

RESOLUTION 2022 265

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION CPA 2022-004 BY BENTON COUNTY PLANNING DIVISION. THE APPLICATION IS FOR A COMPREHENSIVE PLAN AMENDMENT TO MODIFY TEXT IN SECTION 3.3.1.1 URBAN LAND USE DESIGNATION (PAGE 38) AND AMENDING *APPENDIX A - MAP FOLIO, FIGURE 5 - 2017 PERIODIC UPDATE LAND USE DESIGNATION MAP* AND ADDING MAPS FOR EACH OF THE FIVE CITIES WITHIN BENTON COUNTY SHOWING THEIR ADOPTED URBAN GROWTH BOUNDARIES (FIGURES 18-22), AND CORRECTING MAPPING ERRORS ON THE COUNTY LAND USE MAP.

WHEREAS, Benton County adopted its current Comprehensive Plan in 2018 with the completion of its required periodic update process; and,

WHEREAS, pursuant to RCW 36.70A.106, Benton County provided notice of intent to the Washington State Department of Commerce to adopt a proposed comprehensive plan amendment under the Growth Management Act; and,

WHEREAS, the Benton County Planning Commission did conduct an open record hearing for CPA 2022-004 on March 8, 2022 to consider the application by the Planning Division and considered all evidence and testimony submitted at the public hearing and after discussion, voted to forward the proposed amendment(s) to the Board of County Commissioners with a positive recommendation; and,

WHEREAS, the Planning Commission recommendation of approval is set forth in the Planning Commission's Recommendation, Findings of Fact and Conclusions incorporated hereby by reference (BCCM 1.10), that are found in File # CPA 2022-004, located in the Planning Division; and,

WHEREAS, Notice of Open Record Hearing before the Board of County Commissioners was published in the Prosser Record Bulletin on March 30, 2022; put on the website and sent to the applicants and interested parties on March 25, 2022, as noted in the file maintained in the Planning Division; and,

WHEREAS, the Board of County Commissioners did conduct an open record hearing on Tuesday, April 12, 2022, at 9:00 a.m. in the Commissioners Meeting Room, Benton County Courthouse, Prosser Washington to consider the above proposed application for a comprehensive plan amendment; and,

WHEREAS, the Board did review the Planning Commission record, staff recommendations, the testimony, and the proposed ordinance; and,

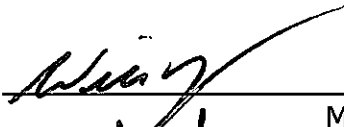
WHEREAS, after consideration of the above-mentioned request and review of the Planning Commission record, staff analysis and memos, and all written and oral comments submitted at the public hearing, the Board of County Commissioners did adopt the Planning Commission's Findings of Fact and Conditions of Approval as their own (which are kept in File No. CPA 2022-004 in the Planning Division records) and it appears to be in the best interest of the public to approve Planning application CPA 2022-004, an application for a comprehensive plan amendment; NOW, THEREFORE

BE IT RESOLVED that the application for Comprehensive Plan Amendment CPA 2022-004, amending the language in Section 3.3.1.1, Urban Land Use Designation (Page 38, BCCM 1.9), clarifying that Benton County has five designated and approved Urban Growth Areas and further adding a map (Figures 18-22, BCCM 1.4 - 1.8) for each of the five cities within Benton County showing their adopted Urban Growth Areas to Appendix A – Map Folio, and correcting five (5) mapping errors on the County's Land Use Map, Appendix A, Figure 5 – 2017 Periodic Update Land Use Designation Map is hereby approved.

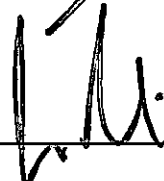
Dated this 12th day of April 2022.



Chairman of the Board

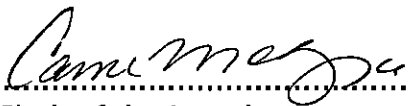


Member



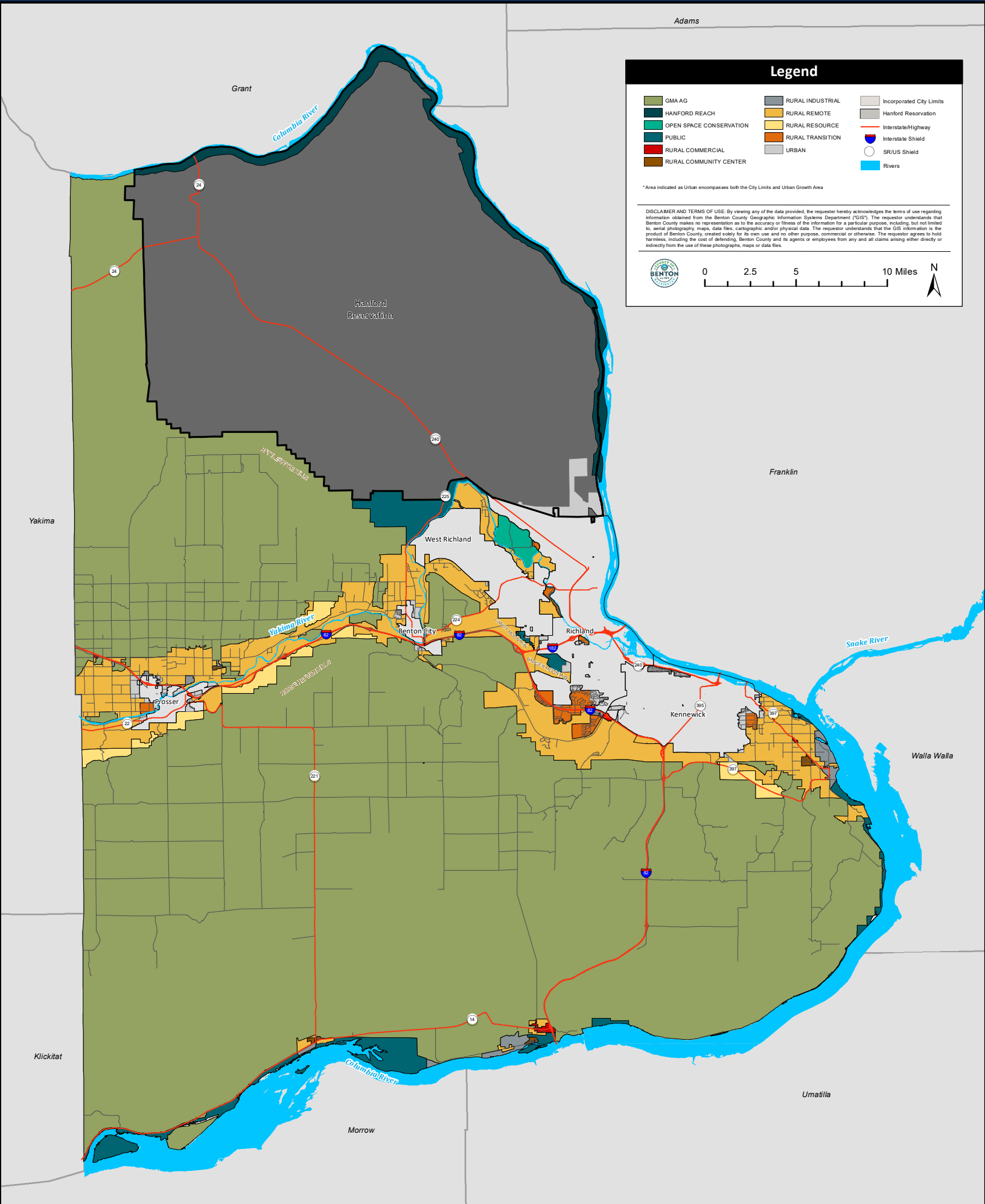
Member

Constituting the Board of County
Commissioners of Benton County
Washington.

Attest.....
Clerk of the Board

PMc

Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / April 12, 2022



Legend

 GMA AG	 RURAL INDUSTRIAL	 Incorporated City Limits
 HANFORD REACH	 RURAL REMOTE	 Hanford Reservation
 OPEN SPACE CONSERVATION	 RURAL RESOURCE	 Interstate/Highway
 PUBLIC	 RURAL TRANSITION	 Interstate Shield
 RURAL COMMERCIAL	 URBAN	 SR/US Shield
 RURAL COMMUNITY CENTER		 Rivers

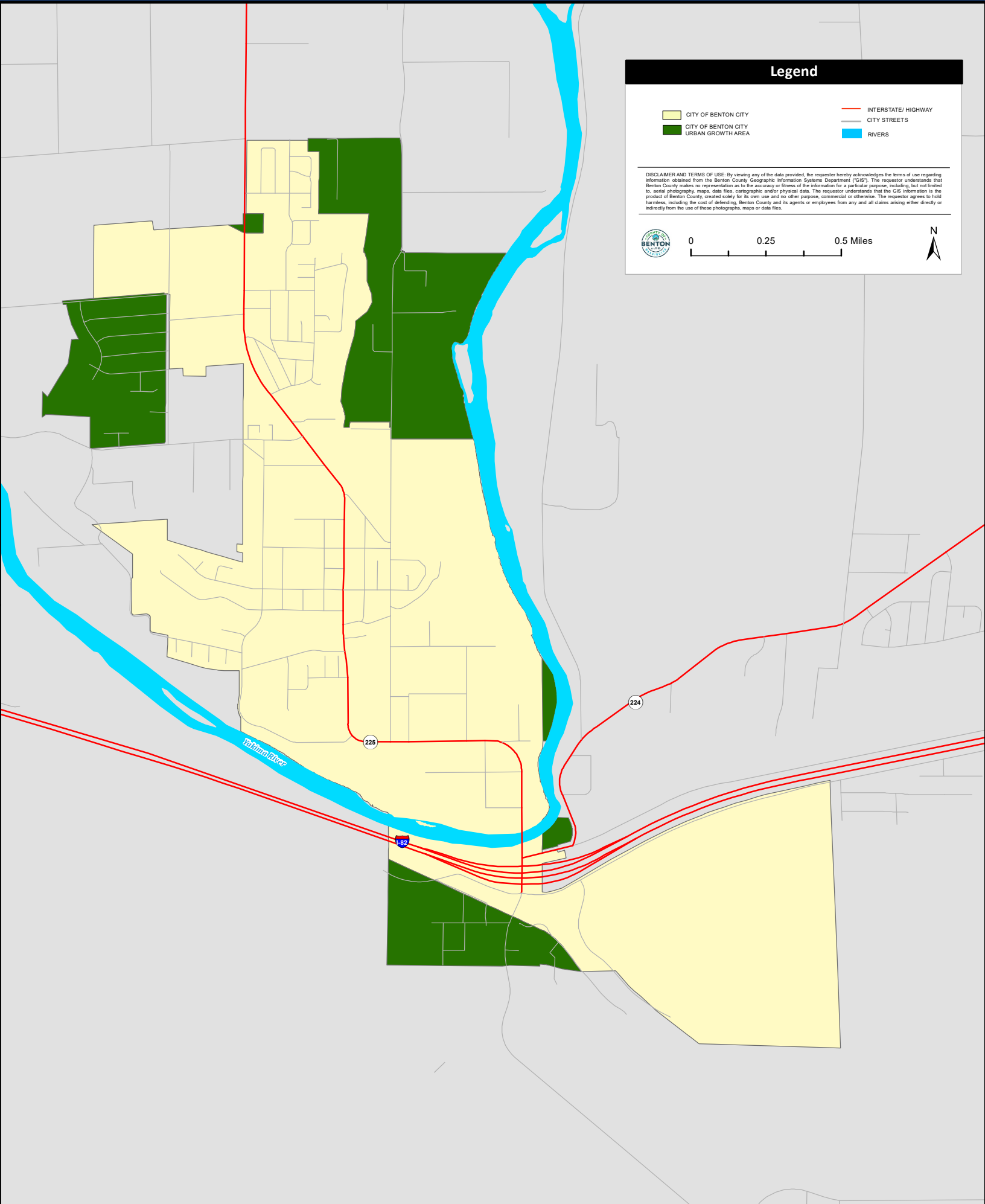
* Area indicated as Urban encompasses both the City Limits and Urban Growth Area

DISCLAIMER AND TERMS OF USE: By viewing any of the data provided, the requester hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department ("GIS"). The requester understands that Benton County makes no representation as to the accuracy or fitness of the information for a particular purpose, including, but not limited to, aerial photography, maps, data files, cartographic and/or physical data. The requester understands that the GIS information is the product of Benton County, created solely for its own use and no other purpose, commercial or otherwise. The requester agrees to hold harmless, including the cost of defending, Benton County and its agents or employees from any and all claims arising either directly or indirectly from the use of these photographs, maps or data files.



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Figure 18: City of Benton City UGA-Benton County Comprehensive Plan Update Appendix A: Map Folio/April 12, 2022



Legend

 CITY OF BENTON CITY	 INTERSTATE/ HIGHWAY
 CITY OF BENTON CITY URBAN GROWTH AREA	 CITY STREETS
	 RIVERS

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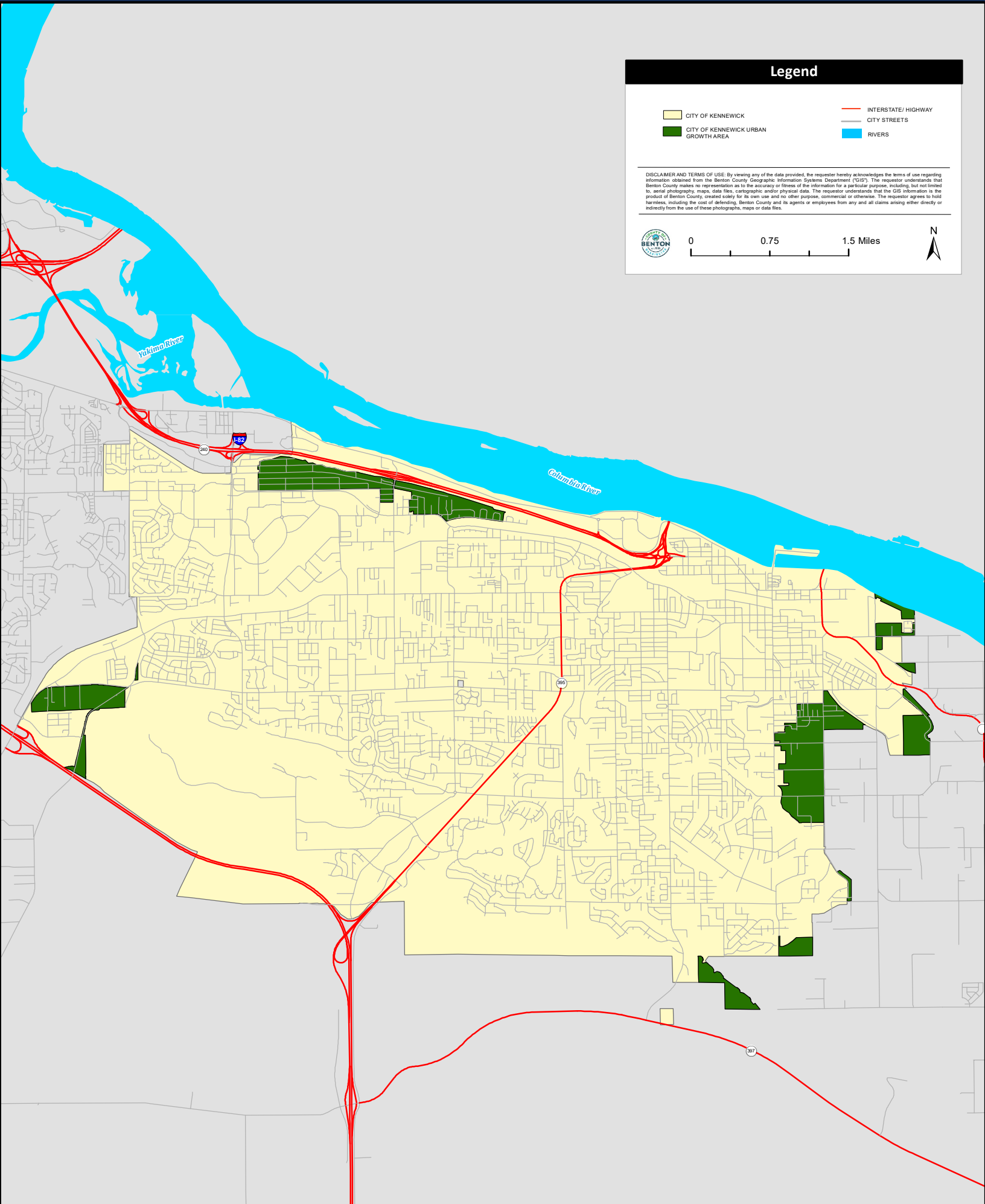





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Figure 19: City of Kennewick UGA-Benton County Comprehensive Plan Update Appendix A:Map Folio/April 12, 2022



Legend

 CITY OF KENNEWICK	 INTERSTATE/ HIGHWAY
 CITY OF KENNEWICK URBAN GROWTH AREA	 CITY STREETS
	 RIVERS

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Figure 20: City of Prosser UGA-Benton County Comprehensive Plan Update Appendix A: Map Folio/April 12, 2022

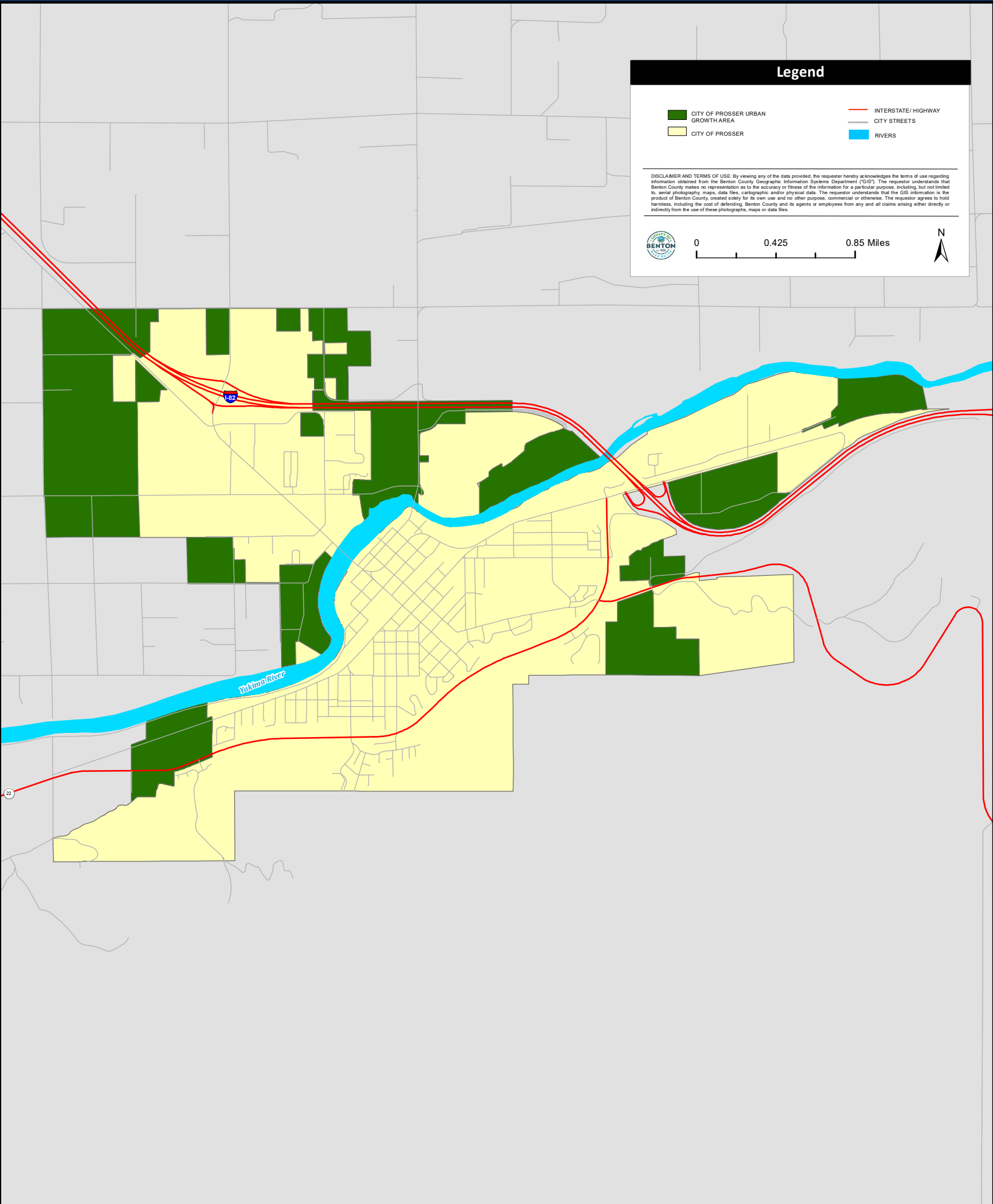


Figure 21: City of Richland UGA-Benton County Comprehensive Plan Update Appendix A: Map Folio/April 12, 2022

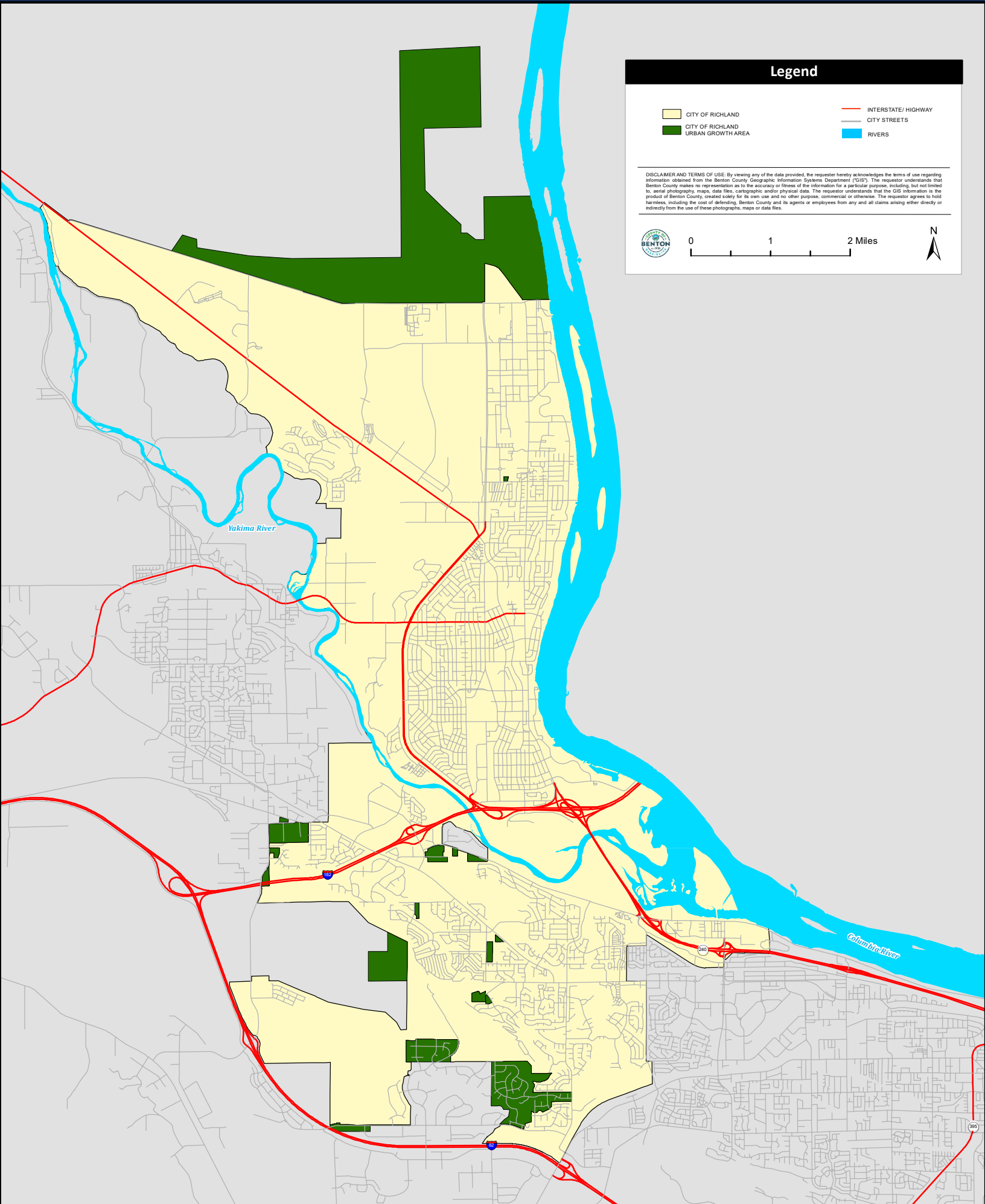
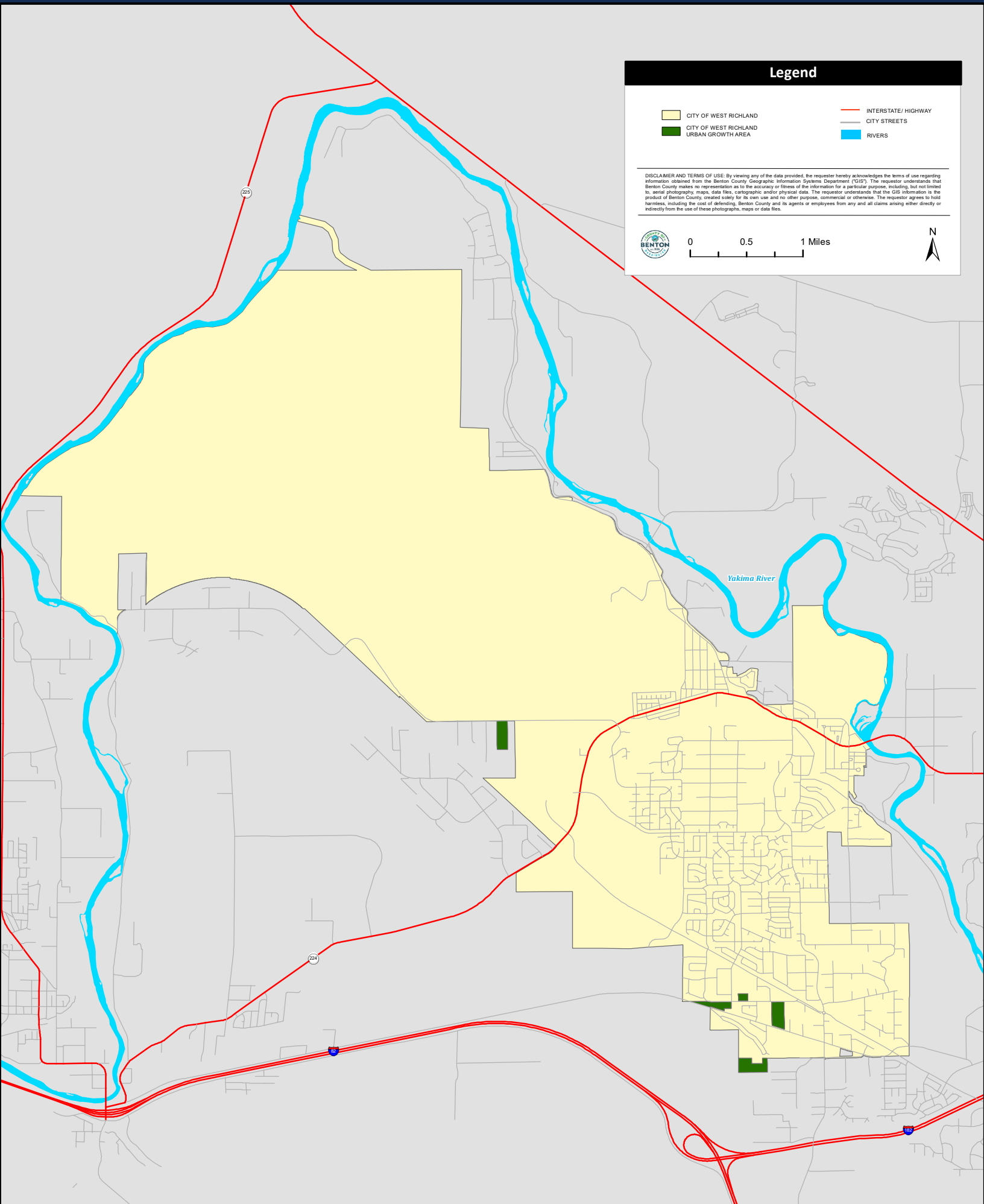


Figure 22: City of West Richland UGA -Benton County Comprehensive Plan Update Appendix A: Map Folio/April 12, 2022



**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 18), Kennewick(Appendix A-Figure 19), Prosser (Appendix A-Figure 20), Richland (Appendix A-Figure 21), and West Richland(Appendix A-Figure 22).