

Click on the
Yellow links to go
directly to the
document

EXHIBIT LIST FOR CPA 2019-001
CITY OF KENNEWICK UGA APPLICATION

Planning Commission Memo Exhibit List - November 12, 2019		Date Received	
PCM 1 Includes:	PCM 1.1 Planning Department Staff Report		
	PCM 1.2 Vicinity Map with current Benton County Comp. Plan Designations	October 3, 2019	
	PCM 1.3 Aerial map of the area proposed for inclusion within Kennewick's UGA application	October 3, 2019	
	PCM 1.4 Benton County Comp. Plan Appendix A - Map Folio Figure 1	February 1, 2018	
	PCM 1.5 Benton County Comprehensive Plan Map changes to Figure 5 in Appendix A-Map Folio	October 21, 2019	
	PCM 1.6 Benton County Comp. Plan Appendix L - Ag Land Reclassification Memo	January 1, 2018	
	PCM 1.7 Benton County Comprehensive Plan Text Changes to Tables 3-1 and 3-3.	October 21, 2019	
	PCM 1.8 Notice of Public Hearing	October 24, 2019	
	PCM 1.9 2019 Comprehensive Plan Amendment Docket	January 11, 2019	
	PCM 1.10 Dept. of Commerce 60 Day Acknowledge letter	March 7, 2019	
	APPLICATION SUBMITTAL		
	PCM 1.11 City of Kennewick UGA CPA Application	November 29, 2018	
	PCM 1.12 City of Kennewick Application Maps	November 29, 2018	
	PCM 1.13 City of Kennewick Critical Areas Map	November 29, 2018	
	PCM 1.14 City of Kennewick Future Land Use Map	November 29, 2018	
	PCM 1.15 Urban Growth Area Information Spreadsheet	November 29, 2018	
	PCM 1.16 Dept. of Commercial Request for more information	November 29, 2018	
	PCM 1.17 City of Kennewick 2012 Capital Facilities Plan		
	PCM 1.18 City of Kennewick 2018 Capital Facilities Analysis Summary	November 29, 2018	
	PCM 1.19 City of Kennewick SEPA Environmental Checklist	November 29, 2018	
	PCM 1.20 City of Kennewick Adoption of previous Determination of Non Significance	November 29, 2018	
	PCM 1.21 City of Kennewick Determination of Non Significance		
	PCM 1.22 City of Kennewick Comprehensive Plan	November 29, 2018	
	PCM 1.23 City of Kennewick Industrial Zoned Land Assessment	November 29, 2018	
	PCM 1.24 City of Kennewick Resolution	November 29, 2018	
	PCM 1.25 City of Kennewick Sewer Plan	November 29, 2018	
	PCM 1.26 City of Kennewick Transportation System	November 29, 2018	
	PCM 1.27 City of Kennewick Water Plan	November 29, 2018	
	PCM 1.28 City of Kennewick Addendum to the SEPA Checklist	June 13, 2019	
	PCM 1.29 City of Kennewick BLI Methods & Definitions	December 16, 2016	
	PCM 1.30 City of Kennewick Land Capacity Summary 2018		
PCM 1.31 City of Kennewick August 2019 Capacity Facilities Analysis	August 1, 2019		

EXHIBIT LIST FOR CPA 2019-001
CITY OF KENNEWICK UGA APPLICATION

	PCM 1.32	City of Kennewick Proposed Zoning Amendment	Sept. 23, 2019
	PCM 1.33	City of Kennewick Dept. of Commerce Submittal Receipt	Sept. 23, 2019
	PCM 1.34	City of Kennewick Updated Land Capacity Summary 2018	November 14, 2018
	PCM 1.35	City of Kennewick Land Quantity Analysis for 2019 Re-Alignment Request	
		COMMENTS	
	PCM 1.36	City of Pasco Comments	August 12, 2019
	PCM 1.37	Dept. of Transportation Comments	September 6, 2019
	PCM 1.38	City of West Richland Comments	October 17, 2019
Planning Commission Hearing Exhibit List - November 12, 2019			DATED
PCH 1	PCH 1.1		
	PCM 1.2		
	PCM 1.3		
	PCM 1.4		
Board of County Commissioners Staff Memo Exhibit List-DATE			
BCCM 1 Includes:	BCCM 1.1		
	BCCM 1.2		
	BCCM 1.3		
	BCCM 1.4		
	BCCM 1.5		
	BCCM 1.6		
Board of County Commissioners Hearing Exhibit List-DATE			
BCCM 1 Includes:	BCCM 1.1		
	BCCM 1.2		
	BCCM 1.3		
	BCCM 1.4		

The Exhibit Numbers are found in the Top Right Hand Corner of each document.
 PCM = Planning Commission Memo Exhibits
 PCH = Planning Commission Exhibits submitted during Hearing
 BCCM = County Commissioner Memo Exhibits
 BCCH = County Commissioner Exhibits submitted during Hearing



PCM 1.1

**STAFF REPORT TO THE
BENTON COUNTY PLANNING COMMISSION**

CASE FILE: CPA 2019-001, a Comprehensive Plan Amendment (5 year- UGA Cycle) to the Benton County Comprehensive Plan

MEMO DATE: October 24, 2019

HEARING DATE: November 12, 2019

APPLICANT: City of Kennewick

OWNER: Nikitis, LLC, 1505 NE Village Street, Fairfield, Oregon 97024

LOCATION: City of Kennewick Urban Growth Area (UGA)

PROPERTY SIZE: 279.53 acres

AREA TO BE USED: 279.53 acres

LAND USE: Undeveloped

COMP. PLAN: Rural Remote

ZONING: Rural Lands 5 (RL-5)

SUGGESTED STAFF RECOMMENDATION: Staff recommends that the Planning Commission forward to the Board of County Commissioners a recommendation to approve Benton County Comprehensive Plan Amendment CPA-2019-001 subject to twenty-one (21) findings of fact.

BACKGROUND INFORMATION

The City of Kennewick's plan to realign its Urban Growth Area (UGA) began in 2013-2014 with two (2) Benton County Comprehensive Plan Amendment requests to modify its UGA. These applications included:

1. Request to expand the City of Kennewick UGA by 1200± acres (CPA 2013-01) which was denied by the Eastern Washington Growth Management Hearings Board. FutureWise challenged Benton County's original approval of CPA 2013-01 relating to the expansion of the Kennewick UGA and the de-designation of agricultural lands of long-term commercial significance to industrial; and
2. Request to remove 240 acres from the City of Kennewick UGA (CPA 2014-001) which was approved by Benton County.

With a five (5) year review cycle for application submittals to update Urban Growth Area Boundaries, the City of Kennewick was required to wait until the next UGA application period to apply again to modify its boundaries, which was set for Fall of 2018.

With the approval of the 2017 Benton County Comprehensive Plan and periodic review process, including a county-wide process to reclassify agricultural lands, the land use designation for the realignment area was changed from Growth Management Agricultural to Rural Remote with a subsequent zoning change to the RL-5 Zoning District.

In the fall of 2018, the City applied to realign its Urban Growth Area and is requesting to add approximately 279.53 acres to its UGA and have those lands be designated for industrial uses. The 279.53 acres includes approximately 56.70 acres of existing road right of way. This application (**CPA 2019-001**) is set to appear before the Planning Commission in a public hearing on November 12, 2019.

APPLICATION DESCRIPTION

This is a comprehensive plan amendment application (**CPA 2019-001**) to realign the City of Kennewick's Urban Growth Area. The City of Kennewick is requesting to add approximately 279.53 acres to be designated for industrial uses. The 279.53 acres includes approximately 56.70 acres of existing road right of way.

The City's application generally identifies the following:

- a 774.5-acre deficit of lands designated for industrial use within the City's current urban growth area;
- a demonstration of the city's ability to serve the area of realignment with city utilities; and
- a plan to establish a new zoning district for the area of realignment. The new zone will be known as Industrial, Medium and will require a minimum lot area of 50 acres.

The property is zoned Rural Lands 5 (RL-5) and has a comprehensive plan designation of Rural Remote.

The City has provided documentation stating the need for the UGA realignment.

If approved, the County Planning Department will update/modify the City of Kennewick Urban Growth Area Boundary on the applicable maps in the Benton County Comprehensive Plan, Figures 1-17, associated tables and text as necessary.

PUBLIC NOTICE

1. Legal notification for the 2019 Comprehensive Plan Amendment Docket was published in the Tri City Herald on January 11, 2019 (PCM 1.9).
2. Legal notification for the Planning Commission public hearing was published in the Prosser Record Bulletin on October 30, 2019 (PCM 1.8)
3. Notice of the Planning Commission public hearing was emailed/mailed to those property owners within 300 feet of the proposal on October 25, 2019.
4. A public hearing was held before the Planning Commission on November 12, 2019.

APPLICABLE STANDARDS/ORDINANCES

1. Benton County Code (BCC) 16.14.030, Comprehensive Plan- Amendments- Persons Eligible to Request Amendments-Applications.
2. Benton County Code (BCC) 16.14.040, Comprehensive Plan- Amendments- Public Notice Deadline for Submittal of Complete Application.
3. Benton County Code (BCC) 16.14.050, Comprehensive Plan- Amendments- Application Period.
4. Benton County Code (BCC) 16.14.060, Amendments to the Benton County Comprehensive Plan- Amendments-Documentation required for a complete application.
5. Benton County Code (BCC) 16.14.080, Comprehensive Plan- Amendments- Procedural Steps for Review of Proposed Amendments.
6. Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan.
7. Benton County Comprehensive Plan, 2 Goals and Policies, including LU Goal 4.
8. Benton County Comprehensive Plan, 2.6 Economic Development, including ED Goal 3.
9. Benton County Comprehensive Plan, 3.5 Countywide Planning Policies.
10. Benton County Comprehensive Plan, 3.6 Expansion of Urban Growth Areas, including 3.6.1, 3.6.2, and 3.6.3.
11. Benton County Comprehensive Plan, 5.4 Summary of Economic Development Priorities, including subsection 5, Industrial Development.
12. Countywide Planning Policies, County Resolution 581.
13. Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.020, RCW 36.70A.106, RCW 36.70A.110, and RCW 36.70A.130.

AGENCY COMMENTS

1. Benton County Planning Department: The Planning Department analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, and other regulations adopted by Benton County as applicable.

CRITERIA FOR FINDINGS OF FACT

1. **Benton County Code (BCC)16.14.030**, Comprehensive Plan- Amendments- Persons Eligible to Request Amendments-Applications.
 - (a) An application to amend the County's Comprehensive Plan to revise the boundaries of an Urban Growth Area may only be submitted by the city whose Urban Growth Area is the subject of the application and must be signed by a

representative of that city authorized in writing by that city's council to submit the application.

- (b) Applications to amend any other portion of the County's Comprehensive Plan can be submitted at the direction of the Benton County Planning Commission, Benton County Board of Commissioners, the Benton County Planning Director, any owner of property in unincorporated Benton County seeking an amendment that only affects that person's property, any resident of unincorporated Benton County supported by signatures of ten (10) residents of unincorporated Benton County, or any general or special purpose local governmental entity operating in Benton County pursuant to an adopted resolution of its legislative body or board of directors.

2. **Benton County Code (BCC) 16.14.040**, Comprehensive Plan- Amendments- Public Notice Deadline for Submittal of Complete Application.

- (a) Prior to October 1st of each year, the Planning Department shall place legal notices in the official county newspaper announcing the December 1st deadline for submitting complete applications for amendments to the Comprehensive Plan.
- (b) The notice shall indicate whether applications to amend Urban Growth Area boundaries will be accepted during the upcoming application period.

3. **Benton County Code (BCC) 16.14.050**, Comprehensive Plan- Amendments- Application Period.

- (a) Subject to the exceptions found in RCW 36.70A.130(2)(a) and 36.70A.130(2)(b), applications to amend the Comprehensive Plan shall only be accepted between October 1st and December 1st of any year, and all applications will be considered concurrently by the Board of County Commissioners in the calendar year that follows the year in which the application is submitted.
- (b) Except as provided in BCC 16.14.050(c), applications to amend Urban Growth Area boundaries shall only be accepted every five (5) years to be acted upon by the Board of County Commissioners every fifth year counting from the year 2009 (i.e., 2014, 2019, etc.). Complete applications for the five-year review cycle must be received by December 1st of the preceding year (i.e., December 1, 2008 for the 2009 UGA review process).

4. **Benton County Code (BCC) 16.14.060**, Amendments to the Benton County Comprehensive Plan- Amendments-Documentation required for a complete application.

- (a) Within fourteen (14) days after receiving an application for amendment to the Comprehensive Plan, the County Planning Department shall review the application and place in the mail or personally deliver a written determination addressed to the applicant stating that the application is complete or that the application is incomplete and identifying what is necessary to make the application complete.
- (b) All applications for amendment to the Comprehensive Plan must provide all information requested on the application form and include the following documentation:

- (1) a completed environmental checklist in accordance with the State Environmental Policy Act (SEPA);
 - (2) an application fee as set by resolution of the Board of County Commissioners;
 - (3) a textual and graphic description of the requested Comprehensive Plan amendment which shall identify the specific portions of the Plan proposed for amendment;
 - (4) an explanation of why the amendment is being proposed; and
 - (5) the signature of the person or persons eligible to make the application as set forth in BCC 16.14.030.
- (c) All applications for an amendment to an Urban Growth Area must also include the following:
- (1) a copy of the city's State Environmental Policy Act (SEPA) determination and Environmental Impact Statement (EIS), if required by the SEPA determination;
 - (2) a map(s) and an aerial photograph(s) depicting the specific land area(s) proposed for inclusion within the UGA boundary, the relationship of such area(s) to the existing UGA, the current corporate boundaries and 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);
 - (3) a map and aerial photograph(s) showing the total acreage involved in the proposed UGA addition, the proposed 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;
 - (4) a spreadsheet, in the form provided by the County, completed to contain the information necessary to demonstrate and allow confirmation that the proposal is consistent with Benton County County-wide Planning Policies, including but not limited to policies 3, 4, and 5;
 - (5) a copy of the city council resolution or ordinance authorizing submittal of the application to the County and approving the capital facilities plan referenced below with a finding that the capital facilities plan complies with RCW 36.70A.070(3); and
 - (6) a capital facilities plan for the area proposed to be added to the UGA that has been approved by resolution of the city council that contains the following:
 - (i) An inventory of the existing public facilities, as that term is defined by RCW 36.70A.030, that are within the current UGA (inclusive of incorporated areas) and the area proposed to be added to the UGA, showing the locations and capacities of the public facilities;
 - (ii) A forecast of the needs for the next twenty (20) years of such public facilities at identified levels of service that are needed within the current UGA (inclusive of incorporated areas) and the proposed area to be added to the UGA;

- (iii) The necessary locations and capacities of expanded or new public facilities within the current UGA (inclusive of incorporated areas) and the proposed area to be added to the UGA;
- (iv) For the proposed area to be added to the UGA at least a six-year plan to finance such public facilities within projected funding capacities that clearly identifies sources of public money for such purposes; and
- (v) Identification of revisions to the city's land use element if probable funding falls short of meeting existing needs and to ensure that the city's land use element and capital facilities plan element (and financing plan therein) are coordinated and consistent.

5. **Benton County Code (BCC) 16.14.080, Comprehensive Plan- Amendments- Procedural Steps for Review of Proposed Amendments**

- (a) The Planning Department will initiate review of complete applications by listing them in a posted legal notice along with the State Environmental Policy Act (SEPA) review dates. Analysis of each application for consistency with the Washington State Growth Management Act and the Comprehensive Plan, including the adopted County-wide Planning Policies, will be conducted and summarized in a staff report. The Planning Department shall also make a recommendation to the Planning Commission for approval or denial of each application.
- (b) The Planning Commission will conduct at least one open record public hearing on the applications and forward a recommendation for approval or denial of each application to the Board.
- (c) The Board of County Commissioners will conduct at least one open record public hearing on the applications prior to approving, approving with modifications and/or conditions, or denying the applications.

6. **Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan.**

Amendments to the Comprehensive Plan are legislative actions requiring County Commissioners' approval. Amendments must be approved as prescribed by the GMA. With a few exceptions, they cannot be considered more often than once per year and in accordance with specific procedures. Major updates occur by legislative action on an 8-year cycle as established by RCW 36.70A.130 (4)(c).

Amendments can be requested by the County or by private individuals. Multiple applications for amendments will be considered in a single legislative review process in order to evaluate the potential cumulative effect of the requests.

All amendment requests require a public hearing with the Planning Commission, which then makes a recommendation to the County Commission. The County Commission will approve or deny the amendments in a public hearing. Public involvement with this process is required and encouraged through direction of the County Public Participation Plan.

Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the Comprehensive Plan; changes to

supporting data and implementation; changes to the Land Use Maps; and changes to the inventories and technical documents.

Every 8 years, the annual amendment review may be combined with the required review of the UGAs to determine the next 20-years' anticipated growth. This review will use the County and individual City comprehensive plans and the permitted densities of the incorporated and unincorporated areas pursuant to RCW 36.70A.130(3).

Exceptions to the annual amendment limitation, according to RCW 36.70A.130, include the adoption of a subarea plan; the development of an initial subarea plan for economic development located outside of the 100-year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment; SMPs; or the amendment of the capital facilities element occurring concurrently with the adoption or amendment of the County's budget.

Counties are allowed under RCW 36.70A.130(2)(b) to consider emergency amendments that conform with Chapter 36.70A, after appropriate public participation has been observed, whenever an emergency exists. During the 2006 Comprehensive Plan Update, the Board of Commissioners adopted a definition of emergency as, "The declaration by the Board of County Commissioners, based upon circumstances and facts at hand, that there is an eminent or expectant threat to one or more of: life, property, public health and safety, air or water resources, or the realization of economic objectives evident in the County Comprehensive Plan, and for which immediate action is necessary to end the threat."

7. **Benton County Comprehensive Plan**, 2 Goals and Policies, including LU Goal 4.

LU Goal 4: Establish UGAs adjacent to incorporated areas, within which an orderly and cost-effective transition from rural to urban land uses and authority can be coordinated within the next 10 to 20 years.

- Policy 1: Consider UGA expansions according to the process identified in the Benton CWPP.
- Policy 2: Facilitate the realization of regional transportation and other infrastructure and public facilities plans.
- Policy 3: Designate zoning and promote development on unincorporated lands within the UGAs consistent with the cities' Comprehensive Plan land use designations.
- Policy 4: Promote outreach to established citizen interest groups regarding significant developments proposed within or adjacent to their communities.

8. **Benton County Comprehensive Plan**, 2.6 Economic Development, including ED Goal 3.

ED Goal 3: Provide areas for the location of light and environmentally acceptable heavy industrial uses, while minimizing impacts on surrounding rural uses.

- Policy 1: Establish industrial sites on lands designated for industrial use to protect from incompatible uses by using performance and/or site design criteria.
- Policy 2: Do not locate non-agricultural related industry on "GMA Agriculture" designated land.
- Policy 3: Identify diverse industrial land uses in the Plan and locate these uses where minimal environmental impact occurs.
- Policy 4: Encourage light and heavy industrial uses to locate in areas where:
 1. Access can be provided by major transportation networks such as road, rail, air, and water
 2. Existing development is characterized by and/or compatible with industrial activity
 3. Utilities, including electric, gas, water, and sewer, can be adequately provided, either as extensions of municipal facilities (e.g., by service contract) or by on-site facilities.

9. **Benton County Comprehensive Plan, 3.5 Countywide Planning Policies.**

Benton County and the five cities within it have jointly adopted a set of CWPPs (Appendix E), which form the framework for the preparation, implementation, and amendment of their comprehensive plans in a manner that provides for integration and consistency among the County and city plans in terms of services, designations, and other elements as applicable.

Included within the CWPPs are a uniform methodology to calculate the amounts of additional land needed by each city to accommodate the population growth projections provided by the OFM. Other CWPPs establish standards for selecting additional lands to be included within the UGAs and for joint county and city planning on lands within UGAs.

10. **Benton County Comprehensive Plan, 3.6 Expansion of Urban Growth Areas, including 3.6.1, 3.6.2, and 3.6.3.**

Two aspects are important for UGA expansion: meeting the required need for future land in urban areas and maintaining low density land outside the UGA to enable logical and cost-effective expansion.

Within the Comprehensive Plan, four principle factors apply to future connections between cities and the County relative to the build-out of and expansion of UGAs. These include the availability of vacant lands in the municipalities; urban densities within the cities and UGAs; appropriate sizing of UGAs compared to future population growth; and consideration of site planning that preserves rural lands outside of UGAs for future expansion.

3.6.1, Total Vacant Land Within Benton County's Metropolitan Planning Area.

The cities of West Richland, Richland, and Kennewick are contiguous. Some of the cities already have annexed unincorporated lands that are adequate to meet future demand. For instance, the City of Richland had placed significant amount of land within its UGA under the Urban Reserve land use category. Each City

assesses their own land use demand based on vacant land and developable land to identify future needs before any UGA expansion is proposed.

The adoption of the County's Comprehensive Plan, and the adoption of each of the cities' plans, require that the expansion of urbanization, with its conversion of rural lands to urban uses be an orderly, cost-efficient process, based on population projections and protection of rural neighborhoods and natural resource lands. The UGA process is intended to, and has, influenced a reduction of urban sprawl, increased annexation of unincorporated islands with the cities, and achieved greater cost effectiveness for development within UGAs.

3.6.2, Urban Densities within Cities and Their Urban Growth Areas.

In response to market demands, the development of urban densities within UGAs is essential if the UGA is to function as a tool to achieve cost effective provision of urban services, and to protect agricultural lands and the rural community outside of the UGAs. To achieve this, densities within the UGAs should be high enough and encourage infill of existing UGAs.

3.6.3, Objective Criteria for Determining When and How to Expand Urban Growth Areas.

The CWPPs sets forth uniform criteria and methodology for calculating the amounts of land necessary in a UGA to accommodate projected population growth. The policies reflect methodologies identified in current planning literature (as well as recent GMA Regional Hearings Board decisions) for identifying the appropriate size of UGAs relative to population projections. Other CWPPs direct how locations of new UGAs are to be selected to avoid rural communities and agricultural lands.

11. **Benton County Comprehensive Plan**, 5.4 Summary of Economic Development Priorities, including subsection 5, Industrial Development.

(5). Industrial Development. Work with the port and utility districts, WSDOT, and owners of industrially zoned land to provide lands zoned for industrial uses with transportation access and power (gas and electric). Work with municipalities or the state and local health districts to provide water and waste treatment capabilities sufficient to render industrial zoned lands marketable for industrial uses.

12. **Countywide Planning Policies**, County Resolution 581, including policies #3-10.

Policy #3: The locating of Urban Growth Areas within the County shall be accomplished through the use of 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.

Policy #4: That Urban Growth Areas of each City shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for

the following: community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply.

- a. The jurisdictions within the county shall use a uniform formula for identifying the land area necessary per capita for each community. Each jurisdiction's population projection shall be multiplied by its gross per capita land area requirement, which in the aggregate will define total land needs within the Urban Growth Area (UGA).

The uniform formula is as follows:

$A + B + C + D + E + F + G + H + I + J + K = \text{acreage/per capita (or acreage per dwelling unit if per capita is divided by average household size) where:}$

- A = residential land per capita; (or DU)
- B = parks and recreational area per capita;
- C = area required for public facilities (fire stations, jails, etc.) per capita;
- D = area required for schools per capita;
- E = commercial area per capita, or per employee;
- F = industrial/manufacturing area per capita;
- G = open space (golf courses, etc.) per capita;
- H = public service lands required for transportation network, easements and R.O.W.s per DU;
- I* = use 70% build-out for all residential lands;
- J = add 25% to the total of A Through I for land supply/demand balance;
- K = land credit for undevelopable lands i.e. Critical Areas including steep slopes, wetlands, habitat, etc. within the UGA.

* The same factor should be used for all jurisdictions.

- Policy #5: That 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.
- Policy #6: That cities 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 50 years.
- Policy #7: Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and critical areas.
- Policy #8: Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.
- Policy #9: The appropriate directions for the expansion of urban growth areas are those which are unincorporated lands with existing service infrastructure and lands adjacent to corporate limits.

Policy #10: All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.

13. **Growth Management Act**, RCW 36.70A, including RCW 36.70A 020, 110, and 130.

RCW 36.70A.020 Planning Goals.

RCW 36.70A.106 Transmittal to State.

RCW 36.70A.110 Comprehensive plans—Urban growth areas.

RCW 37.70A.130 Comprehensive plans—Review procedures and schedules—Amendments.

RECOMMENDATION

Benton County Planning Staff will assist the Planning Commission with the determination of findings and conditions for CPA 2019-001.

The Benton County Planning Department recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application CPA 2019-001, with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT:

1. This is a comprehensive plan amendment application (CPA 2019-001) to realign the City of Kennewick's Urban Growth Area (UGA). The City of Kennewick is requesting to add approximately 279.53 acres, to be designated for large tract industrial uses, to its UGA. The property is identified as Benton County Parcel Number 1-1899-200-0001-005 (as described in the PCM 1.11) and as shown in application submittal's site and aerial map (PCM 1.12).
2. The County finds that between 2013-2019, the following occurred as it relates to a realignment of the City of Kennewick UGA:
 - a. The City of Kennewick's plan to realign its Urban Growth Area (UGA) began in 2013-2014 with two (2) Benton County Comprehensive Plan Amendment requests to modify its UGA.
 - b. The City of Kennewick applied with Benton County to expand the City's Urban Growth Area (UGA) by approximately \pm 1200 acres (CPA 2013-01) and retract the City's easternmost UGA by approximately 240 acres (CPA 2014-001).
 - c. In 2014, the City's request (CPA 2013-01) to expand the UGA by approximately 1200 acres \pm was denied. No acreage was added to the UGA during this process.
 - d. In 2014, the City's request (CPA 2014-001) to remove 240 acres from the UGA was approved.

- e. With a five (5) year review cycle for application submittals to update Urban Growth Area Boundaries, Benton County's next UGA application period was set for the fall of 2018.
 - f. In October 2018, the City Council of the City of Kennewick approved City Resolution 18-21, authorizing the mayor to sign and submit an application to the Benton County Planning Department to amend the City of Kennewick's Urban Growth Area (PCM 1.11).
 - g. In November 2018, the City of Kennewick submitted an application (CPA 2019-001) to realign its UGA to seek adjustment for the 240 acres removed in 2014 in CPA 2014-001. This application proposes to add approximately 279.53 acres of which approximately 222.827 acres is proposed to be designated for industrial uses and approximately 56.703 acres is designated as road right of way.
 - h. In August 2019, the City of Kennewick submitted supplemental data for its UGA application, including an updated capital facility analysis (PCM 1.31), land capacity analysis (PCM 1.34) and land quantity analysis (PCM 1.35).
3. The County finds the application submittal, public notice, and procedural steps is consistent with Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan, including:
- a. In October 2018, the City Council of the City of Kennewick approved City Resolution 18-21, authorizing the mayor to sign and submit an application to the Benton County Planning Department to amend the City of Kennewick's Urban Growth Area (PCM 1.24).
 - b. On September 14, 2018, legal notification was posted stating that Benton County will be accepting proposals from cities for possible amendments to their respective urban growth area boundaries.
 - c. On November 29, 2018, the City of Kennewick UGA application (PCM 1.11) was submitted to Benton County in compliance with the established 2019 application process.
 - d. On November 29, 2018, the County issued a written determination to the City of Kennewick stating the application is complete, in compliance with the 14-day review time-period.
 - e. The City of Kennewick's application submittal consists of the following documents/materials:
 - (i). Benton County Planning Department Application- Comprehensive Plan-Urban Growth Area Amendment Application Form (PCM 1.11);
 - (ii). Washington State Department of Commerce Requests for Information (PCM 1.16);
 - (iii). City of Kennewick Industrial Zoned Land Assessment, dated September 30, 2016 (PCM 1.23);

- (iv). City of Kennewick Resolution No. 18-21 (PCM 1.24);
 - (v). Aerial Map and Site Map (PCM 1.12);
 - (vi). City of Kennewick 2018 UGA Information Spreadsheet (PCM 1.15);
 - (vii). ECONorthwest, December 16, 2016, Methods for Buildable Lands Inventory (PCM 1.29);
 - (viii). SEPA: Adoption of Existing Environmental Document (PCM 1.20) and SEPA Addendum for UGA Expansion (PCM 1.28);
 - (ix). SEPA Checklist (PCM 1.19) and Determination of Non-Significance (PCM 1.21);
 - (x). 2012 South Kennewick Industrial Area- UGA Expansion Capital Facilities Analysis (PCM 1.17);
 - (xi). 2018 Urban Growth Area Application – Capital Facility Analysis Summary (PCM 1.18);
 - (xii). City of Kennewick Comprehensive Plan (PCM 1.22);
 - (xiii). City of Kennewick General Sewer Plan Update (PCM 1.25);
 - (xiv). City of Kennewick Critical Area Map (PCM 1.13);
 - (xv). 2019 South Kennewick Industrial Area UGA Expansion- Capital Facilities Analysis (PCM 1.31);
 - (xvi) 2019 Land Capacity Analysis (PCM 1.34);
 - (xvii) 2019 Land Quantity Analysis for 2019 UGA Re-Alignment Request (PCM 1.35); and
 - (xviii) 2019 Industrial, Medium Zoning District documentation, including submittal to Department of Commerce (PCM 1.32).
- f. On January 11, 2019, a legal notification for the 2019 Comprehensive Plan Amendment Docket was published in the Tri-City Herald (PCM 1.9).
 - g. On October 25, 2019, legal notification for the 2019 Comprehensive Plan Amendment Docket was mailed to property owners within 300 feet of the proposal and was published on the County Website.
 - h. On October 30, 2019, a legal notification for the Planning Commission public hearing was published in the Prosser Record Bulletin. (PCM 1.8).
 - i. On November 12, 2019, a public hearing was held before the Planning Commission.

- j. The Planning Commission recommendation is to be heard by the Board of County Commissioners in at least one open record hearing.
 - k. The Benton County Planning Department analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies (CWPP), and other regulations adopted by Benton County as applicable.
4. The County finds the application submittal is consistent with the purpose, goals and policies of the Benton County Comprehensive Plan (Ordinance 600/Resolution 2018-137), including:
- a. The application submittal is consistent with the Benton County Comprehensive Plan, Sub-Section 1.7 Amendments to the Comprehensive Plan.
 - (i) With a five (5) year review cycle for city application submittals to update urban growth area boundaries, the City of Kennewick was eligible to apply with Benton County in the fall of 2018.
 - b. The application submittal is consistent with Benton County Comprehensive Plan, Sub-Section 2.2.1 Urban Growth, LU Goal 4.
 - (i) The 279.53 acres is adjacent to existing city limit boundaries and through long range capital facility planning actions by the City, will provide an orderly and cost-effective transition from rural to urban for the proposed area.
 - c. The application submittal included the following documentation regarding the extension of city utilities, including water and sewer services, to the realigned urban growth area:
 - (i) 2012 South Kennewick Industrial Area- UGA Expansion Capital Facilities Analysis (PCM 1.17);
 - (ii) 2018 Urban Growth Area Application – Capital Facility Analysis Summary (PCM 1.18);
 - (iii) 2019 South Kennewick Industrial Area UGA Expansion- Capital Facilities Analysis (PCM 1.31); and
 - (iv) City of Kennewick General Sewer Plan Update (PCM 1.25).
 - d. The application submittal is consistent with Economic Development Goal 3, as stated in the Benton County Comprehensive Plan, 2.6 Economic Development.
 - (i) The 279.53 acres is located in area that: is environmentally acceptable for industrial uses; will minimize impacts on rural and urban uses; will protect proposed industrial uses from incompatible uses; provides transportation access to I-82; is adjacent to existing industrial development within the urban area; and can be served by city utilities.

- e. The application submittal is consistent with the requirements and process established in the Benton County Comprehensive Plan, Sub-Section 3.5 Countywide Planning Policies and the Countywide Planning Policies (CWPP), County Ordinance 581.
 - (i) The County and the five (5) cities have each adopted the Benton County Countywide Planning Policies (CWPP). Benton County adopted the policies on February 7, 2017 per Ordinance Number 581;
 - (ii) The application submittal is consistent with the overall intent and directives/policies of the CWPP, including CWPP Policy #4, the uniform methodology to calculate the amount of additional land needed by each city to accommodate the population growth projections provided by the OFM. The County refers to the following submitted documentation: 2018 UGA Information Spreadsheet (PCM 1.15); City of Kennewick Industrial Zoned Land Assessment, dated September 30, 2016 (PCM 1.23); Washington State Department of Commerce Requests for Information (PCM 1.16); ECONorthwest, December 16, 2016, Methods for Buildable Lands Inventory (PCM 1.29); 2019 Capital Facilities Analysis (PCM 1.31); 2019 Land Capacity Analysis (PCM 1.34); and 2019 Land Quantity Analysis for 2019 UGA Re-Alignment Request (PCM 1.35); and
 - (iii) The City's Capital Facilities Plans (PCM 1.31) and (PCM 1.17) and associated analysis summary as submitted, complies with RCW 36.70A.070(3), demonstrating the City's ability to serve the area of realignment with City utilities.

- f. The application submittal is consistent with the requirements and process established in the Benton County Comprehensive Plan, Sub-Section 3.6 Expansion of Urban Growth Areas, including 3.6.1, 3.6.2, and 3.6.3.
 - (i) The realignment is a logical and effective expansion of the urban growth area;
 - (ii) The application submittal includes an analysis of land availability and population growth in its determination to realign the city's UGA; and
 - (iii) Encouraging industrial development in the proposed UGA realignment area will assist with: Preservation of commercially significant agricultural land; Preservation of rural lands that have development constraints or critical areas; Directing industrial development to lands that do not have critical areas and/or development constraints; Promoting industrial development in areas with adequate separation from residential development; Providing the land necessary to accommodate projected population growth for the urban growth area; and providing economic development opportunities for industrial development in the urban growth area through an increase in amount of land that is attractive for new development.

- g. The application submittal is consistent with the Benton County Comprehensive Plan, 5.4 Summary of Economic Development Priorities, including subsection 5, Industrial Development.
 - (i) The application submittal proposes a realigned urban growth area to accommodate industrial development that has access to both electricity (power) and a transportation system (I-82). The City has stated (PCM 1.32) the lands will be zoned for large tract industrial uses in the future, including a plan to form the Industrial, Medium Zoning District which includes a minimum lot size of 50 acres.
5. The County finds the application submittal is consistent with the Growth Management Act, RCW 36.70A.
- a. The application submittal is consistent with the Growth Management Act, RCW 36.70A.106.
 - (i) As required in RCW 36.70A.106, the County notified the Washington State Department of Commerce on March 5, 2019 of the application to amend the Urban Growth Area Boundary. The 60-day review process was complete on May 6, 2019.
 - b. The application submittal is consistent with the Growth Management Act, RCW 36.70A.110 Comprehensive Plans- Urban Growth Areas.
 - (i) The application submittal complies with RCW 36.70A.110 including the requirements as specified in RCW 36.70A.110 (1)-(9) as it relates to the City's request to realign its urban growth area; and
 - (ii) The application submittal complies with the locational and sizing requirements of RCW 36.70A.110.
 - c. The application submittal is consistent with the Growth Management Act, RCW 36.70A.130 Comprehensive Plans- Review Procedures and Schedules-Amendments.
 - (i) The application submittal complies with RCW 36.70A.130 (2) public participation requirements and RCW 36.70A.130 (3) review of urban growth areas; and
 - (ii) The application submittal complies with the application review and evaluation criteria of RCW 36.70A.130.
 - d. The application submittal is consistent with the Growth Management Act, RCW 36.70A.020 Planning Goals.
 - (i) The realignment of the City's UGA meets and complies with the guiding planning goals in RCW 36.70A.020 including those focusing on urban growth, reducing sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space,

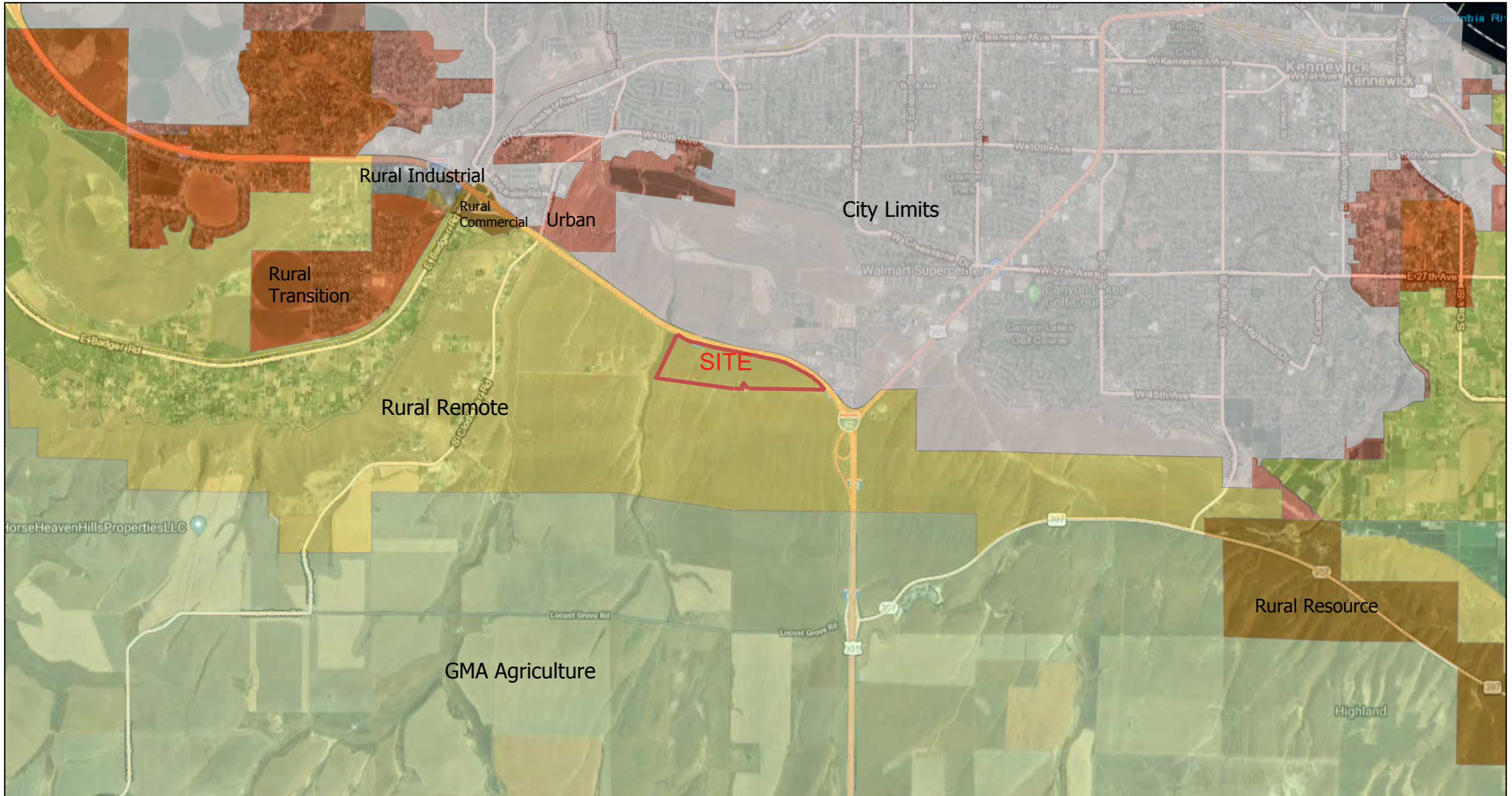
environment, citizen participation, public facilities, and historic preservation, as applicable.

6. The County finds that in 2017, it was determined that a county-wide review of agricultural resource lands in Benton County be completed with the goal to identify, maintain, enhance, and conserve agricultural lands of long term commercial significance (Benton County Comprehensive Plan, Appendix L, Agricultural Land Reclassification Memorandum (PCM 1.5).
 - a. Through the Benton County Periodic Update of its Comprehensive Plan, the County increased agricultural resource land designations, removed lands that do not have long-term commercial significance, identified a new designation for rural resource land, all of which assist in meeting GMA goals for agricultural land in Benton County.
7. The County finds that pre-2018, the 279.53 acres was zoned Growth Management Act Agricultural District with a Benton County Comprehensive Land Use Designation of GMA Agriculture (GMA AG). The Comprehensive Plan and zoning designations were changed during Benton County's 2017 Periodic Update process with the completion of the Benton County Comprehensive Plan, including the Agricultural Land Reclassification Memorandum (PCM 1.5).
8. The County finds the 279.53 acres is currently zoned Rural Lands 5 (RL-5) and has a Rural Remote land use designation in the Benton County Comprehensive Plan (PCM 1.2).
9. The County finds the Rural Remote land use designation is generally located between agricultural lands, rural transition, and urban growth boundaries.
10. The County finds the 279.53 acres is generally flat and the current use of the land is vacant and undeveloped.
11. The County finds the City of Kennewick has taken steps to reclassify land to meet its 20-year population demand, including the creation of a mixed-use zone (Vista Field Redevelopment and Bridge to Bridge/Rivers to Railroad Revitalization Area) for residential and commercial needs. Previously designated commercial, both of these areas will now be able to incorporate market demand housing options.
12. The County finds that the City has an adequate amount of residential land designated to meet the 20-year population increase, but the excess does not grant enough acreage necessary to meet the needs in all other aspects, except for commercial lands.
13. The County finds ECONorthwest, December 16, 2016, Methods for Buildable Lands Inventory (PCM 1.29) is a regional industrial lands analysis commissioned by the City of Kennewick to better understand the industrial needs of the region as the City desires to realign its UGA to provide industrial employment opportunity now and into the future.
14. The County finds the ECONorthwest, December 16, 2016, Methods for Buildable Lands Inventory (PCM 1.29) states the Tri-Cities region lacks large, desirable sites for industrial development.

15. The County finds that there is a shortage of land in the City's existing UGA to accommodate future large tract industrial growth and the City has a desire to diversify its economy by increasing the amount of available industrial lands with qualities that make the land attractive for new development.
16. The County finds the undeveloped land in the Southridge Area of the UGA, currently zoned commercial and residential, is not a preferred location to encourage large tract industrial development. The area is limited in its development capacity for industrial uses due to critical area constraints, including steep slopes (15% or greater) with erosion hazard soils (PCM 1.13), and its proximity to existing or planned residential uses and development.
17. The County finds that the City of Kennewick has demonstrated it will maintain an adequate level of service standard and public facilities through its urban area capital facility planning efforts.
18. The County finds, upon completion of a review of the County Critical Area Ordinance and associated critical area maps, there are no documented critical areas (wetlands, critical aquifer recharge, floodplains, geologically hazardous, or fish and wildlife habitat conservation areas) on the 279.53 acres.
 - a. The 279.53 acres includes areas with erosion hazard soils and slopes that are less than 15%. These attributes, individually or combined, are not considered a critical area in unincorporated Benton County.
19. The County finds the nearest residential areas are separated from the 279.53 acres by canyons, Interstate 82, and existing industrial lands.
20. The County finds the application submittal provides an orderly and cost-effective transition from rural to urban land uses that can be coordinated.
21. The County finds, upon approval of CPA 2019-001, that the following maps and tables in the Benton County Comprehensive Plan (*Ordinance 600/Resolution 2018-137*) will be modified in accordance with CPA 2019-001:
 - a. Figure 1: Vicinity Map and Figure 5: 2017 Periodic Update Land Use Designation Map, Appendix A, Map Folio; to include the proposed City of Kennewick Urban Growth Area Boundary.
 - b. Table 3-1; Current Land Use in Benton County by removing 279 acres from Land Use Type- Rural Lands 5, adding 279 acres to Land Use Type- Cities and Urban Growth Areas, and remove 279 acres from Total Unincorporated Area.
 - c. Table 3-3; Proposed Land Uses and Land Distribution in Benton County. Remove 279 acres from Land Use Type- Rural Remote, add 279 acres to Land Use Type- Cities and Urban Growth Areas, and remove 279 acres from Total Unincorporated Area.

SUGGESTED MOTION:

I move that the Planning Commission forward a **recommendation for approval** subject to the twenty-one (21) Findings of Fact listed in the Staff Report dated November 12, 2019 for Application CPA 2019-001 to the Benton County Board of Commissioners, and that the Chairman along with the Secretary of the Planning Commission develop written findings for approval and signature of the Planning Commission Chairman.



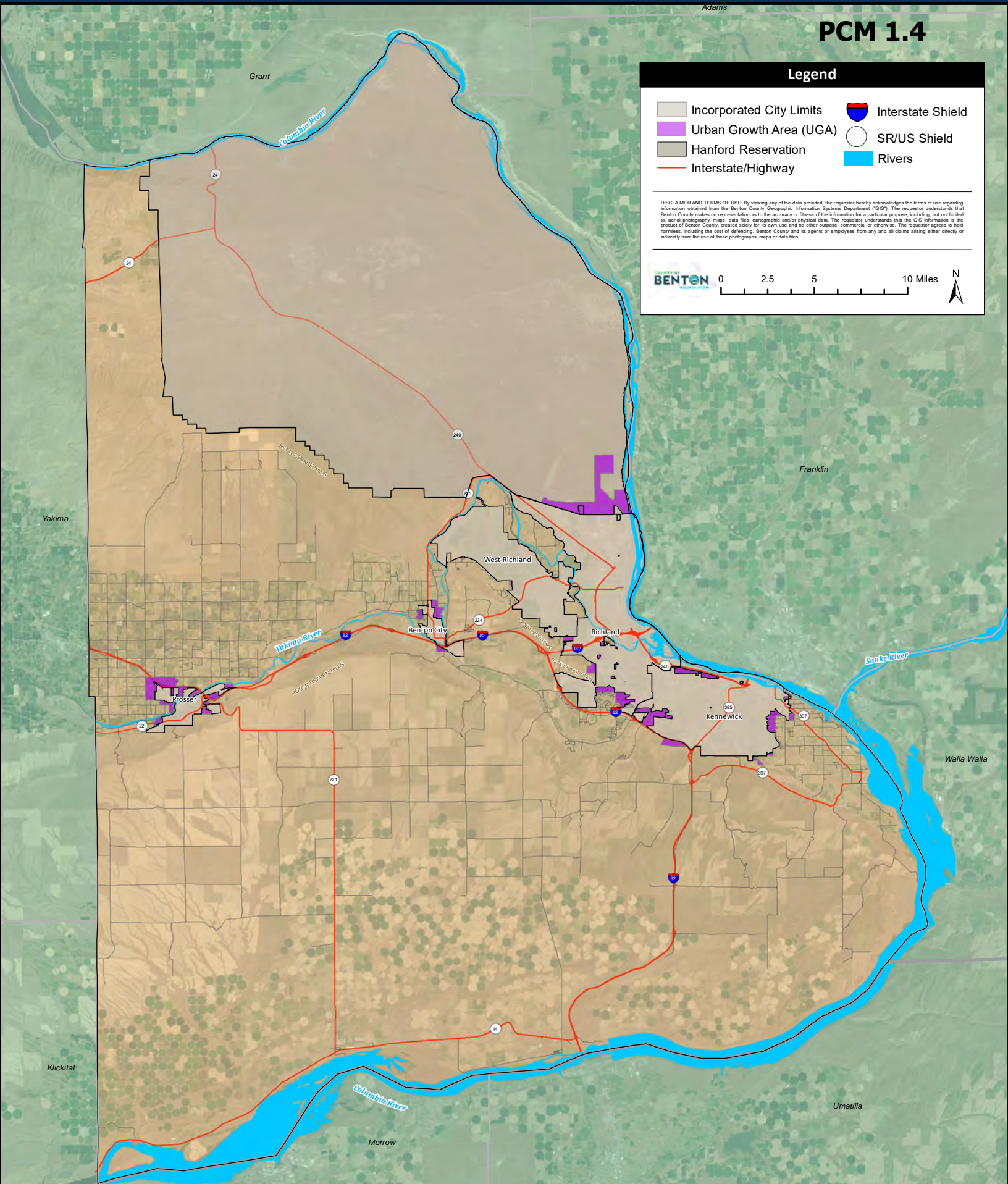
**CPA 2019-001 Comp Plan Amendment Request
by the City of Kennewick
Benton County Current Comp Plan Designations Map
October 3, 2019**



10/3/2019, 9:27:52 AM

**CPA 2019-001 Comp Plan Amendment Request
by the City of Kennewick
Aerial Map
October 3, 2019**

Figure 1: Vicinity Map - Benton County Comprehensive Plan Update Appendix A: Map Folio /October 2019 Draft



PCM 1.4

Legend

- Incorporated City Limits
- Urban Growth Area (UGA)
- Hanford Reservation
- Interstate/Highway
- Interstate Shield
- SR/US Shield
- Rivers

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.

BENTON COUNTY 0 2.5 5 10 Miles N
↑

















Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / October 2019 Draft

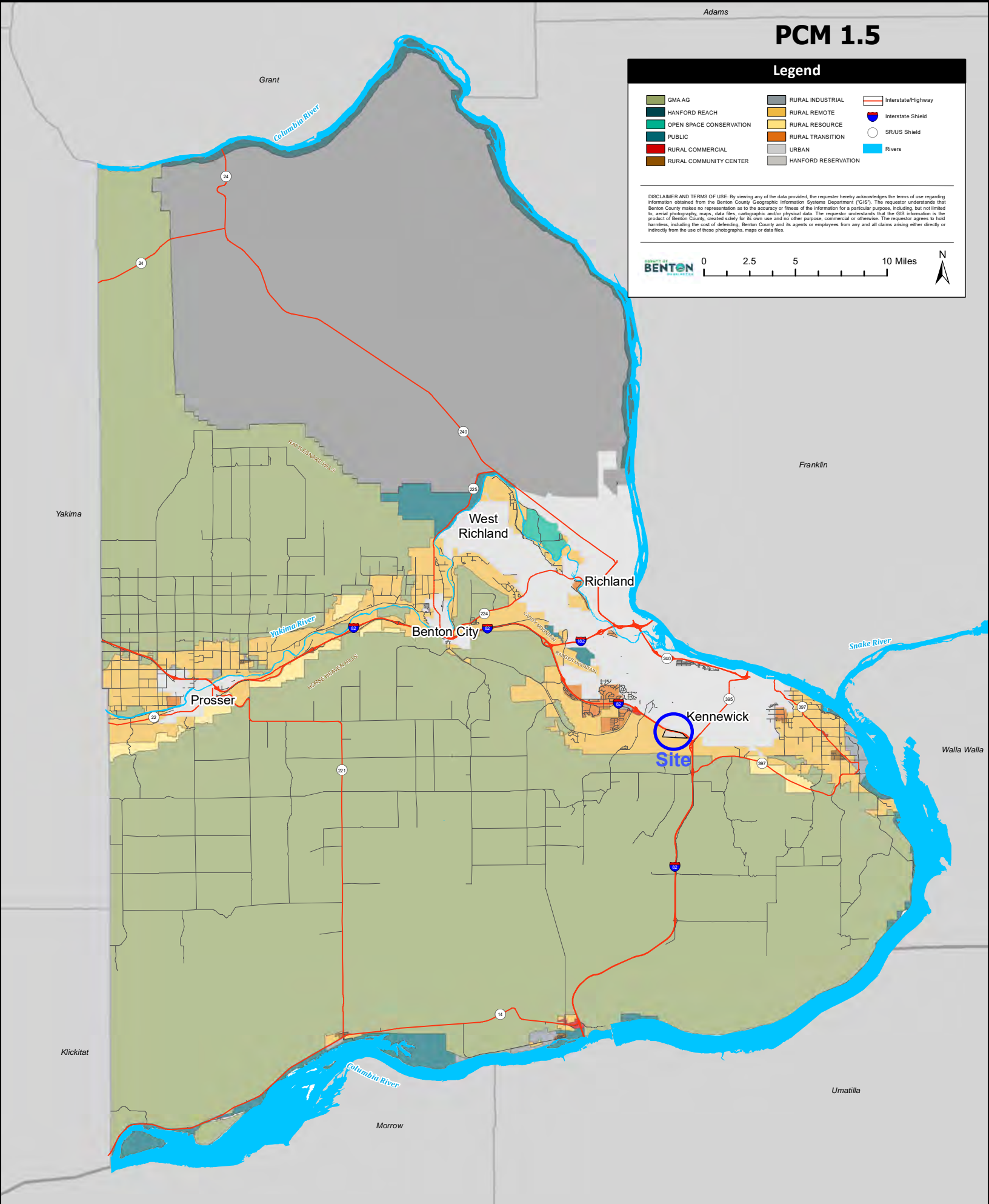
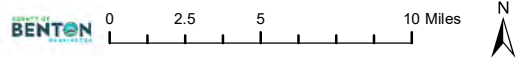
Adams

PCM 1.5

Legend

- | | | |
|---|---|--|
|  GMA AG |  RURAL INDUSTRIAL |  Interstate/Highway |
|  HANFORD REACH |  RURAL REMOTE |  Interstate Shield |
|  OPEN SPACE CONSERVATION |  RURAL RESOURCE |  SR/US Shield |
|  PUBLIC |  RURAL TRANSITION |  Rivers |
|  RURAL COMMERCIAL |  URBAN | |
|  RURAL COMMUNITY CENTER |  HANFORD RESERVATION | |

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.



Appendix L
Agricultural Land Reclassification
Memorandum (2018)

Memorandum

January 1, 2018

To: Jerrod MacPherson, Benton County Planning Department

From: Adam Hill and Ben Floyd, Anchor QEA

Re: Agricultural Resource Land Reclassification

Introduction

Benton County is amending their Comprehensive Plan through a comprehensive 2017 plan update. As part of these amendments, it was determined that a county-wide review of agricultural resource lands be completed, as the designated lands had not been reviewed and updated for several years, and to confirm a more complete set of designation factors are addressed in the updated analysis. This memorandum describes work completed as part of this review and analysis process, including the elements necessary to consider for agricultural resource land classification, findings from the review, and recommended changes to agricultural resource lands in Benton County.

Agricultural Resource Land Considerations

Benton County is required to implement a comprehensive plan under Revised Code of Washington (RCW) 36.70A.040. As part of this requirement, “the county...**shall designate** critical areas, **agricultural lands**, forestlands, and mineral resource lands, and **adopt development regulations conserving these designated agricultural lands**, forestlands, and mineral resource lands and protecting these designated critical areas” (emphasis added) (RCW 36.70A.040(3)(b)).

Agricultural land is defined as “**land primarily devoted to the commercial production** of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees..., finfish in upland hatcheries, or livestock, **and that has long-term commercial significance for agricultural production**” (emphasis added) (RCW 36.70A.030(2)). Long-term commercial significance “includes the **growing capacity, productivity, and soil composition of the land** for long-term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of the land” (emphasis added) (RCW 36.70A.030(10)). Additionally, in *Lewis County v Western Washington Growth Management Hearings Board* (2006), it is noted that “[i]f the farm industry cannot use land for agricultural production due to economic, irrigation, or other constraints, the possibility of more intense uses of the land is heightened. RCW 36.70A.030(10) permits such considerations in designating agricultural lands.”

Further, each county "shall designate where appropriate [a]gricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products" (RCW 36.70A.170(1)(a)). A county "may use a variety of innovative zoning techniques in areas designated as agricultural lands of long-term commercial significance.... The innovative zoning techniques should be designed to conserve agricultural lands and encourage the agricultural economy" (RCW 36.70A.177(1)).

Washington Administrative Code (WAC) 365-190-050 establishes minimum guidelines to assist counties in classifying and designating agricultural lands. The following sections go through the minimum guidelines in WAC 365-190-050 and the approach being used to follow the guidelines.

Classification/Designation Approach

WAC 365-190-050(1) states that "counties must approach the effort as a county-wide or area-wide process. Counties...should not review resource lands designations solely on a parcel-by-parcel process. Counties...must have a program for the transfer or purchase of development rights prior to designating agricultural resource lands in urban growth areas. Cities are encouraged to coordinate their agricultural resource lands designations with their county and any adjacent jurisdictions" (WAC 365-190-050(1)).

The first part of this guideline (county-wide/area-wide process) is met because analyses and approaches developed in the following sections of this memorandum are applied county-wide as part of the review process to determine if agricultural land designations need revisions. Individual parcels are not evaluated in this process. Figure 1 shows the existing agricultural resource land designations of Benton County.

No lands are being designated as agricultural resource lands in urban growth areas, so a program to transfer or purchase development rights is not required by Benton County.

Several cities are adjacent to Benton County planning jurisdictions. Figure 1 also shows the delineation of city limits and urban growth areas within Benton County.

Development Regulations

WAC 365-190-050(2) states that counties "must adopt development regulations that assure the conservation of agricultural resource lands" (WAC 365-190-050(2)). Benton County has adopted regulations to meet this guideline; these regulations are coded in Benton County Code (BCC) Chapter 11.18. These regulations discuss allowable uses, uses requiring permits, and building requirements.

Additionally, coordination with the Benton Conservation District (CD) Board of Supervisors and staff occurred over two meetings in preparing this memorandum, one with the District Manager on

May 19, 2017, and another with the Board on June 14, 2017. The CD inquired about a setback or buffer zone between Growth Management Act (GMA) agricultural resource land and residential development, to further protect agricultural lands of long-term commercial significance, and to avoid future land use conflicts. The County confirmed a 150-foot setback is in place to perform these functions. Additionally, the Conservation District suggested opportunities for strengthening the analysis to the findings and conclusions, and provided other comments on evaluation criteria, how to incorporate Conservation Reserve Program (CRP) lands and other topics. Revisions to this memorandum were made to address these comments.

Designation Factors

WAC 365-190-050(3) states that “lands should be considered for designation as agricultural resource lands based on three factors:” 1) specifically is not characterized by urban growth, 2) is used or is capable of being used for agricultural production, and 3) has long-term commercial significance for agriculture. Each of these factors are described in more detail and analyzed below.

Urban Growth

WAC 365-190-050(3)(a) states that lands should be considered for agricultural resource designation if “the land is not already characterized by urban growth” (WAC 365-190-050(3)(a)). Urban growth areas are characterized in WAC 365-196-310. Figure 2 shows the areas in Benton County already characterized by urban growth.

These urban growth areas mapped in Figure 2 were not under consideration as agricultural resource lands for this analysis.

Production Capability

WAC 365-190-050(3)(b) states that lands should be considered for agricultural resource designation if “the land is used or capable of being used for agricultural production. This factor evaluates whether lands are well suited to agricultural use based primarily on their physical and geographic characteristics” (WAC 365-190-050(3)(b)). Production capability is described in further detail, stating that lands currently used or capable to be used for agricultural production “must be evaluated for designation” (WAC 365-190-050(3)(b)(i)), and that counties “shall use the land-capability classification system of the United States Department of Agriculture Natural Resources Conservation Service [NRCS] as defined in relevant Field Office Technical Guides” (WAC 365-190-050(3)(b)(ii)).

The NRCS land-capability classification divides soil types into eight classes. Classes 1 through 4 are generally suitable for cultivation, while Classes 5 to 8 are generally not suitable for cultivation. However, with certain types of land management, Classes 5 to 7 could be used for agriculture (Duncan 2017). Classes are different for the same soil type for irrigated and non-irrigated lands. An analysis was done using Benton CD data to determine land that is irrigated; the remaining land is

assumed to be non-irrigated. Figure 3 maps the NRCS land-capability classification for Benton County, splitting the classes into suitable, suitable with management, and non-suitable land for cultivation.

Figure 3 shows that there are some areas currently designated as agricultural resource lands that are not well suited to agricultural use, areas that can be suitable for agricultural use with certain types of land management, and other areas not designated as agricultural resource lands that may be well suited to agricultural use. Figure 4 highlights these areas. Of the areas highlighted, areas near the fringe of the current areas designated as agricultural land (along the freeway corridor and along the Columbia River) will be more likely considered for designation changes from agricultural resource lands as these areas are nearer to population centers and would have the possibility of more intense uses of the land in the long-term. Additionally, in some instances these are also the more marginal lands, particularly when considering dryland production areas.

This mapping procedure is done as an initial step to check the potential for areas to be well suited for addition or removal from agricultural resource land designation, as one consideration in the evaluation process.

Long-Term Commercial Significance

WAC 365-190-050(3)(c) states that lands should be considered for agricultural resource designation if “the land has long-term commercial significance for agriculture” (WAC 365-190-050(3)(c)). As part of determining this, counties should consider classification of prime and unique farmland soils, availability of public facilities including roads used in transporting agricultural products, tax status, public service availability, proximity to urban growth areas, predominant parcel size, land use settlement patterns, intensity of nearby land uses, history of nearby land development permits, land values under alternative uses, and proximity to markets (WAC 365-190-050(3)(c)). In addition to the factors listed in WAC 365-190-050(3)(c), considerations for long-term commercial significance in Benton County include water availability/precipitation, enrollment in CRP/conservation land, and pesticide restrictions. The considerations employed in this analysis are described in the following order:

- Water availability/precipitation
- Parcel size
- Nearby urban growth areas, settlement patterns, land use, land values, and development permits
- Land in CRP or conservation land
- Prime farmlands
- Pesticide restrictions
- Public facilities and proximity to markets
- Tax status

Water Availability/Precipitation

One of the main considerations in Benton County for long-term commercial significance is water availability. Water availability can either come from irrigation or precipitation. If there is insufficient water available, lands cannot be commercially significant in the long-term.

To assist in determining water availability for dryland production areas, an analysis of precipitation was completed using data from Washington State University's AgWeatherNet, a network of weather stations throughout Washington State (including Benton County) that monitor several weather aspects, including precipitation. The mean (average) annual precipitation was collected from the AgWeatherNet web site and averages over the past 5 years, 9 years, and over the period of record (up to 24 years) were compared for the 32 stations in Benton County. Most stations (27 of the 32) had at least 5 years of records, and over half had at least 9 years of records. The 9-year average was also similar to the period of record for stations with longer records, so for purposes of this analysis, a 9-year annual average was used. Precipitation was estimated for most of Benton County using an inverse distance weighted interpolation that was log-normalized and back-transformed through GIS analysis. Figure 5 shows the results of this analysis.

The precipitation analysis is compared against non-irrigated lands that are suitable for cultivation in Figure 6. This figure highlights lands that would typically be suitable but may not be getting sufficient water to be long-term commercially significant. For this analysis, it was assumed that less than 6.5 inches (annual average) was not sufficient. This is based on information provided by John Christensen, a Benton County producer, who has records of yield and net profits or losses information for dryland farming at various annual precipitations and elevations. Lower precipitation areas had significant net losses while higher precipitation areas had net profits. Specifically, areas with mean annual precipitations of 4 to 6 inches had net losses of \$13 to \$62 per acre for continuous crops and net losses of \$68 to \$118 per acre for summer/fallow crops. Areas with mean annual precipitation of 9 to 11 inches had net profits of \$90 to \$118 per acre for continuous crops and net profits of \$41 to \$69 per acre of summer/fallow crops (Christensen 2016).

The areas that fit into non-sufficient precipitation and dryland farming include land immediately south of the Richland/Kennewick border, areas in Finley, and areas south of Prosser on the Horse Heaven Hills. In communications with the CD Board of Supervisors, the Board identified that most of the lands with lower yields are enrolled in CRP, or were enrolled historically, with many of these lands left uncultivated after CRP contracts expired.

Elevations in Benton County were also briefly reviewed to note any relationship between elevation and precipitation in Benton County. Generally, precipitation increased as elevations increased. The low-lying areas near Richland and Kennewick had a much lower average annual precipitation than most areas in the Horse Heaven Hills in the southeastern area of the county, except as noted above.

These analyses are meant to give a general idea of precipitation in Benton County. Some areas may have more precipitation than modeled and some areas may have less precipitation than modeled. Findings from precipitation analysis are considered sufficiently accurate to draw conclusions for long-term commercial significance determinations.

Parcel Size

Agricultural lands must be large enough in area to have long-term commercial significance. An analysis was completed that compares parcel size to land use designation with a threshold of 10 acres—the threshold assumed to be needed for land to be long-term commercially significant, acknowledging as pointed out by the CD that smaller acreages may be adequate for certain high value crops such as tree fruits or wine grape vineyards. County land use designations for smaller parcels allow for development of these higher value crops, as desired. Figure 7 highlights the large parcels outside of agricultural resource land designation and small parcels inside of agricultural resources designation that may have potential for change based solely on parcel size. Capability class is also included in Figure 7 for reference.

Lands that have parcel sizes below the 10-acre threshold that are currently designated as agricultural resource lands include areas southwest of Richland and southeast of Benton City, and areas south of West Richland and northeast of Benton City.

Lands with parcel sizes above the 10-acre threshold and not currently designated as agricultural resource lands include areas east of Paterson, areas north of Plymouth, and land throughout the highway corridor. Many of these lands do not have suitable soils for cultivation without management, or they are already reserved as public or open spaces.

Nearby Urban Growth Areas, Settlement Patterns, Land Use, Land Values, and Development Permits

Some areas were included as agricultural lands when these lands included irrigation systems, permanent crops, and other evidence of ongoing agricultural land use, if they were larger parcels, and had a mix of rural residential and smaller agricultural operations around them with no clear land use settlement or higher intensity uses nearby. These lands were often adjacent to other agricultural lands. Other areas, including larger parcels in some cases, were considered for reclassified from GMA Agriculture to other designations if they were more marginal farm ground (typically dryland) and adjacent to areas developing that had experienced recent or ongoing higher intensity or urban land use settlement, associated higher land values, and also had roads and utilities in relative close proximity, as described further below. The areas demonstrating this kind of growth and development/intensity of nearby land uses to agricultural lands are the Southridge area, Badger Canyon, higher intensity residential development in Finley, and development south of Badger Mountain in South Richland.

Land Enrolled in Conservation Reserve Program or Conservation Land

Land in CRP or conservation land may or may not mean that a land has long-term commercial significance. In some cases, land may return from CRP or conservation and have long-term commercial significance; in other cases, the land is in CRP or conservation because it is not viable to farm the land. Figure 8 maps the land noted as CRP or conservation land in Benton County.

Prime Farmlands

Some farmlands are designated as farmland of statewide importance or farmland of unique importance. These areas are mapped in Figure 9. Statewide important and unique important farmland are reviewed with previous elements listed to determine if any areas should be designated as agricultural resource land.

Some areas near Finley, areas south of Richland, and areas between the northern area of West Richland and Richland are noted as farmlands of statewide importance.

Pesticide Restrictions

Benton County has restrictions to certain pesticide applications. Some areas have more stringent restrictions than others, which include prohibition of aerial application of insecticides labeled with the signal words "danger/poison" and restricted use herbicides (WAC 16-230-810). These areas are specifically located in the Northeast Horse Heaven Hills and reduce the potential of being long-term commercially viable due to the potential of added costs of hand-applying pesticides or reduced yield from not applying pesticides. While as a stand-alone factor, this may not result in removal of land classified as long-term commercially significant, it can be one additional factor in areas where lower yields typically occur could tip the balance away from designating an area as long-term commercially significant.

Public Facilities and Proximity to Markets

Most areas in Benton County have sufficient facilities available to the public for transportation of agricultural goods such that they are not limiting to long-term commercial significance. Some areas were considered for reclassification from GMA Agriculture to other designations if they had public facilities such as urban water and sewer systems nearby and available, and a relatively dense network of public roads also available. These areas include the Southridge area, Badger Canyon, and the area south of Badger Mountain.

In terms of proximity to markets, most areas are relatively close to markets such that this element does not limit an area's long-term commercial significance.

Tax Status

Tax status for lands analyzed were unremarkable. The tax status for the areas reviewed and considered for agricultural land removal includes residential vacant lots, limited use areas, mobile homes, rural residential, dry agricultural land, and pasture.

Food Security

WAC 365-190-050(4) states that "counties may consider food security issues, which may include providing local food supplies for food banks, schools and institutions, vocational training opportunities in agricultural operations, and preserving heritage or artisanal foods (WAC 365-190-050(4)).

Benton County does not explicitly consider food security issues as Benton County is a net exporter of agriculture; however, this element was reviewed to ensure food security is not a concern for the area.

Sufficiency

WAC 365-190-050(5) states that "the process should result in designating an amount of agricultural resource lands sufficient to maintain and enhance the economic viability of the agricultural industry in the county over the long term; and to retain supporting agricultural businesses, such as processors, farm suppliers, and equipment maintenance and repair facilities" (WAC 365-190-050(5)).

In addition to agricultural resource land, Benton County has proposed adding a new land designation called Rural Resource land. This land is less dense than previous land designations (typically changing from 5-acre to 20-acre minimums), preserving agriculture and range lands generally on steeper and north-facing sloped lands, and expanding the areas where agriculture production can occur. This new designation is a variation of an innovative zoning approach as referenced in introductory information above.

To ensure the sufficiency of agricultural resource lands, an area comparison will be made of agricultural resource areas designated for removal and new agricultural resource area designations.

Local Importance

WAC 365-190-050(5) states that "counties...may further classify additional agricultural lands of local importance. Classifying additional agricultural lands of local importance should include, in addition to general public involvement, consultation with the board of the local conservation district and the local committee of the farm service agency" (WAC 365-190-050(5)).

Benton County has two American Viticultural Areas (AVAs) fully within the county boundaries and two AVAs partially located in the county boundaries. Figure 10 maps the AVAs located fully within Benton County.

Much of the AVAs are already designated as agricultural resource lands; it is recommended that these areas not be removed from designation.

Findings and Conclusions

Using the information presented in the previous sections, multiple areas in the County may be considered for reclassification. In general, it is important to maintain continuity in agricultural resource land designation; unless there are sufficient reasons that the agricultural resource land should be de-designated, land should remain as agricultural resource land to protect the resource. Therefore, many areas that may not be as suitable as agricultural land may remain within agricultural resource land designation due to its proximity to lands of other types.

Additionally, there are many areas that have potential to be removed from designation in some analyses, but not others. For example, there are several areas north of Prosser that have small parcel sizes but are currently designated as agricultural resource land. However, these areas are irrigated lands with suitable soils, so it would not be appropriate to remove them from agricultural resource land designation.

The areas that should be removed from agricultural resource land designation are areas south of Richland, Kennewick, and West Richland. These areas are near population centers, adjacent to growing areas, proximate to utilities and roads, have low precipitation without irrigation, are outside of AVAs, and follow the recent settlement pattern of the County. Some of these areas also have more restrictive pesticide regulations. Together these considerations threaten or have already reduced the viability for the long-term commercial significance of the land as agricultural land, which fits the considerations noted in *Lewis County v Western Washington Growth Management Hearings Board* (2006).

Areas that should be added to agricultural resource land designation are areas south of Finley, west of Benton City, and near Prosser. These areas are currently farmed, are irrigated and often have permanent crops in place, are large parcels, exist outside of urban growth areas, and are near existing land that is already designated as agricultural resource land and other rural uses.

Additionally, approximately 7,130 acres are proposed to be changed from higher density current designations to Rural Resource. This change in designation will preserve these lands for rangeland uses and agricultural production opportunity areas, such as vineyards and orchards. This can be considered an innovative zoning technique that fits RCW 36.70A.177(1) as being designed to conserve agricultural lands and encourage the agricultural economy.

Based on the information and analyses in the previous sections, some areas are proposed to be added to the agricultural land designation, some areas are proposed to be removed from the agricultural land designation. The changes are shown in Figure 11. Details of areas proposed to be added are summarized in Table 1. Details of areas proposed to be removed are summarized in Table 2.

Table 1
Agricultural Resource Lands Proposed Additions

Township/Range/Section	Area (acres)	Previous Land Use Designation	Reason(s) for Addition
T09N R24E S20,29	67	General Commercial	Irrigated land, suitable soil type, large parcel size
T09N R24E S24	171	Light Industrial	Irrigated land, large parcel size, farmland of statewide importance
T09N R24E S29,30	68	Rural Lands 5	Irrigated land, suitable soil type, large parcel size
T09N R26E S10,11,14,15,17,20,24 T09N R27E S19,30	1,160	Rural Lands 5	Irrigated land, suitable soil type, large parcel size, farmland of statewide importance
T08N R30E S34	144	Rural Lands 5	Irrigated land, suitable soil type, large parcel size
T09N R24E S24,28 T09N R25E S19,20,28,29,33,34 T09N R26E S04,05,07,17,18,19,20 T10N R26E S26,35	2,338	Rural Lands 5	Irrigated land, suitable soil type, large parcel size, farmland of statewide importance
T08N R24E S07,08,09	457	Rural Lands 5	Irrigated land, suitable soil type, large parcel size
T07N R30E S12	20	Rural Lands 5	Irrigated land, suitable soil type, large parcel size, farmland of statewide importance
T08N R30E S28,29,30	588	Rural Lands 5	Irrigated land, suitable soil type, large parcel size, farmland of statewide importance
T09N R26E S02,11	555	Rural Lands 5	Irrigated land, suitable soil type, large parcel size
T05N R27E S01 T05N R28E S06	483	Heavy Industrial	Irrigated land, suitable soil type, large parcel size
Total area (acres)	6,051		

Table 2
Agricultural Resource Lands Proposed Removals

Township/Range/Section	Area (acres)	New Land Use Designation	Reason(s) for Removal
T06N R30E S13,23,24,26,27 T06N R31E S07,18	122	Public	Not suitable soil type, public access to river
T08N R27E S30	2	Public	Small parcel size, public
T08N R27E S02 T08N R28E S27 T08N R30E S32 T09N R27E S21	797	Rural Remote	Parcel size, non-irrigation with low precipitation, near population center/urbanizing areas, follows settlement patterns extending to south and west of Tri-Cities, next to areas increasing in property value
T08N R28E S13,24 T08N R29E S17,18,19,20,22,23,26,27	3,644	Rural Remote	Non-irrigation with low precipitation, near population center/urbanizing areas, follows settlement patterns extending to south and west of Tri-Cities, next to areas increasing in property value
Total area (acres)	4,565		

Areas proposed for addition include areas that are currently farmed, are irrigated, have a suitable soil type, and are large enough to be commercially viable in the long-term. They are generally located on the border of the existing designated agricultural resource land. Areas proposed for removal are generally located near population centers, transportation systems, and public services, and have potential for more intense use.

As shown in Table 1, the areas proposed to be added to agricultural resource land designation total about 6,050 acres, while Table 2 shows the areas proposed to be removed from agricultural resource land designation total 4,565 acres. This is a net increase of approximately 1,500 acres of designated agricultural resource land. Lands added are larger in size and are already irrigated on suitable soils, while lands removed have either small parcel size, are public access, or are non-irrigated with low average annual precipitation.

In addition to the net increase of 1,500 acres of designated agricultural resource land, about 7,130 acres are designed to be changed from denser land uses to rural resource land, which (as noted

previously) is less dense than previous land designations that can be used for farms, orchards, and other agricultural land use to preserve agricultural lands.

These recommended changes follow the goals of the GMA in regard to agricultural lands. As noted in *Clark County v. Western Washington Growth Management Hearings Board* (2011), “[a] significant goal of the GMA is to identify, maintain, enhance, and conserve agricultural lands. See RCW 36.70a.020(8).” With the increase in agricultural resource land designation, removal of land that does not have long-term commercial significance, and a new land designation of rural resource land, these changes help maintain the GMA goals for agricultural lands.

References

Christensen, J., 2016. Re: Comments Regarding the GMA-AG Designation for the UGA Expansion Area. Memo to Benton County Planning Commission. October 16, 2016.

Clark County v. Western Washington Growth Management Hearings Board, 2011. Division II Appellate Court. No. 39564-1-II. Available online at <http://courts.mrsc.org/appellate/161wnapp/161wnapp0204.htm>. Decided April 13, 2011.

Duncan, B., 2017. Re: Benton County Soils Production – Comprehensive Planning. Email communication to A. Hill, Anchor QEA. June 26, 2017.

Lewis County v. Western Washington Growth Management Hearings Board, 2006. Supreme Court of Washington, En Banc. No. 76553-7. Available online at <http://caselaw.findlaw.com/wa-supreme-court/1256683.html>. Decided August 10, 2006.

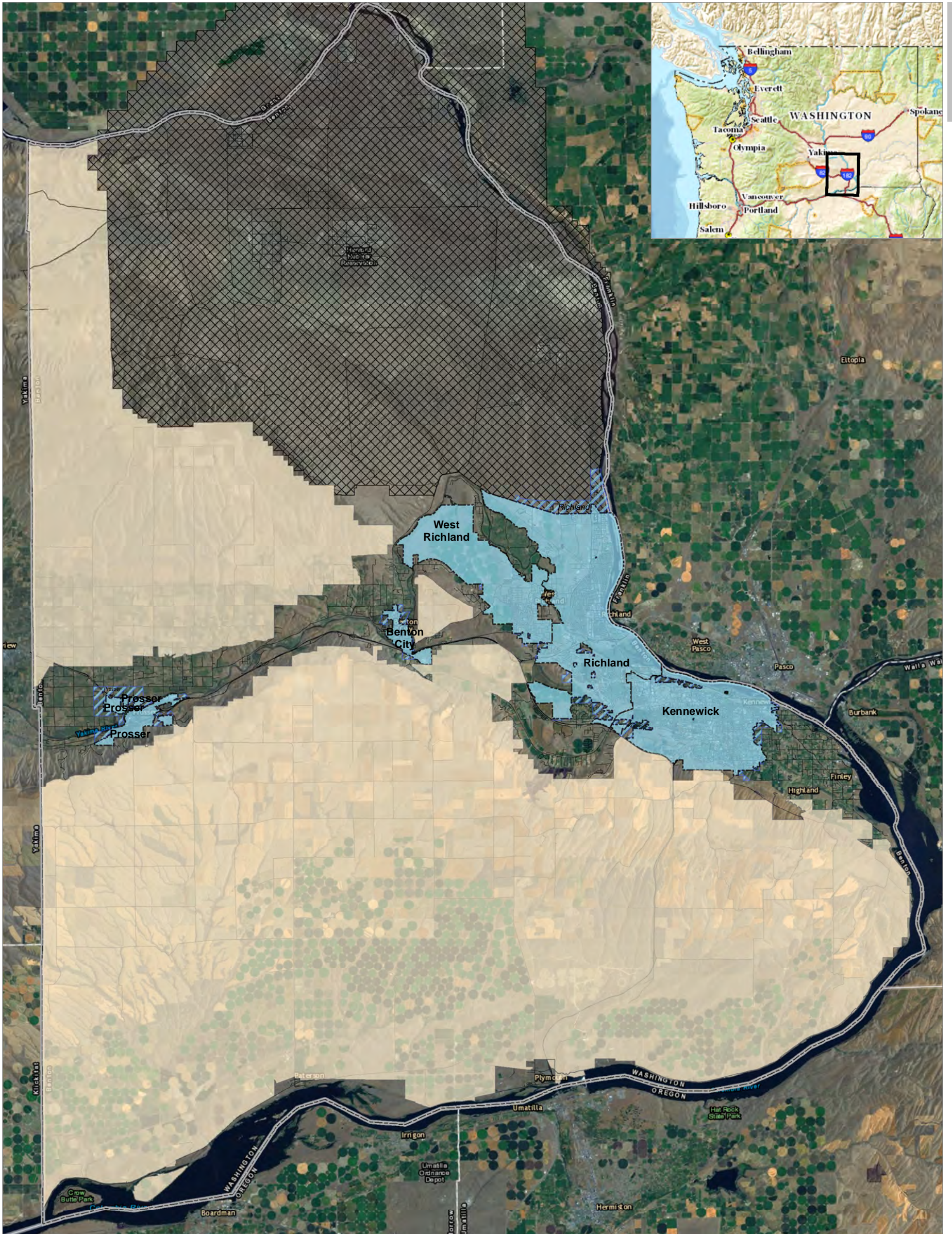
Revised Code of Washington (RCW) 36.70A. Available online at <http://app.leg.wa.gov/RCW/default.aspx?cite=36.70A>. Accessed May 26, 2017.

Washington Administrative Code (WAC) 16-230. Available online at <http://app.leg.wa.gov/WAC/default.aspx?cite=16-230>. Accessed June 5, 2017.

Washington Administrative Code (WAC) 365-190. Available online at <http://app.leg.wa.gov/WAC/default.aspx?cite=365-190>. Accessed May 26, 2017.

Washington State University AgWeatherNet. Available online at <http://weather.wsu.edu/>. Accessed May 26, 2017.

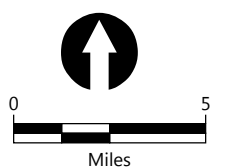
Figures



- LEGEND:**
- Roads
 - City Limits
 - UGA
 - County Boundary
 - Hanford Site

- Land Use (2011)**
- District**
- GMA AG

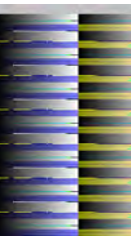
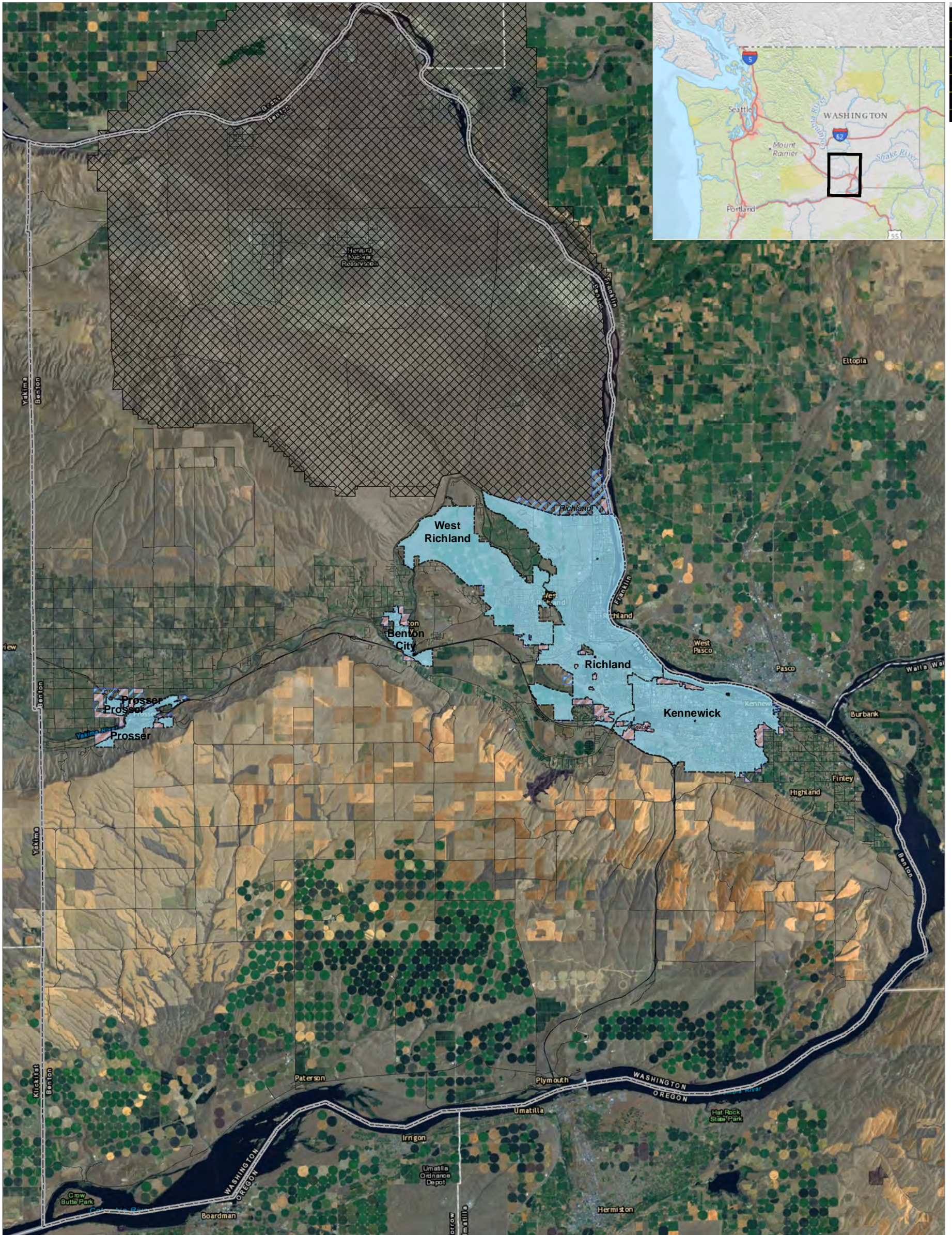
NOTE(S):



Publish Date: 2017/05/25, 1:20 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\ExistingLandUse.mxd



Figure 1
Existing Designated Agricultural Resource Lands and City Planning Areas
 Benton County
 Agricultural Resource Land Reclassification



LEGEND:

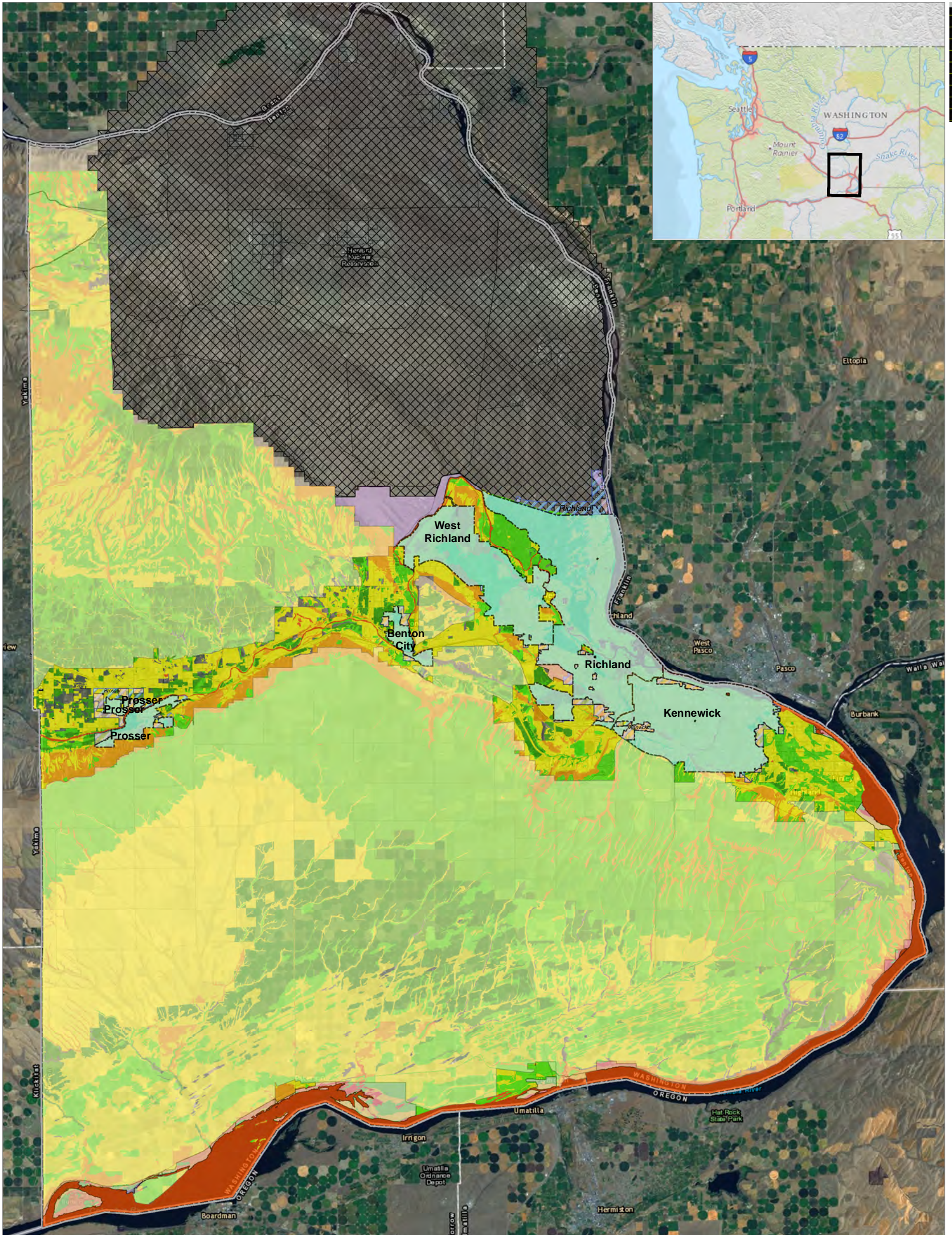
- Roads
- City Limits
- UGA
- County Boundary
- Hanford Site

Land Use (2011)

- District
- UGA

NOTE(S):





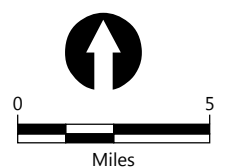
LEGEND:

- Roads
- City Limits
- UGA
- County Boundary
- Hanford Site

- Land Use (2011)**
- District**
- PARK DISTRICT
 - UGA
 - GMA AG

- Capability Class**
- Suitable - Class 2
 - Suitable - Class 3
 - Suitable - Class 4
 - Suitable with Management - Class 6
 - Suitable with Management - Class 7
 - Non-suitable - Class 8

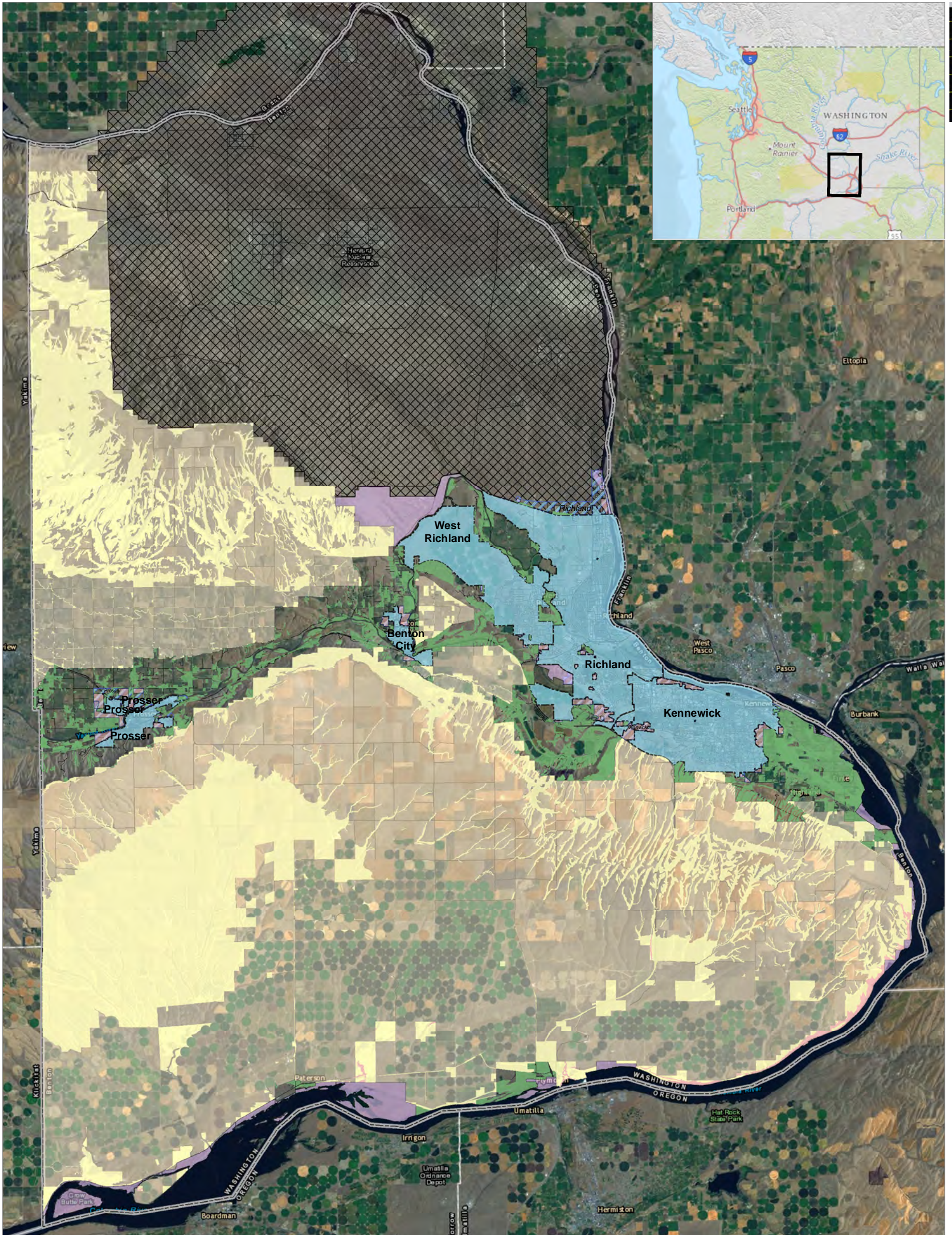
NOTE(S):



Publish Date: 2017/07/12, 3:01 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig3-LandCapability-2017_07_12.mxd

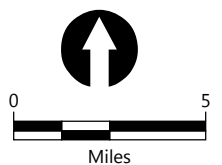


Figure 3
NRCS Capability Class
 Benton County
 Agricultural Resource Land Reclassification



LEGEND:

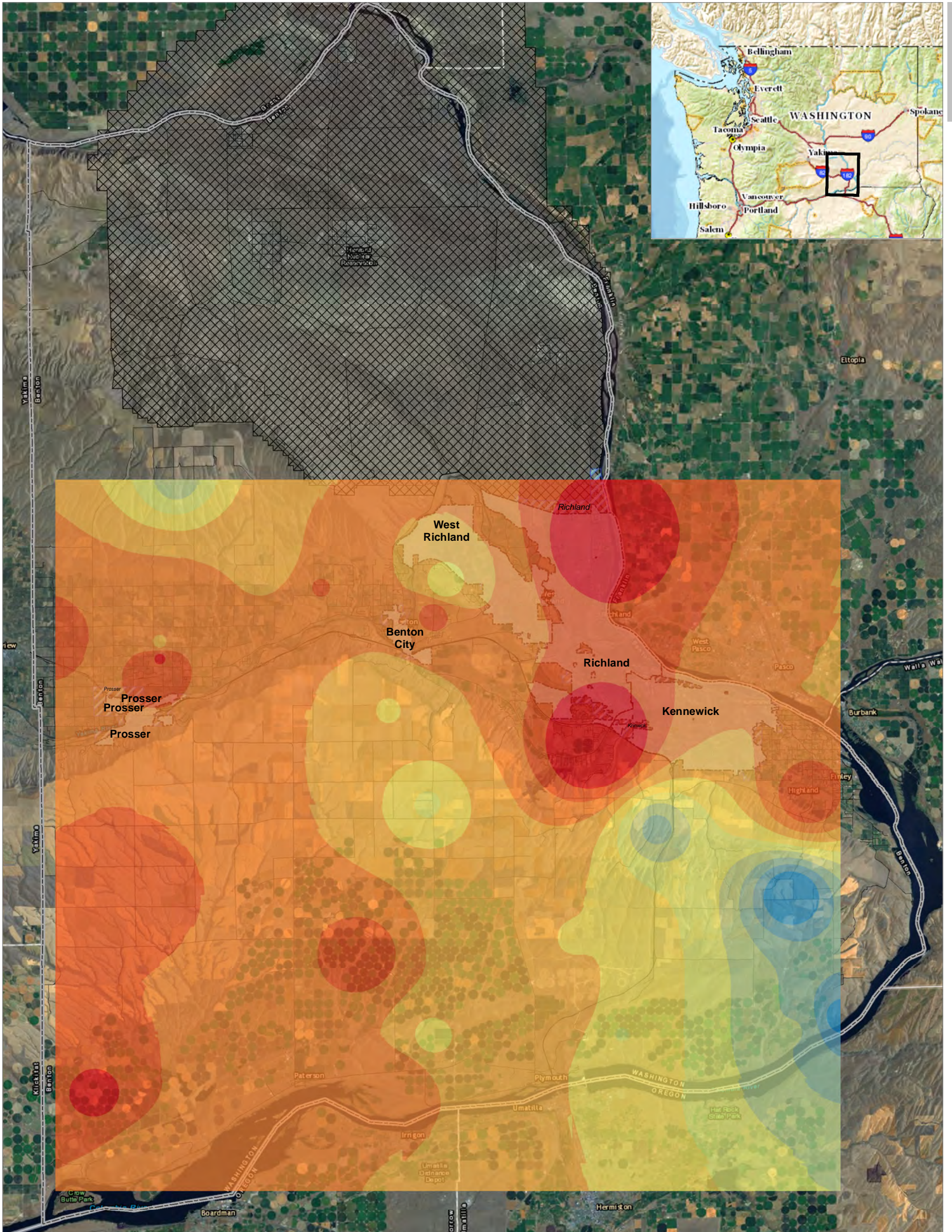
- | | | |
|-------------------|------------------------|---|
| — Roads | Land Use (2011) | ■ Suitable capability not in GMA AG |
| ■ City Limits | District | ■ Suitable capability with management in GMA AG |
| ■ UGA | ■ PARK DISTRICT | ■ Non-suitable capability in GMA AG |
| ■ County Boundary | ■ UGA | |
| ■ Hanford Site | ■ GMA AG | |



Publish Date: 2017/07/12, 4:02 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig4-LandCapability_Breakout-2017_07_12.mxd



Figure 4
Capability/Land Use Potential Mismatch Areas
 Benton County
 Agricultural Resource Land Reclassification

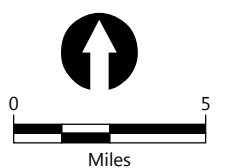


LEGEND:

- Roads
- City Limits
- UGA
- County Boundary
- Hanford Site

Interpolated Annual Precipitation (9-Year Average)

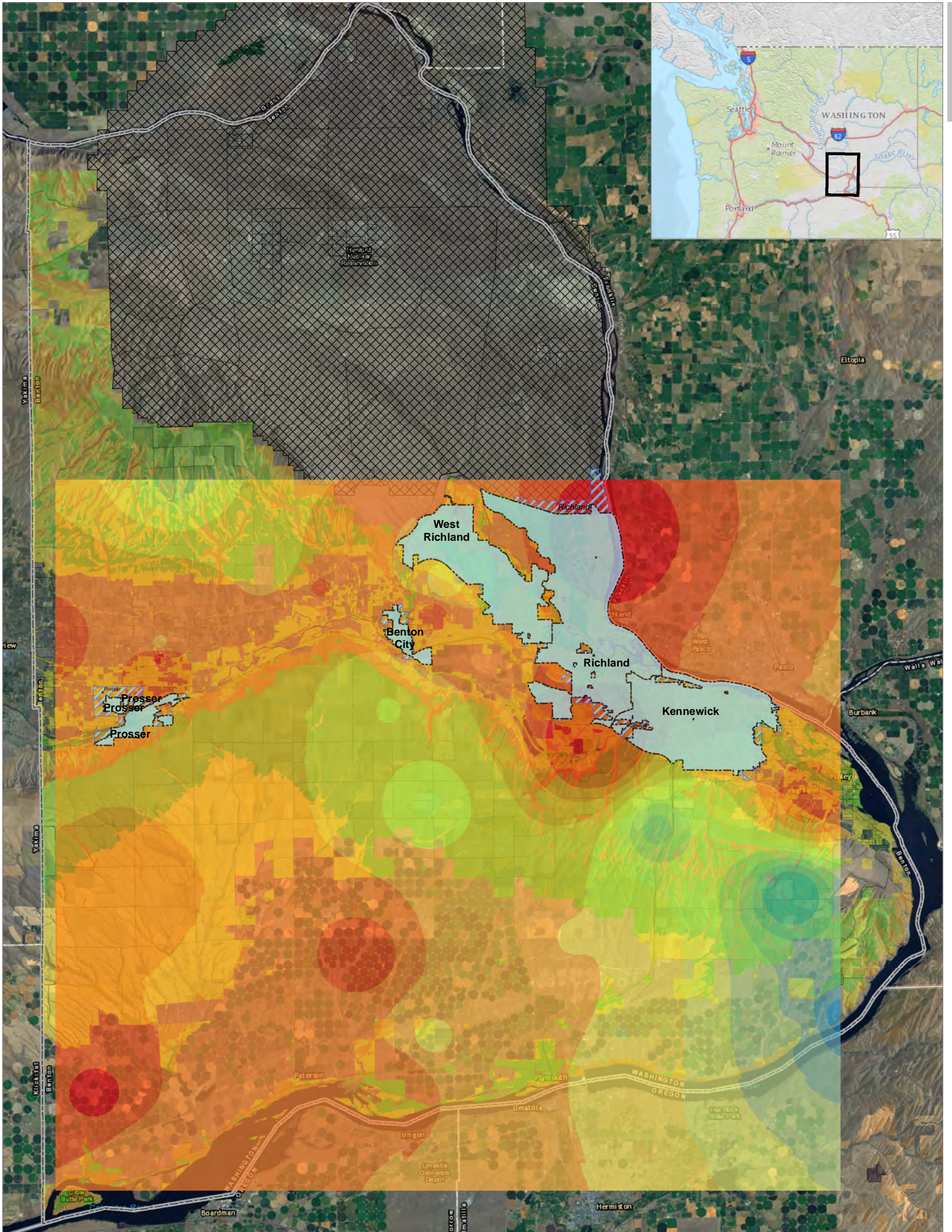
- less than 6"
- 6-6.5"
- 6.5-7"
- 7-7.5"
- 7.5-8"
- 8-8.5"
- 8.5-9"
- 9-9.5"
- 9.5-10"
- above 10"



Publish Date: 2017/05/25, 5:45 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig5-PrecipitationInterpolation.mxd



Figure 5
Annual Average Precipitation Analysis
 Benton County
 Agricultural Resource Land Reclassification



LEGEND:

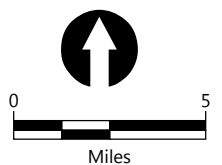
- Roads
- City Limits
- UGA
- County Boundary
- Hanford Site

Non-irrigated Land Capability

- Suitable - Class 2
- Suitable - Class 3
- Suitable - Class 4
- Suitable with Management - Class 6
- Suitable with Management - Class 7

Interpolated Annual Precipitation (9-Year Average)

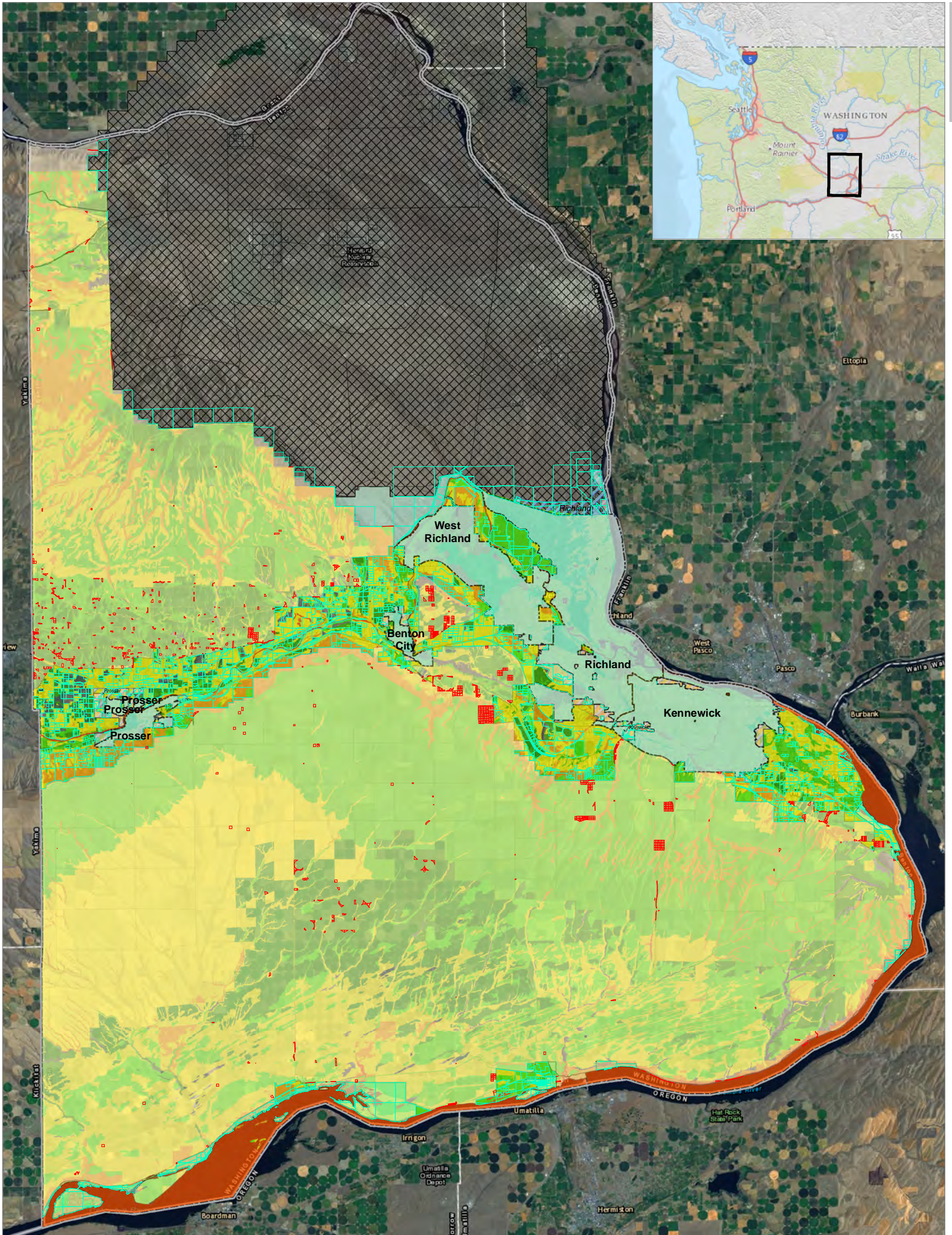
- less than 6"
- 6-6.5"
- 6.5-7"
- 7-7.5"
- 7.5-8"
- 8-8.5"
- 8.5-9"
- 9-9.5"
- 9.5-10"
- above 10"



Publish Date: 2017/07/13, 2:00 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig6-Precipitation-NonIrrigatedSuitable-2017_07_12.mxd



Figure 6
Precipitation and Non-irrigated Lands Suitable for Cultivation
 Benton County
 Agricultural Resource Land Reclassification



LEGEND:

- Roads
- City Limits
- UGA
- County Boundary
- Hanford Site
- Parcels below 10 acres in GMA AG
- Parcel above 10 acres not in GMA AG

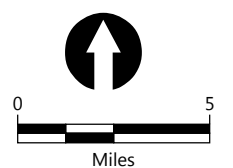
Land Use (2011)

- District**
- PARK DISTRICT
 - UGA
 - GMA AG

Capability Class

- Suitable - Class 2
- Suitable - Class 3
- Suitable - Class 4
- Suitable with Management - Class 6
- Suitable with Management - Class 7
- Non-suitable - Class 8

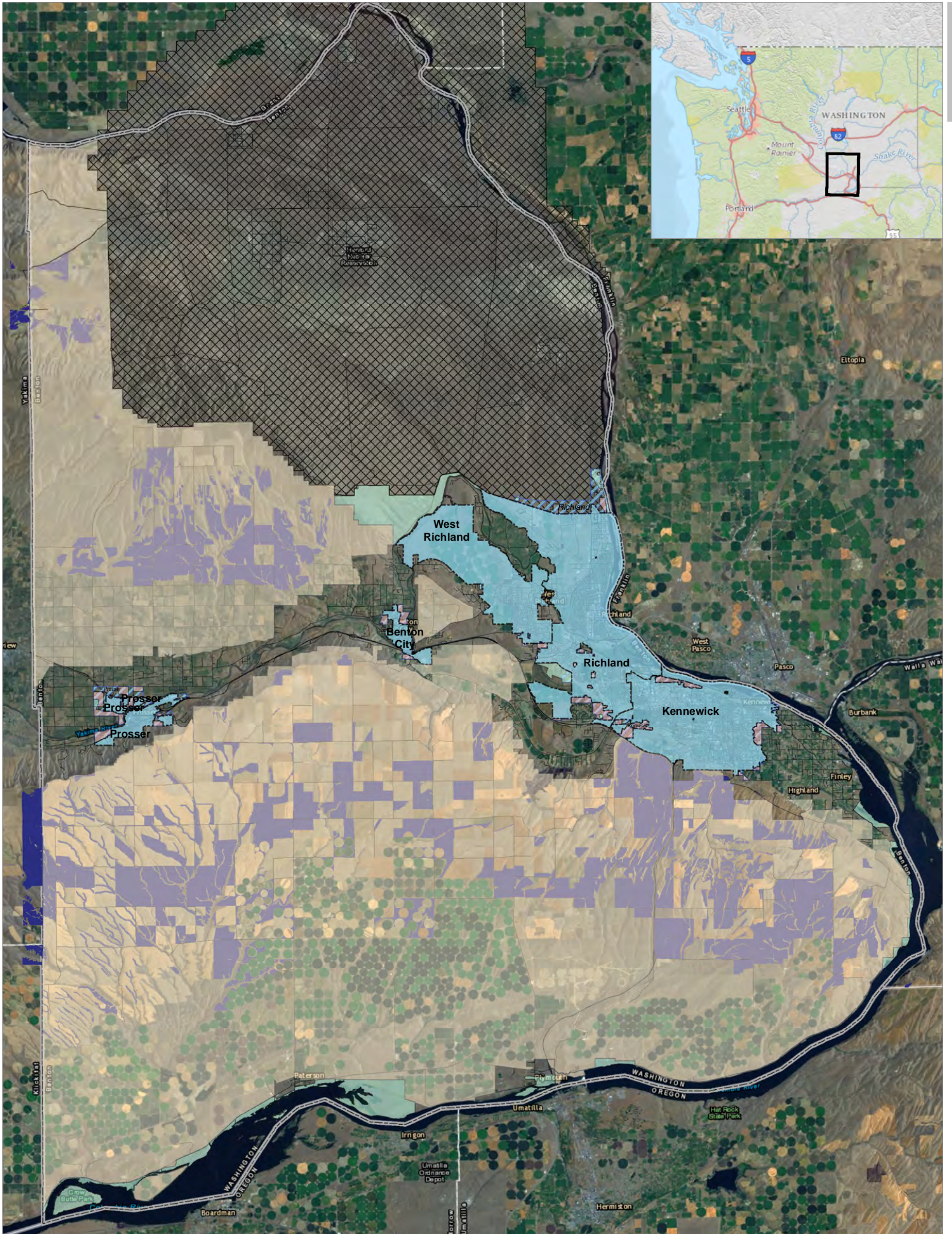
NOTE(S):



Publish Date: 2017/07/13, 2:22 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig7-ParcelSize_LandCapability-2017_07_12.mxd



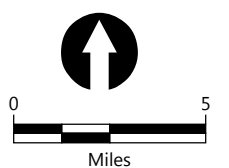
Figure 7
Parcel Size Analysis
 Benton County
 Agricultural Resource Land Reclassification



- LEGEND:**
- Roads
 - City Limits
 - UGA
 - County Boundary
 - Hanford Site
 - Crop Type**
 - CRP/Conservation

- Land Use (2011)**
- District**
- PARK DISTRICT
 - UGA
 - GMA AG

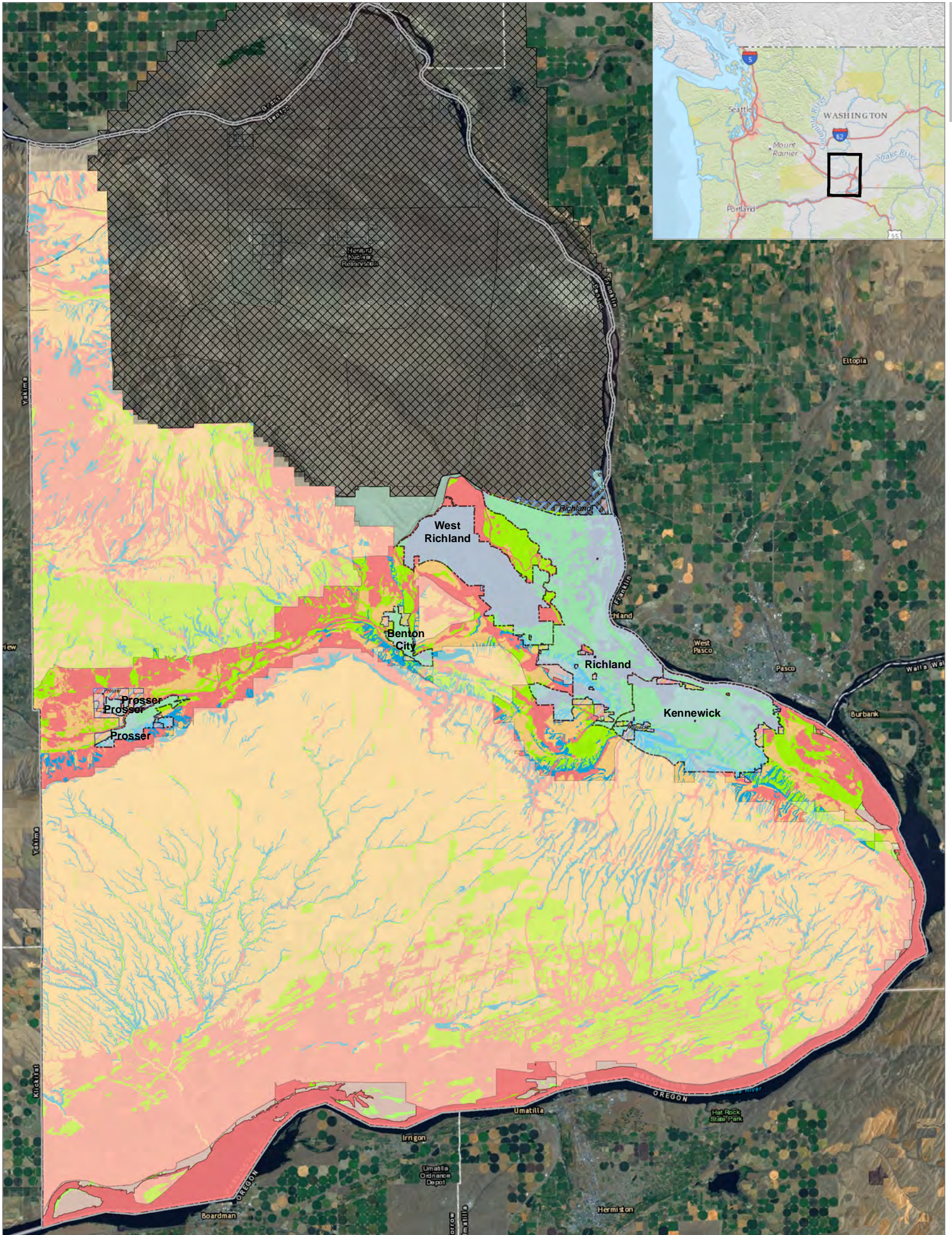
NOTE(S):



Publish Date: 2017/07/13, 2:58 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig8-CRP.mxd

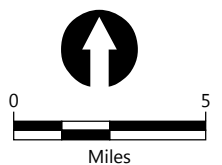


Figure 8
Lands in CRP/Conservation
 Benton County
 Agricultural Resource Land Reclassification

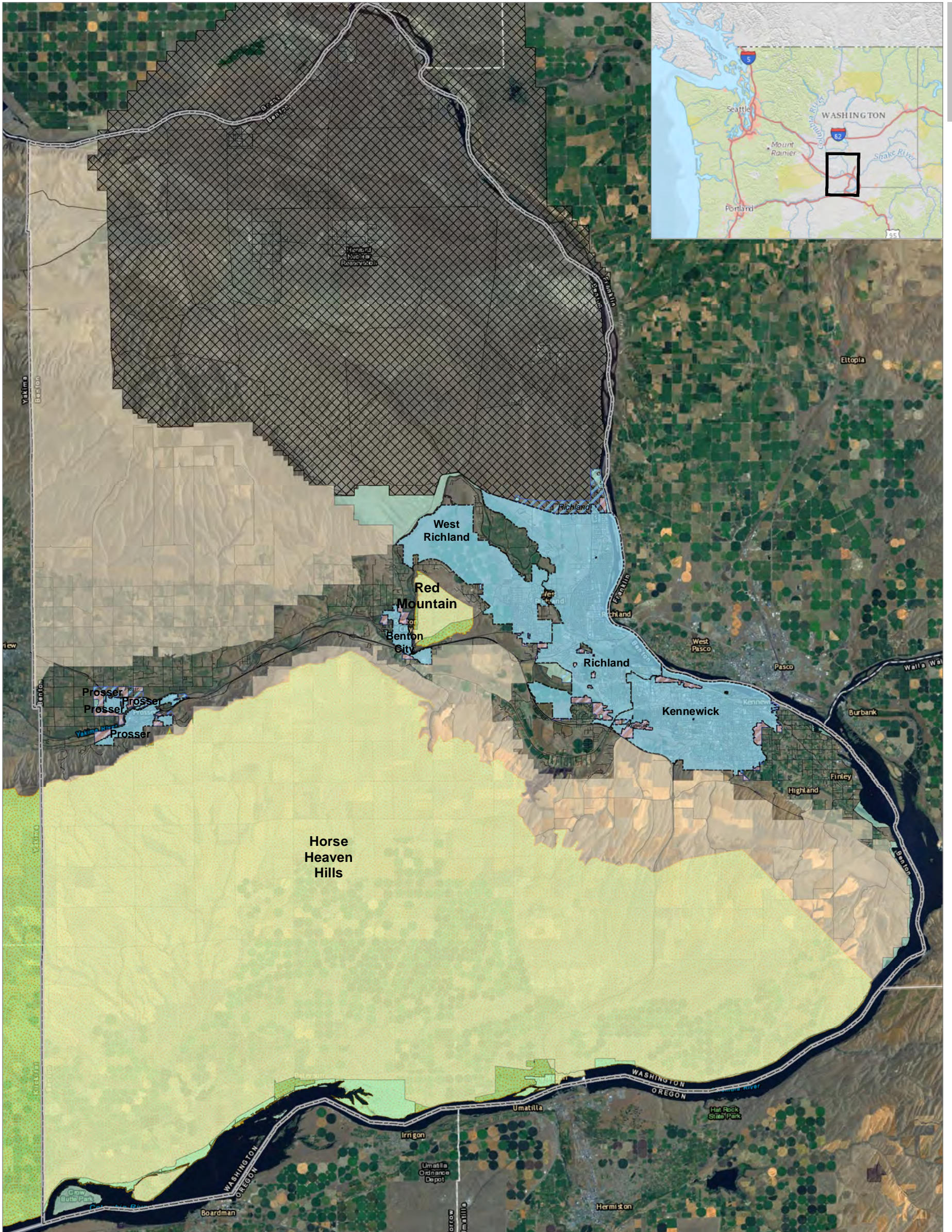


LEGEND:

- | | | |
|-----------------|------------------------|-------------------------------------|
| — Roads | Land Use (2011) | Soils - Farmland Designation |
| City Limits | District | Farmland of statewide importance |
| UGA | PARK DISTRICT | Farmland of unique importance |
| County Boundary | UGA | Not prime farmland |
| Hanford Site | GMA AG | Prime farmland if irrigated |



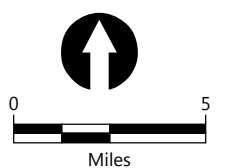
Publish Date: 2017/07/13, 5:31 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig9-PrimeFarmlandDesignation.mxd



LEGEND:

- Roads
- City Limits
- UGA
- County Boundary
- Hanford Site
- American Viticultural Area (AVA)

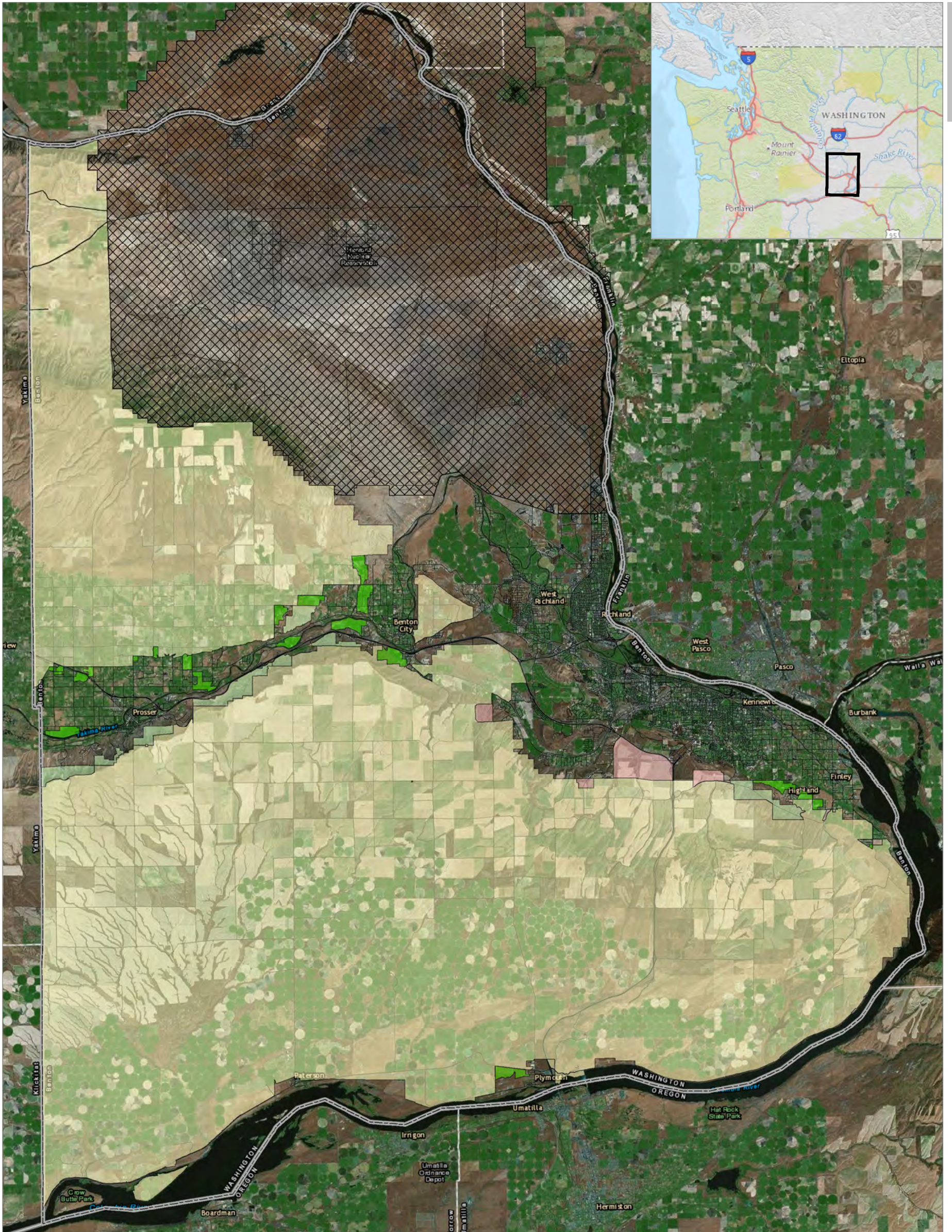
- Land Use (2011)**
- District**
- PARK DISTRICT
 - UGA
 - GMA AG



Publish Date: 2017/07/13, 5:49 PM | User: ahill
 Filepath: I:\Projects\Benton County\Comprehensive Plan Update\Data\Fig10-AVA.mxd



Figure 10
American Viticultural Areas
 Benton County
 Agricultural Resource Land Reclassification

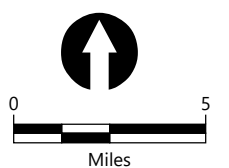


LEGEND:

- Roads
- ▭ County Boundary
- ⊠ Hanford Site

Change to Agricultural Resource Land Designations

- Addition
- No change
- Rural Resource
- Removal



Publish Date: 2017/10/26, 11:03 AM | User: ahill
 Filepath: \\fuj\Anchor\Projects\Benton County\Comprehensive Plan Update\Data\Fig11-Changes.mxd



Figure 11
Proposed Changes to Agricultural Resource Land Designations
 Benton County
 Agricultural Resource Land Reclassification

Table 3-1
Current Land Use in Benton County (City annexations updated 2019)

Land Use Type	Acres	Square Miles	Percent
Cities and Urban Growth Areas	72,488	112	7
Hanford	265,518	415	24
Hanford Reach	12,444	19	1
Unincorporated Area			
Growth Management Act Agriculture	649,081	1,014	59
Open Space Conservation	2,169	3	<1%
Public	15,563	24	1
Rural Lands 1	3,599	6	<1%
Rural Lands 5	66,479	103	6
Rural Lands 20	7,136	11	<1%
Community Center	450	1	<1%
Community Commercial	28	0	<1%
Interchange Commercial	338	1	<1%
General Commercial	83	0	<1%
Light Industrial	523	1	<1%
Heavy Industrial	2,238	4	<1%
Total Unincorporated Area	747,687	1,168	68
Total County Area	1,098,137	1,714	100

Source: Benton County GIS data

Table 3-3
Proposed Land Uses and Land Distribution in Benton County

Land Use Type	Acres	Square Miles	Percent
Cities and Urban Growth Areas	72,488	112	7
Hanford Site	265,518	415	24
Hanford Reach	12,444	19	1
Unincorporated Area			
Growth Management Act Agriculture	649,081	1,014	59
Open Space Conservation	2,169	3	<1%
Public	15,563	24	1
Rural Transition	3,599	6	<1%
Rural Remote	66,479	103	6
Rural Resource	7,136	11	<1%
Rural Community Center	450	1	<1%
Rural Commercial	449	1	<1%
Rural Industrial	2,761	4	<1%
Total Unincorporated Area	747,687	1,168	68
Total County Area	1,098,137	1,714	100

Source: Benton County GIS data

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350



Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

PCM 1.8

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING before the Benton County Planning Commission, in the matter of proposed 2019 annual amendments to the Benton County Comprehensive Plan; pursuant to Washington State Planning Law RCW 36.70A.130.

NOTICE IS HEREBY GIVEN that public comment will be taken on the proposed amendment to the Benton County Comprehensive Plan on Tuesday, November 12, 2019 at 6:00 p.m., in the Benton County Planning Annex Hearing Room at 1002 Dudley Avenue in Prosser.

File CPA 2019-001 is a request by the City of Kennewick to amend its Urban Growth Area (UGA) to add approximately 279.53 acres to be designated for industrial uses. The 279.53 acres includes approximately 56.70 acres of existing road right of way. The property within the application is located South of I-82 and East of the I-82 and SR 395 Interchange and is located along Christianson Road in the South Half of the SE Quarter of the SW Quarter of Section 17 and the NE Quarter of the SW Quarter of the SE Quarter of the SW Quarter and the SE Quarter of Section 18, Township 8 North, Range 29 East, W.M. Parcel # 1-1889-200-0001-005.

SAID PROPOSAL has been reviewed under the requirements of SEPA (RCW 43.21C). The City of Kennewick adopted an Existing Determination of Non-Significance for the 2012 UGA Expansion that was issued on September 26, 2012.

Comments regarding the proposed amendment or SEPA determination of the proposal may be made at the above-mentioned hearing, submitted in writing to the Benton County Planning Department; P.O. Box 910, Prosser, WA 99350; or sent via email to planning.department@co.benton.wa.us. Written comments must be received by 5:00 p.m. on November 8, 2019. Information regarding the amendment proposal may be obtained free of charge by calling the Benton County Planning Department at (509) 786-5612 or viewing on our website at <http://tinyurl.com/CPAAnnual>.

It is Benton County's policy that no qualified individual with a disability shall by reason of such disability be excluded from participation in public meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the ADA Coordinator or the Benton County Planning Department at the above stated phone numbers and/or address no later than 48 hours prior to the date of the meeting. The Request for Reasonable Accommodation form is available online at www.co.benton.wa.us or from the Planning Department.

Dated this 22nd day of October 2019.

Martin Sheeran, Chairman

Benton County Planning Commission

Jerrold MacPherson, Planning Manager
Benton County Planning Dept.

A handwritten signature in blue ink, appearing to read "J MacPherson", is written over the name and title of the Planning Manager.

PUBLISH: October 30, 2019

Benton County Planning Department
2019 Comprehensive Plan Amendment Docket

The 2019 Benton County Comprehensive Plan amendment cycle for the review of proposed amendments begins with the docketing of proposals. The County has received the following application proposal for amendment to the Benton County Comprehensive Land Use Plan:

UGA PROPOSAL:

File CPA 2019-001 is a request by the City of Kennewick to amend its Urban Growth Area (UGA) to add approximately 279.53 acres to be designated for industrial uses. The 279.53 acres includes approximately 56.70 acres of existing road right of way. The property within the application is located South of I-82 and East of the I-82 and SR 395 Interchange and is located along Christianson Road in the South Half of the SE Quarter of the SW Quarter of Section 17 and the NE Quarter of the SW Quarter of the SE Quarter of the SW Quarter and the SE Quarter of Section 18, Township 8 North, Range 29 East, W.M. Parcel # 1-1889-200-0001-005.

This application has been reviewed under the requirements of Title 16.14 of the Benton County Code and has been reviewed by the City Kennewick under the requirements of SEPA (RCW 43.21C). The Planning Department will initiate review and analysis of the application for consistency with the Growth Management Act and the Comprehensive Plan, including the adopted Benton County-Wide Planning Policies and prepare a staff report with a recommendation to the Planning Commission for approval or denial of the application. The Planning Commission will conduct an open record hearing and forward their recommendation to the Board of County Commissioners (BOCC). The BOCC will conduct an open record hearing to consider and act upon the Planning Commission recommendation. Final action on the proposed amendment is anticipated by September 1, 2019. Notification of the hearing will be published in advance; those interested in receiving a notice by mail or email regarding the above action may call the Benton County Planning Department: (509) 786-5612 (Prosser) or (509) 736-3086 (Kennewick). Information regarding the amendment process is available via the County website at <https://tinyurl.com/CPA2019-001>.

Jerrod MacPherson, Planning Manager
BENTON COUNTY PLANNING DEPARTMENT

PUBLISHED: January 11, 2019



PCM 1.10

STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

March 6, 2019

Jerrold MacPherson
Planning Manager
Benton County
1002 Dudley Avenue Planning Annex
Post Office Box 910
Prosser, Washington 99350

Dear Mr. MacPherson:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

County of Benton - Proposed amendment File CPA 2019-001 to amend the urban growth area to add approximately 279.53 acres to be designated for industrial uses. These materials were received on March 05, 2019 and processed with the Material ID # 25847.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services

Planning Department
 P.O. Box 910
 1002 Dudley Avenue
 Prosser, WA 99350



Phone (509) 786-5612
 Fax (509) 786-5629
 planning.department@co.benton.wa.us
 co.benton.wa.us

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

CPA File No. CPA 2019-001



NAME OF CITY: CITY OF KENNEWICK

MAILING ADDRESS: 210 W. 6TH AVE., KENNEWICK, WA 99336

CONTACT PERSON: ANTHONY MUAI

TELEPHONE: (509) 585-4386

EMAIL ADDRESS: ANTHONY.MUAI@CI.KENNEWICK.WA.US

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) **Address:** Unassigned.

Parcel number: 1-1889-200-0001-005

Legal Description: A Parcel of land lying in the South half of the Southeast Quarter, and the Southwest Quarter of Section 17; the Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, and the Southeast Quarter of Section 18, all in Township 8 North, Range 29 East of the Willamette Meridian, Benton County, Washington. Described as follows: Commencing at the Southeast corner of said Section 18, as established per Land Corner Record, as recorded with the Benton County Auditor under Auditor's File Number 2015-037320, records of Benton County, Washington; said corner being the True Point of Beginning; Thence North 83°37'57" West along the South line of said Section 18 a distance of 3357.18 feet; Thence North 25°16'18" East a distance of 2,114.55 feet to the Southerly right of way line of Washington State Highway 1-82; Thence along said highway right of way the following courses and distances, Thence South 62°24'29" East a distance of 250.93 feet; Thence South 71°16'08" East a distance of 355.58 feet; Thence South 71°37'38" East a distance of 202.99 feet; Thence South 74°51'01" East a distance of 710.27 feet; Thence South 80°16'17" East a distance of 706.12 feet; Thence South 82°39'46" East a distance of 500.40

feet; Thence South 80°22'19" East a distance of 1,382.95 feet; To a point of curvature with a tangent curve turning to the right, having a radius of 4,410.00 feet; thence along said curve, having an arc length of 2,888.96 feet, with a delta angle of 37°32'02", a chord bearing of South 61°36'18" East, and a chord length of 2,837.57 feet to the right of way for Christensen Road as established by the Highway right of way plans for I-82; Thence leaving said Highway right of way and preceding along the said right of way for Christensen Road the following courses and distances, Thence South 89°34'06" West a distance of 144.48 feet; To a point of curvature with a tangent curve turning to the right, having a radius of 1,910.00 feet; thence along said curve, having an arc length of 217.34 feet, with a delta angle of 06°31'11", a chord bearing of North 87°10'19" West, and a chord length of 217.22 feet to a non-tangent line; Thence South 87°59'08" West a distance of 390.23 feet; Thence North 83°54'43" West a distance of 90.41 feet; To a point of curvature with a tangent curve turning to the left, having a radius of 2,035.00 feet; thence along said curve, having an arc length of 231.56 feet, with a delta angle of 06°31'11", a chord bearing of North 87°10'19" West, and a chord length of 231.44 feet to a tangent line Thence South 89°34'06" West along a line that is parallel to and 35.00 feet Northerly of the South line of said Section 17 a distance of 156.09 feet; Thence South 00°25'54" East a distance of 35.00 feet to the South line of said Section 17; Thence South 89°34'06" West along the South line of said Section 17 a distance of 2,827.06 feet to the Southwest corner thereof, said corner being the said True Point of Beginning. Having an area of 9,706,359 square feet, **222.827 acres**. Subject to Benton County Right of Way for roads. Also subject to Easements and Restrictions of record, that may be disclosed in a title search of the property.

Together with adjacent Interstate 82 lying between the northern boundary of said parcel and the current City of Kennewick city limits, and together with adjacent Christensen Rd. right of way located adjacent to the southern boundary of said parcel. Having an area of approximately **56.703 acres**.

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:
The property is vacant land. It was once enrolled in the CRP program, but is no longer.

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

Rural Remote

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

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:

Kennewick has long had enough land to accommodate residential development until now. With the 2037 population projection of 112,044, it is expected that Kennewick will need an additional 1,000 acres to accommodate an additional 32,924 residents. Kennewick's land capacity analysis indicates that there is a shortage of land for Parks, Public Facilities, Schools, Industrial uses, Open Space and Public Service uses within Kennewick's Urban Growth Area. Even with excess commercial and residential land, there is still a need for additional lands to accommodate future growth.

The City has taken some steps to reclassify land to meet the 20 year demand, including the creation of the Urban Mixed Use zone which will allow residential and commercial uses outright in the same zone. This zone is implemented in Vista Field Redevelopment Area and the Bridge-to-Bridge/River-to-Railroad Revitalization Area, however housing in these areas will be determined by market demand and are not guaranteed. The previous land use designations in these areas have been Commercial. In addition, the bulk of residential lands available for development are encumbered by critical areas, namely geologically hazardous areas and wildlife habitat areas within the Southridge area. While these areas may still be developed, they are limited in their development capacity and pose challenges. Within the Southridge area alone, over 1,000 acres of critical areas encumber the land.

Kennewick desires industrial land to provide employment opportunities now and into the future that will diversify its economy. In 2016 Kennewick commissioned ECONorthwest to complete a regional industrial lands analysis in order to get a better sense of what types of industrial lands exist within the Tri-Cities region. The study found that while "the region has a large amount of vacant or underutilized industrial zoned land...there are few large desirable sites ready for development in the region" (*City of Kennewick Industrial Zoned Land Assessment*, 2016, pg. 3). Over the last 2 years the City of Kennewick has received 15 requests for information from the Washington State Department of Commerce for industrial lands meeting certain criteria. Of those 15, Kennewick was not able to respond to 10 of them. The characteristic that was common to each of those 10 requests was the acreage. Other limiting factors included the lack of appropriately zoned industrial lands near an interstate and the lack of large parcels zoned for heavy industrial activities (*TRIDEC Commerce RFIs*).

In 2013 Kennewick applied for an amendment to the City's urban growth boundary to realign it consistent with growth. The original proposal was to remove over 400 acres from the existing UGA and add approximately 4 acres that were inadvertently left out of the UGA. Ultimately approximately 240 acres were removed. The areas removed were comprised entirely of Low Density Residential designated lands where lots were large and past annexations were heavily opposed. This was done as part of an overall realignment strategy that provides an opportunity to expand the urban growth boundary to provide opportunities for industrial development. At that time, the full realignment was not possible because a previous expansion request into this same area had been appealed to the Growth Management Hearings Board and a decision had not been issued.

It has been suggested in the past that the City re-designate lands in the Southridge area for industrial use. While that would be nice based on looking at a map, as stated earlier there are constraints on much of the property in that area due to critical areas, specifically erosion hazard areas and steep slopes, making development a challenge for large scale industrial development that typically requires large quantities of relatively flat land. In addition, much of this land is adjacent to existing residential development which is highly incompatible with industrial development. With these constraints, simply re-designating residential land in the Southridge area for industrial purposes is not effective. For these reasons, the City is proposing the expansion of its urban growth area to provide opportunities for industrial development.

This proposal implements ED Goal 3 of the Benton County Comprehensive Plan which states "Provide areas for the location of light and environmentally acceptable heavy industrial uses, while minimizing impacts on surrounding rural uses" and is supported by Policies 2 and 4 (pg. 23) Specifically, Policy 2 states "Do not locate non-agricultural related industry on "GMA-Agriculture" designated land". Policy 4 states "Encourage light and heavy industrial uses to locate in areas where: 1. Access can be provided by major transportation networks such as road, rail, air, and water; 2. Existing development is characterized by and/or compatible with industrial activity; 3. Utilities, including electric, gas, water, and sewer, can be adequately provided, either as extensions of municipal facilities (e.g., by service contract) or by on-site facilities".

This particular site is designated Rural Remote, not GMA Agriculture. This was one of the main issues with the City's previous application to amend the UGA. The site was once designated GMA-Agriculture, however that designation was put in place without any analysis to support its designation. Benton County recently went through an analysis of all of their lands outside of urban growth areas in order to assess their agricultural lands. This resulted in a net increase of GMA-Agricultural designated lands that are appropriate for and contain the characteristics necessary for them to be commercially viable in the long term. As part of that study, this area was redesignated from GMA-Agriculture to Rural Remote.

The City's desire to realign its adjacent UGA stems from a desire to diversify its economy by increasing the amount of industrial land with the qualities that would make it most attractive for development. As stated earlier, Kennewick receives several requests for information a year from WA Dept. of Commerce, but is unable to respond to the majority of them due to a lack of industrial lands with the necessary qualities. While there is available land within the region as a whole, most of these requests for information cannot meet the qualifications for these requests either. In response to ED Goal 3 and Policy 4, the proposed UGA modification being requested

opens the region up for more opportunities to respond and eventually draw in employment opportunities that are currently lacking by making available lands that meet many of the qualifications often sought after. This site has access to US 395 and Interstate 82. Plans for water and sewer are in place to serve the area. In addition natural gas and electricity are located just north of the site. North of the proposed area is existing small scale industrial development comprised mainly of contractor yards. The surrounding area is vacant and is some distance from any residential development. The nearest residential areas are separated from this area by canyons or Interstate 82 and existing industrial lands.

Of note are two specific goals of the Growth Management Act, specifically Goal 2 and Goal 8 in RCW 36.70A.020 (2) and (8). Goal 2 states: "Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development." The proposed addition to the urban growth area (UGA) is planned for industrial uses and the City is proposing an Industrial designation upon approval. There are adequate residential lands designated within the City's current UGA to meet the 20 year population increase, however, this excess does not provide the necessary acreage to meet the needs of this increase in all other aspects other than commercial lands. As stated earlier, it is not feasible to meet this demand through rezoning existing lands due to critical areas constraints, proximity to existing residential development. Goal 8 states: "Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses." This is no longer an issue as the land is not designated as agricultural resource lands. Benton County conducted a full review of all of their resource lands in 2017 in order to properly designate agricultural resource lands. This resulted in a net increase of close to 1500 acres of land classified as agricultural resource lands while removing that designation from lands that did not meet the criteria to be classified as such.

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

The following documents have been included in this application for reference purposes: *City of Kennewick Industrial Zoned Land Assessment*, *TRIDEC Commerce RFIs spreadsheet*, *Methods for the Buildable Lands Inventory* document created by ECONorthwest outlining the steps taken to identify lands to be used in the uniform formula outlined in Policy #4 of the Benton County Countywide Planning Policies.



Mayor's Signature

Don Britain

Printed Name

11/29/18

Date



Authorized City Representative

Marie E. Mosley

Printed Name

11/29/18

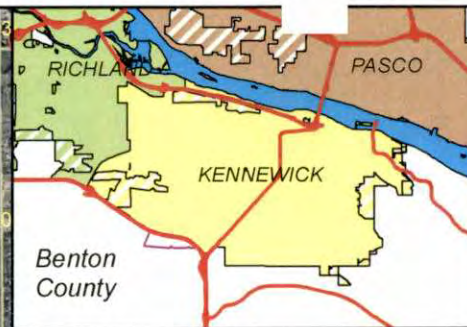
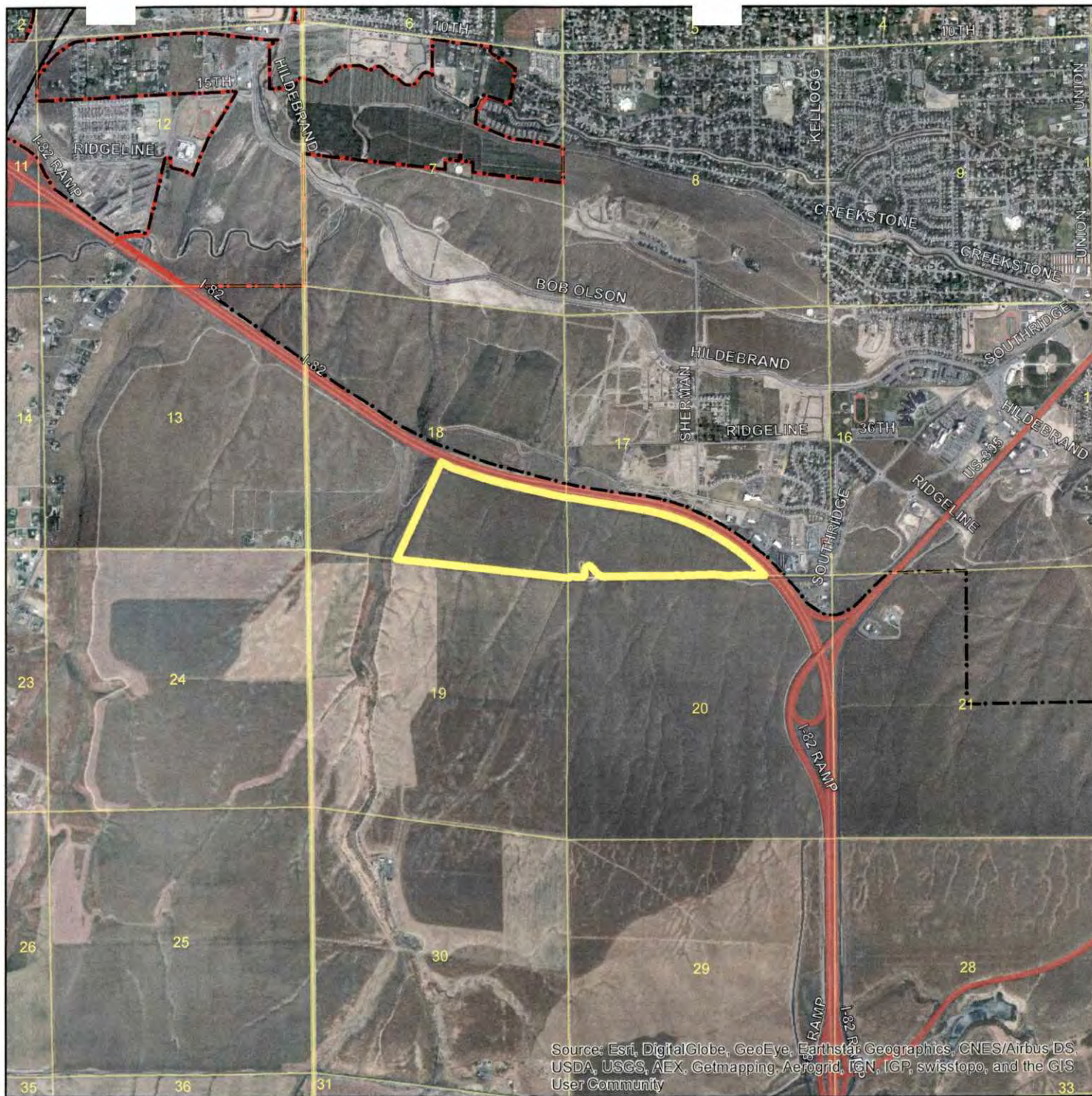
Date

ANY INFORMATION SUBMITTED TO THE BENTON COUNTY PLANNING DEPARTMENT 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.

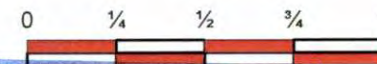
APPLICANT'S CHECKLIST FOR COMPLETENESS

- 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



Amendment Area Aerial Map

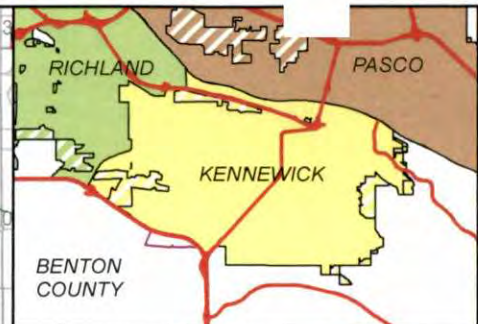
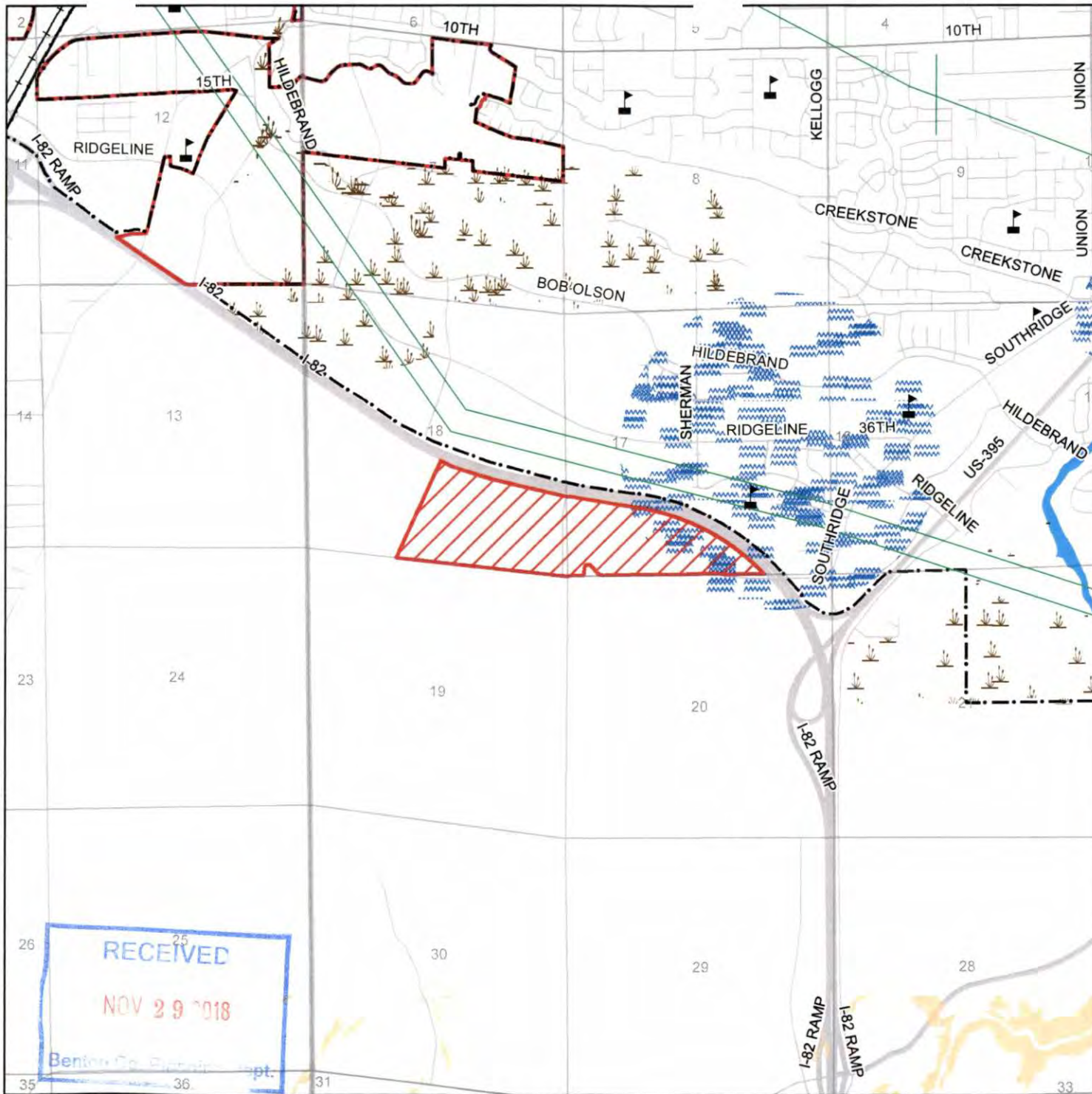
-  City Limits
-  Urban Growth Boundary
-  Realignment Area



RECEIVED
NOV 29 2018
Benton Co. Planning Dept.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

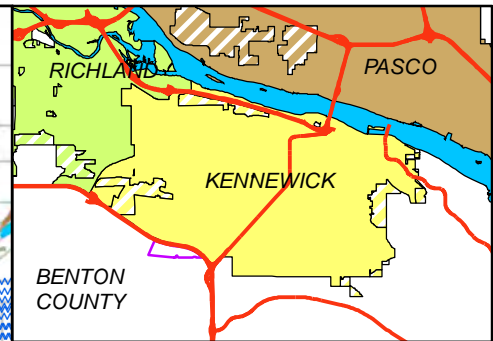
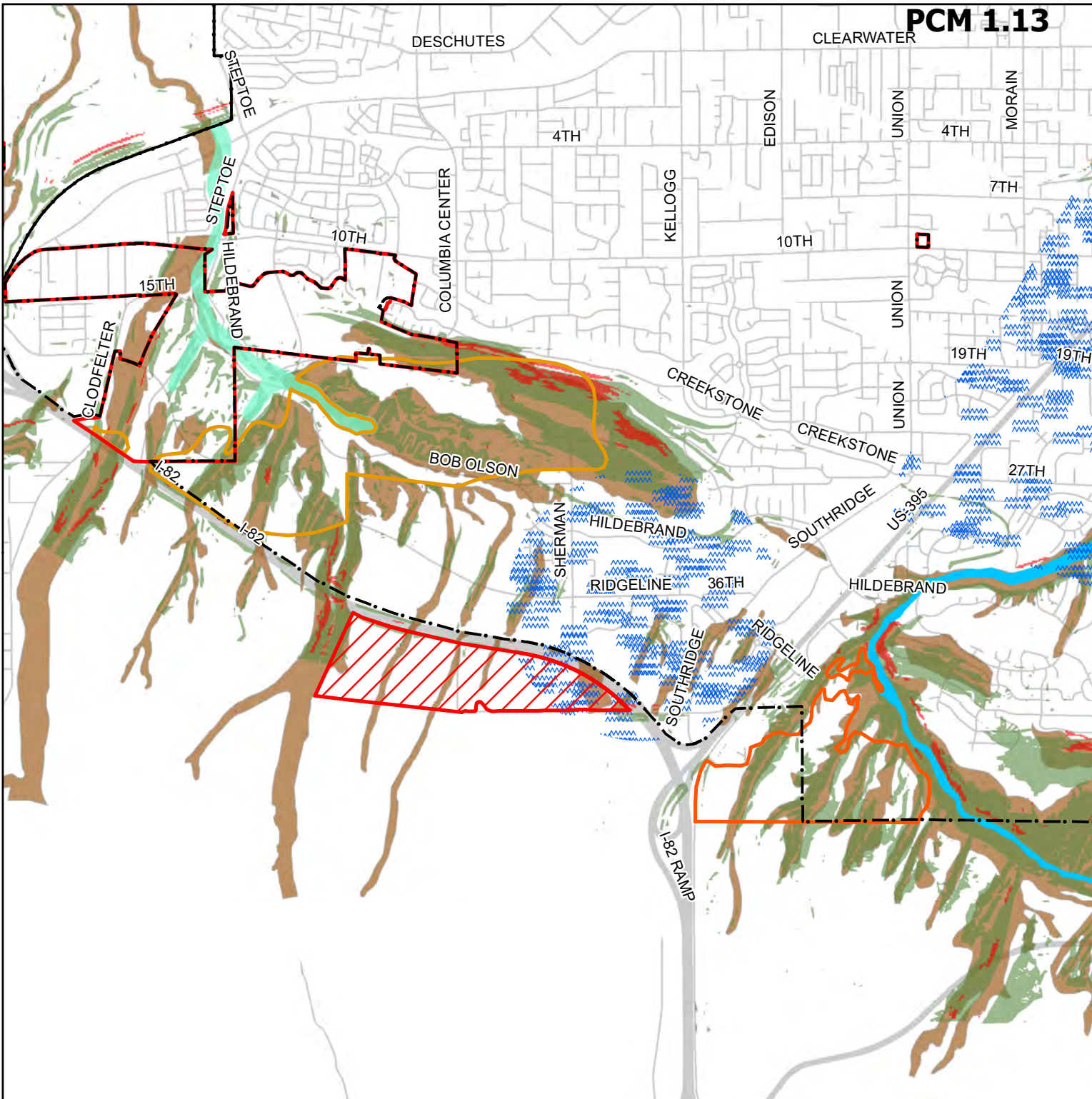


Amendment Area Site Map

- School
- Power Lines
- Critical Habitat
- City Limits
- Aquifer Recharge Area
- Combined Erosion Hazard & Steep Slope 15%
- Special Flood Hazard Area
- Current UGA Boundary
- Proposed UGA Boundary

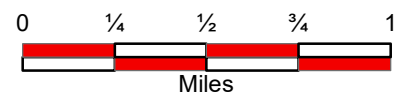


RECEIVED
NOV 29 2018
Benton Co. Planning Dept.

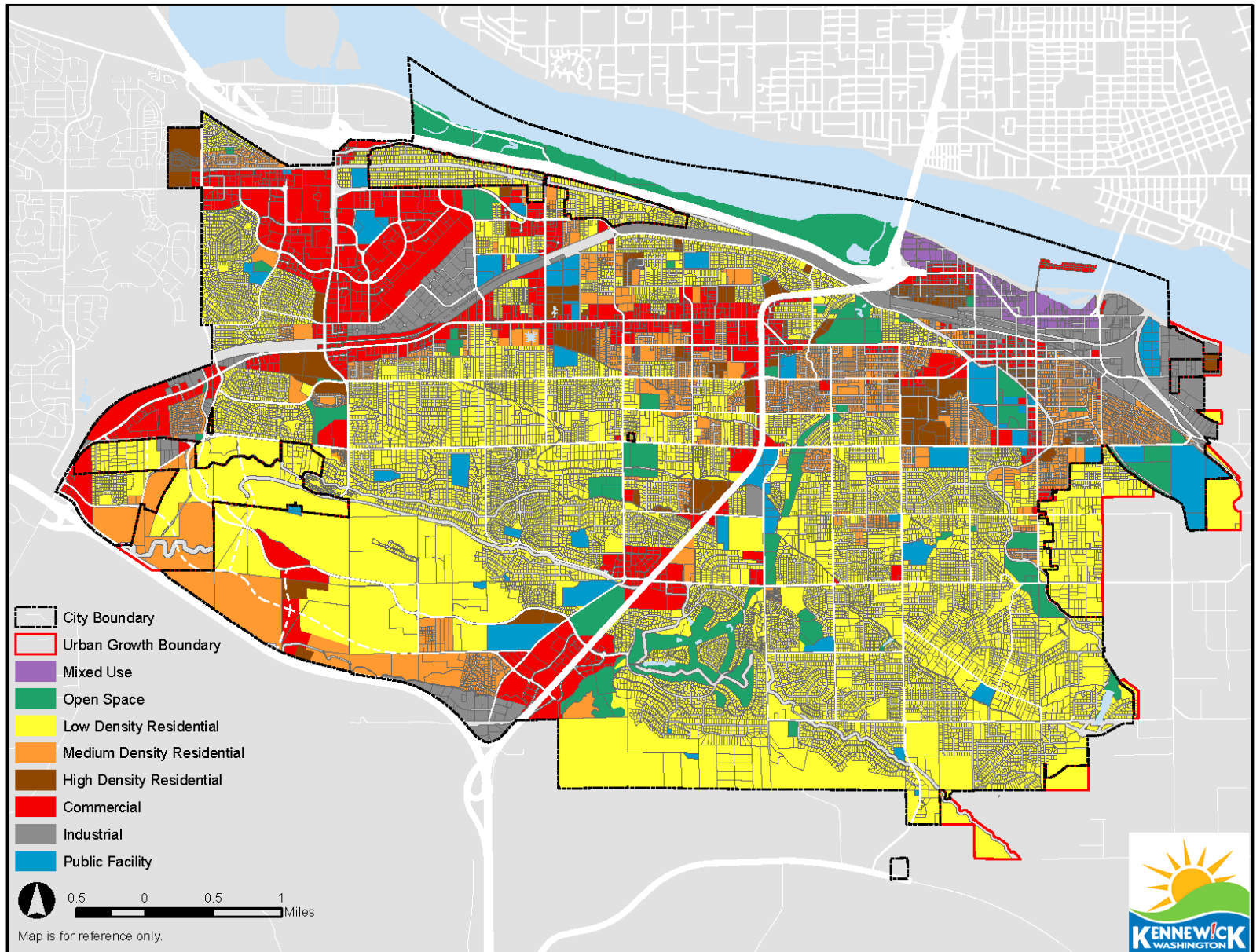


Critical Areas Map

- City Limits
- Current UGA Boundary
- Proposed UGA Boundary
- Aquifer Recharge
- Certified Shrub-Steppe Habitat
- Uncertified Shrub-Steppe Habitat
- Riparian Habitat
- Special Flood Hazard
- Extreme Slope Hazard > 40%
- Steep Slopes > 15%
- Erosion Hazard



Map 1. Future Land Use Map



PCM 1.15

City of Kennewick 2018 UGA Information Spreadsheet

Formula Category	Existing Per Capita	Use Category	Total	Developed	Vacant/ Underdeveloped Lands	Needs (Uniform Formula)	Surplus/Deficit
A	0.0803	Residential	10,477.5	6,356.4	4,121.1	2,645.1	1476.0
	0.0609	Low Density Residential	8,206.1	4,815.2	3,390.9	2,003.7	1387.2
	0.0142	Medium Density Residential	1,842.7	1,126.0	716.7	468.6	248.1
	0.0052	High Density Residential	428.6	415.1	13.5	172.7	-159.2
B	0.0031	Parks and Recreation	241.9	241.9	0.0	100.7	-100.7
C	0.0041	Public Facilities	324.5	324.5	0.0	135.0	-135.0
D	0.0025	Schools	280.8	237.5	43.3	80.8	-37.5
E	0.01687	Commercial	1,982.1	1,335.1	647.0	555.6	91.4
F	0.0334	Industrial	787.5	462.3	325.2	1,099.7	-774.5
G	0.0198	Open Space	1,564.1	1,564.1	0.0	650.9	-650.9
H	0.0010	Public Service	77.2	77.2	0.0	12.4	-12.4
		subtotal	15,735.6	10,599.0	5,136.6	5,280.1	-143.5
I		Residential Buildout 70%				1,236.3	
J		Market Factor 25% (Non-Residential Land)				253.9	
K		Critical Areas				259.0	
		Total	15,735.6	10,599.0	5,136.6	7,029.3	-1892.7





DATE: December 16, 2016
TO: Greg McCormick, City of Kennewick
FROM: Erik Rundell and Morgan Shook
SUBJECT: METHODS FOR THE BUILDABLE LANDS INVENTORY

ECONorthwest (ECO) is prepared a land capacity analysis for the City of Kennewick to assess whether the city has sufficient land within its Urban Growth Area (UGA) to accommodate the City's 2040 population target of 116,237. A key component of this study is the buildable lands inventory (BLI).

The BLI consists of several steps:

1. Classifying land into mutually exclusive categories by development status
2. Deducting land with development constraints
3. Developing tabular summaries of lands by classification and plan designation
4. Estimating land holding capacity in terms of new dwelling units and jobs

This memorandum summarizes the methods ECO proposes to use to conduct the residential buildable lands inventory, including definitions and procedures we propose to use for the classifications. It also includes a list of development constraints and how we propose to address them in the buildable land inventory.

1 BLI Methods

The BLI for includes all parcels within the Kennewick UGA. From a practical perspective, this means that all lands within tax lots identified by the Benton County Assessor's Office that fall within the UGA will be inventoried. ECO used the tax lot shapefile (ParcelsandAssess.shp) sent by the County on December 9th, 2016 for the analysis. The inventory then builds from the tax lot-level database to estimates of buildable land by zoning.

Inventory Steps

The steps in the supply inventory are:

Step 1: Generate "land base." Establish the base parcel data set to be used for the inventory.

- Clipped the countywide parcel layer to Kennewick's UGA.
- Queried and removed any duplicate polygons and records.
- Joined the Kennewick zoning designations from the City's SurveyParcel.shp to the clipped parcel layer.

- Merged parcels with the land area for condominium properties from the SurveyParcel.shp that were missing from ParcelandAssess.shp. Flagged the specific condominium polygons that overlap the land area polygons to be excluded from the BLI summaries.

Step 2: Classify lands. Classify each parcel into one of the following categories based on the Benton County Countywide Planning Policies, which are defined in Section 2.

- Developed
- Vacant
- Underdeveloped
- Public

Step 3: Identify constraints. Identified environmental critical areas. This included, floodways, 100-year floodplain, wetlands, steep slopes, and riparian habitat (stream buffers). All constraints are merged into a single constraint file, which is then used to identify the area of each parcel that is constrained. These areas are deducted from lands that are identified as vacant or underdeveloped.

Step 4: Verification. ECO then used verification step that involved a “rapid visual assessment” of land classifications using GIS and recent aerial photos. The rapid visual assessment involves reviewing classifications overlaid on recent aerial photographs to verify uses on the ground. ECO will review all parcel included in the inventory using the rapid visual assessment methodology. A second step will involve City staff verifying the rapid visual assessment output. ECO will amend the BLI classifications based on City staff review and a discussion of the City’s comments.

Step 5: Tabulation and mapping. The results will be presented in tabular and map format.

2 Definitions

A key component in the buildable inventory is to develop working definitions and assumptions. ECO will initially identify buildable land and classify development status consistent with the Benton County’s Countywide Planning Policies and the State of Washington’s Growth Management Act.

A key step in the buildable lands analysis is to classify each tax lot that allows residential uses into a set of mutually exclusive categories based on development status. These rules are a starting point for the BLI classification. After initially applying the rules, a visual survey of the results is used to confirm the results are accurate based on what is on the ground and local knowledge. All tax lots in the UGB are classified into one of the following categories:

Development Status	Definition
Developed	Parcels with assessed improvement value greater than \$10,000 not classified as underdeveloped or Public are considered developed.

Development Status	Definition
Vacant	Parcels that have no structures or have buildings with very little improvement value. For the purpose of this inventory, parcels with improvement values under \$10,000 are considered vacant (not including lands that are identified as having mobile homes).
Underdeveloped	Parcels with structures and improvement value that could be further developed or redeveloped. - Low Density Residential zoned parcels: Parcels larger than four times the minimum lot size - Medium and High Density Residential zoned parcels: assessed improvement to land ratio (ILR) less than 0.5 - Commercial/Industrial/Mixed Use zoned parcels: assessed improvement to land ratio (ILR) less than 0.5
Public	Parcels zoned Public Facilities or Open Space or parcels owned by federal, state, or local governments without PF or OS zoning.

3 Development constraints

Consistent with the Countywide Planning Policies and state guidance on buildable lands inventories, ECO deducted certain constraints from the buildable lands inventory. The portions of parcels that fall within these areas were considered unbuildable and removed from the buildable land base.

Constraint	Threshold	File name
Wetlands	- Zintel Canyon - 150 foot buffer - All other wetlands -110 foot buffer	SurfaceWetland
Riparian Corridors	- Levee - 25 foot buffer - Armored shoreline - 25 foot buffer - Unarmored shoreline - 75 foot buffer - Fishing Pond and CID return - 75 foot buffer	SurfaceStreamsRiparian
Floodways	Lands within FEMA FIRM identified floodway	SurfaceQ3FloodPolygon
100 Year Floodplain	Lands within FEMA FIRM 100-year floodplain	SurfaceQ3FloodPolygon
Steep Slopes	Slopes greater than 40%	SurfaceSlope
Erosion and Landslide Hazards	Identified hazard areas with 50 foot buffer	SurfaceSlope

Washington State Department of Commerce Requests for Information

Category	Notes	Follow-Up	Status	Date Initiated	Date Closed	Business Contact	Entered By
Project, Property	<ul style="list-style-type: none"> Ideally looking at existing 30,000-100,000 sq ft building, on approximately 10-15 acres Zoning: Light Industrial (already zoned) Water: 80m gallons annually Property owned and shovel ready or with existing building, preferred adjacent to interstate or quality four-lane, would utilized rail if available 	<ul style="list-style-type: none"> Submitted response on 9/25/18 for J. Lieb reuse and Port of Kennewick 3rd Ave Industrial Property 	Property	23-Sep-18	25-Sep-18	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> \$250-\$400m project for the location of construction materials company within 400 miles of Valley Falls, OR - strong preference for southeast Washington Minimum 200 Acres, Maximum 400 Acres, adjacent to four lane divided highway Power: 30-60 MW Load Continuous Water/Sewer: 11-13m gallons/month Zoning: Heavy Industrial 	<ul style="list-style-type: none"> City has insufficient acreage next to four lane divided highway City Heavy Industrial Zoning concentrated at Cable Bridge / Chemical Drive, insufficient vacant acreage Max MW availability 27 MW, and lower near Heavy Industrial 	Property	14-Sep-18	17-Sep-18	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> High Tech Manufacturing Facility, needs minimum 20 acres, 40 acres preferred Power: 8 MW capacity required Water: Not a priority for operations Property owned and shovel ready, minimal grading, power stubbed to site 	<ul style="list-style-type: none"> City has insufficient acreage City zoning would likely place in Light Industrial, insufficient acreage in Light Industrial areas 	Property	14-Sep-18	17-Sep-18	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> \$100m investment in light industrial project Minimum 70 useable acres or greater, larger site are preferred Zoning: Already Light/Heavy Industrial, or ability to rezone from Commerical Power: 30 MW capacity No flood risk or severe terrain 	<ul style="list-style-type: none"> City has insufficient acreage to respond Power would be unlikely to meet within current industrially zoned areas 	Property	27-Aug-18	27-Aug-18	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> 100k - 200k sq ft building for a processing plant, with at least 15 acres of land, reuse isn't likely 200-300 jobs High electricity capacity need 	<ul style="list-style-type: none"> 15 continuous acres necessary, which the City cannot currently provide with Light Industrial or Heavy Industrial 	Property	11-May-18	11-May-18	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Pulp and paper company looking for 300-500 acres within Washington, has current subsidiary on the East Coast Rail is desirable for exported pulp to a deep water port 600+ jobs in five years 	<ul style="list-style-type: none"> No acreage of this size available in City limits with appropriate heavy industrial zoning required. 	Property	30-Nov-17	30-Nov-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Battery manufacturing company with 30-50 operators, and 10 office staff Interested in 30,000 to 100,000 sq ft existing facility or land with sufficient area for a build 	<ul style="list-style-type: none"> Likely a heavy industrial use, but no existing builds or acreage without site constraints (flood) 	Property	21-Jul-17	21-Jul-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Battery manufacturer looking for a minimum of 120-170 acres, with consideration for less than 120 acres if meets other conditions \$350m investment with 200 employees in year one, 900 employees by year 5 Power: 25 MW 	<ul style="list-style-type: none"> City has insufficient acreage available for this request 	Property	14-Jul-17	14-Jul-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Produce bag manufacturer with 32,000 sq ft for facility size, with 500+ sq ft office 	<ul style="list-style-type: none"> Project is looking to lease, no existing facilities for lease with appropriate zoning 	Property	07-Jun-17	07-Jun-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Data center operation with 15-20 acre parcel ready to build 50-100 MW power capability 	<ul style="list-style-type: none"> PUD unable to currently meet this power requirements in commercial/warehousing area with industrial zoning 	Property	01-Jun-17	01-Jun-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Looking for existing 125,000 sq ft facility for a high tech manufacturing facility 	<ul style="list-style-type: none"> No existing empty facility of this size in region meeting power demand 	Property	23-May-17	23-May-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> \$200m initial investment, and \$50-100m future investment with 500-700 employees Looking for a minimum of 100 acres to start heavy industrial manufacturing facility 	<ul style="list-style-type: none"> City has insufficient acreage in an area with Heavy Industrial zoning 	Property	01-Mar-17	01-Mar-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Looking for 5 acres in light industrial for a \$80m investment in a materials industrial application Power: 4 MW capacity 	<ul style="list-style-type: none"> City submitted Southridge properties near Brinkley 	Property	27-Feb-17	01-Mar-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Minimum 500 acres, with preference for 1000 or more acres of farmable agricultural land 	<ul style="list-style-type: none"> Limited if any capability within any Tri-Cities City Limits to provide acreage 	Property	10-Jan-17	10-Jan-17	TRIDEC RFI from Commerce	Miles
Project, Property	<ul style="list-style-type: none"> Food processing project w/ a nutrient extraction facility; minimum site footprint of 50,000 sq ft with a 40,000 sq ft building Zoning needs to accommodate heavy industrial for compliance with flammable liquids and distillation process 	<ul style="list-style-type: none"> Heavy industrial land in East Kennewick would not accommodate size and distance from other facilities 	Property	09-Jan-17	09-Jan-17	TRIDEC RFI from Commerce	Miles