved or denied within forty-five (45) days of the filing of the permit application and payment of the permit fee.

G. Any individual affected by the decision of the town shall have twenty-one (21) days from the date of the decision to appeal the decision in writing to the superior court.

(Ord. 525 (part), 2000)

17.34.100 Revocation of permit.

A permit issued under this chapter to conduct a home occupation is revocable upon a determination by either the planning commission or the mayor or his/her designee that there has been a violation of any condition imposed by this chapter on home occupations.

A. In the event of an alleged violation, a written notice describing the violation and the corrective measures that must be taken shall be mailed by the town to the permit holder. The permit holder shall, within twenty-one (21) days of the mailing of the notice of violation, comply with all of the conditions imposed by the notice or show cause in writing why the permit should not be revoked.

B. Upon revocation of the permit, a written notice of the revocation shall be sent by certified mail by the town to the permit holder together with a written statement of findings upon which the revocation is based.

C. The holder of a home occupation permit may appeal a revocation of a home occupation by filing a notice of appeal with the town. Said notice shall be filed within ten days of the notice of revocation. The appeal shall be heard by the town council who shall either affirm or overturn the prior decision.

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(Ord. 525 (part), 2000)

17.34.110 Violation—Penalty.

A. Any person who violates any of the provisions of this chapter or any order or decisions of the town entered pursuant to this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished in accordance with this code.

B. The instigation of misdemeanor proceedings in accordance with subsection A of this section shall not prevent the town from exercising all available civil remedies to force removal of prohibited conditions or compliance with this chapter.

(Ord. 525 (part), 2000)

17.34.120 Public hearing notification.

In the event that an application is to be reviewed before a public hearing, notice of the public hearing shall be given as follows:

A. The mayor and/or his/her designee shall send copies of the notice by mail not less than fifteen (15) calendar days prior to the date of the hearing to all property owners within three hundred feet (300') of the exterior boundaries of the property involved, and it shall be the responsibility of the applicant to provide mailing labels with the name and addresses of owners as shown on the records of the Yakima County assessor.

B. At the discretion of the staff, additional announcement of the public hearing may be given by posting copies of the notice in a conspicuous place at or near the location of the proposal, or by such press advertisement as deemed necessary.

(Ord. 525 (part), 2000)

17.34.130 Existing home occupations.

Any home occupation in the town in operation on the effective date of this chapter shall not expand without meeting the provisions of this chapter.

(Ord. 525 (part), 2000)

17.35 SPECIAL DEVELOPMENT STANDARDS – HOUSING

17.35.010 Accessory Dwelling Units.

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The Town intends to promote and encourage the creation of Accessory Dwelling Units, subject to the design and development standards found herein, for the purposes of:

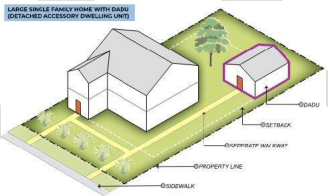
1. Providing homeowners with the opportunity and flexibility to establish separate living quarters within or adjacent to their homes, whether for the purposes of caring for or providing housing for family members, or for obtaining rental income to help meet the rising costs of home ownership, or for any other legal purpose;

2. Increasing the range and availability of housing choices within the Town;

3. Protecting neighborhood stability, property values, and the single-family residential appearance of the neighborhood by ensuring that ADUs are installed in accordance with the provisions of this Section; and

4. Otherwise comply with the requirements of RCW 36.70A and other applicable portions of state law.

Detached Accessory Dwelling Units



Attached Accessory Dwelling Unit

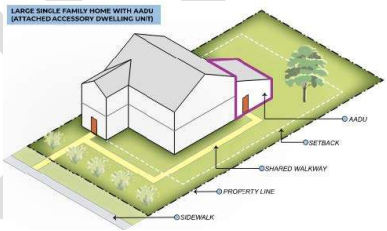


Diagram Source: Town of Moses Lake

A. *Where Allowed*. The installation or construction of an ADU, subject to the specific design and development standards found in this Chapter, shall be allowed in all residential zones that allow for single-family homes as follows, provided only two ADUs are allowed per lot as an accessory use to a single-family home.

(i) One attached accessory dwelling unit and one detached accessory dwelling unit;

(ii) Two attached accessory dwelling units; or

(iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures;

B. *Where Prohibited.* ADUs are prohibited on any lot for which the primary use is commercial or industrial in nature, except that living quarters or dwelling units used for on-site security personnel may be allowed.

C. *General Performance Standards Apply.* All standards for the underlying zoning district, including lot size, minimum setbacks, and overall building/lot coverage shall be met with respect to the siting and dimensions of ADUs, except that a detached ADU may be sited at the lot line if that lot line abuts a public alley. Provided,

- Five foot setback on alley.

1. The town may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit;
2. The town may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;

D. *Administrative Review.* An ADU permit application shall be processed as a Type I permit.

E. *General Design Standards.* The ADU shall be designed and constructed to maintain the appearance of the principal unit, including exterior finish materials, trim, roof pitch, window design, and color. Any and all requirements, limits, restrictions, or design criteria that apply to the principal unit shall also apply to the ADUs and their placement.

F. *Number Allow Per Lot.* No more than two (2) ADUs shall be permitted in conjunction with the principal unit on a single lot of record; provided, that adequate provisions for water and sewage are met, and all other applicable criteria, standards, and code requirements can be satisfied.

G. *Allowable Size.* An ADU shall have a gross floor area that is no less than three hundred (300) square feet and no greater than one thousand (1,000) square feet max.

H. *Permitted Height.* An ADU shall have a maximum roof height limit of twenty-four (24) feet. Except that an ADU to be constructed above an existing structure, including garages, may have a maximum roof height limit of thirty-two (24) feet. If an existing structure is itself being converted to an ADU, then the twenty-four (24) foot limit applies.

Commented [KN15]: Changed from 32' to 24'. 32 seems excessive

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I. *Conversion of Existing Legally Established Structures Allowed.* An existing structure, including detached garages, may be converted to an ADU. Such a conversion is allowed even if the existing structure violates current code requirements for setbacks or lot coverage. All other requirements, including those for building code compliance, and any other provisions for health and safety shall apply.

J. *Parking Requirements.* Parking shall be provided in accordance with NMC 17.36.020.

Commented [KN16]: Updated to comply with Table 17.36.020. Previously said 1 space per ADU.

K. *Home Occupations.* Home businesses or other home occupations shall comply with criteria the same as allowed for the primary residence and adopted standards.

L. *Short-Term Rentals.* Short-term rentals are allowed as a provided for in NMC 17.54 as a Conditional Use for either the primary unit or accessory dwelling unit (ADU).

M. *Overriding State and Local Laws.* This Chapter does not supersede or override other applicable local and state laws designed to protect critical areas or their buffers, environmentally sensitive areas, natural resources, nor any other duly applicable law or regulation designed for the general health and safety of the public.

17.35.020. Co-Living Housing.

RCW 36.70A.538 requires cities and towns to allow co-living housing on all lots located within a UGA that allows at least six multifamily residential units, among other standards for co-living siting and regulation.

A. General Provisions:

1. The town shall not require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone.
2. The town shall only require a review, notice, or public meeting for co-living housing that is required for other types of residential uses in the same location, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW.
3. The town shall not exclude co-living housing from participating in affordable housing incentive programs under RCW 36.70A.540.
4. Co-living developments must meet habitable space, dwelling unit and sleeping unit standards set forth in the 2024 International Building Code (IBC).

B. Density:

For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.

C. Parking:

Off-street parking for co-living housing shall be subject to the following:

1. No more than one off-street parking space per four sleeping units shall be required.

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C. Sewer Connection Fees:

1. Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.

17.35.030 Mixed Use buildings including both residential and nonresidential uses

Mixed use ~~buidlings~~buildings may be mixed vertically or horizontally in one building. However, in mixed-use buildings the nonresidential use shall occupy the ground floor of the building, and have frontage and access on the right of way. Access to the residential unit may have frontage on the right of way, but may not constitute the majority of the frontage on the right of way.

§ 17.35.040. Emergency and Transitional Housing.

Emergency and Transitional Housing – Design Standards and Approval Criteria:

A. *Underlying Standards Apply.* An application for emergency shelter, emergency housing, transitional housing, permanent supportive housing, or transitional parking shall be subject to all locally applicable land use, development, zoning, and building regulations requirements.

B. *Additional Standards.* In addition to the requirements, an application for emergency shelter, emergency housing, transitional housing, permanent supportive housing, or transitional parking shall be subject to the following standards:

1. Transitional housing and permanent supportive housing shall be limited to no more than ten (10) adults per dwelling unit, not including children under the age of eighteen (18).

2. All residents, staff, and operators shall comply with all Yakima County Health District requirements related to food preparation, service, and donations.

3. Trash receptacles shall be provided in multiple locations throughout the facility and site. Managing parties shall contract with the applicable trash service provider for the duration of the use.

4. The number of parking spaces shall be required based on the population served and the projected needs of the emergency shelter, emergency housing, transitional housing, or permanent supportive housing facility as outlined in the parking plan and subject to review and approval of the Town. Spaces shall be provided at a minimum, and may increase at the discretion of the Town after review of the parking plan as follows:

   a. One (1) space for the maximum number of staff on duty throughout each day; and

   b. Five (5) spaces for transitional housing and permanent supportive housing in residential zones; or

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c. Ten (10) spaces for emergency shelters, emergency housing, transitional housing and permanent supportive housing in nonresidential zones;

d. Transitional parking uses do not need to provide additional parking in nonresidential zones;

e. Off-street parking shall comply with all other requirements of the Naches Municipal Code including, but not limited to, paving, drainage, location, dimensions, and design standards.

5. On-site supervision shall be provided at all times, unless it can be demonstrated through the operations plan that this level of supervision is not warranted for the population being served.

6. No children under the age of eighteen (18) are allowed to stay overnight in emergency shelters, emergency housing, transitional housing, permanent supportive housing or transitional parking sites unless accompanied by a parent or guardian, or unless the facility is licensed to provide services to youth. If a child under the age of eighteen (18) without a parent or guardian present attempts to stay in a facility not specifically licensed for providing housing to youth, the sponsor and/or managing agency shall immediately contact Child Protective Services and actively endeavor to find alternative housing for the child.

7. The sponsor and/or managing agency shall designate points of contact and provide 24-hour accessible phone contact information to the patrol operations commander for the Yakima County Sherriff's Office. The names of the on-duty points of contact shall be posted on site daily, and their contact information shall be provided to the Yakima County Sherriff's Office.

8. Transitional parking programs are subject to the following additional requirements:

a. Restroom access either within the buildings on the property or through use of portable facilities. Restrooms shall include handwashing stations or facilities in an adequate number as determined by the Town. Restroom and handwashing station access shall be available at all hours of the day and night.

b. Organizations providing transitional parking spaces must continue to abide by the parking requirements so that the provision of transitional parking spaces does not reduce the total number of available parking spaces required for the primary use.

c. Recreational vehicles shall be allowed on a temporary basis less than fourteen 3 consecutive calendar days.

§ 17.35.050. Cluster Development – Condominiums and Cottages:

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A. *In General.* Cluster development may consist of tiny homes, cottage style housing, or other similar co-housing clusters that consist of a mixture of smaller units fixed on a single parcel of development. The purpose of this development type is to have the housing types arranged in clusters of typically (3) to (12) units around a green space. These developments are meant to allow for flexibility and uniqueness in design.

B. *Screening Requirements.* In order to be compatible in character with single-family houses in the R-1 and R-2 zones, boundaries between Cluster Developments and adjacent residential zoned properties shall be screened with landscaping or architectural treatments to reduce the appearance of bulk or intrusion onto adjacent residential properties.

C. *Property Maintenance Association.* A legally established property maintenance association for the maintenance of common open space is required to be created for the purpose of regulating and providing for the use and maintenance of common areas, buildings, and similar shared improvements or features.If the Cluster Development is a condominium, a property owners association is required. If it owned by Covenants reflecting such use and maintenance requirements shall be recorded with the ~~Grant~~~~Yakima~~Yakima County Auditor.

Cluster Housing Developments



Source: Moses Lake Municipal Code

17.35.060 Cluster Development - Cottage Housing

Configuration

Cottage housing may be configured as condominiums or fee-simple lots provided they meet the standards in this title.

Development Standards.

1. Dimensional Standards

a. Maximum floor area: 1,200 square feet.

b. Minimum common space: 400 square feet/unit

c. Minimum private open space: 200 square feet/unit

2. Parking and driveway location and design
   a. Parking shall be located on the same property as the cottage development;
   b. Where lots abut an alley, the garage or off-street parking area is required;
   c. Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;
   d. Sitescreening the parking areas?
   e. Garages may be attached to individual cottages provided all other standards of this chapter are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces;
   f. No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.

3. Common open space requirements
   a. Open space shall abut at least 50 percent of the cottages in the housing development;
   b. Open space shall have cottages abutting on at least two sides;
   c. Cottages shall be oriented around and have the main entry from the common open space;
   d. Cottages shall be within 60 feet walking distance of the common open space; and
   e. Open space shall include at least one landscaped courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

4. Private open space requirements
   a. Private open space shall be required adjacent to each dwelling unit for the exclusive use of the cottage resident(s). The space shall be usable and oriented toward the common open space as much as possible, with no dimension less than ten feet.

5. Character and diversity. Cottages and accessory buildings within a particular cluster shall be designed within the same "family" of architectural styles. Examples of common elements include:
   a. Similar building/roof form and pitch;
   b. Similar siding materials;
   c. Similar porch detailing; and/or
   d. Similar window trim.

17.35.070. Unit Lot Subdivisions.

The purpose of these provisions is to allow for the more flexible creation of lots of varying sizes and types, including for single-family detached, attached housing, cottage housing, and ADUs with more than one dwelling unit on a parent lot, while applying only those site development standards applicable to the parent lot as a whole, rather than to individual lots resulting from the subdivision.

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A. Unit lot subdivisions shall follow the application, review, and approval procedures set forth by the Town of Naches.

B. Development as a whole on the parent lot, rather than individual unit lots, shall comply with all the design and improvement requirements for short plat and plats set forth in Naches municipal code, unless otherwise specified in this section.

C. A lot may be divided into separately owned unit lots and common areas, provided the following standards are met:

1. The lot is located in the following zones:

a. R-1; R-2

2. Each unit lot shall have a dwelling unit;

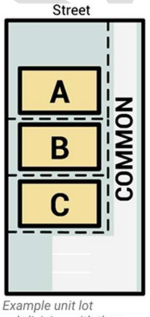
3. Only one unit is located per unit lot, and no dwelling units are stacked;

4. The density of the parent lot does not exceed the maximum net density of the zone, up to 9 units;

5. All buildings meet applicable provisions of the building and fire code.

6. If a common open space outside of an access driveway is proposed,

7. *Property Maintenance Association*. A legally established property maintenance association for the maintenance of common open space is required to be created for the purpose of regulating and providing for the use and maintenance of common areas, buildings, and similar shared improvements or features.If the Cluster Development is a condominium, a property owners association is required. If it owned by Covenants reflecting such use and maintenance requirements shall be recorded with the Yakima County Auditor.



Example unit lot subdivision with three unit lots and a tract held in common.

Diagram Source: City of Seattle

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~~The Town of Naches, under ,The Town~~

17.36 PARKING AND LOADING REQUIREMENTS

17.36.010 Off-street parking.

At the time a new structure is erected, off-street parking spaces shall be provided as set forth in this chapter. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if it would result in less space than is required by this title. When square feet are specified, the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading. When the number of employees is specified, persons counted shall be those working on the premises during the largest shift.

(Ord. 358 § 9 (part), 1987)

17.36.020 Parking standards.

The following minimum parking standards apply to this title:

A. Residential Uses	
1. Single-family dwelling, duplex	2 spaces per dwelling unit
2. Multiple-family housing	1.5 spaces per dwelling unit
3. Manufacture/ Mobilehome park	2 spaces per manufactured/mobilehome site
4. Accessory Dwelling Units	1 space for each ADU on lots smaller than 6,000 square feet before any zero lot line subdivisions or split lots
	2 spaces per unit as a condition of permitting development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.
5. Co-Living Housing	One parking space per four sleeping units
B. Commercial Residential Uses.	
1. Motel, hotel	1 space per guest room plus 1 additional space for each employee
2. Club, lodge, grange	1 space per 2 persons
C. Commercial Uses.	
1. Retail store, except as provided in the following subsections of this section	1 space per 200 square feet of floor area
2. Mixed use structure	1 space per 200 square feet of floor area
3. Service or repair shop; retail store handling exclusively bulky merchandise such as automobiles and furniture	1 space per 500 square feet of floor area

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4. Bank or office (except medical or dental clinic)	1 space per 400 square feet of floor area plus one space per employee
5. Medical or dental clinic	1 space per 200 square feet plus 1 space per employee
6. Eating or drinking establishment	1 space per 100 square feet, or 1 space per 3 patron seats, whichever is greater, plus 1 space per employee
D. Place of Public Assembly.	
1. Church, auditorium meeting room, theater	1 space per 200 square feet
2. Nursery school, primary school	1 space per classroom plus 3 spaces
3. Junior high	1 space per classroom plus 6 spaces
4. Senior high school	1 space per classroom plus 16 spaces
5. Industrial Uses.	
Storage warehouse manufacturing establishment, rail or truck freight terminal, wholesale establishment	1 space per employee plus 1 space per 700 square feet of patron serving area

~~A. Residential Uses.~~	
~~1. Single-family dwelling, duplex~~	~~2 spaces per dwelling unit~~
~~2. Multiple-family housing~~	~~1.5 spaces per dwelling unit~~
~~3. Mobilehome park~~	~~2 spaces per mobilehome site~~
~~B. Commercial Residential Uses.~~	
~~1. Motel, hotel~~	~~1 space per guest room plus 1 additional space for each employee~~
~~2. Club, lodge, grange~~	~~1 space per 2 persons~~
~~C. Commercial Uses.~~	
~~1. Retail store, except as provided in the following subsections of this section~~	~~1 space per 200 square feet of floor area~~
~~2. Service or repair shop; retail store handling exclusively bulky merchandise such as automobiles and furniture~~	~~1 space per 500 square feet of floor area~~
~~3. Bank or office (except medical or dental clinic)~~	~~1 space per 400 square feet of floor area plus one space per employee~~
~~4. Medical or dental clinic~~	~~1 space per 200 square feet plus 1 space per employee~~
~~5. Eating or drinking establishment~~	~~1 space per 100 square feet, or 1 space per 3 patron seats, whichever is greater, plus 1 space per employee~~
~~D. Place of Public Assembly.~~	
~~1. Church, auditorium meeting room, theater~~	~~1 space per 200 square feet~~
~~2. Nursery school, primary school~~	~~1 space per classroom plus 3 spaces~~

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~~3. Junior high~~	~~1 space per classroom plus 6 spaces~~
~~4. Senior high school~~	~~1 space per classroom plus 16 spaces~~
~~E. Industrial Uses.~~	
~~Storage warehouse manufacturing establishment, rail or truck freight terminal, wholesale establishment~~	~~1 space per employee plus 1 space per 700 square feet of patron serving area~~

(Ord. 358 § 9 (part), 1987)

17.36.030 Off-street loading.

A. A school having a capacity greater than twenty-five (25) students shall have a driveway designed for continuous circulation of passenger vehicles for the purpose of loading and unloading students.

B. Buildings or structures to be built or substantially altered and which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and sized to handle the needs or the particular uses.

C. Loading space that has been provided in connection with an existing use or is added to an existing use shall not be eliminated if it would result in less space than is required to handle the needs of that particular use. Off-street parking space used to fulfill the requirements of this title shall not be used for loading and unloading except during periods of the day when it is not required to meet the parking needs.

(Ord. 358 § 9 (part), 1987)

17.36.040 Additional provisions for off-street parking and loading.

A. The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner or occupant. Should the owner or occupant of a lot or building change the use of the lot or building is put to, thereby increasing off-street parking or loading requirements, it shall be in violation of this title to begin or maintain such altered use until such time the increase in off-street parking or loading is made.

B. Requirements for types of buildings and uses not specifically listed in this title shall be determined by the building inspector, based upon the requirements of comparable uses listed.

C. If several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

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D. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the town council in the form of deeds, leases or contracts to establish the joint use.

E. Off-street parking spaces for dwellings shall be located on the same lot as with the dwelling. Other required parking spaces shall be located not further than fifty (50) feet from the building or use they serve.

F. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

G. Oversize vehicles, such as trucks, recreational vehicles, or machinery, shall not park on a street for more than three days.

(Ord. 358 § 9 (part), 1987)

17.36.050 Design requirements for parking lots.

A. Areas used for parking and loading shall have durable surfaces maintained adequately for all weather use.

B. Access aisles shall be wide enough to permit easy turning and maneuvering.

C. Except for single-family dwellings and duplexes, groups of more than four parking spaces shall be served by a driveway so that their use will require no movements or other maneuvering within a street other than an alley.

D. Lighting of a parking area shall not shine or create glare in any residential zone or on any adjacent dwelling.

(Ord. 358 § 9 (part), 1987)

17.36.060 Completion time for parking lots.

Required parking spaces shall be improved and available for use by the time the use served by the parking is ready for occupancy. An extension of time may be granted by the building inspector providing a performance bond, or its equivalent, is posted equal to one hundred ten (110) percent of the cost to complete the improvements as estimated by the building inspector. In the event the improvements are not complete within one year's time, the bond or its equivalent shall be forfeited and the improvements henceforth constructed under the direction of the town.

(Ord. 358 § 9 (part), 1987)

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17.36.070 Clear vision areas.

A clear vision area shall be maintained on the corners of all property at the intersection of two streets or of a street and a railroad for the purpose of traffic safety.

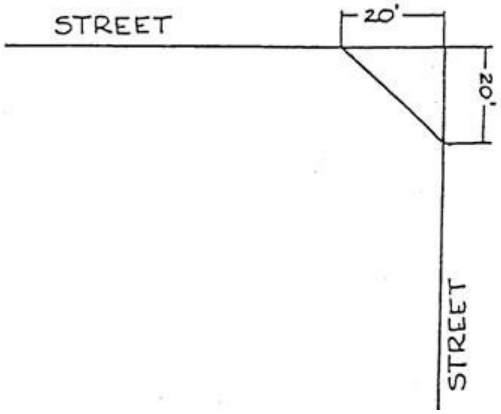
A. A clear vision area shall consist of a triangular area, two sides of which are lot lines measured from the corner intersection of the curb line for a distance of twenty (20) feet, and the third side diagonally connecting the ends of two lines.

B. A clear vision area shall contain no plantings, fences, walls, structures, or other temporary or permanent obstruction exceeding three feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade, except for one sign on each corner pertaining to the control of traffic movement. Trees exceeding this height may be located in this area, provided all branches or foliage are removed to a height of eight feet.

C. Maintenance of the clear vision triangle shall be the responsibility of the property owner abutting the clear vision triangle pursuant to the requirements herein.

Diagram 17.36.070

CLEAR VISION TRIANGLE



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17.42 DAY CARE FACILITIES

17.42.010 Family day care home provisions.

Family day care facilities shall:

A Be properly licensed by the State of Washington Department of Social and Health Services, Division of Children and Family Services;

B. Comply with all building, fire, safety, health codes and business licensing requirements;

C. Conform to lot size, building size, setbacks, and lot coverage standards applicable to the zoning district except if the structure is a legal nonconforming structure;

D. Be certified by the Washington State Office of Child Care Policy licensor as providing a safe passenger loading area;

E. Meet signage requirements applicable to the zoning district;

F. Limit hours of operations to facilitate neighborhood compatibility;

G. Apply for and obtain a home occupation permit concurrently with state licensing. The home occupation permit may be administratively approved by the mayor or his/her designee, certifying that all conditions in this section are met;

H. Prior to state licensing, provide proof of written notification to the immediately adjoining property owners, that they have been informed of the intent to locate and maintain such a facility. If a dispute arises between neighbors and family day care provider over licensing requirements, the licensor may provide a forum to resolve the dispute. Written notification to immediately adjoining property owners shall include the following information:

1. Nature of the application;
2. Maximum number of children to be cared for;
3. Maximum number of employees;
4. Days and hours of operation.

(Ord. 522 (part), 1999)

17.42.020 Day care center provisions.

A day care center shall meet all of the requirements contained within Chapter 17.44, Conditional Uses, and Chapter 17.34, Home Occupations.

(Ord. 522 (part), 1999)

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17.44 NONCONFORMING, TEMPORARY AND CONDITIONAL USES AND VARIANCES

17.44.010 Nonconforming uses.

A. Intent. The intent of this section is to permit pre-existing uses and structures which do not conform to the use or dimension standards of this title to continue under conditions specified herein. Alteration or expansion of these nonconforming uses and structures, thereby creating potentially adverse effects in the immediate neighborhood or in the town, are not permitted except as outlined in the following subsections.

B. Continuation of a Nonconforming Use or Structure.

1. A nonconforming use or structure may be continued and shall be maintained in reasonable repair but shall not be altered or expanded.
2. An exception may be granted to allow extension of a portion of a structure that was provided prior to the time the ordinance codified in this title was adopted.

C. Discontinuation of a Nonconforming Use.

1. If a nonconforming use involving a structure is discontinued from use for a period of one year, further use of the structure shall conform to this title.
2. f a nonconforming use not involving a structure is discontinued for a period of six months, continuation of the use shall conform to this title.

D. Change of a Nonconforming Use. A nonconforming use may be changed to another nonconforming use only if it can be shown to the town council that the new use would have less of an impact than the original nonconforming use.

E. Destruction of a Nonconforming Use or Structure. If a nonconforming structure or a structure containing a nonconforming use is destroyed by any cause to an extent exceeding sixty (60) percent of fair market value as indicated by the records of the county assessor, a future structure or use on the site shall be in accordance with the provisions of the zone in which the property is located.

F. Completion of a Structure. Nothing in this title shall require any changes in the plans, construction, alteration or designation use of a structure for which a building permit has been issued and construction has commenced prior to adoption of the ordinance codified in this title, provided the structure, if nonconforming or intended for a nonconforming use, is completed and in use within one year from the time the permit is issued.

G. Repairs and Maintenance. Any building housing a nonconforming use may be maintained or restored to conform with the standards of the building code, including

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repair or replacement of fixtures, wiring, plumbing, provided the floor area of the building is not increased.

(Ord. 358 § 11, 1987)

17.44.020 Conditional uses.

A. Purpose. The purpose of this section is to provide standards and procedures so that uses which are classified as conditional uses can be allowed in a particular zone in a manner so that the best interests of surrounding property, the neighborhood, and the town are protected.

B. Authorization to Grant or Deny a Conditional Use. Conditional uses listed in this title may be permitted, altered or enlarged by the authority of the town council in accordance with the standards and procedures set forth in this section.

1. In taking action on a conditional use permit application, the town council may either approve, disapprove, or approve with conditions, the application. Such conditions are outlined in Section 17.44.040.

2. Actions by the planning commission and the town council regarding the proposed use must be based on reasons relating to the appropriate development and best interests of the surrounding property, neighborhood, and the town considering such items as the bulk, coverage or density of the proposed use, the availability of public facilities and utilities, and generation of traffic, or other similar matters.

C. Application for a Conditional Use Permit.

1. A property owner may initiate a request for a conditional use permit by filing an application with the town clerk using forms prescribed pursuant to Section 17.08.040.

2. Before the planning commission may act on a conditional use application, a public hearing shall be held in accordance with the provisions of Section 17.08.030.

D. Building Permits for an Approved Conditional Use. Building permits for a conditional use shall be issued only on the basis of the plan for the conditional use as approved by the town council. Any proposed change in the approved plan shall be submitted to the planning commission for a conditional use.

E. Time Limit on an Approved Conditional Use Application. Authorization of a conditional use shall be void one year after the date of approval of a conditional use application, unless a building permit has been issued and substantial construction has been initiated in a substantial manner. Upon written request, the town council may extend authorization for additional period not to exceed one year.

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F. Termination of a Conditional Use. A conditional use may be revoked or modified by the town council, after a public hearing, on any one or more of the following grounds:

1. Approval of the conditional use was obtained by fraud or misrepresentation;
2. The use for which approval was granted was changed;
3. The use is in violation of any provision of this title or any other applicable statute, ordinance or regulation;
4. The use does not meet the conditions specifically established for it at the time of approval of the application.

G. Limitation.

1. No request for a conditional use shall be considered by the planning commission within the one-year period immediately following a denial of such request, except the planning commission may consent to a new hearing if, in their opinion, new evidence of a change of circumstances warrants it.
2. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, a change in use or in lot area or an alteration or enlargement of a structure shall conform with the requirement for a conditional use.

(Ord. 620 § 12, 2006; Ord. 468 (part), 1998; Ord. 358 § 12, 1987)

17.44.030 Variances.

A. Authorization to Grant or Deny Variances. The town council may authorize variances from the requirements of this title where it can be shown that owing to special and unusual circumstances related to a specific piece of property, the literal interpretation or strict application of this title would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located. In granting a variance, the town council may attach conditions outlined in Section 17.44.040 which it finds necessary to protect the best interests of the surrounding property or neighborhood and to otherwise achieve the purposes of this title.

B. Circumstances for Granting a Variance. A variance may be granted only in the event that all of the following circumstances exist:

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the applicant has no control;
2. The variance is necessary for the preservation of the same property rights as possessed by owners of other property in the same zone or vicinity;

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3. The authorization of the variance will not be detrimental to the purposes of this title, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of a ~~city~~town plan or policy;

4. The variance requested is the minimum variance which will alleviate the hardship.

C. Application for a Variance.

1. A property owner may initiate a request for a variance by filing an application with the town clerk using forms prescribed pursuant to Section 17.08.040. The application shall be accompanied by a plan, drawn to a suitable scale, showing the condition to be varied and the dimensions and arrangements of the proposed project.

2. Before the planning commission may act on a variance application, a public hearing shall be held in accordance with the provisions of Section 17.08.030.

D. Building Permits for an Approved Variance. Building permits for all or any portion of an application involving an approved variance shall be issued only on the basis of the plan for the variance as approved by the town council. Any proposed change in the approval shall be submitted to the planning commission as a new application for a variance.

E. Time Limit. Authorization of a variance shall be void one year after the date of approval of a variance application, unless a building permit has been issued and substantial construction has been initiated in a substantial manner. Upon written request, the town council may extend authorization for an additional period not to exceed one year.

F. Termination of a Variance. A variance may be revoked or modified by the town council, after a public hearing, on any one or more of the following grounds:

1. Approval of the variance was obtained by fraud or misrepresentation;

2. The use for which approval was granted was changed;

3. The use does not meet the conditions specifically established for it at the time of the approval of the application;

4. The variance is in violation of any of the applicable statutes, ordinances or regulations.

(Ord. 620 § 13, 2006; Ord. 468 (part), 1998; Ord. 358 § 13, 1987)

17.44.040 Conditions for approving a conditional use or variance.

A. Standards and Criteria for Granting a Conditional Use Permit. A conditional use shall only be granted after the ~~city~~town council has reviewed the proposed use to determine if it complies with the standards and criteria listed below. A conditional use shall only be granted if the following such findings are made:

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1. The proposed use in the proposed location will not be detrimental to other uses legally existing or permitted outright in the zoning district;
2. The size of the site is adequate for the proposed use;
3. The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity;
4. The other characteristics of the proposed use are compatible with those of other uses in the neighborhood or vicinity;
5. Adequate buffering devices such as fencing, landscaping, or topographic characteristics protect adjacent properties from adverse effects of the proposed use, including adverse visual and auditory effects;
6. The other uses in the vicinity of the proposed site are such as to permit the proposed use to function properly;
7. That the proposed use complies with other requirements under this title;
8. Any other similar considerations that may be appropriate to a particular case.

B.

Conditions for Approving a Variance. In approving a conditional use or a variance, the town council may impose, in addition to those standards and requirements specified by this title, additional conditions which the town council considers necessary to protect the appropriate development and best interests of the surrounding property, the neighborhood, and the town as a whole. The conditions may include, but are not limited to the following:

1. Increasing the required lot size, lot width, or yard dimensions;
2. Limiting the height, size or location of building or other structure;
3. Controlling the location and number of vehicle access points;
4. Increasing the street width;
5. Increasing the number of required off-street parking or off-street loading spaces;
6. Requiring fencing, screening, landscaping or other facilities to protect adjacent or nearby property;
7. Limiting the number, size, location and lighting of signs;
8. Designating sites for open space or outdoor recreation areas;
9. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor;
10. Providing internal property improvements such as utilities, drainage facilities, streets, curbs, gutters, walkways, parking areas, landscaping, fencing, screening or recreation in areas in order to enhance the area and to protect adjacent or nearby property;

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11. Other conditions necessary to permit the development of the ~~city~~town in conformity with the intent and purpose of this title and the policies of the comprehensive plan.

(Ord. 358 § 14, 1987)

17.44.050 Temporary use permits.

A temporary use permit shall be issued by the building inspector in the following circumstances:

A. An applicant who is in the process of building a conventional dwelling may apply for a temporary permit to locate a mobilehome or travel trailer on the building lot during the course of construction of the dwelling. Such permit shall not be issued until after a building permit for the dwelling has been first obtained;

B. When a temporary structure is used for the housing of equipment or used as offices in connection with construction projects;

C. An applicant whose health necessitates continual care may apply to locate a mobilehome adjacent to the resident of one who is able to provide such care;*

D. A permit issued under this section shall be issued for a period not to exceed one year unless extended by the authority of the building inspector for no more than one additional year;

E. Mobilehomes used for temporary uses must have an approval on sewage disposal systems, water supply and electrical connection by the building inspector.

(Ord. 620 § 14, 2006; Ord. 468 (part), 1998; Ord. 358 § 15, 1987)

* **Editor's Note:** Per action of the town council 9-11-89, water and sewer charges for a mobilehome temporary permit for placement on a lot next to the home of a caregiver shall be:

A. If water or sewer is hooked to existing private lines, the hook-up fee shall be one-half the regular rate for water or sewer hookups. Each unit will be charged the basic monthly fee plus one-half of the overage on water;

B. If hooked to main system, the fee for hook-ups and meter will be the same as for a regular individual residential hook-up.

17.44.060 Prohibited uses.

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A. General. Uses that are deemed illegal under local, state, or federal law are prohibited and not permitted within any zoning district within the town.

B. Marijuana-Related Businesses. Marijuana-related businesses, both medical and recreational, such as marijuana cultivation, production, processing, and retail sale and retail outlets for the sale of cannabis/marijuana as may be allowed by RCW Chapter 69.50, as now existing or hereafter amended, are expressly prohibited and not permitted within any zoning district within the town.

(Ord. No. 711, § 2, 8-8-2016)

17.50 PLANNED UNIT DEVELOPMENTS

17.50.010 Purpose.

The purpose of the Planned Unit Development (P.U.D) option is to provide a degree of flexibility and encourage additional design creativity that may not be available under conventional standards and development approaches, provided it complies with the goals and policies of the Town of Naches Comprehensive Plan. The P.U.D. is intended to:

A. Promote efficient use of land;

B. Promote efficient and cost effective extension of public infrastructure;

C. Promote a more efficient street and utility system by clustering units in order to create and encourage affordable housing, land development and maintenance costs and reduce the amount of impervious surface on the site;

D. Encourage innovative approaches to pedestrian and vehicular circulation within the P.U.D. which are interconnected to circulation systems surrounding the subject site;

E. Allow flexible, creative and innovative design for difficult sites which preserves existing natural characteristics of a site such as trees, watercourses, wetlands, topography, geologic features, aesthetics, historical and cultural resources and scenic qualities beyond the requirements of the code;

F. Allow for a variety of residential product types and densities;

G. Promote the development of affordable housing to meet the needs of a wide range of income and age groups;

H. Allow for a compatible and complementary mix of residential and small-scale compatible nonresidential land uses;

I. Provide appropriate onsite amenities not typically provided in conventional development;

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J. Allow the clustering of structures to preserve environmentally sensitive areas or to create open spaces for the recreational and aesthetic enjoyment of residents;

K. Ensure a design which is compatible with the value, character, and integrity of surrounding areas that have been or are being developed under the Town of Naches Comprehensive Plan; and

L. Ensure that minimum development standards are not reduced or modified beyond a point which is inconsistent with the purpose of this title and the intent and purpose of the standard.

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

17.50.011 Applicability.

A. A planned unit development (P.U.D.) may only be located in the Residential Zoning Districts.

B. Uses permitted in the P.U.D. shall be governed by the use regulations of the underlying zoning classification of the subject site, or as otherwise approved.

C. This chapter shall not be applied to single-family residential lots incapable of further subdivision due to lot size or as a means to avoid other standards or procedures more appropriately reviewed as a variance under Chapter 17.44.

D. Accessory incidental retail may be specifically and selectively authorized in a residential P.U.D. Permitted accessory uses, however, shall be scaled to meet only the needs of the inhabitants of the project, unless otherwise approved.

E. The minimum project size for a P.U.D. is one-half (½) acre.

F. To ensure complete compliance with town approval, planned unit developments shall be completed in a single phase, unless otherwise permitted by the planning commission or town council.

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

17.50.015 Application requirements.

Planned unit developments require conditional use permit authorization as specified in Chapter 17.44. Applications are processed according to the procedures described in Chapter 17.44. The application process shall specifically include the following steps:

A. A pre-submittal meeting with the town administrator will be held first, and secondly, with the planning commission for informal review. The pre-submittal meetings are required for all P.U.D. proposals. The applicant shall then prepare concept level plans to be further reviewed by the town

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administrator and planning commission for conformance to the standards and purpose of this chapter, as provided for in subsection C (below).

B. The applicant is encouraged to share concept plans with adjacent property owners, neighborhood representatives, and other stakeholders to solicit their comments and suggestions. Only after the town administrator and planning commission review of concept level plans at separate pre-submittal meetings, and the offering of such plans for public review, shall the town accept a detailed application. The neighborhood public review is not mandatory, but is recommended for all proposed P.U.D. projects. P.U.D. applications are otherwise subject to the provisions of Chapter 17.08.030, Notice of Application/Public Hearings.

C. Each application shall comply with the minimum submittal requirements for site plan review set forth in Chapter 17.08040. Applications for developments involving subdivision shall also comply with the corresponding minimum submittal requirements set forth in Title 16.12. In addition to the minimum submittal requirements specified above, the application shall also contain; elevations of proposed buildings; proposed development standards including but not limited to land use, density, setbacks, site coverage, street and sidewalk design, building heights and plans for development of common land and amenity areas.

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

17.50.020 Types of planned unit development.

Planned unit development subdivision (P.U.D.) applies to the following types of land development:

A P.U.D.s which include only the sale or lease of lots with streets and common land for residential use. This type of development is administered as a "subdivision" in conformance with Chapter 16; or

B. P.U.D.s which include only the sale or lease of condominiums. This type of development is administered as a "binding site plan" subdivision as provided under Chapter 16.24.

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

17.50.025 Minimum area for a planned unit development.

There shall be a minimum gross area for a planned unit development subdivision of at least one-half (½) acre for the parent parcel(s).

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

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17.50.030 Components of a planned unit development.

A. Common Land. All residential P.U.D.s shall contain a minimum of five percent of gross acreage as common land for the shared use of residents in the development. This common land shall be shown on the development plan and permanently dedicated to the common use. The common land shall consist of a single area of land, not separate dispersed pieces, of common land throughout the Planned Unit Development. In lieu of the minimum five percent common land requirement, the developer may make a one-time cash contribution to the Town of Naches for recreational purposes. The amount of the cash contribution is up to five percent of assessed value on all individual lots within subdivisions or five percent of the total project cost in the case of condominiums. The exact percentage cost will be recommended by the planning commission and approved by the town council. No private or individual use or right shall be assigned or permitted on common land.

B. Property Owner's Association. P.U.D.s must include a property owner's association which is an incorporated, nonprofit corporation, to operate under recorded land agreements through which: (a) each property owner in the P.U.D. is a member, and (b) each property is subject to a charge, as determined in the property owner's association, of the expenses for the organization's activities and maintenance of common land.

C. Common Land Improvements. Common land improvements which may be required to accomplish the P.U.D. concept may include such facilities as walkways, bicycle paths, tennis courts, golfing, play-apparatus for children, recreation hall, etc. for the benefit of the residents within the P.U.D. The common land improvements may be used by the public (outside residents) if approved by town planning commission or town council. Common land may also be used to preserve and protect natural environmental features of a site such as streams, wetlands, riparian habitat or other natural, cultural or topographical features.

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

17.50.040 Residential density and density bonus.

A. Net Developable Area Calculation. The net developable area of a P.U.D. shall be the gross area of the subject property, less the area of streets, right-of-ways and access easements.

B. Base Density. The development density of a parcel determined by dividing the net developable area by the minimum lot size of the applicable zone.

C. Density Bonus. A density bonus of up to twenty-five (25%) percent of the base density (development density allowed by the minimum lot size required by the applicable zone) may be allowed if:

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1. The developer makes substantive improvements to the common land including but not limited to: facilities for active and passive recreation or community service facilities appropriate for the residents of the development, restoration of the natural environment in accordance with an approved restoration plan, or installation of extensive landscaping; or
2. The developer provides common land in excess of fifteen (15%) percent in order to protect natural environments or cultural features. The additional common land must represent at least five percent of the gross acreage in order to be eligible for the density bonus.

D. Dimensional Standards. Dimensional standards and street standards may vary in order to achieve clustering and common land design objectives. Such variations shall be justified based on consistency with the goals and policies of the Town of Naches Comprehensive Plan and the purpose and intent of this chapter. Variations shall be documented and become the applicable standards for the project.

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

17.50.050 Appeals.

Appeals of the planning commission recommendation will be considered by the town council at the closed record hearing. Closed record appeals will be considered by the Superior Court of Yakima, Washington, or as otherwise allowed by law.

(Ord. No. 648, § 1(Exh. A), 7-13-2009)

17.52 LATECOMERS AGREEMENTS

17.52.010 Purpose.

The purpose of the latecomers agreements code sections is to establish a uniform methodology and process for the administration of latecomers agreements for developers in circumstances where a developer uses private funds to construct a public utility and/or street system improvement(s) and desires to be compensated by property owners who will be benefited by the improvements. The ordinance [this chapter] is intended to establish a methodology to the agreements which are authorized under Revised Code of Washington 35.72 and Revised Code of Washington 35.91.

(Ord. No. 674, 6-11-2012)

17.52.020 Definitions.

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A. "Adjacent" means abutting on public roads, streets, right-of-way or easements in which street system improvements are installed or directly connecting to street system improvements through an interest in real property such as an easement or license.

B. "Assessment" means an equitable pro-rata charge to be paid by an owner of property within the assessment reimbursement area for the cost of private construction of public street and/or utility improvements made pursuant to a public facilities agreement.

C. "Assessment reimbursement area" means that area which includes all parcels of real property adjacent to street system improvements or likely to require connection to or service by utility system improvements constructed by a developer.

D. "Construction interest" mans the sum of money to be added to the direct construction cost and reimbursed to the developer for the use of developer's monies during the construction term. The interest rate shall be one percent above the Federal Reserve Bank prime loan rate published most recently before the date of the latecomers agreement. Interest accrual begins on the date of execution of the latecomers agreement and will continue throughout the construction term. Construction interest shall be computed utilizing the two-third rule; i.e., direct cost of construction x construction interest rate divided by 365 × the construction term expressed in days × 0.67 = construction interest.

E. "Construction term" means the period of time between the date of execution of the latecomers agreement and the date of acceptance of the project by the town, or the construction completion date as set forth in the latecomers agreements, whichever occurs first.

F. "Cost of construction" is the sum of the direct construction costs incurred to construct the street and/or utility systems improvements plus indirect costs which are limited to the town's latecomers administrative fee, and developer administrative costs provided herein. "Direct construction costs" include but are not limited to all related design services, engineering, surveying, legal services, bonding costs, environment mitigation, relocation and/or new construction of private utilities as required by the town, (i.e., power, telephone, cable and gas), relocation and/or installation of street lights, relocation and/or signage, acquisition of right-of-way and/or easements, government agency fees, testing services, inspection, plan review and approved labor, materials, equipment rental, and contractor and/or subcontractor fees or charges.

G. "Developer" is the individual or entity that contracts with the town for the construction of street and/or utility system improvements, where such improvements are a requirement for development of real property owned by such entity or individual.

H. "Developer administrative costs" means all indirect costs incurred by the developer in the creation and execution of a latecomers agreement and managing the project;

such as office supplies, mailings, clerical services, telephone expenses, accounting expenses, project oversight, and the like. Administrative costs shall not exceed three percent of all direct construction costs.

I. "Latecomers agreement" means a written contract between the town and one or more developers providing reimbursement for cost of construction of street system improvements and/or utility system improvements to the developer by owners of property who are likely to utilize the improvements and who did not contribute to the original cost of construction.

J. "Direct connection" means a service connection, to be owned and maintained by the property owner and not the town, from existing or new utility improvements including, but not limited to, the following:

1. Water system direct connections are single and dual water service taps;
2. Sewer system direct connections include side sewer (service) connections;
3 Storm sewer system direct connections are hereby defined as, but not limited to, tight line, down spout, and roof leader service connection to storm sewer mains for the conveyance of site specific storm sewer (if required).

K. "Street system improvements" mean public street and alley improvements made in existing or subsequently dedicated or granted rights-of-way or easements and any improvements associated therewith including but not limited to such things as acquisition of right-of-way and/or easements, design, engineering, surveying, inspection, grading, paving, installation of curbs, gutters, pedestrian facilities, street lighting, bike lanes, and traffic control devices, relocation and/or construction of private utilities as required by the town, (i.e., power, telephone, cable and gas), relocation and/or construction of street lights, traffic control devices, signage and other similar improvements.

L. "Utility system improvements" mean public water, sewer and public or private storm drainage system improvements including but not limited to the acquisition of right-of-way and/or easements, design, engineering, surveying, inspection, testing connection fees, and installation of improvements as required by the town, and includes, but is not limited to, the following:

1. Water system improvements including but not limited to such things as treatment facilities, reservoirs, wells, mains, valves, fire hydrants, telemetry systems, pumping stations, and pressure reducing stations;
2. Sewer system improvements including but not limited to such things as treatment plants, gravity mains, lift stations, force mains, and telemetry systems; or
3. Storm sewer system improvements including but not limited to such things as water quality structures and systems, detention and retention facilities, and stormwater collection and conveyance facilities.

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(Ord. No. 674, 6-11-2012)

17.52.030 Applicability.

This chapter is intended to apply to any developer or property owner utilizing private funds to conduct street system improvements or utility system improvements may apply to the town to establish a latecomers agreement for recovery of a pro-rata share of the cost of such improvements from other parties or landowners that subsequently develop their property that will later derive a benefit from said improvements.

(Ord. No. 674, 6-11-2012)

17.52.040 Application for latecomer agreement.

A. Any developer using private funds to construct street system improvements and/or utility system improvements in the town or within the town's utility service area, may apply to the town for a latecomers agreement in order to recover a pro-rata share of the costs of construction from other property owners that will later derive a benefit from the street and/or utility system improvements made by the developer.

B. The application for a latecomers agreement shall be made within thirty (30) days after the date street and /or utility improvements have been accepted by the town or thirty (30) days after this chapter takes effect. Acceptance by the town shall mean, for purposes of this section, the date the public facilities are conveyed to the town by a deed of conveyance or other equivalent written document. Application shall be made on forms prepared by the town and shall be accompanied by the town's fee established by this chapter. The application shall contain the following information which shall be approved by a state of Washington licensed engineer:

1. A legal description of the developer's property.
2. A legal description of the properties within the developer's proposed assessment reimbursement area together with the name and address of the owners of each property as shown in the records of the Auditors' Office of Yakima County.
3. Vicinity map of the developer's property.
4. The developer's proposed assessment reimbursement area, including the proposed assessment for each separate parcel of property within the proposed assessment reimbursement area as determined by apportioning the total project cost on the basis of the benefit of the project to each such parcel of property within said area, and general location of the street and/or utility system improvements.
5. Itemized costs of the street or utility project, including but not limited to design, grading, paving, installing of curb, gutters, storm drainage, sidewalks,

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street lights, engineering, construction, water lines, sewer lines, disposal plants, pumping stations, hydrants, reservoirs, property acquisition, costs of preparing the latecomers agreement, and contract administration, all of which shall approved by a State of Washington licensed engineer for the cost of construction.

6. Copies of executed deeds and/or easements in which the applicant is the grantee for all properties necessary for the installation of such street or utility project providing evidence of permission from property owners to conduct such activities on their properties.

C. Within thirty (30) days of the town administrator receiving the application for a latecomers agreements, the town administrator will provide the applicant written notice of whether the application is complete and, if incomplete, what must be done for the application to be considered complete. The applicant will have no more than thirty (30) days from the date of the written notice to respond and provide the information required to complete the application or, if the applicant cannot submit the required information within the thirty-day period, the applicant shall provide the town a written explanation of why they cannot provide the information within the designated time period and a date that the requested information will be submitted. In its discretion, the town administrator may grant the applicant an extension of not more than sixty (60) days to submit the required information. If the applicant fails to meet the foregoing time frame, the town administrator may, in his or her discretion, reject the application as untimely.

D. The town administrator shall establish policies and procedures for processing application and complying with the requirements for this chapter.

(Ord. No. 674, 6-11-2012)

17.52.050 Preliminary determinations.

The town administrator shall formulate a preliminary assessment reimbursement area and preliminary assessment for real property benefited by the street and/or utility system improvements based on the following and provide the same to the developer:

A. The likelihood that the benefited property will be developed within fifteen (15) years from the date of the recording of the latecomer agreement.

B. The likelihood that at the time of development of the benefited property such property will not be required to install similar street and/or utility improvements because they were already installed by the developer.

C. For street system improvements, whether the benefited parcels are adjacent to such street system improvements.

D. For utility system improvements, the likelihood:

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1. That such improvements will be tapped into or used (including not only direct connection but also connection to laterals or branches connecting thereto) by properties within the assessment reimbursement area and that such improvements do not constitute mainline extensions to be owned and maintained by the town, as such extension are not defined as direct connections; and/or
2. That such properties will receive a special benefit from the utility system improvements such as, but not limited to pump stations, sewer lift stations, and additional utility pipe depth to accommodate future utility expansion.

E. An equitable allocation of the cost of construction among the properties within the assessment reimbursement area, so that each pays for benefits attributable to those improvements. The method or methods used to calculate the allocation of the assessment may be either by front footage, number of units, square footage or may be the zone and termini method or other recognized methods reasonably calculated to equitably allocate the assessment.

(Ord. No. 674, 6-11-2012)

17.52.060 Preliminary determination notice.

A. The preliminary assessment reimbursement area and the preliminary assessment formulated by the town administrator shall be sent by certified mail to the property owners of record within the preliminary assessment reimbursement area in accordance with RCW 35.72.

B. The applicant or any property owner with the preliminary assessment reimbursement area may, in writing within twenty (20) days of mailing the notice, request a hearing to be held before the Naches Planning Commission to contest the preliminary assessment reimbursement area and preliminary assessment. Notice of such hearing shall be given to all property owners within the preliminary assessment reimbursement area and the hearing before the planning commission shall be conducted as soon is reasonably practical. After the hearing, the planning commission shall develop a report with findings of fact, conclusions of law and recommendations to the town council regarding the assessment reimbursement area and the assessment for each property within the assessment reimbursement area. The town council shall consider the record developed before the planning commission and the commission's report. After considering the record, the planning commission's report and public comments thereon at a public meeting, if any, town council may adopt or reject the commission's recommendations in whole or part or it may render its own findings and conclusions. Town council is the final authority to

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establish the assessment reimbursement area and the assessment for each property within the assessment reimbursement area. The town council's determination of the assessment reimbursement area and the assessment shall be determinative and final.

C. In the event no written request for a hearing is received as required, the determination of the town administrator shall be final.

(Ord. No. 674, 6-11-2012)

17.52.070 Developer reimbursement agreement.

Based upon the preliminary assessment reimbursement area and the preliminary assessment, if no hearing is requested, or based upon the town council's determination of the assessment reimbursement area and assessment if a hearing is requested, the town administrator shall prepare and give to the applicant a latecomers agreement.

(Ord. No. 674, 6-11-2012)

17.52.080 Recording, effective date, payment of assessment and lien for non-payment.

A. The latecomers agreement shall be recorded by the town with the Yakima County Auditor within thirty (30) days of its final execution. If it is so filed and recorded, it shall be binding on owners of record within the assessment area who are not a party to the latecomers agreement. All property described and recorded with the latecomers agreement shall be subject to the assessment after it has been approved by the town and the latecomers agreement has been recorded in the Yakima County Auditor's Office.

B. The town shall not issue a building permit or similar development permit or other land use approval nor grant permission to use water or sewer service unless the town has received full payment of the assessment, including interest, applicable to the property connecting to or using the street and/or utility systems improvements constructed by developer; provided, if the latecomers agreement's validity is challenged, the town reserves the right to issue a permit, approval or permission without liability or prejudice to the town, and without prejudicing the developer's rights or remedies under this chapter or otherwise at law or in equity.

C. If improvements are made to a property adjacent to a street improvement or if a property connects to a utility system improvement without payment of an assessment otherwise due, the amount of such assessment shall be a binding obligation upon the owner of record, and successors in ownership, of the affected property.

D. If a property owner fails to pay the assessment due and owing within one hundred eighty (180) days of notice of such payment, the developer may foreclose against the

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property in the same manner as a mortgage, and recover reasonable costs and attorney fees ordered by the court.

(Ord. No. 674, 6-11-2012)

17.52.090 Term of latecomers agreements.

Each latecomers agreement shall be valid for a period not to exceed fifteen (15) years from the date of its recording. The latecomers agreement may provide for an extension of the fifteen-year period for a time not to exceed the duration of any moratorium, phasing ordinance, concurrency designation, or other governmental action that prevents making applications for, or the approval of, any new development within the benefit area for a period of six months or more. Any extension must specify the duration of the contract extension and must be filed with the Yakima County Auditor. Property owners affected by the reimbursement agreement shall be notified of the extension.

(Ord. No. 674, 6-11-2012)

17.52.100 Removal of unauthorized connections or taps.

Whenever any tap or connection is made into any utility improvement without payment of the assessment required by this chapter, the town administrator is authorized to remove and disconnect, or cause to be removed and disconnected, such unauthorized tap or connection including all connecting tile or pipe located in the right-of-way, and to dispose of such unauthorized material without liability. The owner of the property where the unauthorized connection is located shall be liable for all costs and expenses of any type incurred to remove, disconnect, and dispose of the unauthorized tap or connection.

(Ord. No. 674, 6-11-2012)

17.52.110 Interest on assessment.

Each assessment established in the latecomers agreement shall bear interest from the date of recording of the latecomers agreement at an interest rate fixed at the Federal Reserve Rate for a two-year treasury note as determined on the date of recording of the latecomers agreement.

(Ord. No. 674, 6-11-2012)

17.52.120 Town administrative fees.

A.

The town shall charge a base fee of three hundred dollars ($300.00) plus one percent of the cost of construction for processing latecomers agreements for utility

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system improvements, and four hundred fifty dollars ($450.00) plus one percent of the cost of construction for street system improvements.

B. In addition to the costs outlined in subsection A of this section, for every separate parcel of property within the applicant's proposed assessment reimbursement area, an additional one hundred fifty dollars ($150.00) shall be added to the base fee established pursuant to the above schedule.

C. The town latecomer base fee shall be paid upon application for a developer reimbursement agreement with all remaining fees paid prior to the mailing the preliminary determination notice under NMC 17.52.060.

(Ord. No. 674, 6-11-2012)

17.52.130 Payment of developer reimbursement charges.

Each assessment shall be due in its entirety upon connection to or use of a street and/or utility system improvement by a property subject to an assessment, and shall be paid to the town in one lump sum including interest until date of payment. Any necessary reimbursements to the developer shall be made within sixty (60) days of receipt of full payment of the assessment.

When the assessment for any property has been paid in full, the town administrator shall record a release indicating that such property is no longer subject to the latecomers agreement.

(Ord. No. 674, 6-11-2012)

17.52.140 Enforcement of latecomer obligations.

A. In processing and imposing obligation in this chapter for reimbursement of developers, the town in no way guarantees payment of assessments, or enforceability of the latecomers agreements, or the amount(s) thereof against such persons or property. Nor will the offices or finances of the town be used for enforcement or collection of latecomer obligation beyond those duties specifically undertaken by the town herein. It shall be the obligations of a developer to take whatever authorized means are available to enforce payment of latecomer assessments; and, developers are hereby authorized to take such actions. The town shall not be responsible for locating any beneficiary or survivor entitled to any benefits by or through a latecomers agreement.

B. Any funds collected under this chapter that are unclaimed by developers after three years from the expiration of the latecomers agreements shall be returned to the parties making payment to the town, if they may be reasonably found and minus any

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reasonable administrative processing costs. Any undeliverable funds shall be placed into the town's general fund and any rights of any interested parties shall be forfeited.

(Ord. No. 674, 6-11-2012)

17.52.150 Rights and non-liability of the town.

The town reserves the right to refuse to enter into any latecomers agreements or to reject any application therefore. All applications for a latecomers agreement shall be made on the basis that the applicant releases and waives any claims for any liability of the town in establishment or enforcement of latecomer agreements. The town shall not be responsible for locating any beneficiary or surviving beneficiary entitled to benefits by or through the latecomers agreements. Each agreement shall include a provision that every two years a property owner entitled to reimbursements shall provide the town with contact information.

(Ord. No. 674, 6-11-2012)

17.54 SHORT-TERM RENTALS

17.54.010 Purpose.

The purpose of this chapter is to prevent unreasonable burdens on the services and impacts on the health, safety, and welfare of the general public and residential neighborhoods posed by short-term rental homes and to preserve affordable long-term housing stock. Maintenance of existing residential neighborhoods is essential to a continued sense of community and economic strength. It is the intent of this chapter to minimize the impact of short-term rentals on adjacent residences, and to minimize the impact of the commercial character of short-term rentals.

(Ord. No. 786, § 1(Exh. A), 10-9-2023)

17.54.020 Definitions.

"Adjacent properties" means any property contiguous to a property on which a short-term rental unit is located.

"Apartment building" means a standalone building with five or more residential units that share common walls.

"Host" means any owner of record of residential real property, or agent or lessee thereof, who offers that dwelling unit, or portion thereof, for short-term rental either through a hosting platform or individually. All accessory dwelling units shall be considered hosted if the owner resides on the property.

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"Hosted short-term rental" means a short-term rental where the host remains in the dwelling unit throughout the short-term renter's stay. A host may rent out a private portion of a residential dwelling unit; however, the rental of an entire dwelling unit may not be classified as a "hosted short-term rental."

"Hosting platform" means a marketplace, in whatever form or format, which facilitates short-term rentals through advertising, matchmaking or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenue from providing or maintaining the marketplace and including booking fees or advertising revenue.

"Local contact person" means the person designated by the owner or host who shall be available twenty-four (24) hours per day, seven days per week for the purpose of: (1) Responding within sixty (60) minutes to the property code violations and/or complaints regarding the condition, operation, or conduct of occupants of the short-term rental unit and (2) taking remedial action to resolve such violations and/or complaints.

"Short-term rental" means the rental of any room or rooms, or portions thereof, in any residential dwelling unit for residing, sleeping or lodging purposes for no more than twenty-nine (29) consecutive calendar days. Portions of days shall be counted as full calendar days.

"Short-term renter" means a person who occupies, or is entitled to occupy a short-term rental, by reason of fee, concession, permit, right of access, license or other agreement for a period of no more than twenty-nine (29) consecutive calendar days. Portions of days shall be counted as full calendar days.

(Ord. No. 786, § 1(Exh. A), 10-9-2023)

17.54.030 Permits, licensing, and taxes.

A. Permit.

1. Short-Term Rental/Permit Required. It shall be unlawful for any host to rent a short-term rental without first applying for and obtaining a conditional use permit from the [town]. Applications for short-term rental permits shall be submitted on a form provided by the [town]. Applications shall include all information required on the form and shall be accompanied by the appropriate permit fee,
2. Permit Fee. The initial permit fee and renewal permit fee shall be established by resolution of ~~city~~town council, as may be amended from time to time, and payable annually in advance. Fees for applications received at any time during the calendar year shall not be prorated
3. Separate Permits Required. A separate short-term rental permit is required for each short-term rental, regardless of ownership.

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4. Limited Permits by Owner. A single host shall be limited to owning and operating a maximum of three short-term rentals.

5. Term of Permit. A short-term rental permit shall be on a calendar-year basis. Approved permits shall be personal to the host, are not assignable or transferable and shall automatically expire upon sale or transfer of the property on which the short-term rental is located.

6. Annual Renewal. A short-term rental permit compliant with this chapter shall be renewed annually upon payment of permit renewal fees as established by resolution of the [town] council and remittance of all required taxes associated with the short-term rental. The host shall also submit such information as may be required to enable the mayor or their designee to verify the amount of tax paid. Failure to submit a short-term rental renewal application prior to December 15 of each calendar year will result in expiration of the permit and a new permit, including fees, must be applied for.

B. Business License Required. A ~~city~~town of Naches business license is required for all short-term rentals. A business license shall be obtained pursuant to Chapter 17.34 as established or hereafter amended.

C. Insurance Required. The applicant shall maintain on file at ~~city~~town hall a current certificate of insurance documenting that the premises are insured as a short-term rental, or as appropriate for the proposed use.

D. Display of Information. Each short-term rental unit shall have a clearly visible notice posted within the unit that includes the following, current information:

1. Contact information for the host and local contact person;
2. The [town] short-term rental permit number;
3. Contact information for emergencies including police and fire services;
4. Identification of emergency escape routes and location of fire extinguishers;
5. Location of emergency shut-offs and any other emergency information;
6. The maximum number of people in terms of permitted sleeping occupancy;
7. The maximum number of persons permitted in the unit at any one time;
8. The location for parking vehicles and the maximum number of parked vehicles permitted for the unit;
9. Alternative parking locations for extra vehicles, trailers, and campers;
10. Requirements, if allowed, for smoking;
11. Methods and timing of trash disposal;
12. Snow removal instructions;
13. Notice to keep noise to a minimum between ten p.m. and seven a.m.; and
14. Policy regarding pets.

E. Collection of Taxes.

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1. RCW Chapter 82.08 allows cities to adopt a "room tax" or lodging tax, which contributes to the Naches lodging tax fund that provides grant funding for tourism-related activities and facilities for and within the [town]. Chapter 3.32 Room Tax, applies to all short-term rentals within the Naches municipal limits. Short-term rentals that do not automatically pay the appropriate room tax through their hosting platform (e.g., Airbnb), shall pay the taxes as set forth by Chapter 3.32.
2. The applicant shall provide all applicable company or business names the short-term rental may be affiliated with in order for the [town] to track and collect applicable taxes, fees, and charges.

(Ord. No. 786, § 1(Exh. A), 10-9-2023)

17.54.040 Building inspection.

The host shall maintain, on file at ~~city~~town hall, a current building inspection checklist documenting that the premises comply with the provisions for transient accommodations in the International Building Code, as adopted by the [town].

Before issuance of a permit, the host shall allow the building inspector to enter the premises for the purpose of completing the building inspection checklist.

(Ord. No. 786, § 1(Exh. A), 10-9-2023)

17.54.050 Short-term rental operating standards.

A. Applicant. Applicants for short-term rental permits must be the owner of the property where the short-term rental will be located or, if an agent or lessee, shall have the written permission of the property owner to use such property as a short-term rental.

B. Local Contact Person. Short-term rentals must have a local contact person who shall be responsible for ensuring compliance with provisions of this code including, but not limited to, immediately addressing emergency situations at the short-term rental premises, reporting lodging tax, maintaining a current business license, maintaining parking areas, removing of snow and ice, and other property maintenance requirements (see local contact person definition in Section 17.54.020.

C. Zoning. Short-term rentals are permitted only within the commercial and residential zones of the [town], provided they conform to the zoning regulations for each zone.

D. Legal Dwelling. Short-term rentals are permitted only within legal conforming and legal nonconforming residential dwelling units. Short-term rentals are not permitted in an apartment building at any time in any zone.

E. Spacing.

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1. Commercial. There shall be no spacing limitations to the number of short-term rentals within commercial zones.
2. Residential. Within any residential zone, short-term rentals shall be separated by at least two hundred fifty (250) feet between parcel boundaries, as confirmed by the [town] based upon the Yakima County assessor's mapping portal data.

F. Quiet Hours. Regular quiet hours shall be observed between the hours of ten p.m. and seven a.m. Activities that produce audible noise to neighbors will take place only between the hours of seven a.m. and ten p.m., although any noise complaint may be subject to ~~city~~town police investigation, including excessive noises made by animals during any hour (for example, [Chapter] 8.28).

G. Pets. Should the permitted property allow guests to have pets, all local animal laws must be followed, including, but not limited to the [town] leash law. All animal waste within the [town] right-of-way or neighboring properties shall be promptly picked up. No exotic animals or exotic pets shall be permitted on the short-term rental premises.

H. Nuisance. No short-term rental shall be operated in such a way as to constitute a nuisance as defined by Chapter 8.24.

I. Occupancy.
1. A dwelling unit for which a short-term rental use is approved may alternatively be used as a full-time residence for the owner or lessee. However, during short-term rental tenancies, the building shall not be used for any other purpose (e.g., home occupation or temporary event) without the appropriate additional permit, license, or other written permission of the [town].
2. The maximum number of occupants permitted in a short-term rental shall be established at the time of the initial unit licensing and shall not exceed the number deemed safe by the Naches Fire Department.

J. Parking. A minimum of two designated off-street parking spaces shall be available on the property. Parking spaces shall be located entirely within the boundaries of the rented property, and located upon standard hard parking surfaces such as concrete or compact gravel driveways, and which shall exclude grass and landscaping.

K. Camping. While the determination of whether recreational vehicles (RVs or other campers) will be allowed to park on site will be the responsibility of the host, no camping within ~~city~~town limits is permitted ([Section 12.16.040]). As such, no additional accommodations within RVs, other campers, or tents shall be allowed under this permit.

L. Appearance and Visibility. Except in the commercial zones, the short-term rental use shall not change the residential character of the outside of a dwelling unit, either by the use of colors, materials, signage, lighting; or by the construction of accessory

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structures or garages that are visible off site and not of the same architectural character as the residence; or by the emission of noise, glare, flashing lights, vibrations, or odors not commonly experienced in residential areas.

M. Garbage Service. Mandatory garbage services are required within the [town] ([Chapter] 8.12). The appropriate level of garbage collection services shall be maintained so there is no overflow of trash on the short-term rental property or adjacent properties. The mayor or their designee shall be authorized to require a larger garbage cart if the short-term rental receives more than two complaints related to garbage overflowing or leaving the property or if the property receives more than two garbage overage charges from the [town's] garbage service provider, at which time the mayor or designee will determine the appropriate cart size and make the adjustments with the [town's] garbage service provider and the host.

N. Special Events. Weddings, corporate events, commercial functions, large parties and other similar events which have the potential to cause traffic, parking, noise, or other impacts to the neighborhood shall first receive a ~~city~~town event approval by the [town] events committee.

(Ord. No. 786, § 1(Exh. A), 10-9-2023)

17.54.060 Application.

A. Applications for short-term rental permits must be made on the applicable form provided by the [town] and should contain the following information:

1. Host's name, mailing address, physical address, phone number;
2. Local contact name, mailing address, physical address, phone number, business license number (if applicable);
3. Business license number, if known;
4. A ~~city~~town business license will be required before the short-term rental license is issued;
5. Physical address of proposed short-term rental;
6. Number of bedrooms and proposed occupancy;
7. Number of off-street parking spaces;
8. Other information as required by the [town].

B. Requirements Not Exclusive. The approval of a short-term rental permit shall not relieve any host of the obligation to comply with all other provisions of this code applicable to the use and occupancy of the property.

C. Records of Compliance. The host shall retain records documenting the compliance with this chapter for a period of three years after each period of short-term rental, including, but not limited to, records showing payment of lodging taxes by a hosting

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platform on behalf of a host. Upon reasonable notice, the host shall provide any such documentation to the [town] upon request for the purpose of inspection or audit.

D. Violation and Enforcement.

1. Revocation of Permit. A short-term rental permit may be revoked for any of the following reasons: fraud, misrepresentation or false statement contained in the application for, or in the operation of, the short-term rental, failure to pay lodging tax, failure to maintain a valid ~~city~~town business license, or more than two responses to the same renters and/or guests on the property by the [town] police or other law enforcement agencies for reasons of noise, parking or nuisance or other violations of the [town] ordinance or law related to the property's use as a short-term rental. Any short-term rental which receives a police response more than four times within a twelve-month period for the listed violations may have the short-term rental permit revoked.
2. Violations. Violations of this chapter and any requirements therein may result in the revocation of a short-term rental permit.
3. Enforcement. Violations of this chapter, including operating a short-term rental without a valid permit, may be enforced by any law enforcement officer or code enforcement officer as set forth by state law or ~~city~~town municipal code (Chapter [17.08]).

(Ord. No. 786, § 1(Exh. A), 10-9-2023)

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