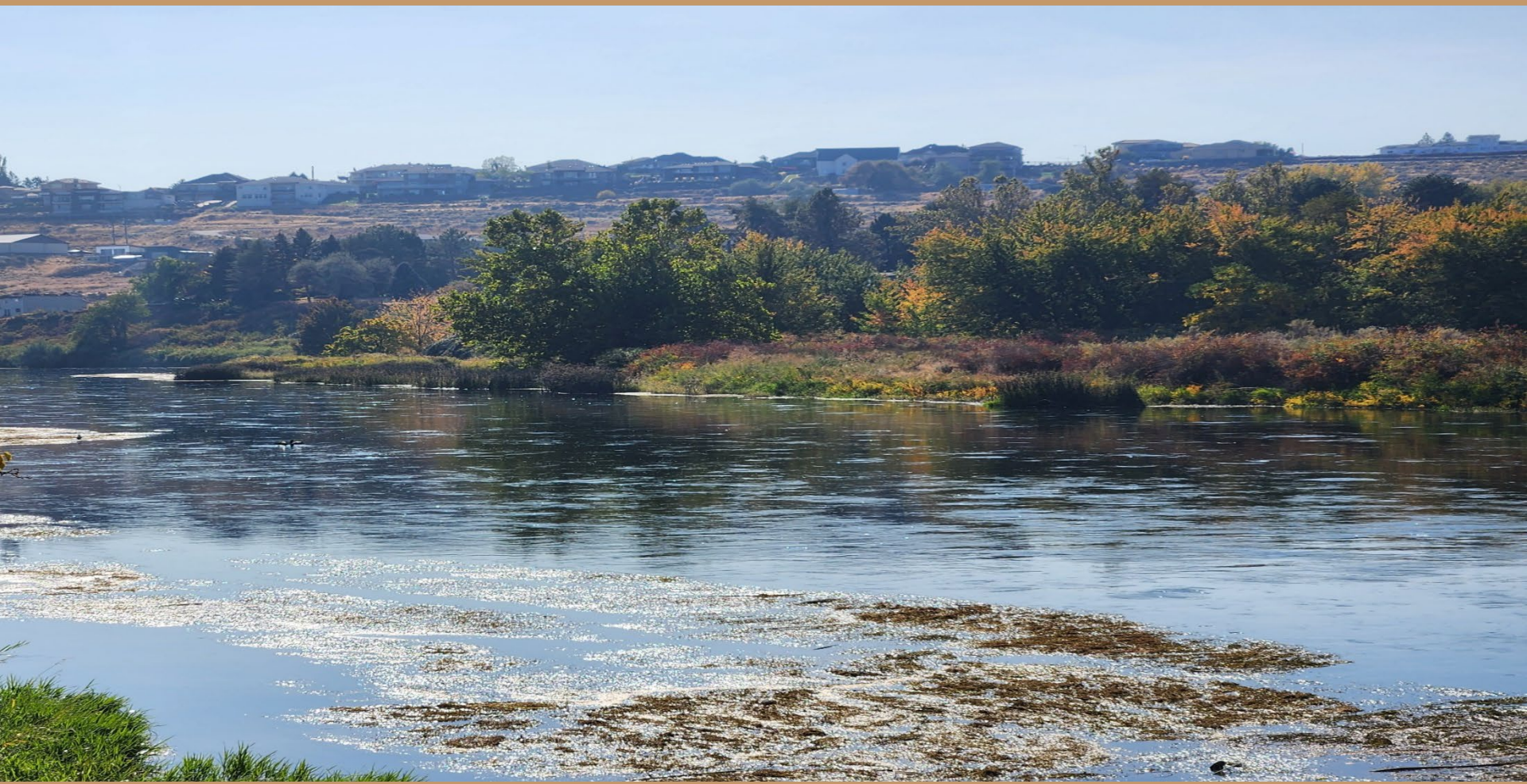


# Benton County Planning Commission Comprehensive Plan 2026 Update

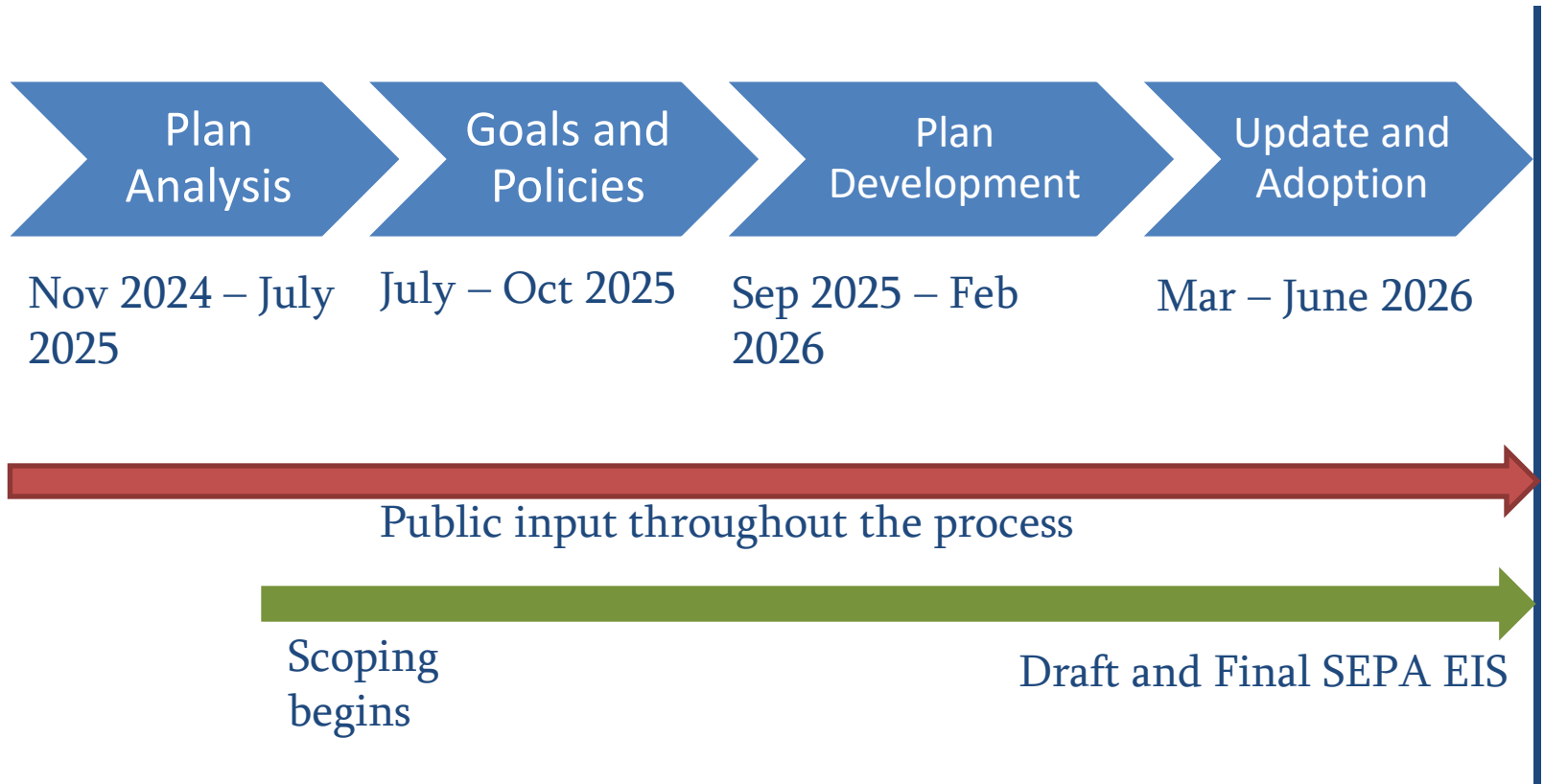


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# Public Input Meeting Agenda

- Overview
  - Introductions
  - Growth Management Act (GMA) and Comprehensive Plan Update
  - New Requirements
  - Public Input
  - Next steps/Coordination with Planning Commission

# Timeline



# Growth Management Act (GMA)



# What is the GMA?

- RCW 36.70A / WAC 365-196
- Mandatory elements, but based on local conditions
- Framework to plan for 6 and 20-year growth
- Update by June 2026 (grant); no later than Dec 2026 (statute)

# Growth Management Act

## 14 Planning Goals:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Natural Resources
- Open Space and Recreation
- Environment
- Citizen Participation
- Public Facilities and Services
- Historic Preservation
- Shoreline Master Program



# New State Requirements

- Climate Change/Climate Resiliency as a new plan element (different consultant)
  - Regional effort
- Updated Housing requirements,
  - 1) plan for housing by income band,
  - 2) provide housing capacity for emergency housing, emergency shelters, permanent supportive housing

# New State Requirements

- Updated Housing requirements continued:
  - 3) implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans and actions
  - Close coordination with cities
- Tribal participation – invitations sent to Yakama Nation and CTUIR



# Additional Local Priorities

- More targeted outreach strategies/Spanish translation services
- Energy overlay
- Shrub steppe habitat protection and mitigation program
- Industrial lands
- Refined Capital Improvement planning process



# Comprehensive Plan



# Comprehensive Plan Update

- Plan updates not a wholesale re-write of the existing Plan. Extend planning horizon and recognize changes to:
  - State laws/case law since the last update
  - Best Available Science (BAS) for incorporation into critical areas regulations

# Why We Plan

- To reflect community values and input on the future
- To accommodate future growth
- To determine where new housing, shopping, jobs and infrastructure will be located over the next 6 and 20 years
- To identify how to deliver services compatible with growth

# Plan Relationship with Other Documents

## Growth Management Act

RCW 36.70A, 36.70B; WAC 365-195 to 199

## Comprehensive Plan

Vision, goals and policies, analysis, environmental review

## Development Regulations

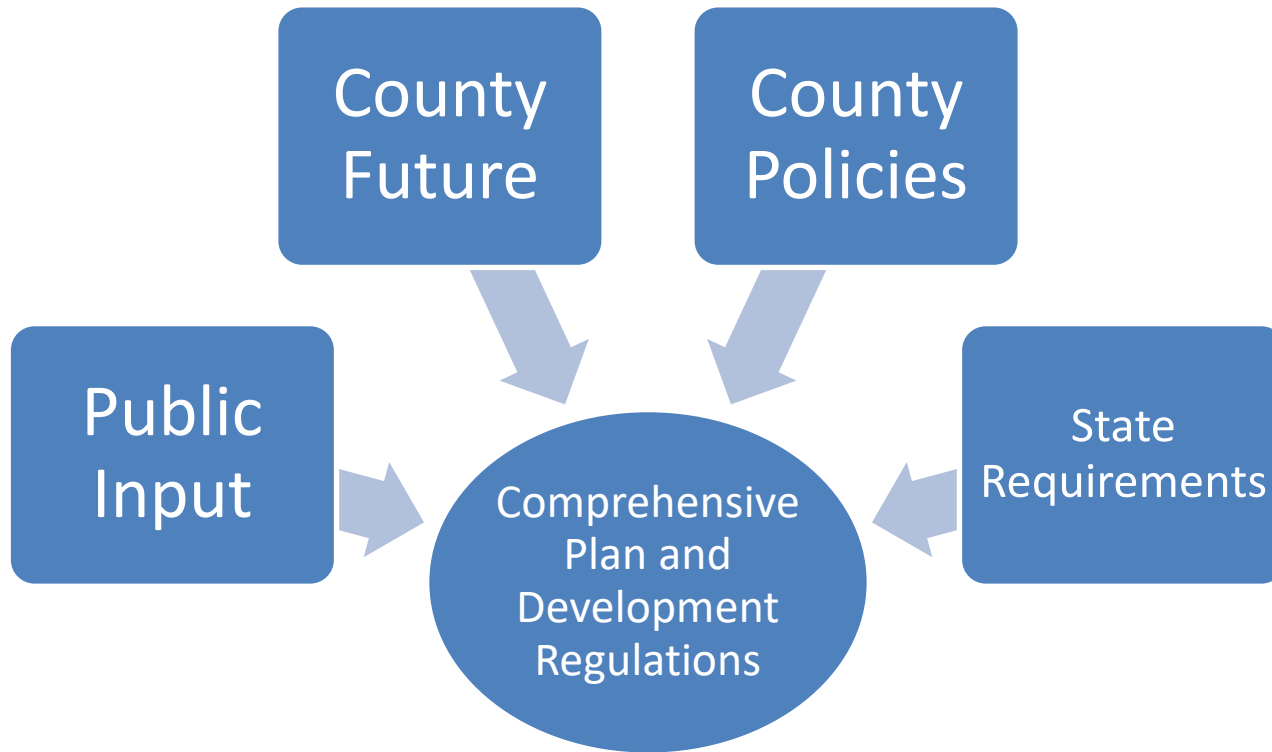
County Codes

## Implementation

Permits, action plans, budget, CIP, administrative provisions



# Plan Relationship with Other Documents

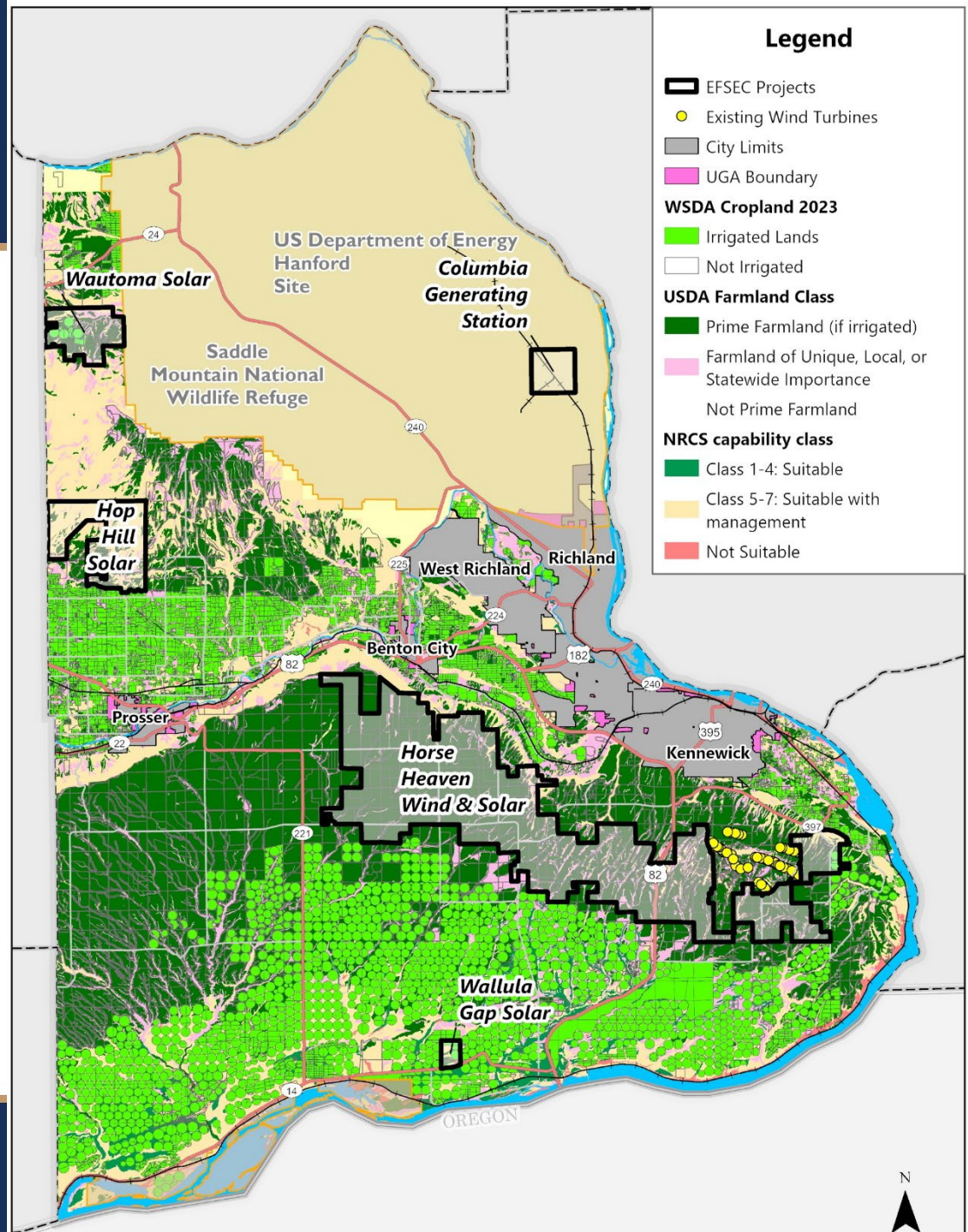


# Draft Population Projections

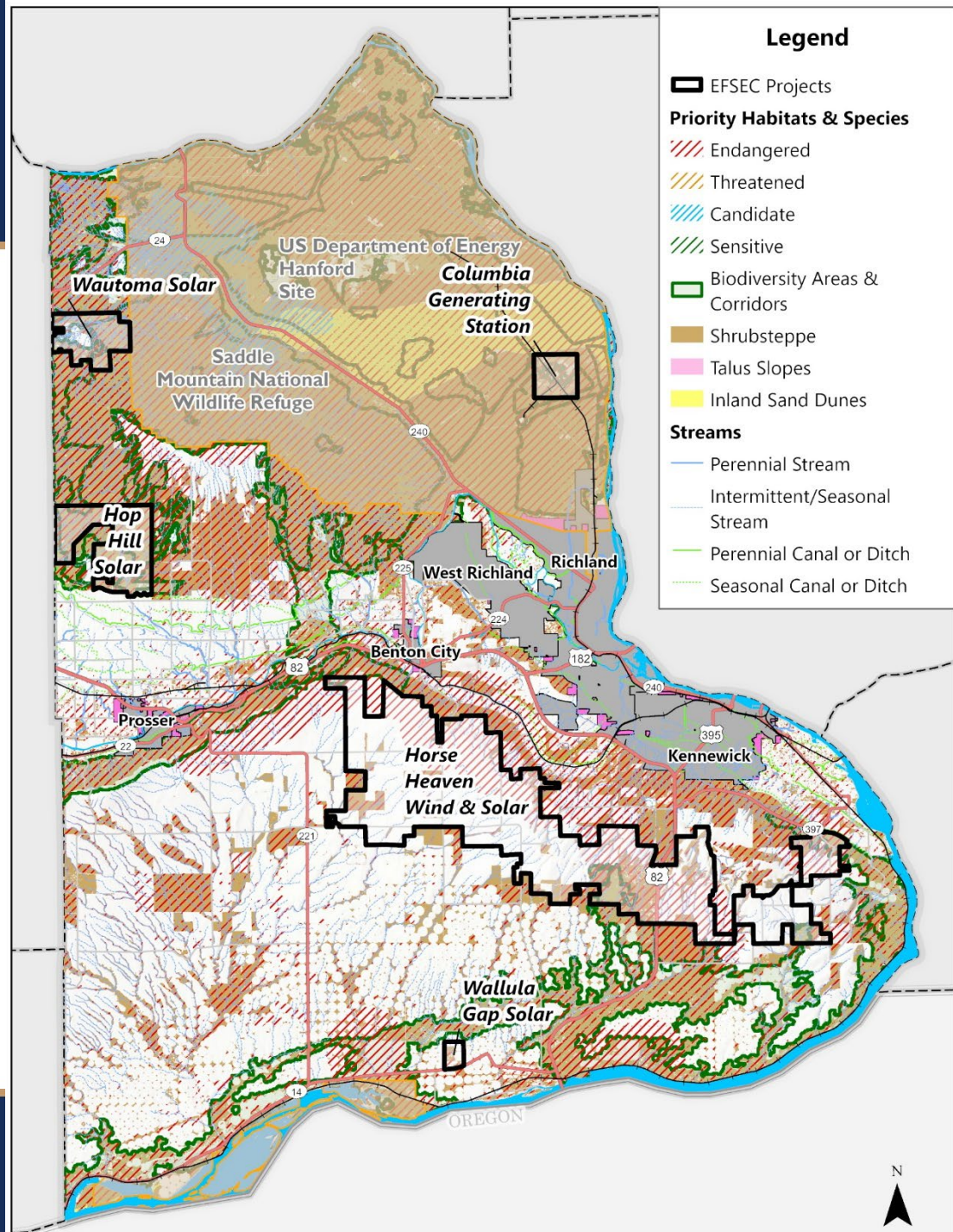
Jurisdiction	2024 Population	2050 Allocation	Projected 2050 Pop
Kennewick	87,120	36%	103,999
Richland	64,190	33%	95,333
County	37,805	14%	40,444
West Richland	18,280	12%	34,666
Prosser	6,610	3%	8,667
Benton City	3,845	2%	5,778
Total	217,850	100%	288,887



# Ag Lands/ Energy



# Habitats/ Energy



# Next Steps



# Coordination with the Planning Commission

## 2025 Meetings and Workshops

- April 8 – Scoping for Comprehensive Plan Programmatic EIS
- June/July - findings from Housing and Energy Overlay analysis, Critical Areas review and SEPA scoping
- Sep/Oct – Public open houses, Updates on alternative land use scenarios, goals/policies
- Dec – Updated, review updates to Land Use and other plan elements



Additional Questions/Comments?



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