# OFM^1 2014-2034 Benton County Population Projection Allocations^2

<table>
<thead>
<tr>
<th>Projection Year</th>
<th>Actual US Census</th>
<th>OFM High Series</th>
<th>Benton County</th>
<th>County-wide</th>
<th>Richland</th>
<th>W Richland</th>
<th>Total</th>
<th>Year</th>
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<tbody>
<tr>
<td>2010</td>
<td>175,177.00</td>
<td>0.23</td>
<td>32,639</td>
<td>0.02</td>
<td>73,917</td>
<td>5,714</td>
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<td>2015</td>
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<td>0.23</td>
<td>46,987</td>
<td>0.02</td>
<td>77,630</td>
<td>6,129</td>
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<table>
<thead>
<tr>
<th>Projection Year</th>
<th>Kennewick</th>
<th>Prosser</th>
<th>Richland</th>
<th>West Richland</th>
<th>Year</th>
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<tbody>
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<td>2010</td>
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<td>73,917</td>
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<tr>
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<td>77,630</td>
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<td>8,094</td>
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</tbody>
</table>

1 Office of Financial Management
2 Population allocations based on BC/23%, Benton City 2%, Kennewick 38%, Prosser 3%, Richland 28%, West Richland 6%
## ESSENTIAL PUBLIC FACILITIES SITING PROCESS - Benton County

<table>
<thead>
<tr>
<th>USE</th>
<th>ZONE</th>
<th>PUBLIC UTILITIES</th>
<th>REVIEWING BOARD</th>
<th>Responsible Jurisdiction¹</th>
<th>BENTON COUNTY PERMITS</th>
<th>SPECIAL SITING CRITERIA</th>
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<tr>
<td>ESSENTIAL STATE-WIDE FACILITY</td>
<td>RL 5, GMA-AG, LI, HI</td>
<td>YES</td>
<td>X</td>
<td>X</td>
<td>A/H Overlay</td>
<td>X</td>
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<tr>
<td>State Education</td>
<td>UGAR, RL 5, GMA-AG</td>
<td>YES</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>DOE/DOH</td>
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<tr>
<td>State &amp; Regional Transportation</td>
<td>ALL ZONES</td>
<td>YES</td>
<td></td>
<td>X</td>
<td>DOE/DOT/RTPO</td>
<td>BC-Building Structures only</td>
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<tr>
<td>State Correctional</td>
<td>HI, GMA-AG</td>
<td>YES</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>DOE/DOH</td>
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<tr>
<td>Solid Waste Handling</td>
<td>LI, HI, GMA-AG</td>
<td>YES</td>
<td>X</td>
<td></td>
<td>X</td>
<td>DOE</td>
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<tr>
<td>In-patient Health</td>
<td>UGAR, RL 5</td>
<td>DOS</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>DOE/DOH/DSHS</td>
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<td>Secure Community Transition</td>
<td>HI, DOS</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>DOE/DOH/DSHS</td>
<td>BC-Building</td>
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<td>Others as listed by OFM²</td>
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<td>DOS</td>
<td>TBD</td>
<td>TBD</td>
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</table>

¹ DOE-Dept of Ecology, DOH-Dept of Health, RTPO-Regional Transportation Planning Organization, FAA-Federal Aviation Administration, DOT-Dept of Transportation
² Conditional Use Permit
³ Airport/Heliports are subject to the provisions of 11A.86.
⁴ Substance abuse, mental health and group homes
⁵ Depending on size of facility
⁶ SCTF’s as required by RCW 36.70A.200 & RCW 71.09 (civilly committed sex offender housing)
⁷ Facilities listed by the Office of Financial Management required or likely to be built within the next six years (RCW36.70A.200).
⁸ To be determined by Benton County Planning Department as projects are identified.
**ITEM 4-2**

**BENTON COUNTY WIDE PLANNING POLICIES**

County wide planning policy is a written policy statement or statements used solely for establishing a county-wide framework from which county and city comprehensive plans are developed and adopted. This framework will insure that city and county comprehensive plans are consistent as required by the Growth Management Act.

**POLICIES TO IMPLEMENT RCW 36.70A.110; RESHB 1025 Section 2,(3)a.**

**Policy #1:** The Comprehensive Plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner.

2. **Avoid sprawl.** Avoid the inappropriate conversion of undeveloped land into low density development, lacking adequate services, injurious to ground and surface water quality, destructive to the area's agricultural lands base, and less than cost effective relative to public service costs.

3. **Transportation.** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

4. **Property rights.** Private property rights shall not be taken for public use without just compensation having been made. The property rights of land owners shall be protected from arbitrary and discriminatory actions.

5. **Permits.** Applications for permits shall be processed in a timely and fair manner to ensure predictability.

6. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive agricultural, fisheries and mineral industries. Encourage the conservation of productive agricultural lands and discourage incompatible uses.

7. **Open space and recreation.** Encourage the retention of open space and the development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

8. **Environment.** Protect the environment and enhance the region's high quality of life, including air and water quality, and the availability of water.

9. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
10. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. With the exception of water, sewer, streets and power services, which shall be available at the time of occupancy, the term “adequate” shall be defined as either available at the time of occupancy, or shown on the current C.I.P. as a funded project within six years.

11. Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

POLICIES FOR PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND THE PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT; RESHB 1025 SEC.2, (3)b.

Policy #2: County-wide projected population shall be allocated among jurisdictions through the use of any or all of the following factors applied to each jurisdiction:

a. Documented historical growth rates over the last decade, the last 2 decades, and the last 2 years.
b. Current growth rates.
c. Developing or current planning programs which a jurisdiction has, and which identify quantitative increases in business and industry development, and housing construction activity.
d. School enrollments over 2 decades, and within the last 2 years.
e. Pending development proposals (applications) which would add either jobs or new housing units.
f. Intangibles.

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 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. Such planning practices include those on ATTACHMENT A (attached).

Policy #4: That Urban Growth Areas of each city shall be based upon official and accepted population projections for minimum 20 year periods. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, including community and essential public facilities, of the population projection, including the need to prevent inflation of land cost due to a too 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 = 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 of its adopted Comprehensive Plan.

**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 open space areas. To the extent made practical by the natural features of the land form, open spaces and greenbelt shall be contiguous across jurisdictional lines, so as to enable their use as linked and contiguous recreational resources including parks, and bike and riding paths.

**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 or potential intensive commercial agriculture shall be avoided, unless an adequate open space buffer within the urban growth area is provided.

**Policy #9**: The appropriate directions for the expansion of urban growth areas are those which are unincorporated lands substantially engrossed by urban development; areas with existing service infrastructure; lands adjacent to corporate limits and confined on the other side by major features such as highways; and existing rural residential development characterized by compromised agricultural productivity; average lot sizes less than 10 acres; and existing streets and utility services.

**Policy #10**: All policies within each jurisdiction's Comprehensive Plans, required by ESHB 2929, shall be modified to be consistent with and implement adopted County-wide Policies.

POLICIES FOR SITING PUBLIC FACILITIES OF A COUNTY-WIDE OR STATE-WIDE NATURE; RESHB 1025 SEC.2.(3)c.
**Policy #11:** The County and cities within, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.

At the County-wide and multi-county level, the following actions should be accomplished:

- Develop a uniform siting procedure which enables selection of optimum project sites and appropriate size and scale relative to intended benefit area.

**Policy #12:** Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process.

**Policy #13:** Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.

- Utilize the existing Benton-Franklin Solid Waste Advisory Committee.

**POLICIES FOR COUNTY-WIDE TRANSPORTATION FACILITIES AND STRATEGIES; RESHB 1025 SEC.2,(3)d.**

**Policy #14:** Maintain active county-city participation in the Regional Transportation Policy Organization in order to facilitate city, county, and state coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.

**POLICIES THAT CONSIDER THE NEED FOR AFFORDABLE HOUSING, SUCH AS HOUSING FOR ALL ECONOMIC SEGMENTS OF THE POPULATION AND PARAMETERS FOR ITS DISTRIBUTION; RESHB 1025 SEC.2,(3) e.**

**Policy #15:** New housing within urban growth areas shall be compatible in character and standards with that of the adjacent city area.

**Policy #16:** That site constructed, modular and manufactured housing shall be recognized as needed and functional housing types.

**Policy #17:** The County and cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and County. The following actions should be accomplished:

- Jointly quantify and project total county-wide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)
b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected county-wide need.

c. Address the affordable housing needs of very low, low and moderate income households, and special needs individuals through the Comprehensive Housing affordability Strategy (CHAS).

d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.

POLICIES FOR JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS; RESHB 1025 SEC.2, (3)f.

Policy #18: Urban growth areas may include territory located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. For the purposes of locating urban growth areas, and permitting new development within them, "Urban" is defined as:

a. having dedicated and improved (surfaced) streets, with dimension, design and construction standards for new development determined by "joint city/county standards" and;

b. For new development, road, street and intersection right-of-way widths located and sized to accommodate projected local and regional average daily traffic (ADT) as determined by the Land Use Plans Transportation Elements and, where relevant, projections of the BFRC Regional System and;

c. having either public sewer or water service, with additional service requirements (e.g. standards of Policy #19), for new development consistent with "joint/city county standards."

Policy #19: To encourage logical expansions of corporate boundaries into urban growth areas, and to enable the most cost efficient expenditure of public funds for the provision of urban services into newly annexed areas; the County and each city shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivisions within Urban Growth Areas.

a. The joint standards developed, but never adopted, by the County and the cities of Richland and Kennewick in 1985 shall be used as the basis for the new standards.

b. Standards for the following shall be developed and adopted:

1. Street Locations, both major and secondary;
2. Street R.O.W. widths;
3. Street widths;
4. Curbs and gutters;
5. Sidewalks for secondary streets only;
6. Road construction standards ;
7. Cul De Sacs, location and dimensions;
8. Storm Drainage facilities, quantity, quality and discharge locations;
9. Street lights, conduit, fixtures, locations;
10. Sewer, septic regulations, private sewer, dry sewer facilities;
11. Water, pipe sizes, locations, construction standards;
12. Fire protection, station locations, fire flows, uniform codes;
13. All building requirements;
14. Subdivision and platting requirements (in accord with chapter RCW 58.17) including parks and open space;
15. Mobile home and manufactured home regulations;
16. Zoning Ordinances: permitted uses in Urban Growth Areas, setbacks; building heights, lot coverage etc.

c. As either an alternative, or adjunct to a) above, a city and the County may choose to enter into an interlocal agreement whereby the application of development standards, and the authorities and functions of permit review, inspection and enforcement are assigned.

POLICIES FOR COUNTY-WIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT; RESHB 1025 SEC.2,(3)g.

Policy #20: Consistent with the protection of public health, safety, and welfare, and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the county and region's economic prosperity in order to promote employment and economic opportunity for all citizens.

AN ANALYSIS OF THE FISCAL IMPACT. RESHB 1025 2,(3)h.

Policy #21: Where Capital Improvement Plans and Land Use Plans, involve land areas within, or tributary to land within the urban growth areas, the County and Cities, individually and jointly, shall routinely conduct fiscal analyses which identify and refine the most cost effective provision of regional and local public services and infrastructure over the long term. This should be accomplished through actions including the following:

a. City's six year C.I.P.s for streets, water, and sewer should show infrastructure sized to accommodate build-out of service areas within the 20 year urban growth area, at a minimum.

b. Construction design and placement standards for roads, intersections and streets (with provisions for storm water conveyance), and sewer, water and lighting infrastructure, should be determined based upon an analysis which identifies the lowest public expenditure over extended periods of time. Utilities should be incorporated into such analyses.

c. Build out scenarios should be factored into school, fire and police service demand projections.

ATTACHMENT A

LOCATE URBAN GROWTH AREAS

Population Projections
1. Review and comment on preliminary OFM population projections due in Dec. 91.
2. Legislative bodies of each jurisdiction to review OFM population projections.
3. Update the existing land use inventory to reflect current conditions (use county GIS when available in 3-92, to provide county-wide land use inventory).
4. GMC derives formula for allocation of OFM population projections - sends formula to individual jurisdictions via the BCPPC.
   - BCPPC sends to indiv. jurisdictions legislative bodies for review
   - BOCC takes action on pop. allocation

Land Use Element Map

1. Identify accepted uniform planning criteria used for locating Urban Growth Areas:
   - natural physical barriers and roads
   - existing service capacity (supply/deficit)
   - projected service capacity (new supply)
   - planning objectives (GMA req.) and;

2. Uniform criteria for insuring adequate land supply within Urban Growth Areas:
   - enable growth without creating excess demand for services, congestion etc.,
   - discourage sprawl without grossly inflating land costs;

3. Identify uniform, established candidates for the supply of developable land within the Urban Growth areas:
   - vacant, under utilized, partially utilized

4. Identify uniform, established candidates for lands to be excluded from development, such as lands:
   - needed for R.O.W.
   - hazardous, critical, open space etc.,
   - too costly to provide services
   - to be zoned agricultural with Transfers of Density Rights (TDRs)

5. Map existing public, private and semi-public service district boundaries and;

6. Inventory all existing capital facilities for public, private and semi-public service providers, and transportation network, identify existing capacity:
   - water
   - sewer
   - fire
   - police
   - schools
   - ports
   - parks
   - libraries

Benton county Comprehensive Plan

Appendix 47
7. Confer with BFRC to establish current level transportation data re: inventory
   - each jurisdiction to build on BFRC transportation data; define local street conditions, capacities, programmed and needed improvements.

8. Inventory housing stock - identify existing supply/demand ratio by housing.

9. Using Population Projections per jurisdiction, accomplish the following:
   - project new housing mix/type and occupancy rates;
   - identify projected gross new demands for services identified in item #5, above;
   - equate existing services infrastructure capabilities and C.I. P.s with gross new demands;
   - identify new C.I.s, (supplies of water, sewer, school, rec. fac. etc..) necessary to meet gross new demands;
   - survey options to meet gross new service with cost effectiveness on essential services (i.e., water and sewer, road maintenance as a priority) and; type, identify present need (use Census);
   - with the cost effectiveness of meeting other services demands as a consideration.

10. Contact each utility purveyor. Solicit participation on LUE advisory committees on relevant issues.

11. Inventory facilities/capacities of existing utility services, identify current plans for new facilities and capacities including but not limited to electric, telecommunications, natural gas. Rely on BFRC data.

12. lands such as: utility and transportation corridors, land fills, sewage treatment facilities, recreation, schools etc.,
   - integrate existing information from comp. plans, needs assessments, pop. projections, into one joint list of needed public lands;
   - county must work with state and cities to identify areas of shared need and shall prepare a prioritized list with estimated acquisition dates;
   - capital acquisition budget for each jurisdiction with jointly agreed upon priorities and schedule.*

13. Identify Open Space Corridors within and between Urban Growth Areas, including:
   - lands used or designated as recreational, wildlife habitat, trails, and "critical areas" as defined in sec .3
   - optional: develop a mechanism to purchase fee simple or lesser interests in these open spaces using funds authorized by RCW 84.34.230 *
   - develop an acquisitions list for those lands with critical resources imposing extreme constraints on development *

14. Draft a procedure, including siting criteria, for locating/approving essential public facilities.
   - review list of essential facilities provided by OFM with the objective to identify those suitable for location in urban vs rural areas.
15. Consistent with the revised Policies in the Comp. Plan Texts, integrate population projections, land use and capital facilities inventory data, lands necessary for new capital facilities, and total land requirements to support population projections (including sec. 15 lands, lands for essential facilities RESHB sec 1), densities, open space and critical/natural areas (set asides) into new 20 year Urban Growth Areas.

16. Review of Urban Growth Areas by each jurisdiction's legislative body.

17. BOCC adopts Urban Growth Areas, then;

PREPARE DRAFT LAND USE MAP

Map Designations

1. Prepare Draft Land Use Map with general distribution, location and extent of land uses, and:

   - Urban Growth Areas and Rural Lands;
   - Open Space;
   - Public Facilities and lands;
   - Population densities;
   - Building intensities;
   - Est. future pop. densities (multiply av. bldg. densities X pers/household re: page 57 of 1985 Comp. Plan. (update with 1990 census)

* not necessary for locating urban growth boundaries