

RESOLUTION 2024 0361

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY PLANNING RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION, CPA 2024-001, BY THE BENTON COUNTY PLANNING DIVISION TO CLARIFY AND AMEND TWO (2) SECTIONS OF THE BENTON COUNTY COMPREHENSIVE PLAN RELATED TO THE OPEN SPACE CONSERVATION LAND USE DESIGNATION.

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 conducted an Open Record Hearing for CPA 2024-001 on April 9, 2024 to consider the application by the Benton County Planning Division and considered all evidence and testimony submitted at the public hearing and after discussion, voted to forward the proposed amendment 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 1.3), that are found in File # CPA 2024-001, located in the Planning Division; and

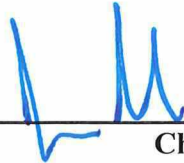
WHEREAS, notice of Open Record Hearing before the Board of County Commissioners was published in the Prosser Record Bulletin on May 1, 2024; put on the County website and sent to the applicants and interested parties on April 24, 2024, as noted in the file maintained in the Planning Division; and

WHEREAS, the Board of County Commissioners conducted an Open Record Hearing on Tuesday, May 14, 2024, at 9:00 a.m. in the Commissioners Hearing Room, Benton County Administration building, 7122 W. Okanogan Place, Building E, 3rd floor Ste. 330, Kennewick, Washington to consider the above proposed application for a Comprehensive Plan Amendment; and

WHEREAS, after consideration of the above-mentioned request and review of the Planning Commission record, staff recommendations and all written and oral comments submitted at the public hearing, the Board of County Commissioners adopted the Planning Commission's Findings of Fact as their own and it appears to be in the best interest of the public to approve Planning application CPA 2024-001; **NOW, THEREFORE**,

BE IT RESOLVED, the Board of Benton County Commissioners, Benton County, Washington hereby approves the Comprehensive Plan Amendment application, CPA 2024-001 amending Section 3.3.5 and Table 3.4 of the Benton County Comprehensive Plan related to the Open Space Conservation land use designation and amending Appendix A – Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map (BCCM 1.3) to reflect these changes.

Dated this 14th day of May, 2024



Chairman of the Board



Chairman Pro Tem



Commissioner

Attest: 
.....
Clerk of the Board

**Constituting the Board of County
Commissioners of Benton County
Washington**

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
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Planning Division

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Comprehensive Plan Amendment CPA 2024-001

Applicant:

Benton County Community Development Department
Planning Division

Subject Parcels:

The application is not a parcel specific as it is a county-wide proposal.

APPLICATION DESCRIPTION

A Comprehensive Plan Amendment to clarify and amend the text of the Benton County Comprehensive Plan

Existing Comprehensive Plan Text:

Section 3.3.5 Open Space Conservation

Open Space Conservation lands are recognized as areas having critical resources and ecosystems with unique characteristics that support: significant habitats for migratory birds, fish, and wildlife; natural riverine functions and aquatic environments; botanical inventory; water quality and flood retention. Open Space Conservation designated areas provide significant natural functions and benefits to natural resources and the public and should be protected from destruction, conversion, and encroachment by incompatible uses. These areas may also provide limited recreational and educational opportunities for the public. These areas are held under conservation easements with state or federal agencies. Barker Ranch, which is located adjacent to the Yakima River near West Richland, is the only area in the County that currently has this designation”.

Proposed Comprehensive Plan Text:

Section 3.3.5 Open Space Conservation

Open Space Conservation lands are recognized as areas having critical resources and ecosystems with unique characteristics that support significant habitats for migratory birds, fish, and wildlife; natural riverine functions and aquatic environments; botanical inventory; water quality and flood retention. Open Space Conservation designated areas provide significant natural functions and benefits to natural resources and the public and should be protected from destruction, conversion, and encroachment by incompatible uses. These areas may also provide limited recreational and educational opportunities for the public. ~~These areas are held under conservation easements with state or federal agencies. Barker Ranch, which is located adjacent to the Yakima River near West Richland, is the only area in the County that currently has this designation~~ Open Space Conservation lands can be public or private property, and must be held under conservation easements with local, state, or federal agencies or land trusts. Open Space Conservation designations are voluntary in nature for property owners.

Existing Comprehensive Plan Text:

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

Proposed Comprehensive Plan Text:

Table 3.4 Land Use Implementation by Zoning

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