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INTRODUCTION

Prosser is home to many unique topographical and ecological assets that significantly contribute to the City’s culture, identity, and economy. The Yakima River and its floodplains, the rolling Horse Heaven Hills, and the many other natural resources provide a variety of ecosystem services that benefit citizens and wildlife alike. The City recognizes that there exists a link between a healthy environment and overall quality of life. Therefore, it is important to not only protect and preserve the environment, but to allow for its enjoyment and use by current and future generations.

As the growth of the City threatens to impact these natural resources, the City of Prosser is dedicated to implementing policies that integrate environmental protection into the development process. The following goals and policies reinforce Prosser’s commitment to protecting, enhancing, and preserving natural resources in sustainable and meaningful ways.

ENVIRONMENT GOALS AND POLICIES

GOAL E-1: Preserve and protect the natural environment ensuring natural resources are available for the use and enjoyment of future generations.

Best available science is science that applies valid scientific methods consisting of research conducted by qualified individuals using documented methodologies that lead to verifiable results and conclusions.

- Policy E-1.1. Use the best available science in all aspects of planning and permitting, mitigation, delineation, and developing regulations.
- Policy E-1.2. Protect wildlife habitats as designated open space and wetland areas.
- Policy E-1.3. Acquire and protect key significant wildlife habitat areas.
- Policy E-1.4. Ensure the preservation of a variety of habitat types, sizes and locations.
- Policy E-1.5. Regulate any impacts or disturbances of wetlands and wetlands vegetation and the surrounding buffer.

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Policy E-1.6.

Designate and conserve the following areas as fish and wildlife critical areas:



- Areas which have a primary association with state or federally designated endangered, threatened, and sensitive species;
- Habitats of local importance including, but not limited to, areas designated as priority habitat by the Department of Fish and Wildlife;
- Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds;
- Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface waters and watercourses within the jurisdiction of the state of Washington;
- Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
- State natural area preserves and natural resource conservation areas; and
- Land essential for preserving connections between habitat blocks and open spaces.

Policy E-1.7.

Identify natural drainage ways and educate the public on their roles in importance in the area.



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Policy E-1.8. Regulate development within the frequently flooded critical areas or other flood hazard areas of the city in accordance with the national Flood Insurance Program.

Policy E-1.9. Designate as "Geologically hazardous" critical areas, areas that may not be suited to development consistent with public health, safety or environmental standards because of their susceptibility to erosion, sliding, earthquake, or other geological events.

GOAL E-2: Mitigate adverse environmental impacts.

Policy E-2.1. Require the mitigation of impacts from development adjacent to critical areas.

Policy E-2.2. Encourage the creation and maintenance of non-regulated wetland areas.

Policy E-2.3. Establish regulations that require engineering, architectural, or geo-technical investigations and certifications of approval of development permits or authorizations to proceed in hazardous areas.

Policy E-2.4. Identify and designate as "Aquifer recharge critical areas" lands that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation.

Strategy E-2.5. In aquifer recharge critical areas restrict development (except for City wells) that significantly degrades or depletes surface waters or groundwater.

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HILLSIDE AND RIDGELINE PRESERVATION

The backdrop of Prosser is the Horse Heaven Hills to the south. The scenic hillside and ridgeline is a cultural asset that should be protected and preserved from development which could detract from its natural beauty and ecological function.

GOAL E-3 Protect the hillside and ridgeline as a cultural resource that should be preserved for future generations.

- Policy E-3.1. Work with Benton County to establish hillside and ridgeline protection in areas that are beyond the City Limits and Urban Growth Boundary yet visually and culturally impact Prosser and its citizens.
- Policy E-3.2. Protect the views and features that are unique to the Prosser area.
- Policy E-3.3. Plan for the acquisition of the undeveloped ridgelines and hillsides surrounding the City of Prosser to preserve them from development that will fundamentally change the landscape and natural features of the area.
- Policy E-3.4. Create a conservation plan for the managed use of the hillside.



Goal E-4: Support the conservation-designated Natural Resource areas in the Prosser area.

- Policy E-4.1. Recognize that natural resource lands, are essential for the long-term viability of the City of Prosser.
- Policy E-4.2. Support the designation of natural resource areas in the County comprehensive plan and avoid actions that may result in converting

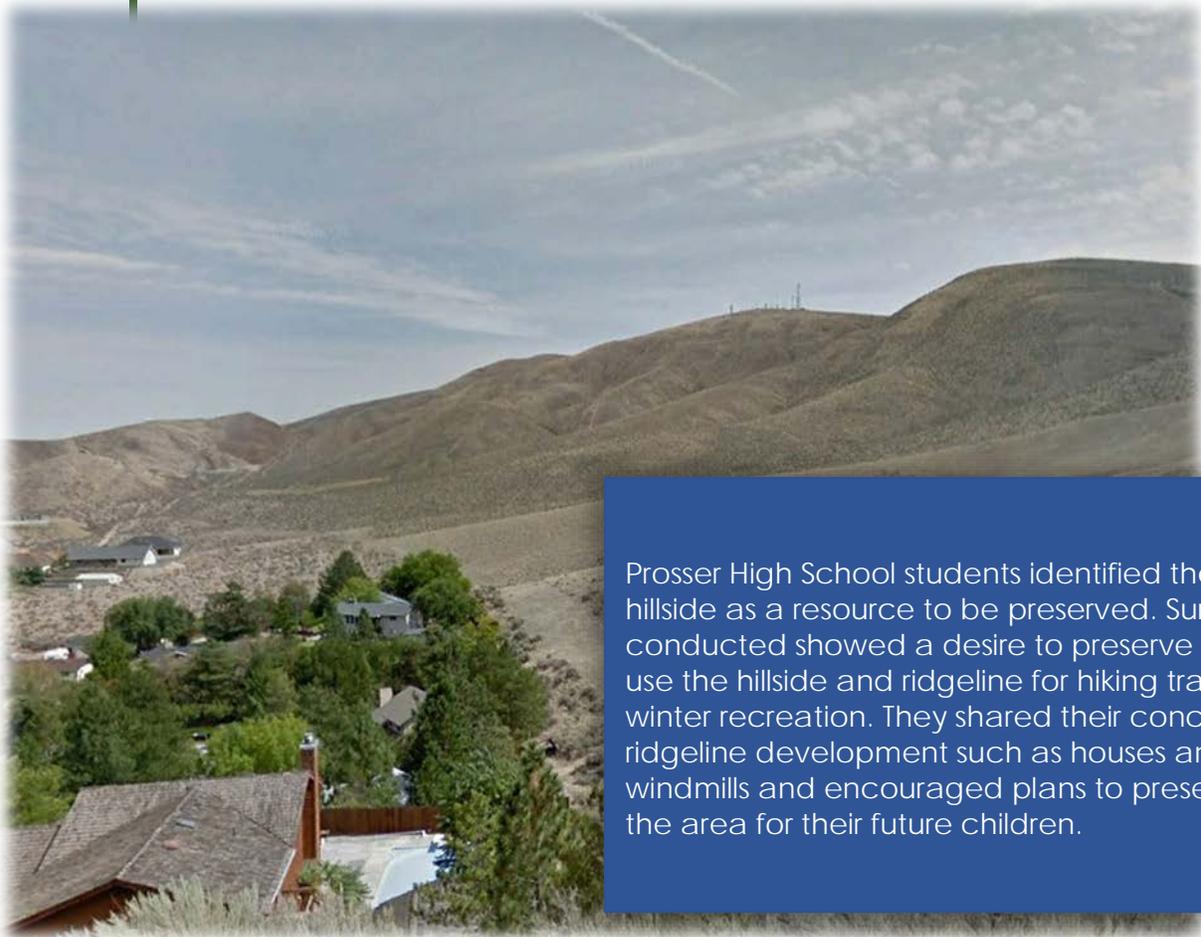


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The Hillside is generally considered to be that area south of Prosser City limits between Lincoln Grade and State Route 221. See Figure E-1.

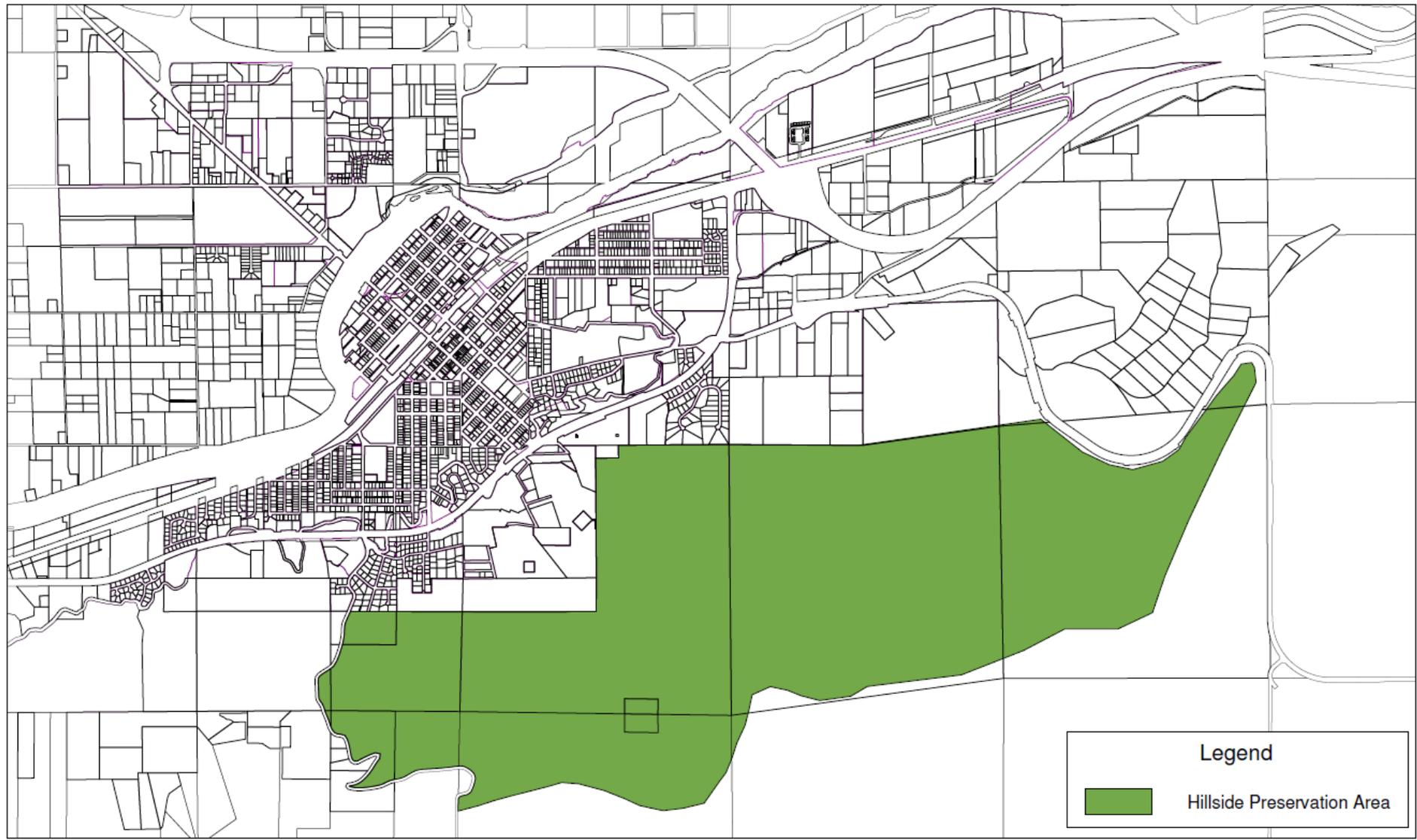
agricultural lands to non-agricultural related uses.

- Policy E-4.3. Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, contain a notice that the subject property is within or near designated agricultural lands, or mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development.



Prosser High School students identified the hillside as a resource to be preserved. Surveys conducted showed a desire to preserve and use the hillside and ridgeline for hiking trails and winter recreation. They shared their concern for ridgeline development such as houses and windmills and encouraged plans to preserve the area for their future children.

FIGURE E-1. HILLSIDE PRESERVATION AREA.



SHORELINE MANAGEMENT GOALS AND POLICIES

The City of Prosser (City) recognizes the intent of the voters and the legislature of the State of Washington in adopting the “Shoreline Management Act of 1971” (SMA) and adopts by reference the finding that the shorelines of the state are among the most valuable and fragile of its natural resources and that there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. In addition, it finds that ever-increasing pressures of additional uses are being placed on the shorelines necessitating increased coordination in the management and development of the shorelines of the state.

The SMA’s paramount objectives are to protect and restore the valuable natural resources that shorelines represent and to plan for and foster all “reasonable and appropriate uses” that are dependent upon a waterfront location or that offer opportunities for the public to enjoy the state’s shorelines. With this clear mandate, the provisions of the SMA established a planning and regulatory program which is initiated at the local level under state guidance.

This cooperative effort balances local and state-wide interests in the management and development of shoreline areas. Local governments are required to plan for shoreline development by developing local shoreline master programs (SMPs). They are also required to regulate such development through a shoreline permit system for substantial development projects.

Local government actions are monitored by the State of Washington Department of Ecology (Ecology), which approves new or amended SMPs, reviews substantial development permits, and approves conditional-use permits and variances. The master program is essentially a shoreline comprehensive plan and regulations with a distinct orientation toward shoreline areas and customized to local circumstances. Collectively, the local master programs comprise the State Shoreline Master Program.

The City developed and adopted its first shoreline master program with the help of a citizen advisory group in 1973. The Master Program was subsequently amended several times during the intervening years. For the current comprehensive update, the City has conducted a comprehensive inventory of the natural characteristics, present land uses,

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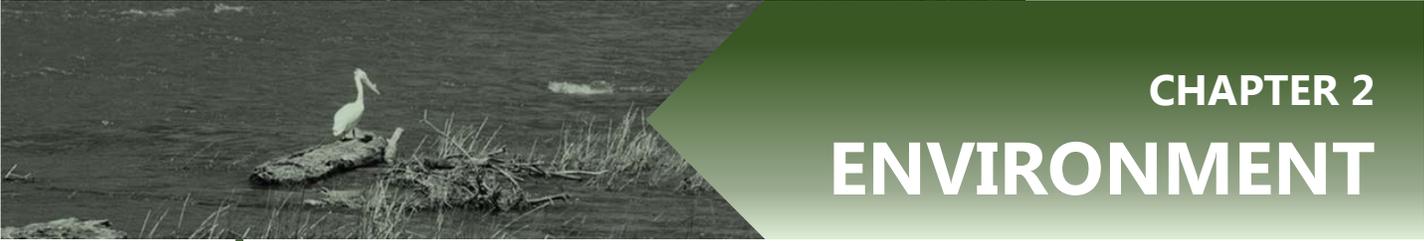


and patterns of ownership along the City's shoreline that provides a substantial information base for understanding ecological functions and other considerations for the update of this Master Program. The City, with the involvement of its local citizens, agencies, and interested parties, has developed this Shoreline Master Program to serve as both a planning guide and resource for specific regulations pertaining to development and use of the shorelines in City of Prosser. Included is a description of the goals, objectives, policies, environment designations, use regulations, and provisions for administration, including variances and conditional uses.

Prosser shorelines consist of the Yakima River shoreline. This includes floodways, land within 200 feet of the ordinary high water mark (OHWM) of the waterways; floodplains up to 200 feet from the floodway edge; and associated wetlands. The City has chosen to include the minimum shoreline jurisdiction required according to the State law (RCW 90.58.030).

Goal SH-1: Ensure appropriate conservation and development of the City of Prosser's shorelines by allowing those uses which are water-dependent, as well as other development which provides an opportunity for a substantial number of people to enjoy the shorelines. This should be done in a manner which will achieve an orderly balance of shoreline uses that improves the quality of the environment.

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| Policy SH-1.1. | Ensure that all uses and developments do not result in a net loss of shoreline ecological functions. |
| Policy SH-1.2. | Accommodate water-dependent and associated water-related uses that are the highest priority for shorelines unless protection of the existing natural resource values of such areas precludes such uses. |
| Policy SH-1.3. | Accommodate water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives as the second highest priority. |
| Policy SH-1.4. | Limit non-water-oriented uses to those locations where access to the water is not practical or where the non-water-oriented use contributes to the objectives of the SMA in |



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- providing ecological restoration and public access.
- Policy SH-1.5. Reserve the shoreline areas for uses which allow optimal uses for future generations by recognition of potential long-term benefits to the public, and discouragement of short-term gain or convenience.
- Policy SH-1.6. Provide site development performance standards and other appropriate criteria to developers indicating acceptable standards to be achieved.
- Policy SH-1.7. Allow multiple uses of shoreline areas where integration of compatible uses or activities is feasible.
- Policy SH-1.9. Allow uses, on a specified interim basis, which are not shoreline related, if not permanent and if not requiring permanent modifications of natural shorelines.
- Policy SH-1.10. Respect private property owner's rights when drafting development regulations for use of the shorelines.

Goal SH-2: Give priority to those industrial, commercial, and recreational developments that are particularly dependent on their location on the City of Prosser's shoreline. Encourage development that will provide the public with an opportunity to enjoy the shorelines. No net loss of ecological function is envisioned in the implementation of this goal.

- Policy SH-2.1. Minimize the adverse effects of new commercial, industrial, and recreational development upon the physical environment and natural processes, through careful siting and design.
- Policy SH-2.2. Locate commercial and industrial development as infill in areas already developed as a first priority, so long as such

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areas have not reached their functional capacity.

Policy SH-2.3. Locate new commercial, industrial, and recreational activities in areas with existing public services as a second priority.

Policy SH-2.4. Provide for effective flood protection for the City of Prosser.

Goal SH-3: Develop safe, convenient, and diversified shoreline circulation systems to assure efficient movement of goods and people with minimum disruptions to the shoreline environment and minimum conflict between the different users.

Policy SH-3.1. Locate and design major circulation systems well away from the shoreline, except for necessary crossings, so that natural shorelines remain substantially unmodified.

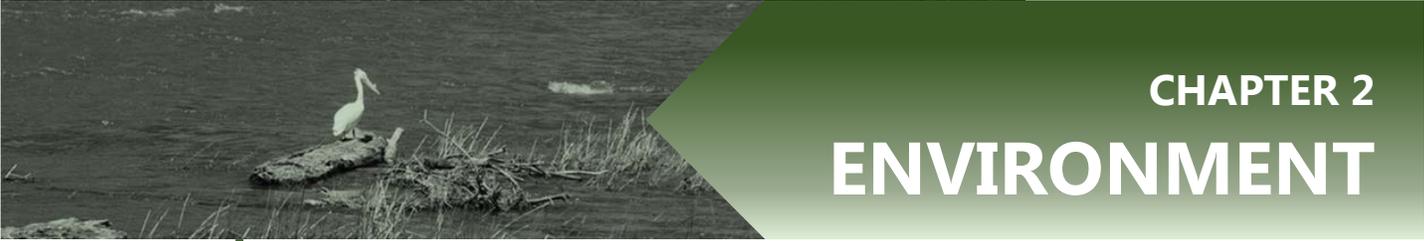
Policy SH-3.2. Encourage existing corridors for transportation facilities along shorelines to better accommodate public access to the shoreline and provide safe overcrossings to shoreline public access facilities.

Policy SH-3.3. Encourage joint uses of any necessary roads.

Policy SH-3.4. Encourage alternate modes of transportation, such as pedestrian and bicycle to the shoreline.

Goal SH-4: Assure protection, preservation, and restoration of City of Prosser's, fragile and scenic nonrenewable resources, while encouraging the best management practices to assure no net loss of shoreline ecological functions.

Policy SH-4.1. Existing natural resources should be conserved through regulatory and non-regulatory means that may include:



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- Implementation of the Comprehensive Plan, local development regulations, and state, tribal, and federal programs;
- Regulation of development within the shoreline jurisdiction;
- Ecologically sound design;
- Restoration programs; and
- Education programs.

Policy SH-4.2. Provide for the use of shoreline and floodplain-related resources without harming other natural systems or the overall quality of the natural environment.

Policy SH-4.3. Effectively manage natural features and resources as well as scenic vistas, parkways, and habitats of rare or endangered species.

Policy SH-4.4. Preserve the scenic and aesthetic qualities of shorelines, floodplains, and vistas.

Policy SH-4.5. Provide for restoration of degraded ecological functions through appropriate regulations, including emphasis on non-water-dependent uses and as part of publicly-funded facilities.

Goal SH-5: Ensure safe, convenient, and diversified access for the public to the publicly-owned shorelines of the City of Prosser and assure that the intrusions created by public access will recognize the rights of private property owners, and will not adversely affect fragile natural areas.

Policy SH-5.1. Provide public access consistent with the existing character of the shoreline and with consideration of opportunities and constraints for physical and visual access, as well as consideration of ecological functions and public safety.

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- Policy SH-5.2. Make Public access to and along the water's edge available throughout publicly-owned shoreline areas, although direct physical access to the water's edge may be restricted to protect shoreline ecological values.
- Policy SH-5.3. Future developments and redevelopments shall not adversely affect existing public access, and should provide new opportunities for the public to reach, touch, and enjoy the water's edge.
- Policy SH-5.4. Public access should be located, designed, developed, and maintained in a manner that enhances the natural environment.
- Policy SH-5.5. Purchase, or otherwise make available to the public, shoreline properties if their value for public use merits such action.
- Policy SH-5.6. Existing highway and railroad corridors along shorelines should better accommodate public access to the shoreline and provide safe overcrossings to shoreline public access facilities.
- Policy SH-5.7. Coordinate shoreline public access with local, state, and federal agencies.
- Policy SH-5.8. Respect and protect the enjoyment of private rights in shoreline property when considering public access development.

Goal SH-6: Provide additional opportunities for diverse forms of public recreation and improvement of present facilities.

- Policy SH-6.1. Identify, obtain, preserve, and protect areas with high values for recreation.
- Policy SH-6.2. Consider allowing recreational uses as part of private development where compatible with other uses and activities.



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- Policy SH-6.3. Provide a balanced choice of recreational opportunities, including those requirements of the elderly and the physically challenged.
- Policy SH-6.4. Cultivate innovative and cooperative techniques among public agencies and private persons or groups which increase and diversify recreation opportunities.
- Policy SH-6.5. Allow compatible recreational uses including bicycle and foot-paths in transportation and utility corridors where feasible.
- Policy SH-6.6. Locate, design, and operate recreation facilities in a manner consistent with the purpose of the environment designation in which they are located so that no net loss of shoreline ecological functions or ecosystem-wide processes result.
- Policy SH-6.7. Coordinate with local, state, and federal agencies so that shoreline recreational developments are consistent with the City and Regional Parks Recreation, Open Space and Trails Plan.

Goal SH-7: Protect, preserve, and encourage restoration of those sites and areas on the shoreline which have significant historical, cultural, educational, or scientific value.

- Policy SH-7.1. Identify historic, cultural, and archaeological resources within the shoreline in cooperation with federal, state, local, and tribal agencies.
- Policy SH-7.2. Plan for preservation of significant historic, scientific, and educational areas of the shoreline while providing for public use and enjoyment of such areas.
- Policy SH-7.3. Preserve for the public benefit, with opportunity for appropriate public utilization,

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significant historic, scientific, and educational areas of the shoreline.

- Policy SH-7.4. Ensure that the review and construction of development permits includes professional assessment of historic, cultural, and archaeological resources and that such resources are preserved or conserved in compliance with applicable laws.

Goal SH-8: Minimize flood hazards to human life and to property while enhancing the ecological processes of the shoreline.

- Policy SH-8.1. Manage flood protection through implementation of the City's Comprehensive Plan, stormwater regulations, and the regional flood hazard control plans for the Yakima River.
- Policy SH-8.2. Protect existing development and restore floodplain and channel migration functions to the extent feasible.
- Policy SH-8.3. Integrate bioengineering and/or soft engineering approaches where feasible into local and regional flood control measures, infrastructure, and related capital improvement projects.
- Policy SH-8.4. Prohibit development within the floodplains associated with the City's shorelines that would individually or cumulatively result in an increase to the risk of flood damage while preserving the rights of individual property owners.
- Policy SH-8.5. Support measures to increase the natural functions of floodplains including flood storage, off-channel habitat, associated wetlands, and buffers of native vegetation.

NATURAL RESOURCE AREAS

Goal NR-1: Support the conservation designated Natural Resource areas in the Prosser area.

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| Policy NR-1.1. | Recognize that natural resources, defined as agricultural lands, or mineral resource lands, are essential for the long term viability of the City of Prosser. |
| Policy NR-1.2. | Support the designation of natural resource areas in the County comprehensive plan and avoid actions that may assist in converting agricultural lands to non-agricultural related uses. |

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STORM AND SURFACE WATER MANAGEMENT

Goal SW-1: Manage storm and surface water flows in a manner that reduces potential contamination to aquifers and surface water bodies.

- Policy SW-1.1. The City should consider developing and implementing a Stormwater Management Program (SWMP) as needs change.
- Policy SW-1.2. Design the SWMP to reduce the discharge of any pollutants to the Maximum Extent Practicable (MEP), by applying All Known, Available, and Reasonable methods of prevention, control and Treatment (AKART) prior to discharge.
- Policy SW-1.3. Implement a public participation program as part of the SWMP.
- Policy SW-1.4. Detect and eliminate illicit discharges.
- Policy SW-1.5. Review development proposals to reduce discharges of pollutants from the development to the Maximum Extent Practicable (MEP), by applying All Known, Available, and Reasonable methods of prevention, control and Treatment (AKART) prior to discharge.

FIGURE E-2: MAP OF GENERALIZED CRITICAL AREAS

