WHITE BLUFFS CONSULTING

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Kennewick, Washington 99338
Phone 509.539.3366
www.whitebluffsconsulting.com

MEMORANDUM

To:	Greg Wendt and Damien Hooper, Benton County Community Development	**Date:**	September 24, 2026
From:	Ben Floyd, White Bluffs Consulting and Adam Cares, AC Geo	**Project:**	Comprehensive Plan Update
cc:			
Re:	Urban Growth Area Proposals Review – Benton City and Richland within the County Context		

This memorandum includes findings from an evaluation of the Benton City and City of Richland UGA boundary change applications, and incorporates relevant draft population, land capacity and contextual information received from the cities and their planning documents. The County expects the record for each city's legislative action will show, upon final adoption, how each city approached the requirements for producing housing analyses and land-capacity analyses. For this analysis, draft planning documents were used in evaluating the UGA applications within the larger County context.

Summary Analysis and Findings

White Bluffs Consulting has reviewed the proposed revisions to the Benton City and City of Richland UGA boundaries, together with measures of capacity among the cities/UGAs in the County, and finds the revisions are needed and necessary to accommodate the urban growth projected for the 20-year planning period. In reaching this determination, the evaluation considered the following for each jurisdiction:

- land capacity
- population projections
- housing allocations
- existing and planned infrastructure
- utility availability
- transportation facilities
- environmental constraints, and
- the ability to provide public facilities and services during the planning horizon.

The evaluation also considered the GMA's new climate-planning requirements, including the relationship between UGA location, transportation access, vehicle miles traveled, and

greenhouse gas emissions. The following sections summarize the Benton City and Richland proposals before presenting the supporting countywide and city-specific analysis.

Benton City UGA Application Summary

Benton City proposes adding approximately 54.65 acres to its UGA, including:

1. A 33.61-acre infill area within the central portion of the city.
2. An approximately 17.51-acre area southwest of the city consisting of WDFW-owned property and Kiona Irrigation District right-of-way that would remain largely undeveloped.
3. Approximately 3.53 acres of additional residential development area.

The City is providing urban services, including water, sewer, roadway access, and park maintenance, to portions of the WDFW property despite its current location outside the UGA. Bringing this area into the UGA would align service responsibilities with jurisdictional boundaries.

Portions of Benton City's existing UGA consist of a fully developed manufactured-home park with limited redevelopment potential. This area contributes little additional growth capacity but remains within the UGA because future utility service obligations may still arise if existing systems fail.

The City's analysis concludes that the proposed expansion is necessary to meet its 20-year population and housing allocations. Utilities and major roadway facilities already serve, or are immediately adjacent to, the proposed expansion areas and can be extended through existing service arrangements where necessary. (*See Benton City's UGA proposal received January 28, 2026 for additional detail (Attachment A)*.

City of Richland UGA Application Summary

Richland proposes removing approximately 140 acres of permanently preserved open space on Badger Mountain from the UGA and adding approximately 444 acres in several locations, producing a net UGA increase of 304 acres. Stating the gross additions, removal, and net change separately clarifies the acreage summarized below.

The City proposes adding lands that:

- Are already planned to develop at urban densities.
- Include approximately 190 acres currently designated Rural Remote that would be incorporated as recreation land without residential development.

- Include approximately 254 acres currently designated Rural Transition that is intended for urban residential development consistent with surrounding development patterns and a future school complex previously counted as development capacity.

The proposal partially offsets growth that otherwise could occur in the unincorporated County and directs that growth into areas served by urban infrastructure. The City's analysis demonstrates that these lands are needed to accommodate allocated population growth and housing needs through the planning period. The analysis further demonstrates that utilities and major arterial roadways are already available to serve the proposed expansion areas. (*See Richland's UGA proposal received November 26, 2025 for additional detail (Attachment B)*.

Rationale Summary

Table 1 summarizes each proposed UGA change, identifies its acreage, and states the principal planning rationale. It distinguishes gross additions and removals from each jurisdiction's net acreage change.

Table 1 – Net Acreage Changes

UGA Changes	Acres	Rationale
Benton City		
- Residential	+ 37.14	Provides acreage for infill housing needed to meet housing allocation in an area near existing utilities and city services. Provides ability to serve localized housing need would save VMT vs. available lands in other areas such as West Richland.
- Parks/Open Space	+17.51	Site has existing urban services, including water, sewer, roadway access, and park maintenance.
Subtotal	+54.65	

Richland		
- Harvest Ridge / Harvest Ridge Addition	+174	Harvest Ridge (53 acres) and addition (121 acres) provide compatible housing infill; proximity to school site, services, and jobs supports reduced VMT.
- Future KSD School Location	+80	Large-scale school site serving planned urban growth; adjacent housing and available utilities/arterials support coordinated services and shorter school trips.
- Recreation	+190	Large scale recreation facility site near housing and Richland/Kennewick job centers; existing freeway access and planned multimodal improvements; shorter local trips and reduced out-of-region travel.
- Open Space	-140	Protected open space removed from UGA;
Subtotal	+304	**270 acres (60.8% of UGA additions are** for school/recreation facilities with unique siting considerations; remaining 174 acres for housing near facilities and area jobs.
TOTAL	**+358.65**	

General Considerations: Capacity and Housing Targets

Each jurisdiction has worked during the past two years to update its comprehensive plan and development regulations. The cities and County have also developed climate elements through a regionally coordinated process. Each jurisdiction's update must be consistent with the Countywide Planning Policies, as updated by Resolution 2026-111 and Ordinance No. 664, dated February 24, 2026.

Table 2 shows the population projection for the total County and for each jurisdiction. The County is expected to increase in total by more than 71,000 through 2046, with city populations increasing approximately 1,500 to 25,000.

Table 2 - Population Growth through 2046 in Benton County

Jurisdiction	2020 Population	2046 Population	Population Growth (2020-2046)
Benton City	3,479	4,985	1,506
Kennewick	83,921	108,989	25,068
Prosser	6,062	8,292	2,230
Richland	60,560	82,448	21,888
West Richland	16,295	26,387	10,092
Unincorporated	36,556	47,355	10,799
Total	**206,873**	**278,456**	**71,583**

Source: BERK, 2025 based on Commerce HAPT.

When considering capacity for planned growth, WAC 365-196-310(5)(d)(iv) directs jurisdictions to first consider increasing capacity within existing urban areas before expanding UGAs. The WAC states:

> *(iv) If future growth forecasts exceed the current combined capacities of unincorporated county and city lands, counties and cities should first consider the potential of increasing capacity of existing urban areas through allowances for higher densities, or for additional provisions to encourage redevelopment. If counties and cities find that increasing the capacity of existing urban areas is not feasible or appropriate based on the evidence they examine, counties and cities may consider expansion of the urban growth area to meet the future growth forecast.*

Review of cities' code revisions and planning documents indicate this is occurring:

- Kennewick is a Tier I city for Middle Housing requirements and adopted code revisions to implement HB 1110 in mid-2025, which increased development capacity within the city.
- Richland is a Tier II city and is processing code revisions similar to Kennewick and additional upzones designed to increase residential capacity, which are expected to be adopted by the end of 2026.
- Benton City, Prosser and West Richland are planning for various measures in their draft plan and code updates to increase capacity within existing urban areas.

City-Specific Housing Considerations

Benton City

Benton City needs to add 765 housing units and 3 emergency housing beds by 2046. The application from Benton City (see Attachment A) addresses land capacity using the uniform calculation set out by Benton County. The November 2025 land capacity analysis provided in the application indicates the city needs an additional approximate 142[1] acres of residential land to support their population growth projection (including land to support the city's assigned housing allocation), with approximately 87 acres vacant or underutilized within the City, and the rest (55 acres) located in the modified UGA (including the 37 acres of residential land that would be added per the city application).

Kennewick

Kennewick needs to add 12,626 housing units and 57 emergency housing beds to meet its assigned housing targets. A 2025 Land Capacity Analysis prepared by BERK Associates identified an overall surplus of approximately 12,523 housing units, including approximately 812 units attributed to capacity within the unincorporated UGA[2]. The analysis also identified a deficit in the lowest housing-income bands. After applying a residential buildout factor of 70 percent, 25 percent market factor and excluding non-buildable lands, Kennewick has a net UGA supply of 1456 acres.

Since completion of that analysis, the City has prepared additional zoning and development-code amendments intended to address those deficiencies; the approach is to implement tools intended to address lower-income housing needs. Draft Version 3 of the City's Comprehensive Plan (August 2026)[3] reports that overall housing capacity has increased further, showing an estimated surplus of 12,916 housing units to cover the projected need.

Prosser

Prosser needs to add 765 housing units and 5 emergency housing beds by 2046. At its April 16, 2026 Planning Commission meeting[4], the City's consultant Nexus reported that existing zoning produced an estimated capacity surplus of approximately 920 housing units[5].

[1] 116 acres multiplied by 22% market factor (25% - 3% for critical areas credit)
[2] Available at https://www.go2kennewick.com/DocumentCenter/View/17127
[3] Available at https://www.go2kennewick.com/DocumentCenter/View/17551
[4] Available at https://cityofprosser.civicweb.net/document/182496
[5] This figure was much higher than what was presented to the city council on August 12, 2025 regarding initial LCA analysis findings, which indicated a capacity surplus of 221 homes. Available at https://cityofprosser.civicweb.net/document/178011

However, the analysis also found a deficit in housing capacity serving households between 0 and 50 percent of area median income. Proposed housing-element strategies, including a new Middle Housing zone and related code amendments, are intended to address that deficiency.

Richland

Richland needs to add 14,155 new housing units and 52 emergency housing beds by 2046 to meet its targets. The Housing Land Capacity Analysis recently prepared by AHBL updated a precursory assessment from 2025. The new analysis affirms that with proposed zoning map changes, the city can meet the allocation for all income bands from 0% to 100% AMI. There is also a modest capacity surplus of 360 housing units. (The application from Richland also addresses land capacity, using the uniform calculation set out by Benton County).

West Richland

West Richland needs to add 4,975 new housing units and 19 emergency housing beds by 2046 to meet its targets. Within West Richland is the undeveloped 7,600-acre Lewis & Clark Ranch, which was annexed into the city in 1981 and is planned for transition from agricultural to urban uses over at least the next 50 to 100 years (City of West Richland Lewis and Clark Ranch Subarea Plan & Planned Action, Final EIS April 2026). The preferred alternative in the EIS estimated 3,795 new housing units (770 acres) for the subarea, with the remaining housing needs to be met with other vacant or underutilized areas within the city. The City has significant acreage capacity to meet their projected housing needs, as discussed in more detail below.

Unique Considerations for West Richland

As described in the current City of West Richland Comprehensive Plan (2017): The City of West Richland is unique in that the physical size of the city limits greatly exceeds that which is necessary to support the population as about half of the city, by size, is currently used for agricultural production and does not include urban services.

As this land was annexed pre-GMA and only a portion of it is planned for development over the next 20-years (Phase 1 of the EIS preferred alternative), the remaining part of the Subarea is noted but excluded from the County-wide evaluation as the development horizon for the extends decades beyond the 20-year planning period. The excluded area continues to function in many respects as a long-term urban reserve because substantial utility extensions, infrastructure investments, and service expansion are still required before significant development can occur.

West Richland's extensive undeveloped acreage contributes to the overall land supply but creates an anomaly in the countywide assessment because its availability does not address the localized housing and associated needs in other jurisdictions, or represent capacity that can be served and developed within the planning period. Countywide capacity was therefore evaluated alongside location-specific needs, including existing development patterns, infrastructure availability and planned investments, proximity to jobs and services, and each city's assigned housing targets and housing needs by income level.

Additional Findings

Additional factors were reviewed in conducting this evaluation including potential impacts to agriculture and rural lands, critical areas, suitability for urban growth, housing for all income bands, transportation system improvements and other capital plans and greenhouse gas emissions. Relationships to existing UGA boundaries were also considered. These results include:

- The areas proposed for UGA modifications include County-designated Rural Remote (RL-5), Rural Transition (RL-1) and Parks land, and does not include agricultural or other resource lands that would adversely impact the rural character of the County or promote urban sprawl. Providing the proposed Richland recreation facilities at the Dallas Road location reduces pressure to expand residential development farther west into undeveloped or agricultural areas. UGA Addition B (Harvest Ridge) is adjacent to lands already urban in character and can be served by adequate public facilities, including the adjacent school site (UGA Addition D).
- The areas proposed for the Richland UGA modifications include removal of critical area (shrubsteppe habitat) already protected as open space (Badger Mountain) and that would remain permanently protected as open space.
- All areas included in the Richland UGA modification are previously disturbed lands without mapped critical areas.
- The County-park designated lands in Benton City that would come into the City UGA also as park land do contain frequently flooded areas, riparian management zone and riparian wetlands, but this land would remain as open space and undeveloped with critical areas preserved and protected.

- All the areas proposed for UGA expansion are suitable for urban growth, as detailed in the respective UGA proposals.

- The proposed Richland UGA additions provide areas capable of supporting housing affordable to households between 80 and 100 percent AMI as well as public facilities needed to serve future population growth. Benton City needs the UGA areas, particularly in the 33-acre infill area to support its housing needs allocation.

- The County's Transportation element and Capital Facilities Plan address the County roads in these areas. The County will be making multi-modal improvements to Dallas Road and has established maintenance plans other existing roads. The Capital Facilities element covers the Kennewick School District new school (future) and associated facilities which are part of the Richland proposal. The Capital Facilities element also incorporates by reference both cities' capital improvements plans for water and sewer utilities, and transportation improvements. The UGA proposals also characterize and detail how capital facilities are available to serve these areas.

- For Greenhouse Gas Emissions (GHGs), establishing a regional park facility as proposed as part of the Richland UGA proposal would reduce GHGs, compared to other locations as the Dallas Road location is more central to the largest County population and employment center (Kennewick/Richland) than other areas, such as western West Richland UGA or North Richland UGA, with direct access from I-82 and I-182, reducing vehicle miles traveled. Vehicles traveling from Benton City, West Richland or Prosser on the freeway system can easily access Dallas Road directly off the freeway system. Additionally, the existing regional transportation network already serves this area for the regional Badger Mountain trails system, and multi-modal improvements are planned. Locating tournaments and events locally would also reduce vehicle miles traveled currently associated with travel to facilities in other regions.

  For Benton City, the larger centralized area in the UGA proposal allows for infill in an area surrounded by city limits close to services, utilities and transportation and transit facilities, which should also help to reduce GHGs as this area develops over time.

- The proposed UGA areas are contiguous, fill gaps in existing boundaries, make the UGA boundaries clearer and more consistent, and will not increase pressure to urbanize rural or natural-resource lands.
- Portions of Benton City's existing UGA consist of a fully developed manufactured-home park with limited redevelopment potential. This area contributes little additional growth capacity but remains within the UGA because future utility service obligations may still arise if existing systems fail.
- Certain lands currently located within Benton City's UGA may not be made available for development in the foreseeable future as potential cultural-resource constraints may further limit development potential, raising questions regarding the practical availability of a portion of the City's existing land supply, further supporting the need for other areas to support growth needs.

Conclusions

The Benton City and Richland proposals are consistent with the growth needs for the forthcoming twenty-year period. Through evaluation of the information provided in this memorandum, the proposed additional UGA land is needed to meet land-capacity needs for Benton City and Richland and to accommodate projected growth within Benton County as a whole to meet projected growth, housing, and service needs through 2046.

This conclusion is based on the current availability of existing or readily extendable public facilities and services, the ability to serve the proposed areas within the planning horizon, and the cities demonstrated needs for additional housing and community-serving land uses, along with the other factors described above.

Attachments

Community Development Department
102206 East Wiser Parkway
Kennewick, WA 9933

Planning Division
(509) 786-5612
Planning.department@co.benton.wa.us

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

RECEIVED
JAN 28 2026
Benton County
Planning Division

CPA File No. 2026-002

NAME OF CITY: Benton City

MAILING ADDRESS: 1009 Dale Ave. Suite A, Benton City WA 99320

CONTACT PERSON: Steve Zetz

EMAIL ADDRESS: szetz@ci.benton-city.wa.us

TELEPHONE: 509-588-3322

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)

Area 1 Benton County Parcel Numbers 112964000005000, 112964000006000, 112964000010000, 112964000011000, 112964011346004, 112964011346003, 112964011346002, 112964011346001, 112964000009000, 112964000008000,
Area 2 Benton County Parcel Numbers 113964011991001, 113964011991002
See attached Legal Descriptions.

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.

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

Area 1 is undeveloped land with no assigned uses.

Area 2 containes 21.04 acres of State land currently used as a park, maintained and operated by Benton City. An additional 3.53. acres containes one single family dwelling unit.

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

The proposed area for inclusion has the following deisgnations according to the Benton County Planning Department GIS system. Area 1 - Rural Remote. Area 2- 21.04 acres Public, and 3.53 acres Rural Remote.

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

Area 1- Residential

Area 2- 21.04 acres of Parks, and 3.53 acres Residential (becuase of the proximity to the Yakima River and recent updates to the FEMA mapping it is likely that this residential designation may change to ensure compliance with FEMA guidelines.

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:

Area 1- Is currently bordered on two sides by City limits and a third side is currently within the UGA. Recent changes to the flood map have significantly altered the Residential capacity of Benton City. In addition the growth in this area necessitates the need for devleopment in this area to occur at urban densities. Proximity to existing schools and infastructure makes this area an island that without the potential for annexation would likly result in development that is incompatible or inconsistent with urban standards and densities.

Area 2 - Is essentially a housekeeping item that allows the City to annex State land that is currently maintained by Benton City and used as a park. The residential piece is unlikley to ever develop further and is included in order to prevent an irregular boundary.

7. Include any other substantiated information that you feel is necessary or relevant for consideration: Recent changes to the FEMA flood maps have significantly reduced residential capacity. It is unknown at this time to what extent capacity has been reduced. During the Comprehensive Plan Update a new analysis will be required as well as alterations to all planning documents to include Capital Facilities. This UGA expansion request is likley insufficient to address the capacity reduction, however it does provide additional lands that are not encumbered by critical areas and can be more easily served by City services.

Mayor Signature	Printed Name	Date
Authorized City Representative	Printed Name	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.

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

RESOLUTION NO. 2026-05

A RESOLUTION OF THE CITY OF BENTON CITY, WASHINGTON, REQUESTING BENTON COUNTY TO INITIATE THE FORMAL PROCESS FOR AN AMENDMENT TO THE URBAN GROWTH AREA BOUNDARY TO INCORPORATE APPROXIMATELY 58.18 ACRES OF LAND; AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE AND SUBMIT ALL RELATED DOCUMENTS.

WHEREAS, the State of Washington's Growth Management Act (GMA) requires counties, in cooperation with cities, to designate an Urban Growth Area (UGA) sufficient to accommodate projected urban growth for a 20-year planning horizon; and

WHEREAS, the GMA further mandates that urban growth be encouraged within the UGA and discouraged outside of it, to promote orderly development and the efficient provision of public services; and

WHEREAS, a recent review of the existing UGA confirms that the proposed AREA 1 is bordered on 3 sides by Benton City, a map of which is attached hereto as **Exhibit A**, and that development of this property to County standards will have an adverse impact to the urban densities and development of the abutting incorporated city limits; and

WHEREAS, the area proposed for inclusion, legally described as AREA 2, is contiguous to the existing UGA boundary and is identified as the most logical and cost-effective area to provide necessary urban services, including sewer, water, transportation; and

WHEREAS, recent changes to Benton City's Floodplain and Floodway have reduced and altered the buildability of a significant amount of acreage along the Yakima River corridor; and

WHEREAS, Benton City has a duty to ensure that development occurs in areas suitable for urban densities; and

WHEREAS, the property described in AREA 2 consists of land currently owned by the State of Washington and is maintained under agreement by Benton City; and

WHEREAS, the proposed expansion is consistent with the Benton County County-Wide Planning Policies and serves an overriding public interest by protecting public health, safety, and welfare and enabling the locally adopted Comprehensive Plan to meet the goals of the State GMA; and

WHEREAS, the Benton City Planning Commission conducted a Public Hearing on January 12, 2026, and a recommendation to approve the expansion was made, see Findings of Fact attached hereto as **Exhibit B**; and

WHEREAS, the Benton City Council conducted a Public Hearing on January 20, 2026; and

WHEREAS, the Benton City Council has conducted due environmental review pursuant to the State Environmental Policy Act (SEPA) requirements, and relevant findings are incorporated herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BENTON CITY, WASHINGTON, hereby resolves as follows:

That the Benton City Council hereby formally requests Benton County / County Commissioners to initiate the formal process for an amendment to the Urban Growth Area boundary.

Be It Further Resolved that the proposed expansion area, specifically identified in the attached exhibits, shall be added to the official Urban Growth Area map to provide for an adequate 20-year supply of developable land and to ensure its development to Urban standards.

Be It Further Resolved that the Mayor is hereby authorized and directed to execute and submit all necessary land use applications and related documents to effectuate this UGA expansion request, and to work cooperatively with county staff and the public throughout the review process.

Be It Further Resolved that this Resolution shall take effect immediately upon passage by City Council.

ADOPTED this 20th day of January, 2026, by the City Council of the City of Benton City, Washington, and signed in authentication of its passage this 20th day of January, 2026.

Resolution No. 2026-05 filed and recorded in the office of the City Clerk of the City of Benton City, Washington, this 20th day of January, 2026.

Len Burton, Mayor

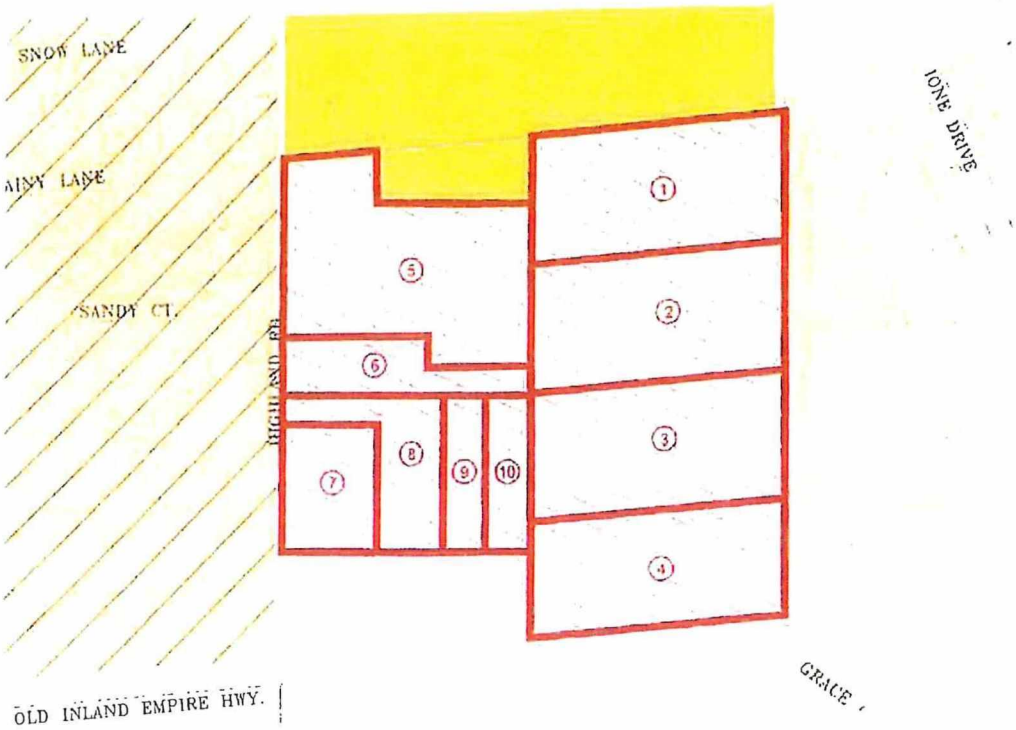
Attest:

Carla Meyer
City Clerk/Treasurer

Approved as to Form:

Kerr Ferguson Law, PLLC
City Attorneys

EXHIBIT A



PROPERTY DESCRIPTIONS

ALL PROPERTIES COUNTY ZONING: RL-5
PROPOSED CITY LAND USE: RESIDENTIAL

1. OLSEN FAMILY LLC
   112964000005000
   5.03 ACRES
2. OLSEN FAMILY LLC
   112964000006000
   5.03 ACRES
3. OLSEN FAMILY LLC
   112964000010000
   5.03 ACRES
4. OLSEN FAMILY LLC
   112964000011000
   4.52 ACRES
5. DWS ORCHARDS LLC
   112964000008000
   6.23 ACRES
6. DWS ORCHARDS LLC
   112964000009000
   1.95 ACRES
7. DWS ORCHARDS LLC
   112964011346001
   1.85 ACRES
8. DWS ORCHARDS LLC
   112964011346002
   1.97 ACRES
9. DWS ORCHARDS LLC
   112964011346003
   1.00 ACRES
10. DWS ORCHARDS LLC
    112964011346004
    1.00 ACRES

DETAIL 1

NORTH

AKANA

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

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Area 2 - Is essentially a housekeeping item that allows the City to annex State land that is currently maintained by Benton City and used as a park. The residential piece is unlikley to ever develop further and is included in order to prevent an irregular boundary.

7. Include any other substantiated information that you feel is necessary or relevant for consideration: Recent changes to the FEMA flood maps have significantly reduced residential capacity. It is unknown at this time to what extent capacity has been reduced. During the Comprehensive Plan Update a new analysis will be required as well as alterations to all planning documents to include Capital Facilities. This UGA expansion request is likley insufficient to address the capacity reduction, however it does provide additional lands that are not encumbered by critical areas and can be more easily served by City services.

Mayor Signature	Len Burton	1-30-26
	Printed Name	Date

Authorized City Representative	Stephen Zelz	1-26-2026
	Printed Name	Date

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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.

BENTON CITY
24-002-23

LAND CAPACITY ANALYSIS

11/4/25

Based on Benton County's Uniform Formula in Policy #4 of the County Wide Planning Policy

2025 Population Estiamte	4,418
2045 Population Estimate	5,517

	Land Use	Total Acres	Developed Acres AC	Underutilized/ Vacant AC	Current per Capita Value AC/person	Needed Area for 2045 Population AC
A	**Residential**	904.85	816.10	88.75	0.1847	1,019.11
	R2	789.22	717.94	71.28	0.1625	896.54
	R3	77.25	66.37	10.89	0.0150	82.88
	R3M	38.37	31.79	6.58	0.0072	39.69
A-1	**AS**	210.60	210.60	0.00	0.0000	
B	**Parks**	35.51	35.51	0.00	0.0080	44.34
C	**City**	40.04	40.04	0.00	0.0091	50.00
D	**Schools**	52.27	52.27	0.00	0.0118	65.27
E	**Commerical**	69.21	51.21	17.99	0.0116	63.95
F	**Industrial**	385.94	107.89	278.05	0.0244	134.73
G	**Open Space**	0	0	0.00	0.0000	0.00
H	**Right-of-Ways**		138.18		0.0313	172.56
I	**70% Build Out Residential of 904.85 ac**		633.39		0.1434	790.95
	A-I Total				0.4243	**2,340.91**
J	25% A-I Total				0.5304	2,926.14
K	Critical Area Credit		80.88		0.0183	100.99
	TOTAL ADJUSTED(J-K)				0.5121	**2,825.14**
		1698.42	2129.72			

Total City Acreage	1698.42
Total UGA Acreage	399.90

Needed Area for 2045	**2,825.14**	**ac**
Total City & UGA Land	**2,098.32**	**ac**
Additional Land Requirement	**726.82**	**ac**

NOTES

1 Population Estimate from City Population Estimate based on OFM Population Projections and Benton City considered to be 2% of Benton County's total population. Estimates from 2025 and 2045 are used in the Land Capaicy Analysis.

2 AS (Ag-Suburban) is considered fully developed as most of this is in the flood plain and no large developments will occur in this zoning. Therefore it is not considered for additional land as it will skew the acual results. It however, included in the Total City & UGA Land.

3 Open Space (Item G) is considered to be within the parks and school land areas and shows a "0" in the

4 Needed Area for 2045 = 2045 Population x Total Adjusted per capita land use value of 0.5121 ac/person

53.28%	48%				
46.47%	42%				
4.55%	4%				
2.26%	2%				
12.40%	12%				
2.09%	2%		8.037573563		
2.36%	2%				
3.08%	3%	8%			
4.07%	3%				
22.72%	6%				
0.00%	0%				
0.00%	8%				
0.00%	37%				
0.00%	0%				
0.00%	0%				
0.00%	5%			County underdeveloped	45
0.00%				County Total	399.9
				% County Developed	0.887472
1,550					
				City underdeveloped	88.75
				city Developed	2129.72
				City Total	1698.42
				% City Developed	1.253941

BENTON CITY

LAND USE MAP

JANUARY 12, 2026

PROPOSED UGA EXPANSION

AREA 1
33.61 ACRES
SEE DETAIL 1,
SHEET 2

AREA 2
21.04 ACRES
SEE DETAIL 2,
SHEET 3

NORTH

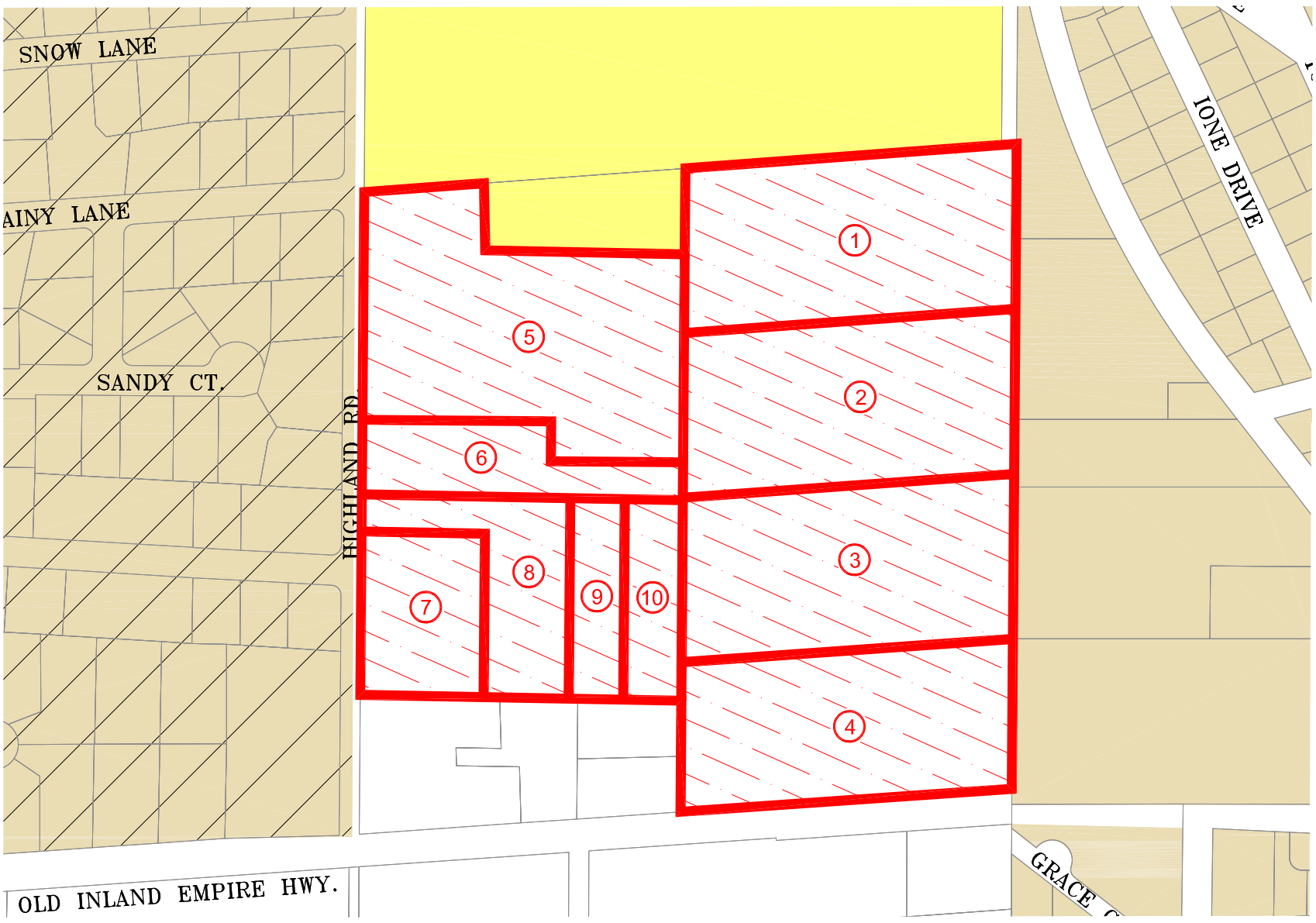
0 500 1000 1500

SCALE IN FEET

LEGEND

- CITY LIMITS
- RESIDENTIAL
- AGRICULTURE SUBURBAN
- COMMERCIAL
- MANUFACTURING/LIGHT INDUSTRIAL
- GOVERNMENT
- RIVER
- PARKS
- FLOODWAY
- EXISTING UGA
- PROPOSED UGA

AKANA
Plan + Design + Engineer + Manage
2815 Saint Andrews Loop, Ste B
Pasco, WA 99301
Voice (503) 652-9090



PROPERTY DESCRIPTIONS

ALL PROPERTIES COUNTY ZONING: RL-5
PROPOSED CITY LAND USE: RESIDENTIAL

1. OLSEN FAMILY LLC
   112964000005000
   5.03 ACRES
2. OLSEN FAMILY LLC
   112964000006000
   5.03 ACRES
3. OLSEN FAMILY LLC
   112964000010000
   5.03 ACRES
4. OLSEN FAMILY LLC
   112964000011000
   4.52 ACRES
5. DWS ORCHARDS LLC
   112964000008000
   6.23 ACRES
6. DWS ORCHARDS LLC
   112964000009000
   1.95 ACRES
7. DWS ORCHARDS LLC
   112964011346001
   1.85 ACRES
8. DWS ORCHARDS LLC
   112964011346002
   1.97 ACRES
9. DWS ORCHARDS LLC
   112964011346003
   1.00 ACRES
10. DWS ORCHARDS LLC
    112964011346004
    1.00 ACRES

DETAIL 1

NORTH

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PROPERTY DESCRIPTIONS

DETAIL 2

NORTH

(11) GOODE LLOYD L
113964011991001
3.53 ACRES
CURRENT COUNTY ZONING: RL-5
PROPOSED CITY LAND USE: RESIDENTIAL

(12) DEPARTMENT OF WILDLIFE
113964011991002
15.70 ACRES
CURRENT COUNTY ZONING: PARKS
PROPOSED CITY LAND USE: PARKS

(13) KIONA IRRIGATION DISTRICT RIGHT OF WAY
≈1.81 ACRES
CURRENT COUNTY ZONING: RL-5
PROPOSED CITY LAND USE: PARKS

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DETERMINATION OF NON-SIGNFICANCE

1. **Date of Issuance:** December 19, 2025
2. **Lead Agency:** City of Benton City
3. **Staff Contact:** Paula Kauer, Finance Manager 1009-A Dale Ave, Benton City WA 99320 Telephone 509-588-3322
4. **Name of Proposal:** Comprehensive Plan & UGA Amendment

Description of Proposal: The proposal is a non-project action that includes amendments to specific areas of the Benton City Comprehensive Plan text and UGA Map per RCW 36.70A.070 (3), RCW 36.70A.110(1)&(3), RCW 36.070A.020(1) & (2), relevant Beton County Countywide Planning Policies (CWPP). The latest Comprehensive Plan was adopted in 2021.

Location of Proposal: City-wide and at various locations in the City. See SEPA checklist for specific locations.

Findings:

1. The City finds that the non-project action will not results in adverse impacts to the environment.
2. The City further finds that future development that may occur in the locations where map changes may occur will be subject to compliance with the Benton City Municipal Code, SEPA and other applicable regulations that will ensure mitigation of any potential adverse impacts to the environment.

Mitigation Measures: None

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☒ This DNS is issued under WAC 197-11-340 and the lead agency will not act on this proposal for 14 days from the date of issuance listed above.

Responsible Official	Len Burton
Position/Title	Mayor
Address:	1009-A Dale Ave, Benton City WA 99320
Phone:	509-588-3322
Signature:	

Appeal: Any agency or person may appeal the lead agency's environmental determination per BCMC 16.02.170. Appeals of this decision are accepted until 4:00 pm, January 9th, 2026.

SEPA[1] Environmental Checklist: BENTON CITY UGA

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   2026 Comprehensive Plan Update and Urban Growth Area (UGA)Revision

2. **Name of applicant:**

   Benton City

3. **Address and phone number of applicant and contact person:**

   Carla Meyer, City Clerk/Treasurer
   City of Benton City
   PO Box 70-1009 Dale Ave, Suite A
   Benton City, WA 99320
   (509) 588-3322

   Contact Person: Alan Rainey, PE
   Akana
   2815 Saint Andrews Loop, Suite B
   Pasco, WA 99301
   (971)328-3007

4. **Date checklist prepared:**

   November 14, 2025 by Alan Rainey of Akana

5. **Agency requesting checklist:**

   Benton City

6. **Proposed timing of schedule (including phasing, if applicable):**

   Adoption of the 2026 Comprehensive Plan Update and UGA Revision is expected to be complete by September 30, 2026.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Yes, Revisions to UGA.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   This SEPA checklist.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Benton County approval will be needed for any proposed Benton City UGA revisions.

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you**

to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a non-project action that includes amendments of specific areas of the Benton City Comprehensive Plan text and land use map as allowed once-per-year in accordance with WAC Chapter 365-196 and the Benton City Municipal Code, section 2.70.030(E). The Comprehensive Plan was last amended in 2020.

The proposal includes revisions to the Benton City UGA.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposed text amendments to the Comprehensive Plan apply generally to all properties located within the current limits of Benton City. The City is located in Benton County, in eastern Washington State, in the mid-Columbia Valley. The Yakima River flows along portions of the east and west borders of the city and through a southern section of the city. Interstate 82 divides the city with approximately one-third of the city south of the interstate.

Parcels not previously located within the Benton City UGA that are proposed for inclusion in the Benton City UGA are:

	PARCEL #	OWNER	SIZE
	HIGH SCHOOL AREA		(Acres)
1	112964000005000	Olsen Family LLC	5.03
2	112964000006000	Olsen Family LLC	5.03
3	112964000010000	Olsen Family LLC	5.03
4	112964000011000	Olsen Family LLC	4.52
5	112964000008000	DWS Orchards LLC	6.23
6	112964000009000	DWS Orchards LLC	1.95
7	112964011346001	DWS Orchards LLC	1.85
8	112964011346002	DWS Orchards LLC	1.97
9	112964011346003	DWS Orchards LLC	1.00
10	112964011346004	DWS Orchards LLC	1.00
	TOTAL		33.61
	RIVER AREA		
11	113964011991001	Goode Lloyd L	3.53
12	113964011991002	Dept. of Wildlife	15.70
13	Irrigation ROW	Kiona Benton (~ area)	1.81
	TOTAL		21.04

B. Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Many types of terrain, including flat, rolling, hilly, and steep slopes are found within Benton City.

b. What is the steepest slope on the site (approximate percent slope)?

Some areas of the City have slopes exceeding 15 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils within Benton City are predominantly Starbuck-Scooteney-Rock outcrop with some Warden-Shano-Esquatzel type soils in the southern portion of the city.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Not applicable.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Through the application of the City's Critical Areas Ordinance and other regulations to reduce or control erosion during approved land development projects.

2. Air

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None proposed.

3. Water

a. Surface:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   The Yakima River flows along portions of the east and west borders of the city and through a southern section of the city.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   None proposed

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None proposed

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   None proposed

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Portions of the city lie in the 100-year floodplain and floodways. The proposed changes to the comprehensive plan apply generally to all properties located within the current limits of Benton City. A portion of Parcel 113964011991002 located

adjacent to 14th Street, directly adjacent to the Yakima River, is within the flood plain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No discharges. Future proposed projects will be individually reviewed for site-specific impacts.

b. Ground:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   None proposed. Future proposed projects will be individually reviewed for site-specific impacts.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   None proposed. Future proposed projects will be individually reviewed for site-specific impacts.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   None proposed. Future proposed projects will be individually reviewed for site-specific impacts.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   Not applicable.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   Not applicable.

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Not applicable. Compliance with the City's Critical Areas Ordinance, the SMP and other regulations are compulsory.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☒ **pasture**

☒ **crop or grain**

☒ **orchards, vineyards, or other permanent crops.**

☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None proposed. Future proposed projects will individually be reviewed for site-specific impacts.

c. **List threatened and endangered species known to be on or near the site.**

None applicable. Future proposed projects will be individually reviewed for site-specific impacts.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None proposed. Future proposed projects will be individually reviewed for site-specific impacts.

e. **List all noxious weeds and invasive species known to be on or near the site.**

Future proposed projects will be individually reviewed for site-specific impacts.

5. Animals

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

Nearly all the Above listed species have occasionally been observed in Benton City except bear, herring, and shellfish.

b. **List any threatened and endangered species known to be on or near the site.**

The Washington Department of Fish and Wildlife Priority Habitat and Species maps show the Townsend's Ground Squirrel and the Ferruginous hawk as Candidate and Threatened species, respectively, within the general area of Benton City. However, relative to listed species, future proposed projects will be individually reviewed for site-specific impacts.

c. **Is the site part of a migration route? If so, explain.**

Yes, the entire Columbia basin is located within known migratory routes for salmonids and migratory birds.

d. **Proposed measures to preserve or enhance wildlife, if any.**

Not applicable. Future proposed project will be individually reviewed for site-specific impacts as well as site-specific mitigation of determined impacts where mitigation is required. All projects will be required to comply with the City's Critical Areas Ordinance.

e. **List any invasive animal species known to be on or near the site.**

Not applicable. However, relative to listed species, future proposed projects will be individually reviewed for site-specific impacts and for compliance with the City's adopted Critical Areas Ordinance.

6. Energy and natural resources

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Future proposed projects will be individually reviewed for site-specific impacts.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Not applicable.

7. Environmental health

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No.

1. **Describe any known or possible contamination at the site from present or past uses.**

   Not applicable. Future proposed projects will be individually reviewed for site-specific conditions.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   Not applicable.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   Not applicable.

4. **Describe special emergency services that might be required.**

   Not applicable.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Not applicable.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Not applicable. Future proposed projects will be individually reviewed for site-specific conditions.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

The majority of the proposals involve changes from an existing land use or one to one that is residential and future development will not typically result in greater levels of noise than the previous designations would have generated.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None proposed.

8. Land and shoreline use

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   Parcel 113964011991002 is a park left in natural habitat. The City will maintain this property in natural habitat.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   None of the parcels involved in the proposals have been used as working farmlands or working forest lands.

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

      No.

c. **Describe any structures on the site.**

   Structures are located on various parcels within the existing city limits and UGA and within the proposed areas to be added to the UGA.

d. Will any structures be demolished? If so, what?

None proposed at this time.

e. What is the current zoning classification of the site?

Zoning classifications vary throughout the proposals. See the Zoning Map.

f. What is the current comprehensive plan designation of the site?

Land use designations vary throughout the proposals. See the Land Use Map

g. If applicable, what is the current shoreline master program designation of the site?

There are several different shoreline master program shoreline environment designations throughout the City alone shorelines.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A variety of sensitive areas have been designated throughout the City. These areas are typically related to shorelines, floodplains, steep slopes, wetlands, and miscellaneous habitat areas.

i. Approximately how many people would reside or work in the completed project?

Not applicable.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Application of policies and guidelines as established by the comprehensive plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Application of policies and guidelines as established by the comprehensive plan.

9. Housing

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None at this time.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable.

b. **What views in the immediate vicinity would be altered or obstructed?**

Not applicable.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable.

11. Light and glare

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable.

c. **What existing off-site sources of light or glare may affect your proposal?**

Not applicable.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Not applicable.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Not applicable.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Not applicable.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not applicable.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed.

14. Transportation

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The existing City and County street systems serve the geographic area for the proposed UGA revisions. Future developments within the UGA will be evaluated for impacts to the existing street systems.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Benton City is served by Ben Franklin Transit.

c. **How many additional parking spaces would be the completed project or non-project have? How many would the project or proposal eliminate?**

None at this time.

d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable.

e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable.

f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not applicable as this is a non-project action.

g. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Not applicable.

h. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Not applicable as this is a non-project action.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

All utilities are available within Benton City, to various extents.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable as this is a non-project action.

C.Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Len Burton, Mayor

Position and agency/organization: Mayor, Benton City

Date submitted: December 19, 2025

D. Supplemental sheet for non-project actions

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   As a non-project action, the proposal will not increase discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise. Most of the proposed land use designation and zoning changes will not result in more intense development of the specific parcels however, some changes may facilitate additional dwelling units can contribute to increased emissions to air (typical of household uses) and production of noise (typical household uses).

   - **Proposed measures to avoid or reduce such increases are:**

     None proposed.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   As a non-project action, the proposal will not affect plants, animals, fish, or marine life. The changes under this proposal will not change any aspect of the city's protection of these items under the Critical Areas Ordinance.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

     None proposed. Further, all site-specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species.

3. **How would the proposal be likely to deplete energy or natural resources?**

   As a non-project action, the proposal will not deplete energy or natural resources. Potential development will increase demands for energy and natural resources regardless of the Comprehensive Plan amendments. Future proposed projects will be individually reviewed for site-specific impacts.

   - **Proposed measures to protect or conserve energy and natural resources are:**

     None proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

No direct impacts to environmentally sensitive areas or areas designated to government protection are expected as a result of the non-project action.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

  Fish and Wildlife Habitat Conservation Areas are established and mapped to protect habitats for federal or state endangered, threatened, sensitive, candidate, and priority species of fish, wildlife or plants, following best available science. These areas are considered worth protecting not only for the health of fish and wildlife species but because the habitats themselves help improve water quality, increase soil health, and affect hydrology which results in a reduction of flooding. The City regulates development in or near these habitats.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

   Any proposed use or development within the city is subject to the City's Comprehensive Plan and any proposed use or development within shoreline jurisdiction is also subject to the City's Shoreline Master Program.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

     None proposed.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

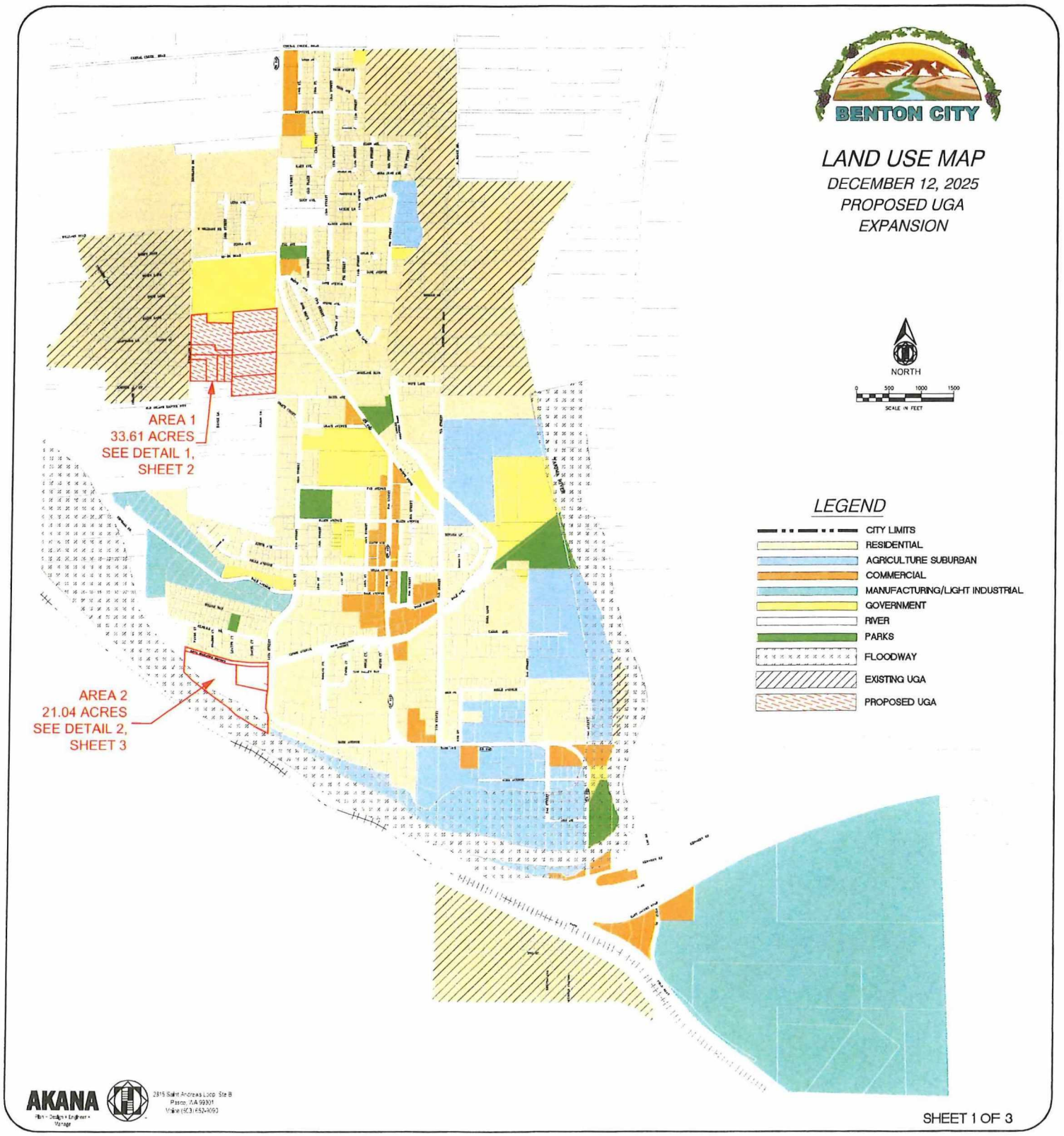
   As a non-project action, the amendments to the Comprehensive Plan will not directly increase demands on transportation or public services and utilities.

   - **Proposed measures to reduce or respond to such demand(s) are:**

     None proposed.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

   It is not the intent of the Comprehensive Plan amendments to conflict with local, state, or federal laws or requirements for the protection of the environment. All future development projects will be required to comply with the City's Critical Ordinances and all relevant local, state, and federal laws regarding the protection of the environment.



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Voice (509) 582-9090



PROPERTY DESCRIPTIONS

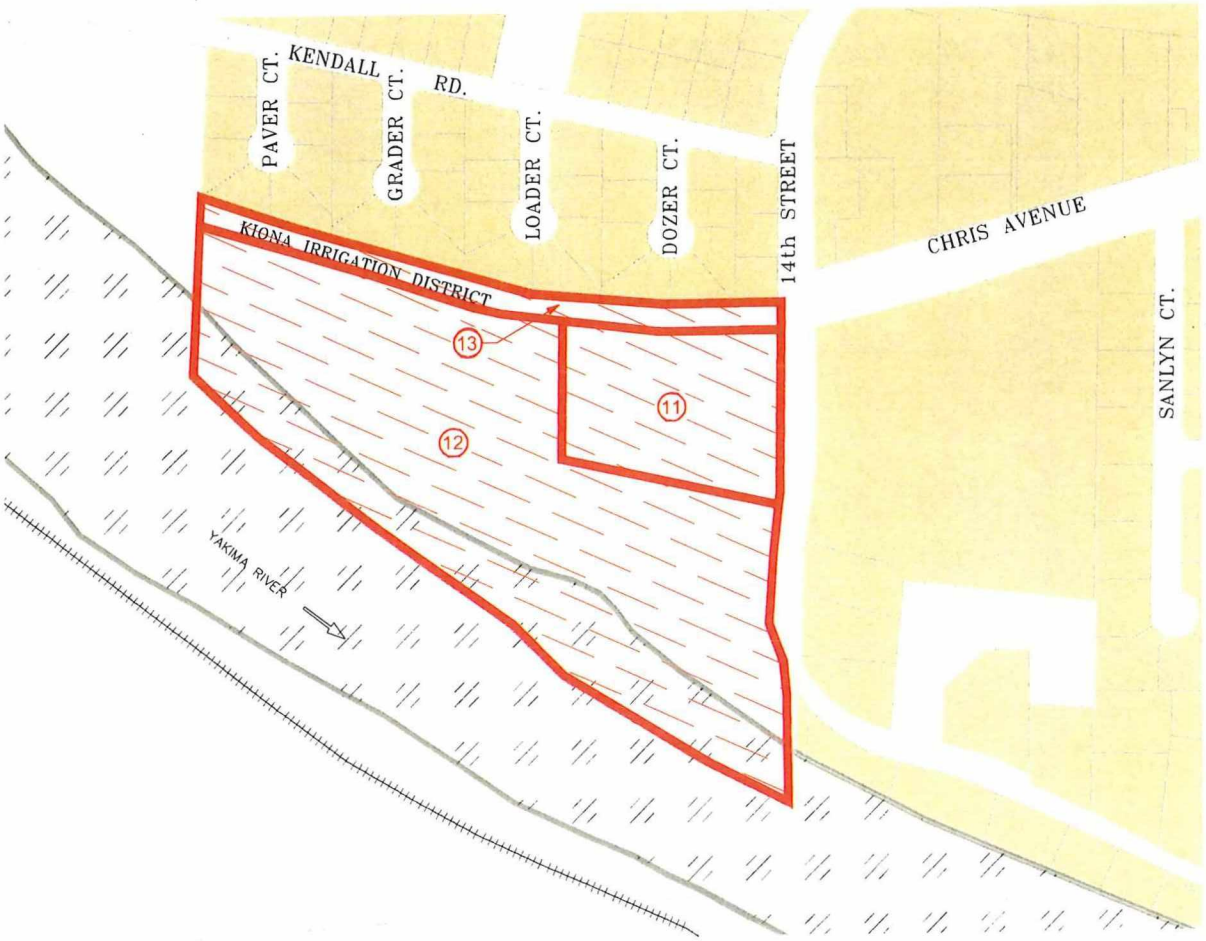
ALL PROPERTIES COUNTY ZONING: RL-5
PROPOSED CITY LAND USE: RESIDENTIAL

1. OLSEN FAMILY LLC
   112964000005000
   5.03 ACRES
2. OLSEN FAMILY LLC
   112964000006000
   5.03 ACRES
3. OLSEN FAMILY LLC
   112964000010000
   5.03 ACRES
4. OLSEN FAMILY LLC
   112964000011000
   4.52 ACRES
5. DWS ORCHARDS LLC
   112964000008000
   6.23 ACRES
6. DWS ORCHARDS LLC
   112964000009000
   1.95 ACRES
7. DWS ORCHARDS LLC
   112964011346001
   1.85 ACRES
8. DWS ORCHARDS LLC
   112964011346002
   1.97 ACRES
9. DWS ORCHARDS LLC
   112964011346003
   1.00 ACRES
10. DWS ORCHARDS LLC
    112964011346004
    1.00 ACRES

DETAIL 1

NORTH

AKANA
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Pasco, WA 99301
Phone (509) 452-3090



PROPERTY DESCRIPTIONS

DETAIL 2

NORTH

(11) GOODE LLOYD L
113964011991001
3.53 ACRES
CURRENT COUNTY ZONING: RL-5
PROPOSED CITY LAND USE: RESIDENTIAL

(12) DEPARTMENT OF WILDLIFE
113964011991002
15.70 ACRES
CURRENT COUNTY ZONING: PARKS
PROPOSED CITY LAND USE: PARKS

(13) KIONA IRRIGATION DISTRICT RIGHT OF WAY
≈1.81 ACRES
CURRENT COUNTY ZONING: RL-5
PROPOSED CITY LAND USE: PARKS

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Community Development Department
102206 East Wiser Parkway
Kennewick, WA 9933

Planning Division
(509) 786-5612
Planning.department@co.benton.wa.us

Received
NOV 2 6 2025
Benton County Planning Division

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

CPA File No. CPA 2026-001

NAME OF CITY: Richland, Washington

MAILING ADDRESS: 625 Swift Blvd., MS-35 Richland, WA 99352

CONTACT PERSON: Mike Stevens (Planning Manager)

EMAIL ADDRESS: mstevens@richlandwa.gov

TELEPHONE: (509) 942-7596

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	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 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.

	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: 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: 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 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

	North, Range 28 East, W.M., Benton County, Washington, described as follows: 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.

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.

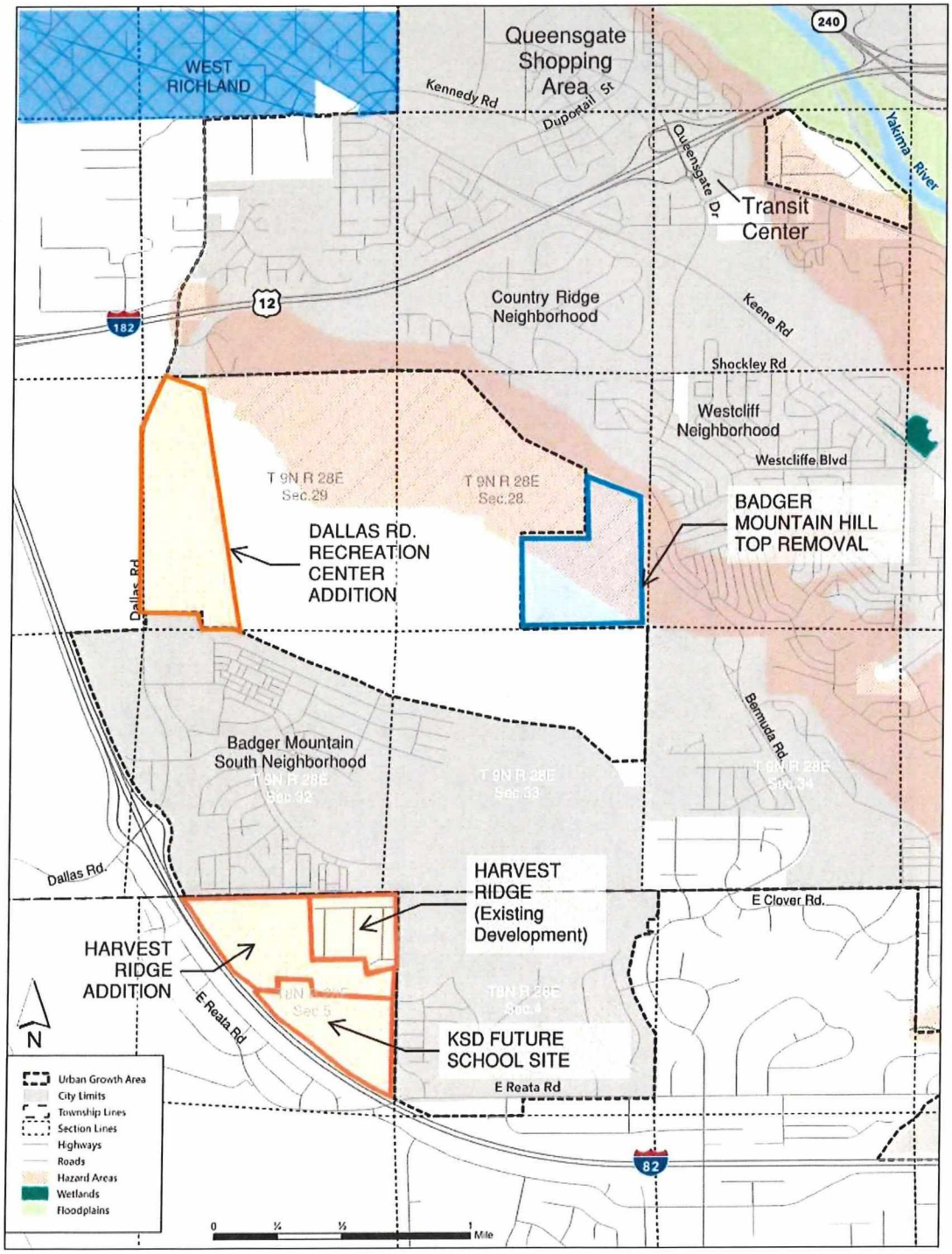


Exhibit A: Site Map with surrounding features, selected critical areas (Prepared 11/25/25)
Note: Critical Aquifer Recharge Areas are not shown; See Exhibit C for Priority Habitat Areas per WDFW



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

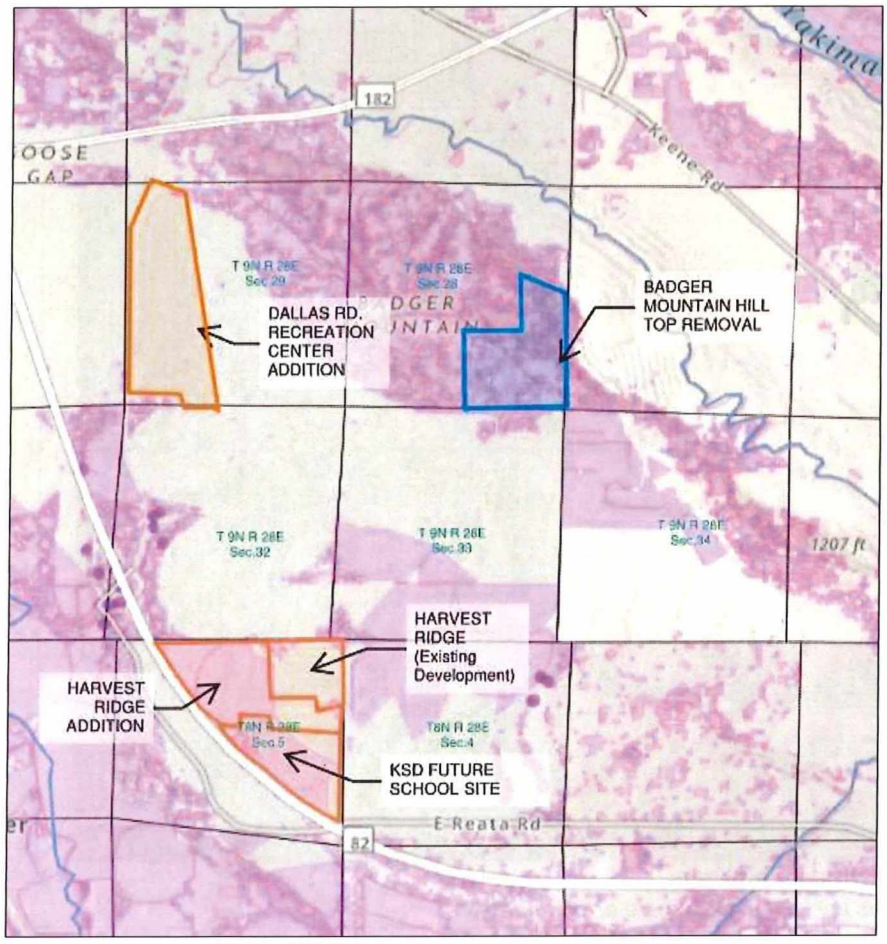


Exhibit C: WDFW Mapped Habitat Areas with annotations (Prepared 11/25/25)



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

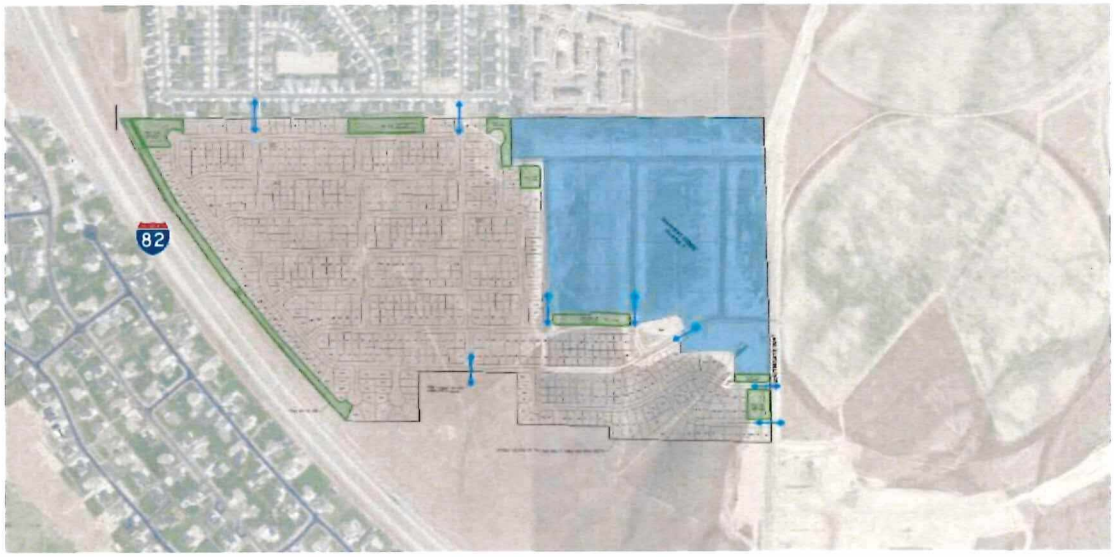


Exhibit E: Harvest Ridge Addition Concept
(Prepared 11/25/25*)*
Note: This is a very preliminary conceptual example demonstrating that the standard of a min. 6 DU/ acre can be achieved; the image shows 611 lots, potential open space areas, and a potential vehicular circulation approach)

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	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. Doing so will support the city's objectives (and mandated

	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.
Dallas Road Recreation Center Addition	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. 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. 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. 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. 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. 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.

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, his 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%							
	PSH	*Non-PSH*	> 30-50%	> 50-80%	> 80-100%	>100-120%	>120%	**Total**
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

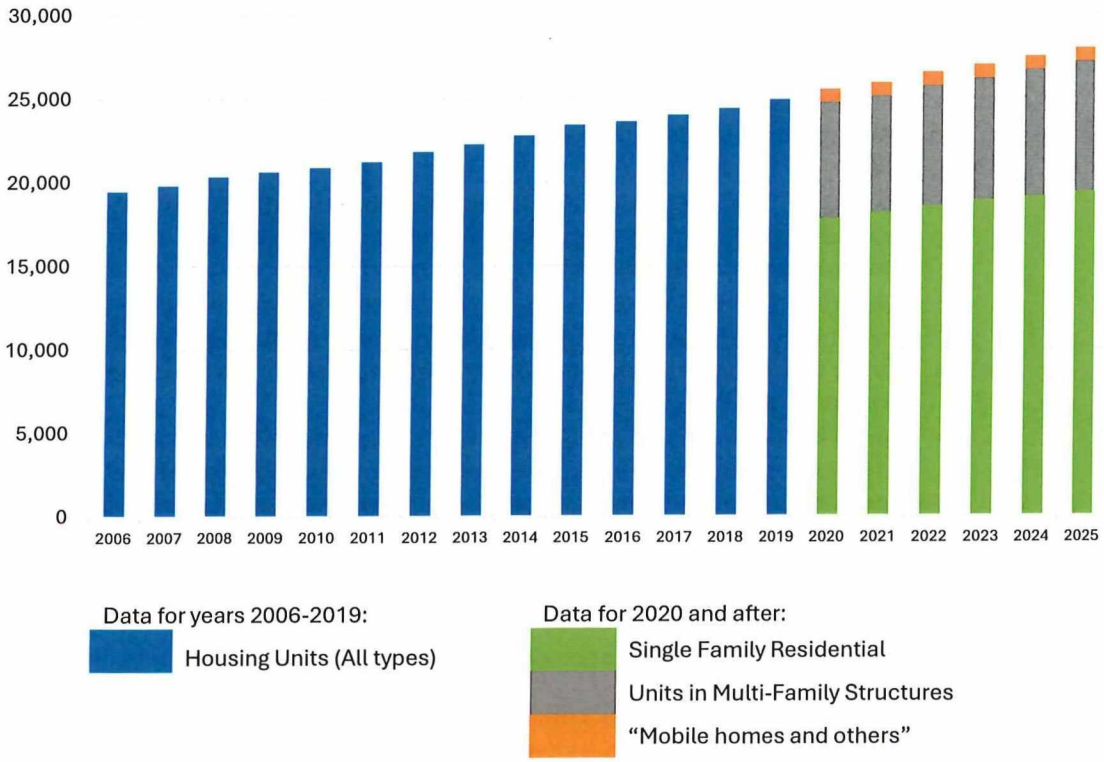
and also to avoid costly extension of infrastructure that would have fewer efficiencies elsewhere.

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.

City of Richland Housing Unit Inventory
2006 - 2025



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

sites. A DNS was issued on November 19, 2025 (SEPA Register #202504889.

The sites feature minimal critical areas, and the impacts of future development (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	Printed Name	Date
Authorized City Representative	Printed Name	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.

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.

Theresa A Richardson	Theresa Richardson	November 26, 2025
Mayor Signature	Printed Name	Date
	Jon Amundson	11/26/2025
Authorized City Representative	Printed Name	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.

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