

**Community Development Department**

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**Planning Division**

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**Determination of Non-Significance**

**Proponent:** Benton County Planning Division  
P.O. Box 910  
Prosser, WA 99350

**File No.** EA 2021-033

**Project Description:** A Comprehensive Plan Amendment (CPA-2022-004) to clarify and amend the text and Map Folio of the Benton County Comprehensive Plan regarding Urban Land Use Designations. The amendment adds language to Section 3.3.1.1, Urban Land Use Designation, clarifying that Benton County has five designated and approved urban growth areas. The amendment further adds each existing urban growth area map to Appendix A - Map Folio.

**Project Location:** The proposed Benton County Comprehensive Plan Amendment is Countywide.

**Jurisdiction:** Benton County, Washington

**Lead Agency:** Benton County Planning Division

**Threshold Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist, comments received from various agencies 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(2) the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by February 10, 2022.

Administrative appeals of threshold determinations of non-significance are not allowed.

**SEPA Responsible Official:** Michelle Cooke  
**Position/Title:** Planning Manager – Benton County Planning Division  
**Address:** P.O. Box 910, Prosser WA 99350  
**Phone:** 509-786-5672

**Date:** January 27, 2022

A handwritten signature in blue ink, appearing to read "Michelle Cooke".

Michelle Cooke, Planning Manager  
Benton County Community Development Department

**Table 3-4  
Land Use Implementation by Zoning**

Land Use	Zoning
Urban	Urban Growth Area Residential
Hanford	Unclassified
Hanford Reach	Unclassified
Growth Management Act Agriculture	Growth Management Act Agriculture
Open Space Conservation	Rural Lands 5
Public	Park District
Rural Transition	Rural Lands 1
Rural Remote	Rural Lands 5
Rural Resource	Rural Lands 20
Rural Community Center	Community Center Residential, Community Commercial
Rural Commercial	Interchange Commercial, General Commercial
Rural Industrial	Light Industrial, Heavy Industrial

Designations under each category are further discussed below.

### 3.3.1 Urban Lands

Urban lands are lands located within, adjacent to, or as in the case of existing unincorporated islands, surrounded by existing city limits.

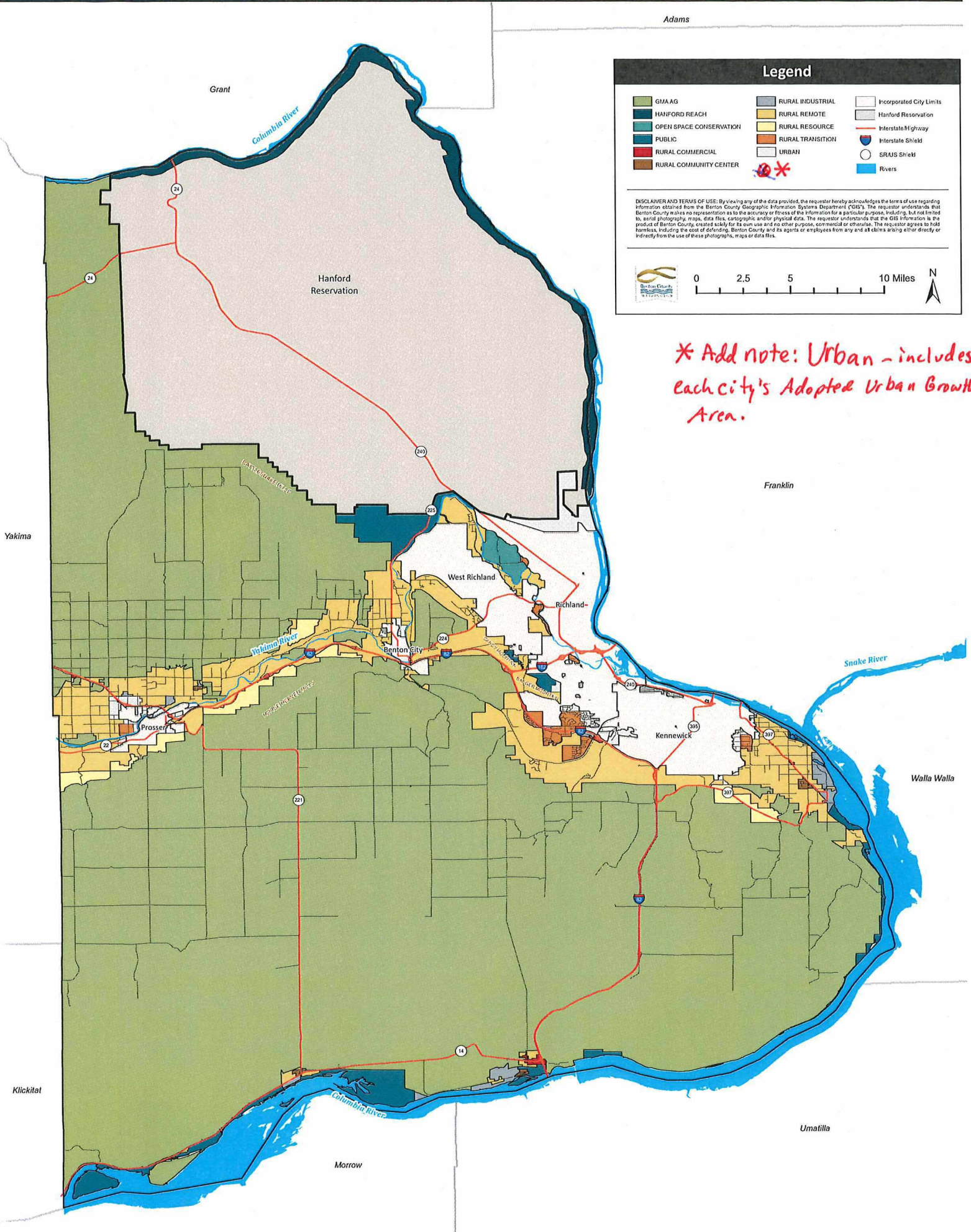
A key component of the GMA and the Comprehensive Plan is to allow growth within the UGAs. These areas include cities and other areas characterized by urban growth or adjacent to such areas, and are designed to accommodate the projected population growth for 20 years. The GMA further specifies that urban growth should first be located in areas that already have adequate existing public facilities and service capacity and second, be located in areas where such services if not already available, can be served adequately by a combination of both existing and future public and private sector facilities and services.

The CWPP establish a process between the County and cities to manage development within the cities and their UGAs, and a process of annexation of UGAs into the cities.

#### **3.3.1.1 Urban Land Use Designation**

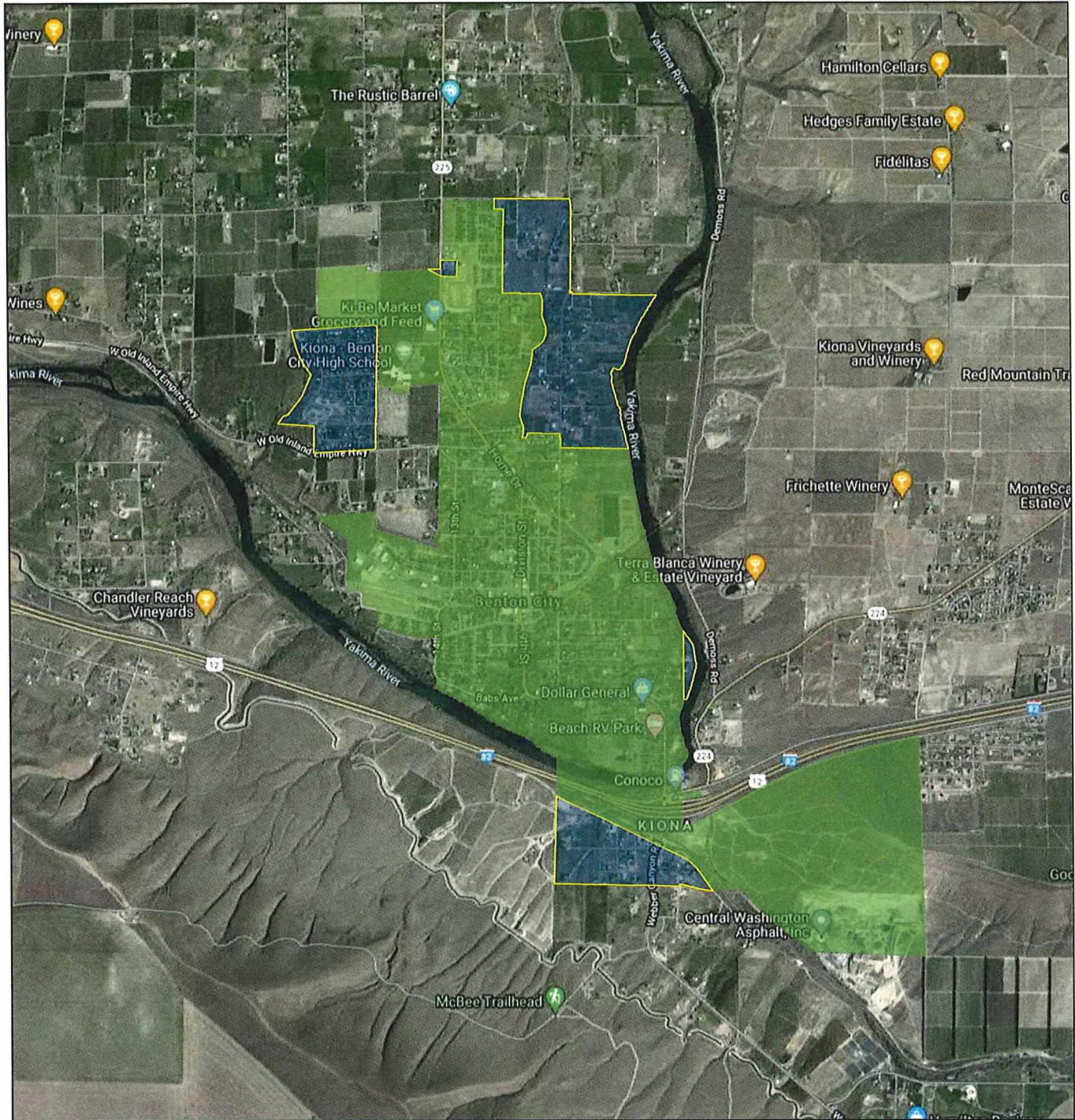
Urban lands in Benton County include land within the city limits and the UGAs. ~~Benton County has~~ There are five designated and approved urban growth areas (UGA's) in Benton County: ~~the city limits~~ and UGAs of Benton City (Appendix A-Figure 1-A), Kennewick (Figure 1-B), Prosser (Figure 1-C), Richland (Figure 1-D), and West Richland (Figure 1-E). The densities, uses, and development

Figure 5: 2017 Periodic Update Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / February 2018



Appendix A - Figure 1-A

CPA 2022-004 BC Planning Benton City UGA Folio Map Example



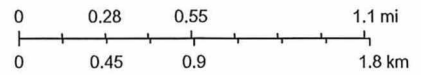
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City Limits

Benton City

UGA

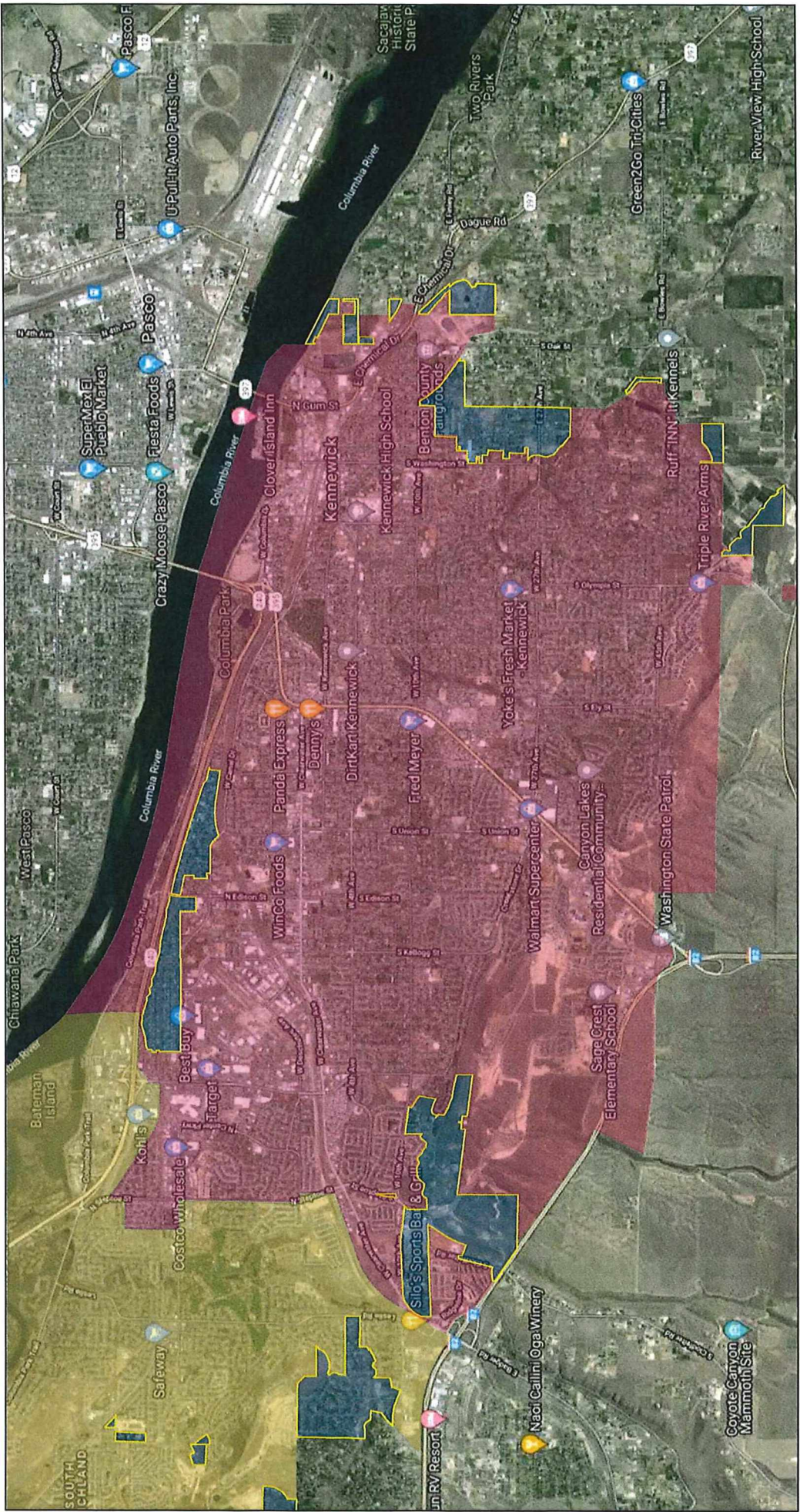
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Appendix A: Figure: 1-B

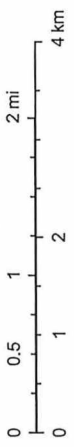
CPA 2022-004 BC Planning Kennewick UGA Folio Map Example



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- City Limits
- Kennewick
- Richland
- UGA

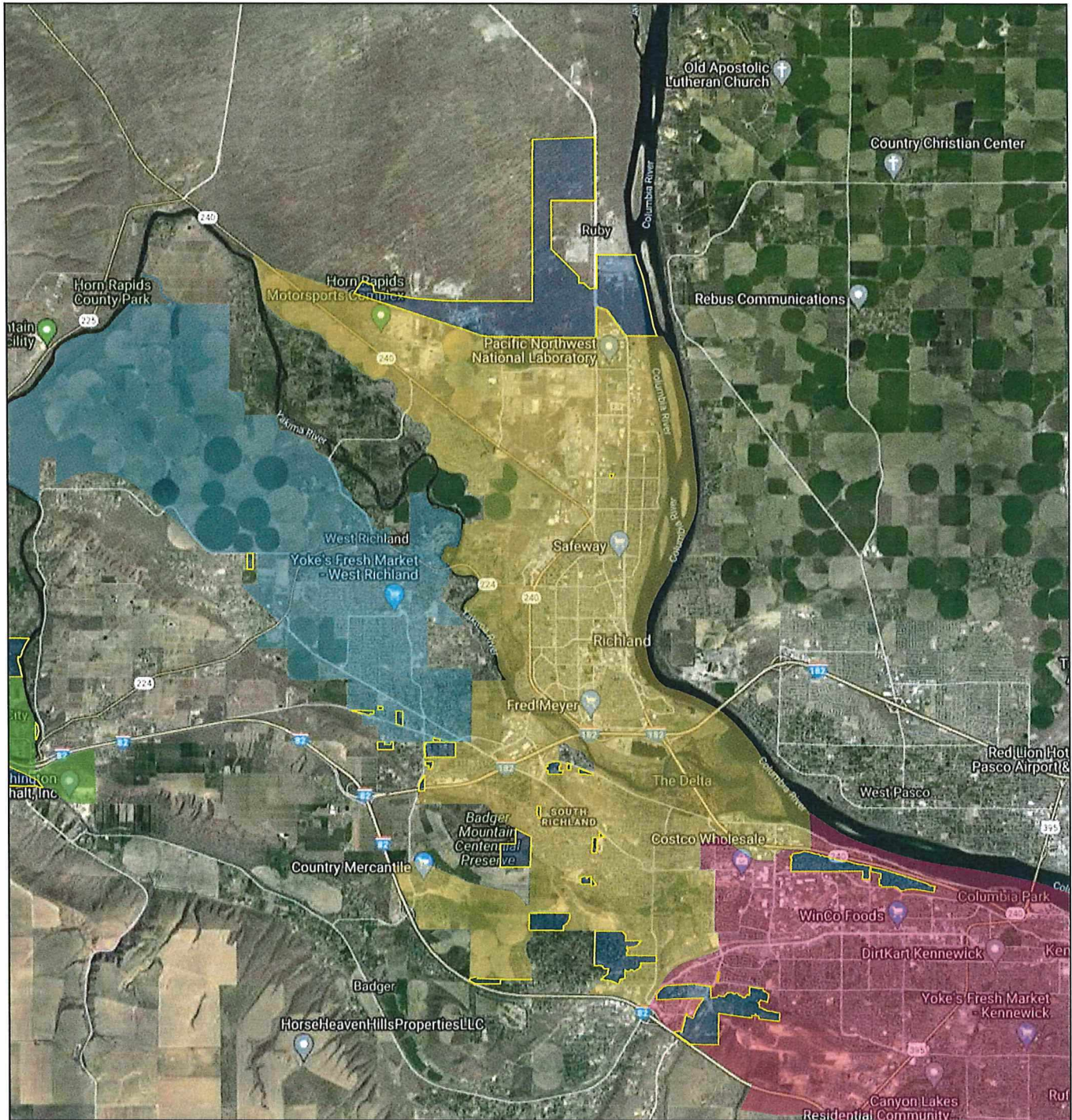
1:72,224



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# CPA 2022-004 BC Planning Richland UGA Folio Map Example

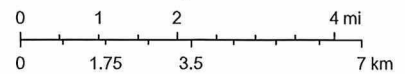


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### City Limits

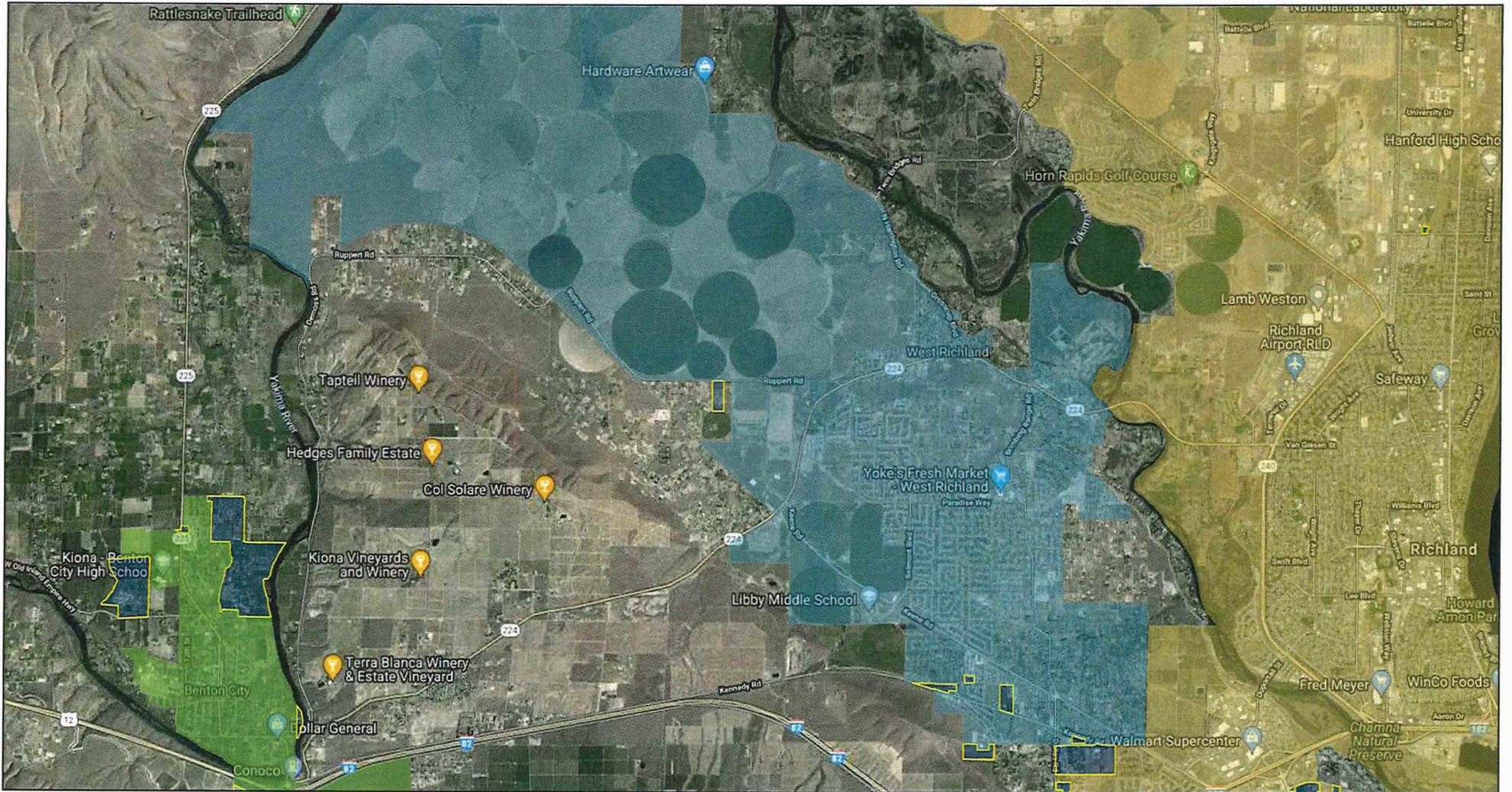
- Benton City
- Kennewick
- Richland
- West Richland
- UGA

1:144,448



Appendix A - Figure: 1-E

CPA 2022-004 BC Planning West Richland UGA Folio Map Example

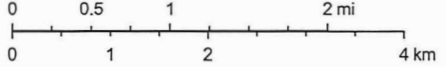


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City Limits

- Benton City
- Richland
- West Richland
- UGA

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