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**BENTON COUNTY PLANNING DIVISION APPLICATION
COMPREHENSIVE PLAN - URBAN GROWTH AREA AMENDMENT**



CPA File No. CPA 2024-001

NAME OF CITY: Richland, Washington
MAILING ADDRESS: 625 Swift Blvd., MS-35 Richland, WA 99352
CONTACT PERSON: Mike Stevens (Planning Manager)
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Please answer the following questions, if more space is needed please use attachments.

1. Addresses, parcel numbers and legal description of properties proposed for inclusion in the UGA: (add additional pages if necessary)

A. Badger Mountain Hill Top – UGA Removal	
Address	Undetermined
Parcel number	1-289-8400-000-0000 (ALL) and 1-289-8200-000-2002 (Portion)
Legal Description	<p>Parcel 1-289-8400-000-0000: SOUTH HALF OF THE SOUTHEAST QUARTER, & THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON</p> <p>The complete legal description for Parcel 1-289-8200-000-2002: All of Section 28, Township 9 North, Range 28 East, W.M., Benton County Washington; EXCEPT the North half of the Northeast quarter of Section 28, Township 9 North, Range 28 East, W.M., lying Southerly and Westerly of a line drawn from the Southeast corner of said section to a point 2000 feet North of the Southwest corner of said section; AND EXCEPT a portion of land located in the Southwest quarter defined as follows: Commencing at the North quarter corner of said Section 28, Township 9 North, Range 28 East, W.M.; thence South 10°01'52" West for 3337.15 feet to U.S.C. and G.S.</p>

	<p>Triangulation State "Erie"; thence North 19°17'24" East for 105.95 feet to the Northwest corner of a microwave building site as said site is described in that certain assignment of lease recorded under Auditor's File No. 446559 and the True Point of Beginning; thence North for 87.00 feet; thence West for 50.00 feet; thence South for 100.00 feet; thence East for 50 feet; thence North for 13 feet to the True Point of Beginning; AND EXCEPT the South half of the Southeast quarter and the South half of the Northwest quarter of the Southeast quarter; AND EXCEPT that portion of the South half of the Northeast quarter defined as follows:</p> <p>Beginning at the Southeast corner of the Northwest quarter being the True Point of Beginning; thence North 00°30'34" East along the East line of said section a distance of 1297.69 feet to the Northeast corner of said South half; thence North 89°33'51" West along the North line of said South half a distance of 2612 feet to the Northwest corner thereof; thence South 00°05'01" West along the West line of said South half a distance of 36.60 feet; thence South 63°46'35" East a distance of 2898.79 feet to the True Point of Beginning; AND EXCEPT that portion of the Northeast quarter of the Northwest quarter of Section 28, Township 9 North, Range 28 East, W.M., defined as follows:</p> <p>Beginning at the Northeast corner; thence South along the East line of the Northwest quarter a distance of 1320 feet; thence on a 45°00'00" diagonal line to the Northwest corner of the Northeast quarter of the Northwest quarter; thence East for 1320 feet to the True Point of Beginning;</p> <p>EXCEPT that portion of the West half of Section 28, Township 9 North, Range 28 East, W.M., Benton County, Washington described as follows: Beginning at the Northeast corner; Thence South along the East line of the Northwest quarter a distance of 1320 feet; thence on a 45°00'00" diagonal line to the Northwest corner of the Northeast quarter of the Northwest quarter; thence east for 1320 feet to the True Point of Beginning; EXCEPT that portion of the West half of Section 28, Township 9</p>
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	<p>North, Range 28 East, W.M., Benton County, Washington, described as follows:</p> <p>Beginning at the Northwest corner of said Section 28; thence South 0°19'13" East along the West line of said section 2670.58 feet to the West quarter corner of said Section 28; thence North 77°35'14" East 545.50 feet to the True Point of Beginning; thence South 67°15'52" East 226.09 feet; thence North 72°22'39" East 625.19 feet; thence South 60°39'13" East 1104.14 feet; thence South 16°57'54" West 453.26 feet; thence North 82°06'36" West 245.56 feet; thence North 65°02'13" West 1178.69 feet; thence South 87°34'33" West 351.21 feet; thence North 04°30'54" East 357.57 feet to the True Point of beginning.</p>
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B. Harvest Ridge Addition – UGA Addition	
Address	Undetermined (Harvest Ridge Tract A)
Parcel number	1-058-8101-000-1000
Legal Description	HARVEST RIDGE, TRACT A. RECORDED IN VOLUME 15 OF PLATS AT PAGE 0768, RECORDS OF BENTON COUNTY, WASHINGTON. AF# 2024-001403, 01/24/2024.

C. Dallas Road Recreation Center Addition – UGA Addition	
Address	12702 N Dallas Road
Parcel number	1-299-8201-246-5001 (Portion of approx. 190 acres)
Legal Description	The complete legal description for the parcel is: Section 29 Township 9 Range 28 SHORT PLAT #2465 LOT 1 99-038122. (This parcel also crosses into sections 28, 32 & 33)

D. Inclusion of the Harvest Ridge (2024 Subdivision) site and the Kennewick School District school site – UGA Addition	
Address	Various addresses on Haystack Street, Harvest Ridge Loop, Grange Street and Ambrosia Street and KSD site: Undetermined
Parcel number	The series of parcels numbered 1-058-8101-000-0001 through 1-058-8101-000-0042 and KSD site: 1-058-8402-000-0053
Legal Description	Harvest Ridge, Lots 1 through 42 and KSD site: THAT PORTION OF LOT 1, PLAT OF THE RIDGE AT REATA WEST PHASE 1, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2012-034163, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATE IN SECTION 4 AND 5 TOWNSHIP 8 NORTH, RANGE 28 EAST W.M.

2. Prepare and attach a site map and aerial photo showing the proposed area in which a UGA amendment is being sought. Please show clearly the following: the proposed UGA boundary, current corporate boundaries, major physical boundaries; both natural and man-made (i. e., including but not limited to highways, railroads, rivers, streams, power lines, schools, and other public outbuildings, critical areas, open space, etc.), the proposed land use designations, pattern and acreages of urban land uses and densities for the area proposed for inclusion, with any residential areas requiring a minimum average density of six (6) dwelling units per acre, the general location and acreage of planned open spaces and greenbelts that will remain as open space within the area(s) proposed for inclusion within a UGA, as per RCW 36.70A.110(2); section, map scale, north arrow, township and range lines, and date of preparation, are to be shown and identified.

If in a shoreline area, define existing shorelines area as shown in existing shorelines master plan and indicate the existing environment designation.

See Exhibits A through E on the following pages.

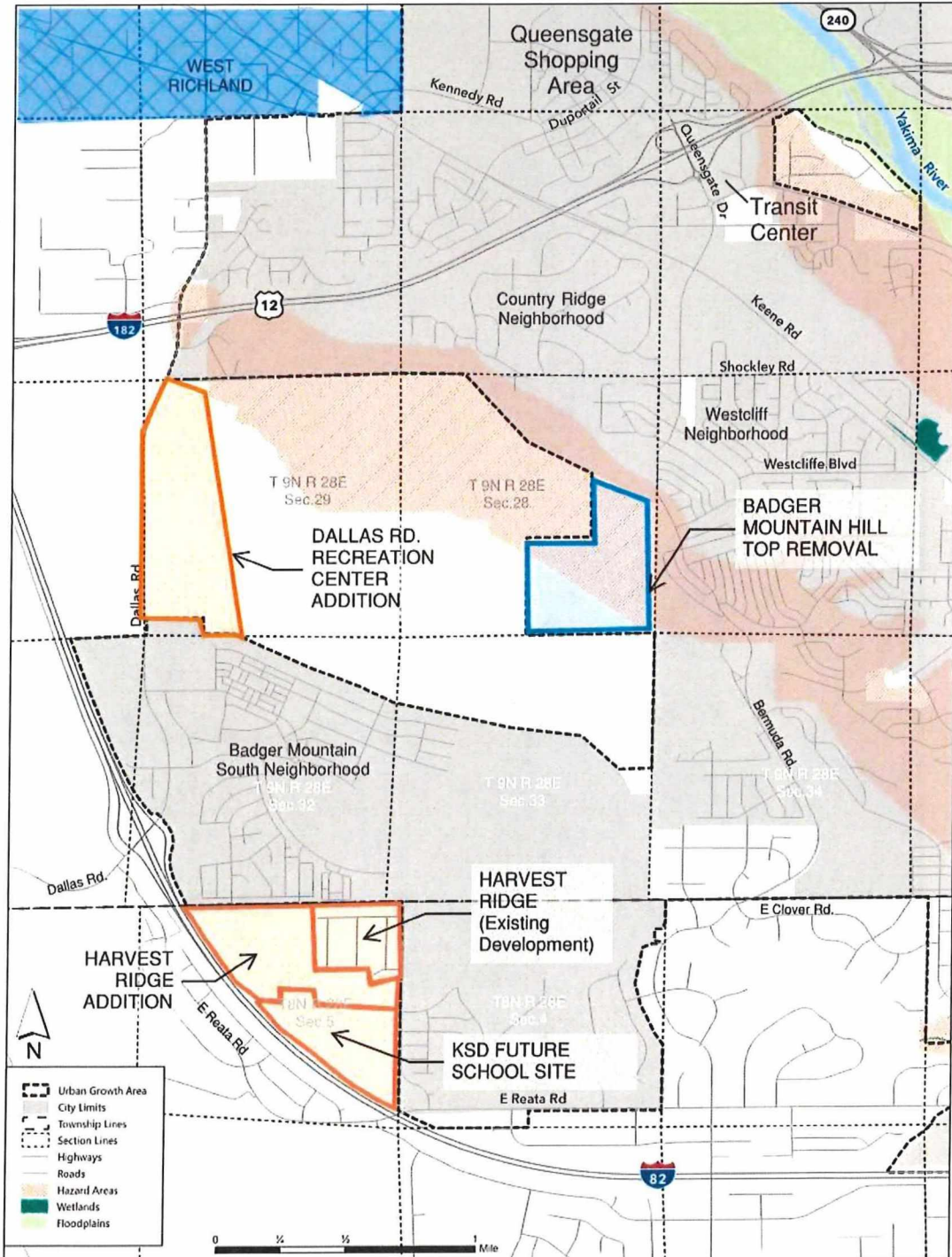


Exhibit A: Site Map with surrounding features, selected critical areas (Prepared 11/25/25)

Note: Critical Aquifer Recharge Areas are not shown; See Exhibit C for Priority Habitat Areas per WDFW



Exhibit B: Aerial Image (Prepared 11/25/25)

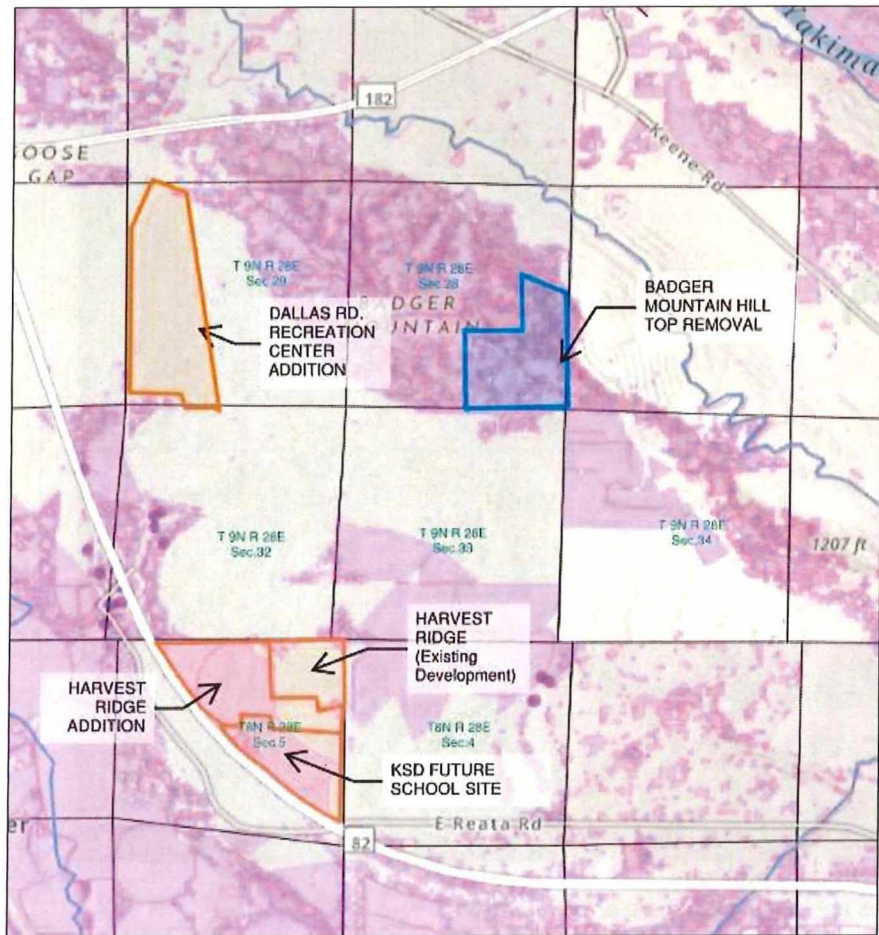


Exhibit C: WDFW Mapped Habitat Areas with annotations (Prepared 11/25/25)



Exhibit D: Drone Photograph with annotations
 (Prepared 11/25/25; Boundaries and Sites shown are approximate)



Exhibit E: Harvest Ridge Addition Concept
 (Prepared 11/25/25)
 Note: This is a very preliminary conceptual example demonstrating that the standard of a min. 6 DU/ acre can be achieved; the image shows 611 lots, potential open space areas, and a potential vehicular circulation approach)

3. What is the current use of the property proposed for inclusion in the UGA:

Harvest Ridge Addition	Vacant/ farm production, with an approved preliminary plat for residential construction and use
Dallas Road Recreation Center Addition	Farming
Harvest Ridge (2024 Subdivision)	Single Family Residential / Vacant
KSD Site	Farming

In addition, the current use of the Badger Mountain Hill Top area (requested UGA removal property) is Natural Open Space/ Recreational Trail.

4. What is the existing comprehensive plan designation for the area in which the property proposed for inclusion in the UGA:

Harvest Ridge Addition	RL-1 (Benton County Comprehensive Plan)
Dallas Road Recreation Center Addition	RL-5 (Benton County Comprehensive Plan)
Harvest Ridge (2024 Subdivision) site	RL-1 (Benton County Comprehensive Plan)
KSD Site	RL-1 (Benton County Comprehensive Plan)

In addition, the existing comprehensive plan designation of the Badger Mountain Hill Top area (requested UGA removal property) is Natural Open Space (per the Richland Comprehensive Plan Land Use map).

None of the lands have been designated as Agricultural Lands of Long Term Commercial Significance (ALLTCS). None of the lands are within Shoreline jurisdiction.

5. What is the City's proposed land use designation of the property proposed for inclusion in the UGA:

Harvest Ridge Addition	MDR - Medium Density Residential
Dallas Road Recreation Center Addition	CR - Commercial Recreation
Harvest Ridge (2024) Subdivision site	LDR - Low Density Residential
KSD Site	PBF- Public Facility

6. What are the reasons for the requested amendment and include substantial information why the provisions, map designations, etc., of the adopted plan are not sufficient to satisfy the concern that gives rise to the amendment request:

Harvest Ridge Addition	<p>The property is currently vacant, but has land use entitlements for an approved Preliminary Plat with homes at a 1-acre minimum lot size. The owner would prefer to instead bring the property into the city limits and develop at a much more dense and compact scale.</p> <p>Doing so will support the city's objectives (and mandated</p>
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	<p>requirements under the GMA as recently revised) to ensure land is available which is zoned to accommodate housing development that could be attainable to households earning around or below the Average Medium Income (AMI) for the region.</p>
<p>Dallas Road Recreation Center Addition</p>	<p>With the direct frontage along Dallas Road (and good access to I-82), proximity to existing neighborhoods, recreational amenities (including the Badger Mountain Centennial Park), unique location adjacent to city limits on the north and south sides, and infrastructure ready to be extended, the designation of RL-5 (Residential, Low - 5 acre lot minimum size) no longer fits in with the best use and potential of the property.</p> <p>Instead, future aspirations for the property include the development of a year-round sports recreation facility including outdoor multi-use sports fields (soccer, football, lacrosse etc.), softball fields, baseball fields and an indoor sports facility that may include basketball, volleyball etc.</p> <p>Other amenities may include concessions, restrooms, and an amphitheater. Parking in clusters throughout the facility will be included with pathways connecting all aspects of the complex.</p> <p>Open space will be integrated into the overall sport campus design, that will be accessible to the patrons of the facility. Park amenities are to be included throughout the design.</p> <p>Lodging components such as a hotel, groups of nightly rental bungalows, and an RV campsite complex are also envisioned for later stages per market demand, together with a potential restaurant and winery tasting room.</p> <p>This project would employ up to 25 full time staff and over 100 part time staff depending on season and event schedule in the near term. Later, with additional amenities and hotel capacity, these number will grow.</p>

7. Include any other substantiated information that you feel is necessary or relevant for consideration:

The City of Richland has a proven track record of taking a measured and prudent approach when it comes to UGA expansion requests.

- Richland adopted its first Comprehensive Plan prepared under the state Growth Management Act in 1998, and the plan included the UGA boundaries for the city.
- Significant updates occurred in 2008, including adjustments to the UGA boundaries by Benton County to accommodate increased population and development needs. Most significantly, this included the addition of what is now the Badger Mountain South master planned development site which has had steady development.
- Further expansion of the UGA occurred in 2017, limited to lands north of the city limits, which are former federally-owned and control lands that are for industrial

purposes (with no residential capacity added).

- For the 2026 Periodic Update, it is necessary for the city to meet the establish population / housing targets including the income band requirements as established by Commerce’s “Housing for All Planning Tool” and while infill development and potential downtown redevelopment will be useful to achieving these requirements, some additional land area for growth where utilities, services, and infrastructure is available is sensible and good planning.
 - The GMA requires comprehensive plans to include a housing element that identifies a “sufficient capacity of land” to accommodate all projected housing needs during the 20-year planning period (RCW 36.70A.070(2)(c)).
 - With recent changes to state law, Richland now must supply a detailed review of capacity among four categories: moderate, low, very low, and extremely low-income households, as defined in RCW 36.70A.030. The income level is relative to “median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.”
 - To evaluate residential land capacity by income level, AHBL will use the 6-step process as outlined by the Department of Commerce’s Guidance for Updating Your Housing Element (August 2023) with adjustments to address concerns raised to the Growth Management Hearings board over an analysis following this general model conducted in Mercer Island, Washington. This is forthcoming.
 - The income level is relative to “median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.” The Department of Housing and Urban Development (HUD) publishes Area Median Income (AMI) for each county (or market area which may include several counties) on an annual basis. The AMI for FY 2025 is \$105,600.
 - Benton County has set out the specific housing unit requirements for Richland and the other Benton County jurisdictions according to income band, consistent with the Housing for All Planning Tool (Commerce Guidance) as part of the update to the County-Wide Planning Policies.
 - The City of Richland is allocated housing growth targets (from the year 2020 to 2046) according to income level bands that use the “Average Median Income” benchmark
 - The 2020 “existing” distribution count was provided by the State Dept of Commerce via their “Housing for All Planning Tool” or HAPT.
 - By the year 2046 the City is expected to have 39,770 total housing units, including permanent housing units and temporary housing units / beds (emergency housing), which would be distributed as shown:

Permanent Housing Units by Income Level (% of AMI)

	0-30%		> 30-50%	> 50-80%	> 80-100%	>100-120%	>120%	Total
	PSH	Non-PSH						
Est. Housing Supply (2020)	0	798	2,690	9,796	4,469	3,275	4,497	25,525
Allocated Growth Target (2020-2046)	1,130	1,789	2,817	1,988	1,092	1,237	4,102	14,155

Emergency Housing Units

	Beds
Est. Supply (2020)	38
Allocated Growth Target (2020-2046)	52

PSH = Permanent Supportive Housing

The City of Richland has reached a 70% build-out and needs a limited amount of additional lands to accommodate the twenty-year population projection.

- The CWPPs at Policy #4 identify a uniform formula for assessing land needs in the County on a per capita basis and applies a 70% build-out factor to residential lands.
- The Dallas Road Recreation Center UGA expansion request is for non-residential uses and therefore this criterion does not apply. Furthermore, the increase of the acreage is largely offset by the proposed decrease of acres at the Badger Mountain Hill Top removal site.
- This criterion applies to the Harvest Ridge expansion request and the inventory sheet demonstrates the 70% build out is achieved.

The purpose of the proposed UGA removal and additions are primarily intended to better align with the City’s objectives and obligations for growth under the Growth Management Act.

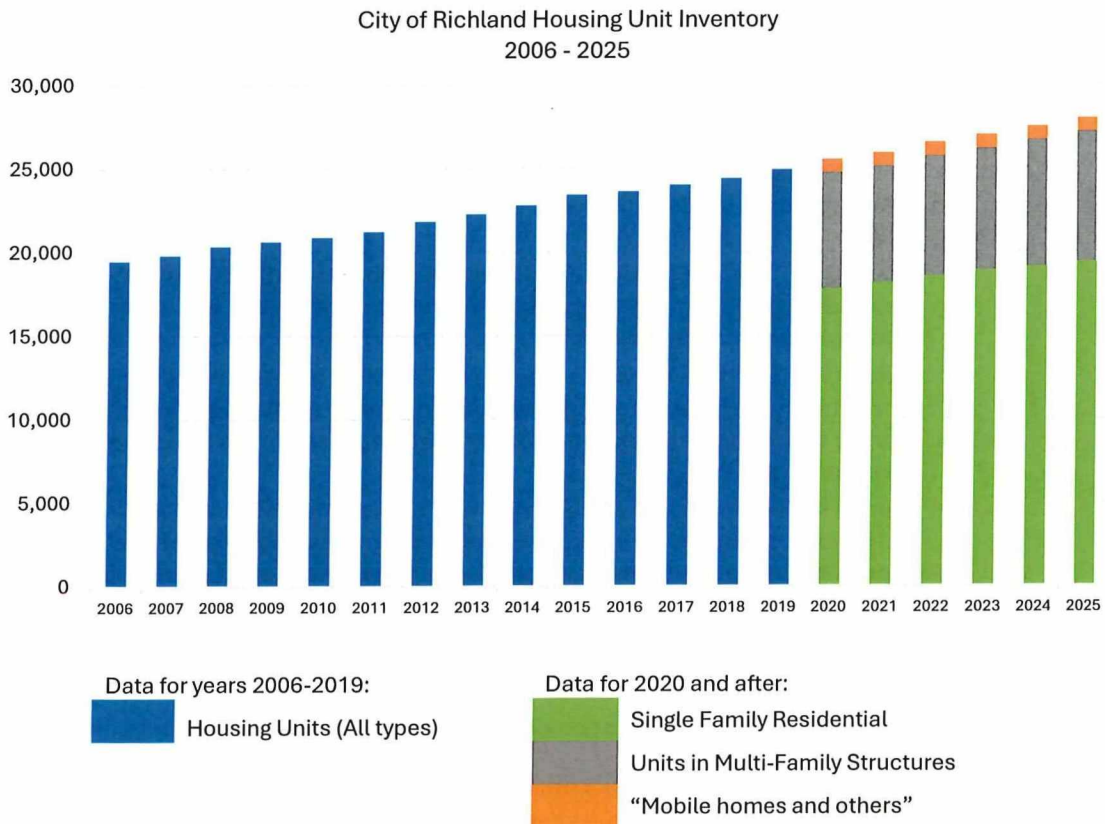
1. Increased land for housing supply is needed where higher densities (as compared to typical, single-family development on large lots) can be achieved, and where the neighborhoods can be built in a compact fashion. Furthermore, it is important to increase flexibility in housing types and promote the introduction of middle housing. The Harvest Ridge site would accommodate 611 lots for this type of development, creating an opportunity for the city to fulfill its requirements for 611 or more homes to be built in the forthcoming 20-year period to be offered at a rate attainable to households earning below the AMI.
2. The Harvest Ridge Addition site is located in close proximity to other residential development, will fill in the space between existing residential development and the I-82 right of way (which creates a physical barrier), and can be characterized as a suitable and logical site for the increased use due to the presence of existing water, sewer, electric, and transportation infrastructure that can be readily extended. In this way, the project meets the intent and directives of the GMA to reduce sprawl

and also to avoid costly extension of infrastructure that would have fewer efficiencies elsewhere.

3. The Dallas Road recreation center site is uniquely well-suited for inclusion in the UGA; situated such that it already abuts city limits to the north and south sides; Badger Mountain is a physical barrier to the east. This site is additionally in close proximity to residential development, and will abut Dallas Road which is a minor arterial. Existing water, sewer, electric, and transportation infrastructure are in place in close proximity which can be readily extended as described in the Capital Facilities Plan.

Conditions have changed since the time and circumstances of the last County Plan adoption and the existing adopted provision is no longer appropriate.

- Benton County and its cities have experienced sustained and significant growth over the past several decades. In light of these changing conditions, it is reasonable to expect that some refinements to UGA boundaries are warranted.
- The City’s UGA was last adjusted in 2017 to extend the boundaries to the north, for industrial uses and non-residential land supply increases.
- Richland has seen a steady increase in housing unit supply year-over-year. New housing production did not slow down during the 2009-2011 economic downturn and does not appear to have been negatively impacted by the health crisis of 2020-2021.
- In the year 2025, OFM estimates there are 19,374 housing units in single family homes, 7,789 homes in multi-family structures, and the inventory of “mobile homes and others” is 803.



The proposed amendment is consistent with Chapter 36.70A RCW (Growth Management Act), Benton County Code, the County-wide Planning Policies, and Plan policies.

The proposed amendment is supported by a Capital Facilities review, a land capacity analysis, and the City has demonstrated the need and preference for the change. There are many ways that the proposed amendment is consistent with Chapter 36.70A RCW, Benton County Code, the County-wide Planning Policies, and Plan policies and we are not aware of any inconsistencies.

The proposed change is particularly consistent and in alignment with the following CWPPs (emphases added):

1. *Policy #1:* The Comprehensive Plans of Benton County and each of the cities therein shall be prepared and adopted with the objective of **facilitating economic prosperity by accommodating growth** consistent with the following... [*lists the GMA goals*]
2. *Policy #3:* Locating Urban Growth Areas within the County shall be accomplished using accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet projected populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.
3. *Policy #5:* Within the urban growth area, **urban uses shall be concentrated in and adjacent to existing urban services** or where they are shown on a Capital Improvement Plan to be available within 6 years.
4. *Policy #6:* Cities will limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for a minimum of 20 years.
5. *Policy #8:* Consider other variables, such as **existing unused service infrastructure**. Also, avoid placing an urban growth line into an area of designated resource lands.
6. *Policy #9:* **Appropriate lands for urban growth expansion are typically those unincorporated lands with existing service infrastructure adjacent to corporate limits.**
7. *Policy #15:* ... All **jurisdictions shall seek to create the conditions necessary for the construction of middle, accessory dwelling units (ADU) and other housing, at the appropriate densities** within the cities and County, including UGAs....
8. *Policy #16:* Urban growth areas may include territory located outside of a city if such territory may be characterized by **urban growth or is adjacent to territory already characterized by urban growth**. Within urban growth areas, **only urban development may occur**.
9. *Policy #18:* Comprehensive Plans shall jointly and individually support the County and region's economic prosperity in order to **promote employment and economic opportunity for all citizens consistent with the protection of public health, safety, welfare, and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community...**

Environmental impacts have been disclosed and measures imposed to either avoid or mitigate said impacts.

The City has prepared a SEPA Environmental Review checklist for the non-project action, and additionally listed out known environmental attributes and features of the

APPLICANT'S CHECKLIST FOR COMPLETENESS

- APPLICATION FORM COMPLETED AND SIGNED WITH REQUIRED FEES
- CITY COUNCIL ADOPTED UGA RESOLUTION
- MAPS AND AERIAL PHOTOS WITH REQUIRED INFORMATION
- UGA INFORMATION SPREADSHEET
- CITIES SEPA CHECKLIST, DETERMINATION, OR EIS IF REQUIRED
- CAPITAL FACILITIES PLAN AS REQUIRED BY RCW 36.70A.070(3) & RCW 36.70A.03

(residential neighborhood and a Recreation Center) will not be intensive, intrusive, or cause harm to the surrounding land uses.

Please see the SEPA Environmental Review materials for further information.

The City has prepared a Capital Facilities Plan for the proposed UGA Changes. Consistent with the RCWs, the CFP shows generally that the city has, or will have, the resource capacity and capital infrastructure that is necessary for build-out of the entire area that is to be added to the UGA, without adverse effect on its ability to provide service to undeveloped areas within the current UGA.

Please see the Capital Facilities Plan.



Mayor Signature

Theresa Richardson

Printed Name

November 26, 2025

Date



Authorized City Representative

Jon Amundson

Printed Name

11/26/2025

Date

ANY INFORMATION SUBMITTED TO THE BENTON COUNTY PLANNING DIVISION IS SUBJECT TO PUBLIC RECORDS DISCLOSURE LAW FOR THE STATE OF WASHINGTON (RCW CHAPTER 42.17) AND ALL OTHER APPLICABLE LAW THAT MAY REQUIRE THE RELEASE OF THE DOCUMENTS TO THE PUBLIC.

An application fee of \$2000.00 must be submitted with this application. This fee is non-refundable. Please make check payable to Benton County Treasurer.

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