



Agenda

PLANNING COMMISSION MEETING

City Hall - 505 Swift Boulevard - Council Chamber

WEDNESDAY, January 28, 2015

7:00 p.m.

COMMISSION

MEMBERS: Chair Madsen, Vice-Chair Boring, Berkowitz, Clark, Palmer, Wallner and Wise

LIAISONS: Council Liaison Lemley
Staff Liaison Planning and Development Services Manager Simon

Regular Meeting, 7:00 p.m.

Welcome and Roll Call

Approval of the Agenda

Approval of January 14, 2015 Minutes

Public Hearing Explanation

New Business

1. **APPLICANT: CITY OF RICHLAND (M2015-100)**
REQUEST: SURPLUS OF .14 ACRES OF A CITY OWNED PARK SITE
LOCATION: 650 COLUMBIA POINT DRIVE, ADJACENT TO COLUMBIA POINT PARK

Communications

Adjournment of Regular Meeting

Agenda

PLANNING COMMISSION WORKSHOP

Call to Order Workshop Meeting

1. **Review of Draft 2014 Planning Commission Report**
2. **Discussion of Possible Code Amendments**

Adjournment of Workshop

Planning Commission Workshop Meeting, Wednesday, February 11, 2015

Planning Commission Regular Meeting – Wednesday, February 25, 2015

THIS MEETING IS BROADCAST LIVE ON CITYVIEW CHANNEL 192 AND ON WWW.CLRICHLAND.WA.US/CITYVIEW

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MINUTES
PLANNING COMMISSION SPECIAL MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, January 14, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:01 PM

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer, Wallner, Wise, Vice-Chair Boring and Chair Madsen. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Transportation and Development Manager Jeff Peters, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard.

Approval of Minutes

Chair Madsen presented the meeting minutes of the December 3, 2014 regular meeting for approval.

A motion was made by Vice-Chair Boring and seconded by Commissioner Clark to approve the meeting minutes of the December 3, 2014 regular meeting as written.

The minutes were unanimously approved by voice vote.

Public Comment

Chair Madsen opened and closed the public comment period at 7:03 PM with no one wishing to speak.

Approval of Agenda:

Chair Madsen presented the January 14, 2014 meeting agenda for approval.

The agenda was approved as presented.

New Business

- 1. APPLICANT: NOR AN INVESTMENT, LLC (Z2015-100)
TEXT AMENDMENTS TO THE LAND USE AND DEVELOPMENT REGULATIONS
FOR THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY**

LOCATED AT BADGER MOUNTAIN SOUTH, GENERALLY SOUTH OF BADGER MOUNTAIN, EAST OF DALLAS ROAD AND NORTH OF REATA ROAD

Mr. Simon presented the staff report and noted the most significant changes as the allowance for larger three-car garages, standards related to parks and amenities, residential lot access and energy conservation requirements.

PUBLIC HEARING

Public Hearing Explanation: **Ms. Howard** explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

Chair Madsen opened the public hearing at 7:13 PM.

Todd Sawin, AABL, 2215 North 30th Street, Tacoma, WA, thanked City staff and the Commissioners by stating that the joint effort resulted in a good product. He addressed the email from Mr. Jeff Clark ensuring that they would work with him regarding access needs. **Mr. Sawin** expressed appreciation of all working through the process.

Chair Madsen closed the public hearing at 7:16 PM.

Discussion:

Commissioner Wise posed questions about changes to designated play areas for children. **Mr. Sawin** stated that the plan followed Washington State's sustainable schools protocol and informed that financial viability was one of the reasons for the change. **Commissioner Wise** stressed the importance of playgrounds in multi-family properties.

Commissioner Wise discussed the distribution of multi-family housing and asked about target density and affordability. **Mr. Sawin** stated that multi-family dwellings were imperative to meet the density goals and discussed density next to the school. He shared a desire to attract nationally recognized apartment builders to the Tri-Cities.

Commissioner Berkowitz appreciated Nor-Am Investment's vision and the previously restrictive Land Use Development Regulations, but expressed concern over the decreased density, citing approximately 1700 multi-family dwellings in the original plan, with the proposed version having as little as 415 homes. She desired the density requirements firmly stated in the regulations. **Mr. Sawin** explained that in order to reach the needed density range, the full economic range would be required. He agreed that the changes left some flexibility and much of that was done on purpose to assist them in finding ways to ensure affordability of single family lots.

Vice-Chair Boring stated that she was glad Mr. Clark's property access concerns had been addressed and thanked Nor Am for seeking help from the Planning Commission. She hoped the changes would spark more interest in the development.

A motion was made by Vice-Chair Boring and seconded by Commissioner Wallner to concur with the findings and conclusions set forth in the Supplemental Staff Report (Z2015-100) and recommend to the City Council adoption of the proposed amendments to the Badger Mountain South Land Use and Development Regulations, as set forth in the draft document to include the changes proposed on the Development Services letter.

Discussion of the Motion:

Commissioner Wise shared his belief that the goals were substantially kept and that trust had been built with Nor Am.

Commissioner Clark remarked that in 2010, the development seemed like a very progressive plan for the Tri-Cities and that one reason he supported it was to spur on future progressive development. He expressed concern that the plan could decay and thanked Nor Am for working with the Planning Commission.

Chair Madsen noted the long process and hoped the development would see significant growth.

THE MOTION CARRIED 6-0.

Commissioner Berkowitz abstained.

Communications:

Mr. Simon

- Reminded all of the workshop on January 28th and requested a hearing on the same evening. The group agreed to hold a regular Public Hearing at 7:00 PM in Council Chambers followed by the workshop.

Mr. Lemley

- Wished all a happy new year.

Mr. King

- Noted that 2014 was an eventful year and reported that the annual report was expected for presentation to Council on February 17th.
- Remarked that the central part of the city was a concern as well as the waterfront district with a goal to revitalize some of the older neighborhoods and strengthen the central business district.
- Discussed the addition of Kadlec's parking garage on Swift Boulevard, an additional four stories to the hospital tower and some other ancillary projects. He reported that Kadlec is also working with Columbia Basin College on a building to house paramedic instruction and an expansion of the nursing program.

Commissioner Wise

- Go Hawks!

Commissioner Clark, Vice-Chair Boring, Chair Madsen

- Discussed the proposed changes the State of Washington would like to make to the roundabout on Columbia Park Trail and its impacts to local traffic. They expressed concern that constraining access to a single lane with traffic currently backing up onto Steptoe Street and Leslie Road would make matters worse.
- Encouraged the City to have an open dialogue and heavy involvement in the proposed project.

Chair Madsen

- Noted the roundabout at Leslie Road and Clearwater Avenue as a dangerous area. He also noted that the Department of Transportation has attempted to repaint the lanes which seemed to help.

ADJOURNMENT:

The January 14, 2015 Richland Planning Commission Special Meeting was adjourned at 7:48 PM. The next regular meeting of the Planning Commission will be held on January 28, 2015.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: M2015-100

PREPARED BY: RICK SIMON
MEETING DATE: JANUARY 28, 2015

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND
REQUEST: SURPLUS OF .14 ACRES OF A CITY OWNED PARK SITE
LOCATION: 650 COLUMBIA POINT DRIVE, ADJACENT TO MARINA PARK.

REASON FOR REQUEST

The City is considering declaring a .14 acre portion of the Marina Park as surplus to its needs, thereby allowing for its sale to the abutting land owner for redevelopment.

BACKGROUND

The City owns Tract R and portions of Tract J of the Plat of Columbia Point. The majority of these adjacent properties are intended for use in economic development. The properties, located near the terminus of Columbia Point Drive, include the Marriott Hotel site, Columbia Point Hospitality Hotel (under development), Anthony's Restaurant site, and the site under negotiation in RFP 25-14. The RFP respondent requested to modify the property boundary to more efficiently accommodate the building site.

Exhibit A shows the proposed surplus property consisting of approximately 0.14 acre on the northwestern edge of the site currently under negotiations. The resulting boundaries and proposed site design is included as Exhibit B. Also included are renderings of the conceptual elevations for the site.

A significant portion of the proposed project is the redesign of the current parking at Marina Park. Community development staff have reviewed the proposed design and surplussing action with both Parks staff and the Parks and Recreation Commission, which have recommended approval of the surplussing action. They concluded that the proposed design would provide equal or better functional use of the boat launch. To provide additional value to the City, the project proponent is committing to do substantial improvements to the park including the relocation of the sewer dump station, relocation of underground utilities, and extending and enhancing the riverfront trail.

APPLICABLE CODE

3.06 SALE OR LEASE OF CITY REAL PROPERTY.

3.06.010 PURPOSE – POLICY – OBJECTIVES.

- A. Purpose. The purpose of this chapter is to establish policies and procedures regarding the surplussing and the sale or lease of certain real property owned or otherwise controlled by the city.
- B. Policy. It shall be the policy of the city to consider sale or lease of real property owned or controlled by the city when such property is determined to be surplus to the needs of the city, and where it is demonstrated to the satisfaction of the city council that sale or lease will best serve the public interest. For purposes of this chapter, the public interest will best be served when a transaction accomplishes one or more of the objectives listed in subsection (C) of this section.
- C. Objectives. The purpose and policies of this chapter are intended to accomplish the following basic objectives, which should be achieved in a balanced manner to ensure that none are over-emphasized to the detriment of the others:
 - 1. Stimulate the development of the city's economic base to provide employment opportunities and tax revenues for the city and other local taxing entities;
 - 2. Meet the financial obligations resulting from prior property transactions of the city;
 - 3. Provide capital for economic development purposes, for parkland operations (planning, acquisition, design, construction and maintenance and operation), and such other purposes as the council determines are necessary and appropriate; and
 - 4. Provide a source of general revenue to the city over and above the tax yields from such real property. [Ord. 24-84].

RECOMMENDATION

Parks and Recreation staff supports the surplus action for the following reasons:

- 1. The City of Richland owns approximately 0.14 acre Tract R of the Plat of Columbia Point.
- 2. The property is currently vacant with landscaping and underground utilities.
- 3. Disposition of this property in coordination with the adjacent property owned by the City will facilitate the proposed development of the site.

4. Disposition of this surplus property will result in stimulation of the City's economic base by facilitating the development of a new restaurant.
5. Disposition of this surplus property may result in additional funding available for park purposes.
6. Disposition of this surplus property will result in general revenue to the City over and above the tax yields by adding the land to the taxable land base, as well as providing capital resulting from the anticipated transaction.
7. The property surplus will not result in a decrease in function or amenity of the adjacent Marina Park.

EXHIBIT LIST

- A. Legal Description of Property
- B. Proposed Site Plan and Architectural Renderings

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Exhibit A

LEGAL DESCRIPTION #3
PROPOSED NORTHERLY ADDITION TO
TAX PARCEL #113983020018003
BENTON COUNTY, WASHINGTON
PROJECT NO. 30-14-061 LULU'S AT COLUMBIA POINT
January 6, 2015

All that portion of Tract R, Plat of Columbia Point, according to the plat thereof, recorded in Volume 15 of Plats, Page 51, Records of Benton County, Washington, located in the Northeast Quarter of Section 13, Township 9 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington and more particularly described as follows:

Commencing at the Southwest corner of Lot 3 of Short Plat #2726, recorded in Volume 1 of Short Plats, Page 2726, Records of said County and State, said corner is on the Northerly right-of-way line of Columbia Point Drive as shown on said Plat; thence along the Westerly boundary of said Lot 3, North 23°48'13" East, 273.07 feet;

Thence leaving Lot 3 and continuing along the Northeasterly boundary of Lot 2 North 23°48'13" East, 15.39 feet; thence North 08°56'51" West, 148.07 feet; thence North 66°11'47" West, 22.99 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence continuing along the boundary of said Lot 2, North 66°11'47" West, 22.65 feet;

Thence leaving said Lot 2, North 13°58'08" West, 43.09 feet; thence North 18°56'58" East, 23.42 feet; thence North 51°51'27" East, 38.27 feet; thence North 81°04'36" East, 25.30 feet to the beginning of a non-tangent curve concave to the Southwest, from which the radius point bears South 12°54'47" West, 140.01 feet; thence southeasterly along said curve through a central angle of 17°22'13" for 42.45 feet; thence South 55°39'26" East, 8.84 feet; thence South 44°18'09" West, 111.95 feet to the **TRUE POINT OF BEGINNING** and the end of this description.

Containing 0.14 Acres, more or less.

SEE ATTACHED EXHIBIT 3

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions apparent or of record.

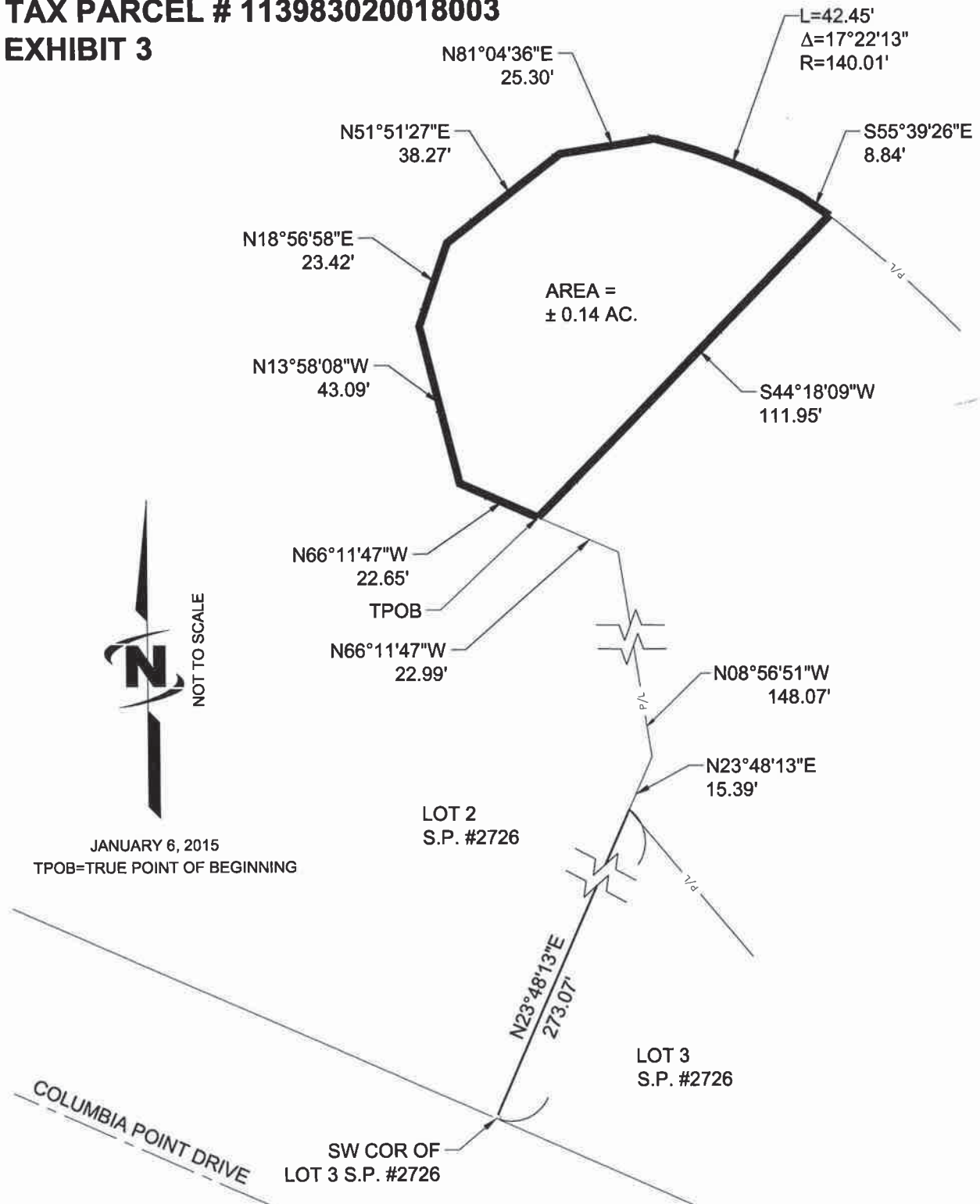
Prepared by:
J-U-B ENGINEERS, Inc.
John J. Shea, P.L.S.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION #3

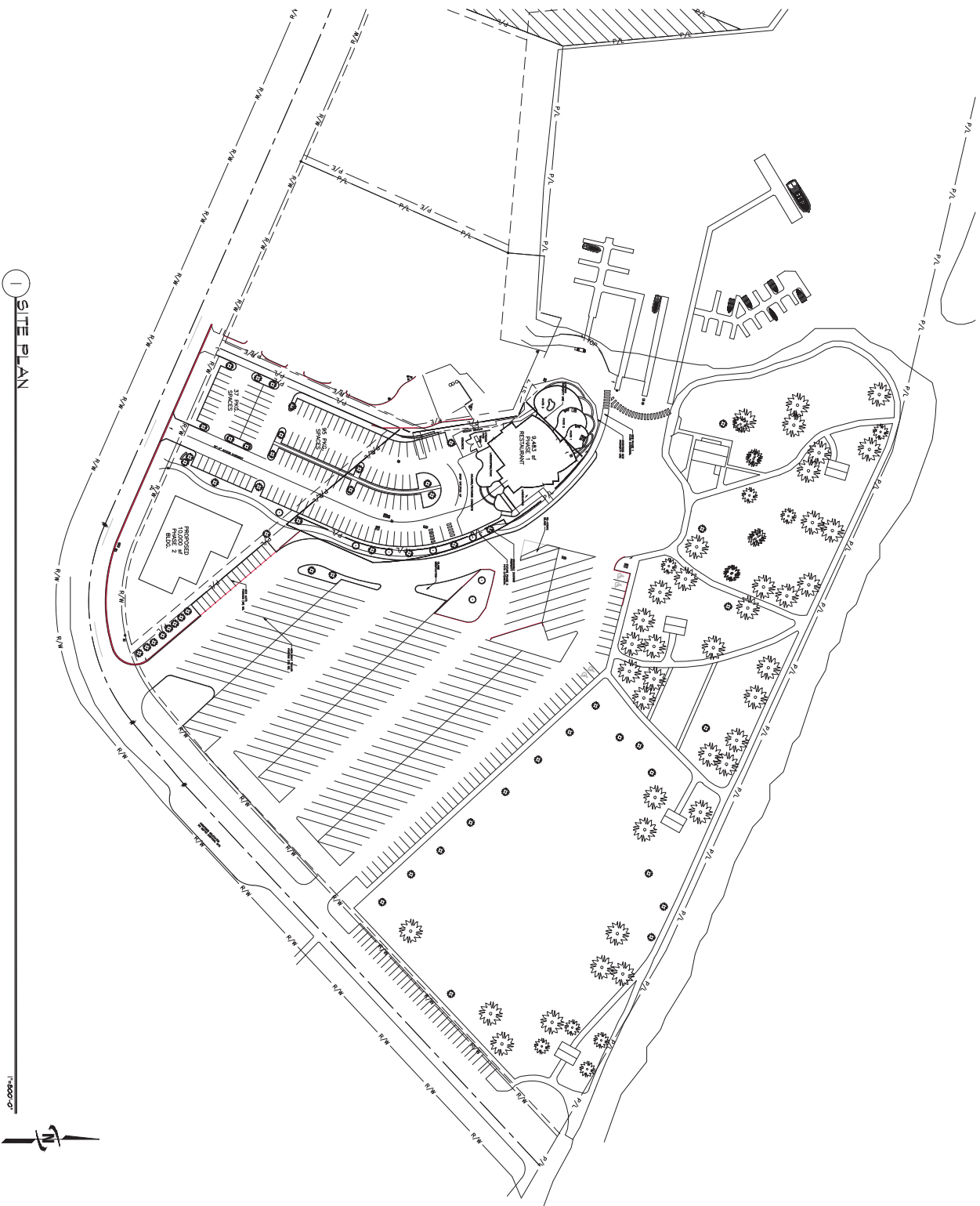
PROPOSED NORTHERLY ADDITION TO
TAX PARCEL # 113983020018003

EXHIBIT 3



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Exhibit B



1 SITE PLAN

1"=50'-0"



TERENCE L.
THORNHILL
ARCHITECT
9221 SANDPIPER PARKWAY
SUITE 400
PASCO, WA
99301

509-547-8854
FAX 509-547-8912
tlh@tlarch.com

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TT

CHECKED BY:

TT

PHASE
PRELIMINARY

REVISION NO.

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LULUS
FOOD & DRINK

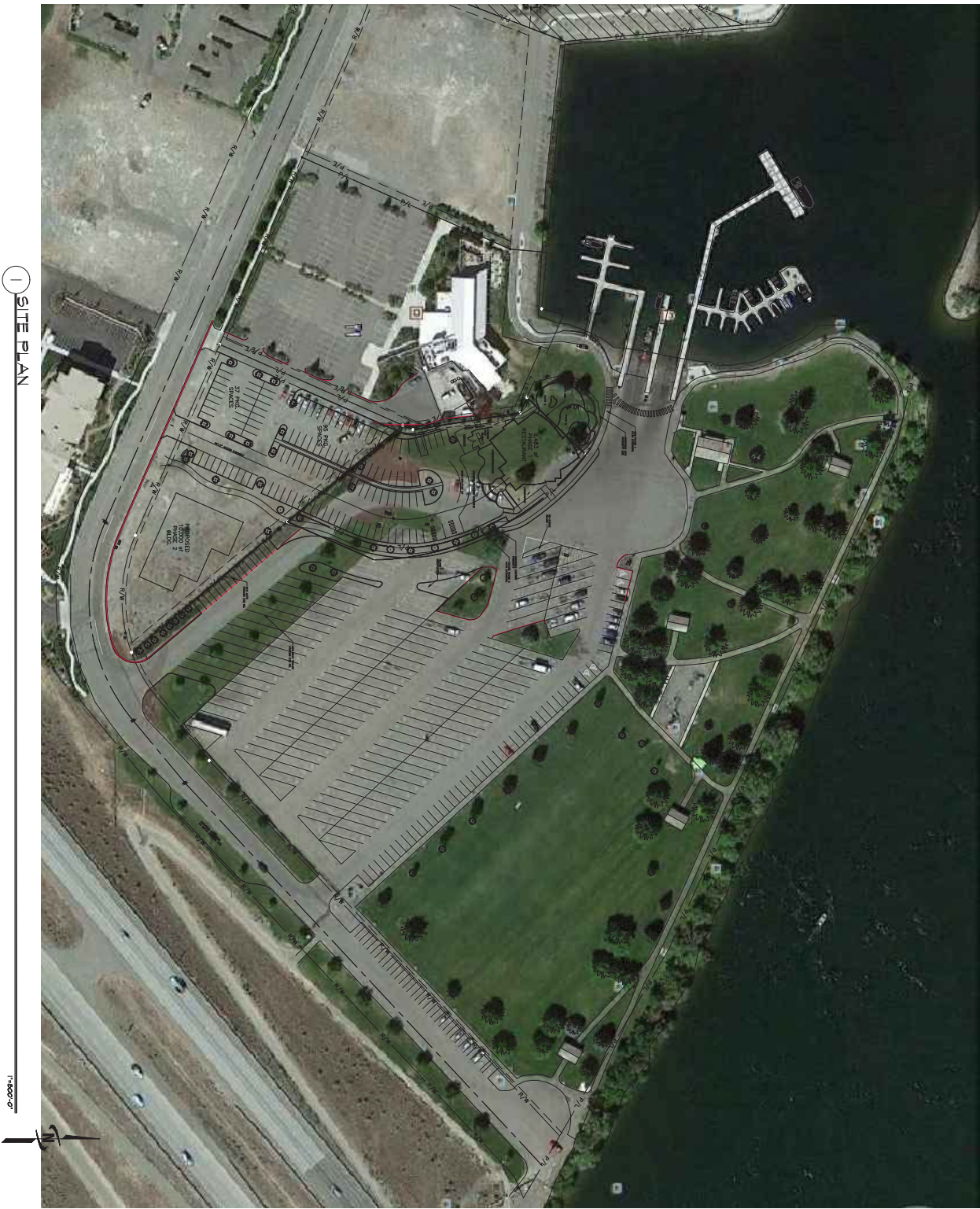
RICHLAND, WA

ARCH.
SITE
PLAN

0305

214-014

JANUARY 06, 2015
1432-SITE13



TERENCE L.
THORNHILL
ARCHITECT
9221 SANDPIPER PARKWAY
SUITE 200
PASCO, WA
99301

509-547-8854
FAX 509-547-8912
tlh@tlarch.com

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PRELIMINARY

REVISION NO.

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LULUS
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RICHLAND, WA

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JANUARY 06, 2015
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MEMORANDUM

*Community and Development Department
Planning & Development Services Division*

TO: PLANNING COMMISSION

FROM: RICK SIMON, DEVELOPMENT SERVICES MANAGER

DATE: JANUARY 28, 2015

RE: JANUARY WORKSHOP

2014 Annual Report

A draft annual report has been prepared for Commission review. We can discuss changes that are needed with the intent of providing a finished draft for Commission acceptance at your February 11th workshop followed by the Chairman's presentation of the report to the City Council at the February 17th regular meeting.

County Wide Planning Policies

Benton County has begun its process of updating its comprehensive plan. The County Wide Planning Policies (CWPP) are a mandated element of the plan under the Growth Management Act and are intended to provide direction in the preparation of the County plan. The primary impact to the Cities within Benton County is that the CWPP establish the criteria for the expansion of urban growth boundaries. Up to this point, the County has used a rather cumbersome formula for determining a city's need for additional land for urban growth. The draft prepared by County planning staff with consultation with City planning staffs is that the detailed formula would be eliminated from the CWPP. Cities would still have to justify their need for additional land but could do so without having to follow a single prescriptive path.

The County has informally asked for input from the cities over the next two months and hopes to begin their formal public review of the CWPP later this spring. Following discussion with the Commission, staff will also forward the draft CWPP, along with any Planning Commission comments onto the City Council.

The first document are the existing County Wide Planning Policies, as they currently appear in the County planning documents. The second document is the shorter, draft version that the County is requesting our input on.

Code Amendments

As time allows, we will discuss some potential code amendments that we'll be bringing forward for Commission review.

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DRAFT

RICHLAND PLANNING COMMISSION

2014 ANNUAL REPORT

2014 Annual Report

Introduction

The first section of this report focuses on the progress the City made in 2014 towards achieving its goals as identified in the City's Strategic Plan. Only those goals that are directly or indirectly related to the Planning Commission functions are considered in this report, which summarizes both the progress made by the City in achieving its strategic goals and suggests further actions that the City should take to fully implement its goals in the coming year.

The second section of the report addresses the development activity that occurred throughout the City in 2014 and briefly analyzes development trends.

The largest change to the Planning Commission that occurred in 2014 was the City's implementation of a hearing examiner system. The hearing examiner system was put in place in spite of the Commission's recommendation to retain the previous system of Planning Commission review of permit applications. With the new system, the Commission's role in reviewing land use permits is significantly reduced, only retaining the review of applications pertaining to sidewalk use licenses and deviations from building design standards in the Central Business District. The Commission's primary focus in 2015 and beyond will be on plan updates and code changes.

During implementation of this process, three members of the Commission resigned their positions, Chairman James Utz, Vice-Chair Carol Moser and Commissioner Stan Jones. Council determined to change the number of members on the Commission from nine to seven and appointed a new member, Kyle Palmer.

Section 1 – Strategic Keys

Of the seven strategic keys that Council has adopted for the City, six relate in some way to the work that the Planning Commission is involved in. (Key #1- Financial Stability and Operational Effectiveness is excluded from this report because the Commission's activities in 2014 did not address this area.) Each goal that is part of a strategic key that relates to the Planning Commission's functions is listed below, with a summary of the progress made in 2014 towards implementation of the goal. The discussion for each key ends with the Commission's recommendations for activities that the City should pursue in 2015 to further implement the strategic keys.

Key 2 – Infrastructure and Facilities

Goal 2.1 – Plan and provide infrastructure essential to community growth

Progress made in 2014 –

- A. The City completed its annual amendments to the Transportation Improvement Program (TIP), following the Planning Commission's hearing in May. The TIP generated significant controversy regarding the proposed extension of Rachel Road across the Amon Basin. The Commission recommended that the street segment be left in the TIP with the caveat that additional study be undertaken to verify that the road extension is needed and that the best location for the road would be determined.
- B. The Commission approved a special use permit for the American Tower Corporation to construct a 100 foot tall cell facility on property at 2373 Jericho Road. Once on-line, the tower will improve the ability of local residents to receive data transmissions.
- C. The City began construction of a new fire station on the City Shops site on Duportail Avenue.
- D. Kadlec Regional Hospital completed a new street connection from Jadwin Avenue into their campus, called Kadlec Way.

Key 2 Recommendations for 2015:

- The Planning Commission should be apprised of progress made in the acquisition of the GSA parking lot and associated redevelopment efforts.

Key 3 – Economic Vitality

Progress made in 2014-

- A. Construction on the "chill-build" facility began in the summer of 2014; an automated frozen food storage facility. At completion, the building will be one of the largest facilities of its kind worldwide and valued at \$69 million, will significantly add to the City's tax base.
- B. The City worked with its development partners, Tri-Dec, the Port of Benton and Benton County towards the transfer of 1640 acres of DOE land for future industrial development. Recent federal legislation mandates that the transfer occur in 2015.
- C. The Washington Corn Growers began work on their rail loop system, which is scheduled for completion in 2015.
- D. Robust commercial development in Vintner's Square continued in 2014. A new retailer, Marshalls opened a new store and a new building was constructed that will house two new restaurants: Hop Jacks and Q Doba.
- E. A new strip center was constructed adjacent to the Yoke's Fresh Market on Keene Road.
- F. The City issued permits for four new buildings at the Richland Airport and two new buildings at the Horn Rapids Industrial Park.
- G. The City issued permits for the construction of a 106 unit apartment complex, known as Bellevista II, located west of Steptoe Street and north of Muriel Street.
- H. The Commission reviewed and recommended approval of a zoning plan for the LaPierre annexation; a 4.8 acre parcel located north of Reata Road and for a second 15 acre annexation located east of Dallas Road and south of the interstate.

- I. The Commission reviewed and approved two commercial binding site plans. The first, Venito Villagio, is a 40 lot commercial development that will provide the future commercial core of the Badger Mountain South Master Planned Community. The first commercial project within the development - the Country Mercantile Store is under construction. The second binding site plan is a five lot project located on the southeast corner of Jadwin and McMurray Avenue. An O'Reilly's Auto Parts Store is planned on the corner lot.
- J. The Commission reviewed and approved plans for the development of four new residential subdivisions – a 281 lot development in the Badger Mountain South Master Planned Community known as "South Orchards"; a 14 lot subdivision on Melissa Street known as "The Dwellings"; a 9 lot subdivision in the Smartpark in North Richland and a 320 lot subdivision in South Richland, located east of Leslie Road and west of Steptoe Street. That project, called Clearwater Creek also includes provisions for a future elementary school site. In total 624 lots were approved.
- K. The Commission recommended approval of a comprehensive plan amendment and a zoning change for property located along the Steptoe Street corridor to provide for a future neighborhood commercial center.
- L. The Commission recommended approval of a zone change on property located at the southeast corner of the intersection of Jericho Road and Queensgate Drive. The applicant is planning to build a nursery/fruit stand/gift shop on the site.
- M. The Commission recommended approval of comprehensive plan amendments in the Hanford 300 area to reflect the current land use plan maintained by DOE.

Key 3 Recommendations for 2015:

- The Planning Commission should work to develop a specific plan for the extension of the Urban Growth Area to encompass the lands transferred from the Department of Energy.

Key 4 – Central Richland and Island View District Revitalization

Goal 4.1 – Implement the Central Business District and Swift Corridor Master Plans.

Progress made in 2014-

- A. Kadlec Regional Hospital completed its plan to vacate a portion of Goethals Drive and to construct a new entrance into their campus from Jadwin Avenue.
- B. Kadlec continued remodeling of its facilities and is developing plans for the construction of the four remaining floors of its main tower. Construction is planned to begin in 2015.
- C. The Commission issued a sidewalk use license to permit to the Emerald of Siam Restaurant to operate a sidewalk café at the Uptown Shopping Center.
- D. Construction of the Hilton Homewood Suites Hotel at 1060 George Washington Way continued and is nearing completion.

- E. The Commission recommended a comprehensive plan amendment and the rezoning of property at 650 George Washington Way to aid in the facilitation of the redevelopment of this site.

Key 4 Recommendations for 2015:

- The City should develop modified street standards and/or street patterns in Island View area to encourage redevelopment.
- The Commission should seek to support re-development efforts in the Uptown and other Central Business District locations.

Key 5 – Natural Resources Management

Goal 5.1 – Balance public and private interests in the preservation of identified natural and environmentally sensitive areas.

Progress made in 2014 -

- A. The Commission completed its work in updating the City's Shoreline Master Program. The new program was adopted by Council and is awaiting final approval from the Department of Ecology.
- B. The Commission reviewed and approved a shoreline substantial development plan for the Parks Department to implement a vegetation management plan in the Columbia Point area.

Key 5 Recommendations for 2015:

- Continue work on regulations for the development of hillside properties.
- Review/update the City's critical areas regulations.
- Update City's environmental regulations in light of changes made to the State Environmental Policy Act.

Key 6 – Community Amenities

Goal 6.1 – Identify and invest in local and regional cultural, recreational, leisure and educational amenities that enhance residents' quality of life and promotes tourism/business travel.

Progress Made in 2014 –

- A. Construction of the Reach Museum was completed and the facility opened to the public in July, 2014.
- B. The Richland School District began construction to replace two of its aging elementary schools: Jason Lee and Sacajawea. A third new elementary school is also under construction in South Richland and is located between Gala Way and Brantingham Road.

- C. The Richland School District also began demolition and reconstruction of the concession building and stands at Fran Rish Stadium.
- D. Construction of the Wine Sciences Center on the WSU campus was completed.
- E. The City issued the first commercial building permit in the Badger Mountain South master planned community for the Country Mercantile Store. Country Mercantile is located within Venito Villaggio, the commercial center of the community and is expected to open in spring of 2015.

Key 6 Recommendations for 2015:

- The Commission should review the City's landscaping ordinance.
- The Commission should review City sign standards for the Central Business District.

Key 7 – Neighborhood & Community Safety

Goal 7.1 – Promote enhanced levels of public safety, livability and attractiveness of all neighborhoods and commercial property.

Progress made in 2014 -

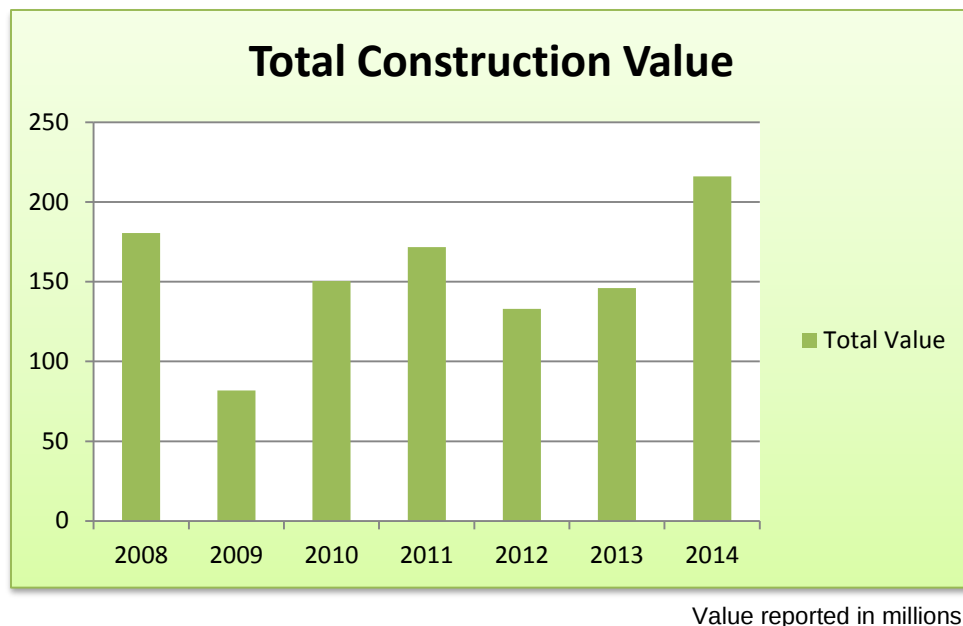
- A. The Commission recommended a code amendment to ban recreational marijuana.
- B. The Commission recommended minor code amendments that provided additional flexibility for setbacks and fence locations on corner lots and placement of accessory buildings on residential lots.
- C. The Commission spent several months reviewing amendments to the Land Use and Development Regulations in place for the Badger Mountain South Master Planned Community and have recommended changes designed to assist the developers in creating a product that is more salable and affordable in the current market, while still maintaining the original intent of a walkable, sustainable community.

Key 7 Recommendations for 2015:

Section 2 – City Wide Development Trends

Overview

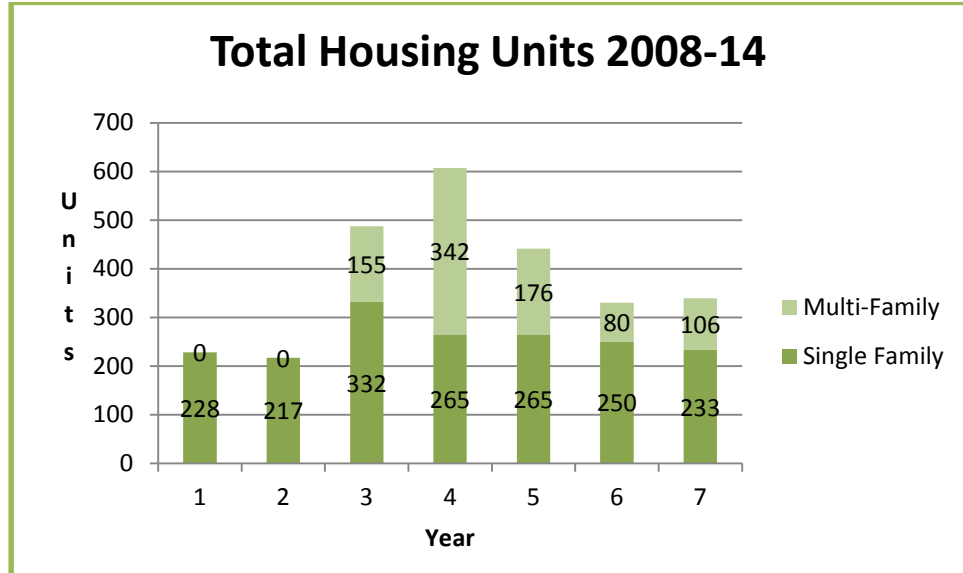
The level of development activity in 2014 was comparable with previous years; however, there were several large projects which boosted the overall total construction value significantly. In 2014, total valuation was over \$216 million, compared to \$146 million in 2013. Additionally, 2014 totals exceeded the average over the past 8 years of \$154 million. Several factors keyed the increase in construction valuation. Most importantly was the construction of the chill-build facility in North Richland, which is a \$69 million project. The Richland School District is in the midst of a school rebuilding and expansion campaign and began construction of three new elementary school buildings in 2014. Finally, an \$8 million apartment project, the Bellevista Apartments were built in South Richland.



Residential Activity

The number of single family permits issued in 2014 declined slightly from 2013 totals. A total of 233 permits were issued in 2014, while 250 permits were issued in 2013. The average number of single family permits issued over the past eight years has been 261 permits. The eight year average for new multi-family units is 129 units, compared to the 106 units that were constructed in 2014.

The total number of new dwelling units constructed in 2014 was 339, or 51 units less than the eight year average of 390 units/annually.

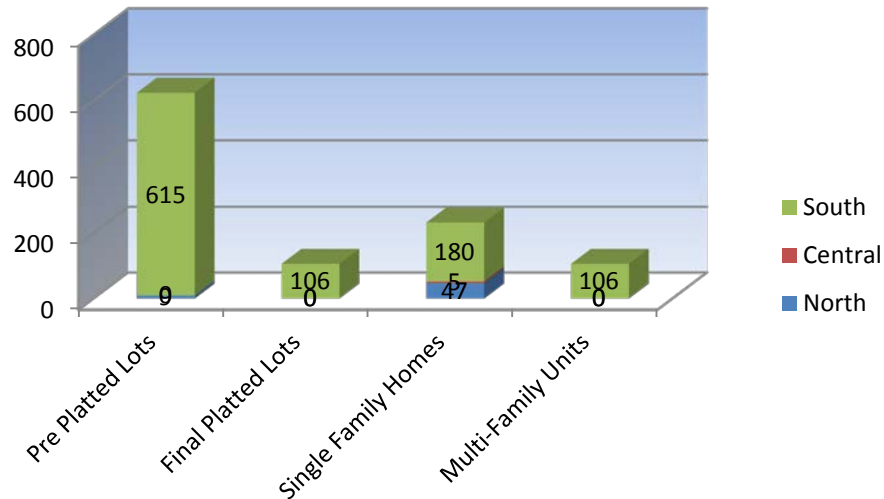


Distribution of Residential Construction Activity

In a continuing trend, the vast majority of residential construction occurred in South Richland (south of the Yakima River). Of the 233 permits issued in 2014 for single family residences, 180 homes were located in South Richland, 47 permits were issued in the North Richland area (North of Van Giesen Street), and only 5 permits were issued in Central Richland. Multiple family housing units were only located in South Richland (106 units) with no new multi-family housing units constructed in either North or Central Richland. Platting activity was exclusively focused in South Richland. All of the 106 final platted lots and 606 of the 615 preliminary platted lots that were approved in 2014 are located in South Richland.

The average value of single family residence in in 2014 was \$334,127, a 5% decrease over home values in 2013. (Note: Home values included in this report are based on standard permit valuation tables and do not necessarily reflect market value.) Home values varied by location, with South Richland containing the most expensive homes (average value of \$349,379) and Central Richland the least expensive (average value of \$194,122) while the average value in North Richland was in the middle at \$263,787.

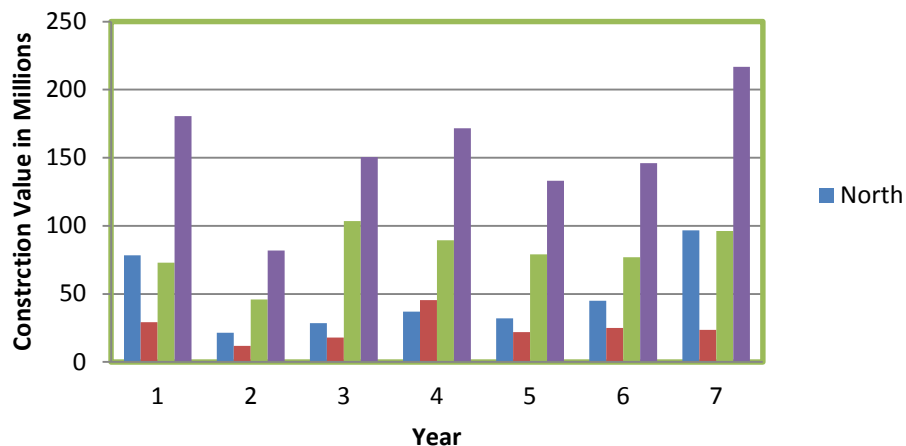
Comparison of Development Activity by Area



Commercial Activity

The number of commercial projects decreased from the prior year (36 projects in 2014 compared to 57 projects in 2013); but the overall value of commercial construction increased dramatically: \$60.9 million in 2013, compared to \$136 million in 2014.

Construction Value by Area



The most significant commercial projects in North Richland included the chill-build facility valued at over \$69 million; and the new Sacajawea Elementary School, valued at \$15 million. In central Richland the largest projects consisted on the new Lewis and Clark Elementary School (\$15.5 million) upgrades to Chief Joe Middle School (\$3.6 million) and the rebuilding of the concession building and stands at Fran Rish Stadium (\$625,000). In South Richland the largest projects were a new elementary school at Gala Way (\$15 million), the Bellevista Apartments (\$8.2 million), a new City fire station on Duportail (\$2.8 million), the Country Mercantile Store in the Badger Mountain South community (\$2.4 million) and Marshall's, a new store at Vintner's Square (\$2.1 million).

APPENDIX

2014 Richland Development Activity Statistics

	<u>Table Name</u>	<u>Page No.</u>
Table 1	Construction Activity by Area	2
Table 2	Commercial Construction – North Richland	3
Table 3	Single Family Housing Starts – North Richland	3
Table 4	Preliminary Plats Approved in North Richland	4
Table 5	Commercial Construction – Central Richland	4
Table 6	Single Family Housing Starts - Central Richland	4
Table 7	Commercial Construction – South Richland	5
Table 8	Single Family Housing Starts – South Richland	5
Table 9	Preliminary Plats Approved in South Richland	6
Table 10	Final Plats – South Richland	6
Table 11	Development Activity Comparison 2005-14	7
Table 12	Single Family Permits by Subdivision 2005-14	8
Table 13	Summary of Subdivision Activity	10
Table 14	Planning Commission Permit Activity 2005-14	12
	2014 Planning Commission Permit Activity Log	14

Table 1
2014 CITY OF RICHLAND
CONSTRUCTION ACTIVITY TOTALS - BY AREA

Construction Type	Number of Projects/Units	Total Building Valuation
<i>North Richland</i>		
Commercial	14	89,259,598
Multi-Family Residential	0	0
Single Family Residential	29	7,411,130
Preliminary Platted Lots	9	
Final Platted Lots	0	
<i>Subtotal</i>		96,670,728
<i>Central Richland</i>		
Commercial	12	22,172,856
Multi-Family Residential	4	475,402
Single Family Residential	4	970,612
Preliminary Platted Lots	0	
Final Platted Lots	0	
<i>Subtotal</i>		23,618,870
<i>South Richland</i>		
Commercial	10	25,280,509
Multi-Family Residential	106	8,228,836
Single Family Residential	180	62,888,314
Preliminary Platted Lots	615	
Final Platted Lots	106	
<i>Subtotal</i>		96,397,659
<i>City Wide Totals</i>		
Commercial	36	136,712,963
Multi-Family Residential	110	8,704,238
Single Family Residential	201	71,270,056
Preliminary Platted Lots	624	
Final Platted Lots	106	
<i>Total</i>		216,687,257

Table 2
Summary of Construction Activity in North Richland
Construction Projects over \$100,000 Valuation

Address	Valuation	Type of Building Project
908 Battelle Boulevard	1,800,000	Replace Roof/Exhaust System
2114 Butler Loop	221,169	Airplane Hangar
2126 Butler Loop	221,169	Airplane Hangar
2132 Butler Loop	204,156	Airplane Hangar
2146 Butler Loop	307,764	Airplane Hangar
760 Dalton Street	135,000	Tennant Improvement - Restaurant
535 Fuller Street	15,080,000	New Sacajawea Elementary School
1915 Horn Rapids Road	166,862	Communications Hut/Generator
3200 Innovation Boulevard	340,025	Reroof Office Building
2365 Lindberg Loop	453,477	Storage/Office Building
3334 Logston Boulevard	867,317	Grain Storage Building
2800 Polar Way	69,145,000	Freezer Storage Facility
2013 Saint Street	150,000	Chlorination Building
1960 Snyder Street	167,659	Communications Hut/Generator
Totals	89,259,598	14 projects

Table 3
Single Family Housing Starts by Subdivision – N. Richland

Subdivision Name	Housing Starts	Total Valuation	Average Valuation
Copperleaf	18	4,595,294	255,294
Desert Summit	1	463,616	463,616
Eagleridge	1	351,813	351,813
Eaglewatch	1	192,299	192,299
Horn Creek	18	4,058,075	225,449
Sienna Sky	3	788,579	262,859
The Bluffs	3	984,682	328,227
Willow Pointe	2	572,066	286,033
Totals	29	7,411,130	263,787

Table 4
PRELIMINARY PLATS APPROVED – North Richland

Subdivision Name	Lots	Acres
SMI Group	9	1.58
Totals	9	1.58

Table 5
Central Richland Commercial Construction Projects over \$100,000 Valuation

Address	Valuation	Type of Building Project
1207 Aaron Way	400,000	New Commercial Shell Building
114 Columbia Point Drive	160,000	Remodel Office Building
415 Jadwin Avenue	15,500,000	New Lewis & Clark Elementary School
1101 Kadlec Way	280,000	New Street Connection
1270 Lee Boulevard	249,000	Reroof Building
1346 Lee Boulevard	625,000	Rebuild Concession Building/Stand
780 Swift Boulevard	150,000	Interior Building Demo
821 Swift Boulevard	123,874	Reroof Building
875 Swift Boulevard	349,580	Remodel Office Building
701 Symons Street	475,402	New 4-plex
767 Williams Boulevard	110,000	Remodel Office Building
504 Wilson Street	3,600,000	Chief Joe Mech./HVAC Upgrades
1007 Wright Avenue	150,000	Remodel Church
Totals	22,172,856	13 projects

Table 6
Single Family Housing Starts by Subdivision – Central Richland

Subdivision Name	Housing Starts	Total Valuation	Average Valuation
Plat of Richland	4	685,771	171,442
Unplatted	1	284,841	284,841
Totals	5	970,612	194,122

Table 7
South Richland Commercial Construction Projects over \$100,000
Valuation

	Valuation	Type of Building Project
5015 Ava Way	2,485,025	Country Mercantile Store
2710 Duportail Street	2,860,000	New Fire Station
1305 Fowler Street	615,000	Tenant Improvement – Office Space
560 Gage Boulevard	628,525	Tenant Improvement – Office Remodel
1600 Gala Way	15,000,000	New Elementary School
2372 Jericho Road	100,000	New Cell Tower
106 Keene Road	300,000	New Retail Building
496 Keene Road	221,169	Dutch Brothers Coffee
2675 Queensgate Drive	760,000	New Retail Shell Building
2675 Queensgate Drive	200,000	Tenant Improvement – Hop Jacks
2921 Queensgate Drive	2,110,790	Marshall's Store
2101 Steptoe Street	8,228,836	106 Unit Apartment Complex
	33,509,345	11 projects

Table 8
Single Family Housing Starts by Subdivision – South Richland

Subdivision Name	Housing Starts	Total Valuation	Average Valuation
Apple Valley Ranch	3	792,211	264,070
Badger Den	3	1,248,584	416,195
Badger Mt. Village	3	950,829	316,943
Badger Park Estates	3	846,469	282,156
Brantingham Heights	33	10,757,816	325,994
Brookshire Estates	10	3,496,103	349,610
Carr Plat	2	565,810	282,905
Country Heights	1	861,227	861,227
Falconcrest	1	410,461	410,461
Heritage Hills	7	3,568,009	509,715
Hills West	1	469,453	469,453
Horizon Heights	3	503,858	167,952

Lexington Heights	13	5,178,749	398,365
Meadow Park Estates	2	498,947	249,473
Reata Ridge	7	2,378,972	339,853
River View Pointe	7	1,748,254	249,750
Short Plats	2	1,027,528	513,764
Silver Meadows	1	354,404	354,404
Skyline Meadows	5	1,843,761	368,752
Sundance Ridge	1	719,079	719,079
Temple Meadows	1	381,228	381,228
The Heights @ Meadow Springs	22	7,746,047	352,093
West Vineyards	7	2,004,403	286,343
Westcliffe	27	10,434,860	386,476
White Bluffs	14	3,788,270	270,590
Unplatted	1	312,982	312,982
Totals	180	62,888,314	349,379

Table 9

PRELIMINARY PLATS APPROVED – South Richland

Subdivision Name	Lots	Acres
Clearwater Creek	320	131.9
South Orchard	281	126.8
The Dwellings	14	4.7
Totals	615	263.4

Table 10

FINAL PLATS APPROVED – South Richland

Subdivision Name	Lots	Acres	Housing Starts	Current Status
Brantingham Heights 4	25	21.1	13	Final Phase of Multi-Phase Project
The Carr Plat	7	1.5	2	Completed
The Heights at Meadow Springs 5	34	14.2	0	Final Phase of Multiphase Project
The Dwellings	14	4.7	0	Completed
Westcliffe 12	26	13.4	1	Twelfth Phase of Multiphase Project
Totals	106	54.9	16	

Table 11
DEVELOPMENT ACTIVITY COMPARISON 2005-2014

*Valuation reported in millions

Construction Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
North Richland											
Commercial Projects	18	19	23	22	17	17	26	18	21	14	195
Multi-Family Res. Units	10	0	0	0	0	0	0	80	80	0	170
Single Family Residential Units	79	117	66	39	59	86	49	60	66	29	650
Total Construction Valuation*	67	81	42	78	22	28.5	37	32	45	95	527
Preliminary Platted Lots	50	367	120	0	0	0	0	0	0	9	546
Final Platted Lots	158	172	153	0	0	70	86	0	0	0	639
Central Richland											
Commercial Projects	21	10	11	18	14	15	18	13	14	12	146
Multi-Family Res. Units	20	2	12	0	0	11	180	0	0	4	229
Single Family Residential Units	23	8	15	9	7	38	20	9	4	5	138
Total Construction Valuation*	62	47	10	29	12	18	45	22	25	23	294
Preliminary Platted Lots	0	37	0	0	0	0	0	0	0	0	37
Final Platted Lots	91	0	0	0	0	0	0	0	0	0	91
South Richland											
Commercial Projects	13	20	21	13	11	12	15	18	22	10	155
Multi-Family Res. Units	0	8	164	0	0	320	162	96	0	106	856
Single Family Residential Units	220	180	219	180	151	208	197	196	180	180	1,911
Total Construction Valuation*	64	88	102	73	46	104	89	79	77	95	817
Preliminary Platted Lots	490	192	165	16	0	50	156	44	253	615	1,825
Final Platted Lots	224	209	263	162	16	42	210	230	131	106	1,593
City Wide Totals											
Commercial Projects	52	49	55	53	42	44	59	49	57	36	496
Multi-Family Res. Units	30	10	176	0	0	331	342	176	80	110	1,255
Single Family Residential Units	322	305	300	228	217	332	265	265	250	233	2,717
Total Construction Valuation*	193	215	154	181	82	150	172	133	147	212	1,636
Preliminary Platted Lots	540	596	285	16	0	50	156	44	253	624	2,564
Final Platted Lots	473	381	416	162	16	112	296	230	131	106	2,323

Table 12
2005-20014 SINGLE FAMILY RESIDENTIAL BUILDING PERMITS by SUBDIVISION

Subdivision Name	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	Total Value in 1000's	Average Valuation
Applewood	28	9	13	6	0	0	0	0	0	0	56	14,178	253,181
Apple Valley Ranch	0	0	0	0	0	0	0	5	1	3	9	2,458	273,133
April Addition	0	0	0	0	0	0	0	1	0	0	1	316	316,440
Aspen Meadows	4	0	1	0	0	0	0	0	0	0	5	1,301	260,206
Badger Den	0	0	4	3	2	6	1	2	2	3	23	7,809	339,521
Badger Heights	0	0	0	1	0	0	0	0	1	0	2	939	469,350
Badger Mt. Village	0	0	8	9	14	46	37	30	8	3	155	36,185	233,452
Badger Park Estates	0	0	0	0	0	0	16	9	13	3	41	13,343	325,439
Bellerive Springs	3	11	5	15	20	10	8	16	10	0	98	14,400	146,938
Bordeaux Grove	0	0	0	0	0	1	2	6	7	0	16	4,18	259,250
Brantingham Green	0	1	13	20	18	13	3	0	0	0	68	18,569	273,069
Brantingham Heights	0	0	0	0	0	10	7	10	13	33	73	22,832	312,767
Brookshire Estates	5	18	23	6	5	13	10	7	9	10	106	30,119	284,191
Canyon Rim	0	0	8	6	16	6	0	3	0	0	39	9,065	232,424
Carr Plat	0	0	0	0	0	0	0	0	0	2	2	566	282,905
Cherrywood Estates	38	3	16	3	2	3	0	0	0	0	65	18,607	286,265
Copperleaf	0	0	0	0	0	11	15	24	29	18	97	25,102	258,783
Country Estates	5	3	3	3	2	0	4	0	1	0	21	12,035	573,095
Country Glen	3	2	1	0	0	1	1	0	2	1	11	2,826	256,109
Country Heights	7	6	9	0	1	1	3	5	1	1	31	15,345	495,000
Country Home Est.	0	1	0	0	0	0	0	0	0	0	1	397	397,863
Country Ridge	0	0	0	0	0	0	1	0	0	0	1	290	290,028
Country View Estates	0	0	0	0	0	0	1	0	0	0	1	327	327,552
Crested Hills	3	7	8	7	1	4	7	9	3	0	49	16,456	335,836
Crosswater	0	0	0	0	14	22	3	2	4	0	45	11,747	261,044
Dellacourt	0	5	4	0	0	0	0	0	0	0	9	2,030	225,585
Desert Summit	0	0	3	8	9	16	2	2	0	1	41	13,117	319,916
Eagleridge	0	0	0	0	0	0	5	4	1	1	11	3,988	362,527
Eaglewatch	0	1	0	0	12	11	2	0	0	1	27	5,304	196,444
Falconcrest	0	0	0	0	0	0	0	0	0	1	1	410	410,461
Gage Galaxy	1	0	0	0	0	0	0	0	1	0	2	327	163,500
Gleneagle	15	0	0	0	0	0	0	0	0	0	15	2,255	150,337
Harris Avenue	1	0	0	0	0	0	0	0	0	0	1	285	285,621

Heritage Hills	2	0	0	1	0	1	0	0	0	0	4	1,032	258,128
Hills Mobile Park	5	3	3	4	1	4	1	1	0	7	29	12,940	446,206
Hills West	0	1	0	0	0	0	0	3	0	0	4	53	13,250
Horizon Heights	2	0	0	1	0	0	0	0	0	1	4	1,483	370,750
Horn Creek	18	12	6	27	5	0	2	3	3	3	79	11,391	144,189
Island View (Wye)	0	0	0	6	3	6	7	2	2	18	50	10,932	218,640
Laird's Plat	0	0	2	0	0	0	0	0	0	0	2	170	85,371
Lexington Heights	0	0	0	0	0	0	0	0	1	0	1	237	237,550
Liberty Lane	0	0	0	0	2	4	11	14	12	13	56	20,416	364,571
Meadow Hills	4	1	0	1	0	0	1	0	0	0	7	1,721	245,912
Meadow Park Estates	4	0	1	0	0	0	0	0	0	0	5	1,800	360,045
Newcomer	0	4	4	2	5	5	3	3	2	2	30	6,990	233,000
Plat of Richland	0	0	0	0	0	0	0	6	0	0	6	608	101,357
Reata Ridge	0	5	4	1	3	3	3	3	3	4	29	5,076	175,034
Richland MH Park	0	0	0	0	0	0	17	16	16	7	56	18,140	323,928
Rivercrest Terrace	0	0	0	0	0	0	0	5	0	0	5	283	56,600
River View Pointe	0	1	0	0	0	0	0	0	0	0	1	447	447,373
Sandpiper	25	12	8	11	24	21	6	6	3	7	123	26,855	218,303
Sanford Avenue	0	13	14	1	3	3	4	6	8	0	52	9,905	190,480
Sawgrass	1	0	0	0	0	0	0	0	0	0	1	134	134,249
Sedona	54	20	0	0	0	0	0	0	0	0	74	16,154	218,308
Sedona II	8	51	1	0	0	0	0	0	1	0	61	14,520	238,032
Sequoia Springs	0	0	28	8	1	3	0	0	1	0	41	10,672	260,292
Short Plats	0	14	14	1	0	1	0	0	1	0	31	8,338	268,967
Sienna Sky	0	0	0	3	2	4	2	6	6	2	25	7,144	285,760
Silver Meadows	2	1	0	3	11	2	7	5	5	3	39	8,761	224,641
Skyline Meadows	0	0	0	0	1	1	6	4	4	1	17	5,770	339,411
South Haven	4	2	0	1	2	5	3	1	4	5	27	10,011	370,777
Sundance Ridge	0	0	0	0	1	0	0	0	0	0	1	139	139,556
Tanglewood	1	6	7	6	3	4	4	1	5	1	38	12,739	335,237
Temple Meadows	22	3	7	8	4	36	17	5	1	0	103	17,664	171,495
The Bluffs	2	2	1	0	0	2	2	2	0	1	12	3,378	281,500
The Heights @ Meadow Springs	0	18	16	3	5	6	3	2	6	3	62	18,382	296,483
The Plateau	0	0	6	12	5	11	14	15	10	22	95	31,736	334,063
Tri-City Estates	10	23	15	5	5	4	4	1	4	0	71	24,402	343,690
West Vineyards	0	1	0	0	1	0	0	0	0	0	2	611	305,574
Westcliffe	0	0	0	0	0	0	0	0	6	7	13	3,831	294,692
White Bluffs	30	24	27	22	9	27	19	18	32	27	235	82,511	351,110
Willowbrook Heights	0	0	0	0	0	0	0	0	0	14	14	3,788	270,590
Willowbrook II	9	2	4	0	0	0	0	0	0	0	15	4,076	271,747

Willow Pointe	6	12	8	4	4	3	1	1	0	0	39	12,144	311,400
Unplatted	0	6	4	9	0	3	0	0	0	2	24	6,295	262,289
Totals	0	1	1	1	1	1	2	1	0	2	10	2,249	224,900
	322	305	300	228	217	334	267	266	250	233	2716	657,227	264,690

2014 SUMMARY OF SUBDIVISION ACTIVITY

Table 13A summarizes the preliminary plats that the Planning Commission approved in 2013. Preliminary plat approval gives a developer the legal right to subdivide property. Additional work is required to construct the infrastructure necessary to provide access and utility connections to each lot created. Once constructed and inspected by the City, a plat is granted final approval. Table 13B summarizes projects that were granted final plat approvals in 2013. The current status column in Table 13B indicates whether the project is a part of a larger multi-phase project. Note: Locations of plats are generally depicted on the attached map.

**Table 13A
PRELIMINARY PLATS APPROVED IN 2014**

Subdivision Name	Lots	Acres
Clearwater Creek	320	131.9
South Orchard	281	126.8
The Dwellings	14	4.7
SMI Group	9	1.58
	624	264.98

**Table 13B
FINAL PLATS APPROVED IN 2013**

Subdivision Name	Lots	Acres	Housing Starts	Current Status
Brantingham Heights 4	25	21.1	13	Final Phase of Multi-Phase Project
The Carr Plat	7	1.5	2	Completed
The Heights at Meadow Springs 5	34	14.2	0	Final Phase of Multiphase Project
The Dwellings	14	4.7	0	Completed
Westcliffe 12	26	13.4	1	Twelfth Phase of Multiphase Project
Totals	106	106	212	

While the first two tables detail the development approved and constructed in 2014, the next two tables identify the inventory of projects that have been approved in the City in previous years. Oftentimes, subdivisions are constructed in multiple phases over a period of years. The original preliminary plat approval is granted for the entire project, and final

plats are developed one phase at a time. The projects listed in Table 13C are multi-phase projects that have been partially but not fully completed.

Table 13C
MULTI-PHASE PROJECTS IN PROGRESS IN 2014

Subdivision Name	Lots Already Final Platted	Remaining Lots Authorized by Preliminary Plat	Total Lots
Copperleaf	113	54	167
Falconcrest	27	17	44
Heritage Hills	21	108	129
Horn Creek	66	50	116
Lexington Heights & Brantingham Heights formerly Anderson Heights	171	21	192
Meadow Hills	56	14	70
Skyline Meadows	86	26	112
Westcliffe	315	100	415
Willowbrook II	47	48	95
White Bluffs	30	190	220
Totals	932	628	1560

Finally, Table 13D provides a summary of all the projects in the City that have received preliminary approval in previous years but have not yet been constructed. Some of these subdivision approvals were granted several years ago, but all remain valid.

Table 13D
PRELIMINARY PLATS – APPROVED BUT NOT YET CONSTRUCTED

Subdivision Name	Number of Lots
Birkdale at Horn Rapids	48
Cascade at Columbia Point	22
Canyon Creek	27
Clearwater Creek	320
Grandeur Estates	9
Highlands at Horn Rapids	109
Sandpiper II at Horn Rapids	11
SMI Group	9
South Orchards	281
Total Lots	836

Table 14
PLANNING COMMISSION PERMIT ACTIVITY LEVELS 2005 – 2014

Permit Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<i>Zoning Applications</i>										
Zoning Map Amendments	8	2	4	6	2	6	4	0	2	4
Zoning Text Amendments	3	3	4	5	3	4	8	2	1	5
Preliminary PUDs	2	7	2	0	0	1	0	1	0	0
Final PUDs	1	0	0	0	0	0	0	0	0	0
Annexations	2	1	0	1	1	1	1	2	2	1
Special Use Permits	3	6	2	2	2	2	1	4	4	3
Site Plan Reviews	4	0	0	1	0	4	4	2	2	0
Bldg. Height Reviews	1	0	0	1	0	0	0	1	0	0
<i>Subdivision Applications</i>										
Preliminary Plats New	8	8	5	1	0	2	2	0	2	4
Preliminary Plats – Revisions	0	0	0	0	1	1	0	0	0	0
Plat Extensions	0	0	1	1	0	1	0	0	1	0
Binding Site Plans	0	0	0	0	0	0	0	0	0	2
Short Plat Appeals	0	0	0	0	0	0	0	0	0	0
Short Plat Variances	0	0	0	0	0	0	0	0	0	0
Subdivision Code Amendments	0	0	1	0	0	0	0	1	0	1
<i>Comprehensive Plan Applications</i>										
Comprehensive Plan Amendments	7	8	7	6	3	5	0	4	5	3
Review of other Planning Documents	3	2	2	4	1	2	2	2	3	1
<i>Other Applications</i>										
Shoreline Permits	2	2	1	0	2	0	2	2	1	2
Surplus of City Owned Properties	0	0	2	1	0	1	1	1	3	1
Sign Code Reviews/Variances	0	0	2	0	0	0	0	0	0	0
Sidewalk Use Licenses	0	0	0	0	0	0	2	1	2	1
Other Code Amendments	0	1	1	2	0	1	2	2	1	3
TOTALS	44	40	34	31	15	32	29	25	29	31

Work Accomplished in:

11 Regular Meetings
12 Workshops
26 Public Hearings

Workshop Topics:

- Discussion of potential code revisions including:
 - o Code amendments pertaining to recreational marijuana
 - o Code amendments implementing a hearing examiner system;
 - o Code amendments for hillside development regulations;
 - o Code amendments for protection of view corridors;
 - o Development of a new shoreline master program;
 - o Variety of minor code amendments;
- Annual City Tour
- Discussion of potential property surplus;
- Discussion of potential amendments to the Badger Mountain South Land Use & Development Regulations;
- Joint workshop session with City Council.

Training Sessions:

Commissioners had the opportunity to attend training sessions, including a Short Course on Local Planning in September

2014 PLANNING COMMISSION ACTIVITY

ZONE CHANGES

1. APPLICANT: VSI DEVELOPMENT LLC (Z2014-100)

FEB-MAR

Request: TEXT AMENDMENTS TO THE LAND USE & DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY.

Location: BADGER MOUNTAIN SOUTH, GENERALLY LOCATED SOUTH OF BADGER MOUNTAIN, EAST OF DALLAS ROAD AND NORTH OF REATA ROAD.

2. APPLICANT: HAYDEN HOMES (Z2013-105)

APR

Request: APPROVAL OF A REQUESTED CHANGE IN ZONING OF THE MAJORITY OF A 131.9 ACRE SITE, WHICH IS PRESENTLY ZONED AG-AGRICULTURAL. A TOTAL OF 89.6 ACRES IS REQUESTED TO BE ZONED R-2S – MEDIUM DENSITY RESIDENTIAL. ANOTHER 17.6 ACRES IS PROPOSED FOR NOS – NATURAL OPEN SPACE ZONING.

Location: NORTH OF THE BURLINGTON NORTHERN RAILROAD; WEST OF STEPTOE STREET; SOUTH OF CLAYBELL PARK AND THE PLAT OF “THE HEIGHTS AT MEADOW SPRINGS” AND EAST OF THE AMON PRESERVE.

3. APPLICANT: CITY OF RICHLAND (Z2014-101)

MAY/JUN/JULY

Request: ZONING TEXT AMENDMENTS – REVISIONS TO SECTIONS 23.38.070, 23.18.040, 23.38.020, 24.04.030 AND 24.12.010 OF THE RICHLAND MUNICIPAL CODE CONCERNING REQUIREMENTS ASSOCIATED WITH FENCING, ASSESSORY BUILDING AND HOUSE SETBACKS, SUBDIVISION APPLICATION REQUIREMENTS AND SIZE REQUIREMENTS FOR REQUIRED COMMERCIAL LANDSCAPING TREES.

Location: CITYWIDE

4. APPLICANT: STEVE & CATHY KEELE (Z2014-10)

AUG

Request: APPROVAL OF A ZONE CHANGE OF APPROXIMATELY 1.4 ACRES FROM C-1 NEIGHBORHOOD RETAIL TO C-3 GENERAL BUSINESS.

Location: AT THE SOUTHEAST CORNER OF QUEENSGATE DRIVE AND JERICO ROAD.

5. APPLICANT: CITY OF RICHLAND (Z2014-105)

AUG

Request: ZONING TEXT AMENDMENTS – ADDITION OF A NEW RMC SECTION 23.08.100 - BANNING MARIJUANA USES

Location: CITYWIDE

- 6. APPLICANT: CITY OF RICHLAND (Z2014-106) AUG**
- Request: ZONING, SUBDIVISION & SHORELINE TEXT AMENDMENTS
IMPLEMENTING A HEARING EXAMINER SYSTEM
- Location: CITYWIDE
- 7. APPLICANT: HAYDEN HOMES (Z2014-103) SEPT**
- Request: 1) AMENDMENT TO THE LAND USE MAP OF THE CITY
COMPREHENSIVE PLAN, RECLASSIFYING 12.2 ACRES FROM LOW
DENSITY RESIDENTIAL TO COMMERCIAL
2) REQUEST TO CHANGE THE ZONING ON 12.2 ACRES FROM AG-
AGRICULTURAL TO C-1 NEIGHBORHOOD COMMERCIAL
- Location: PROPERTY LOCATED BOTH EAST AND WEST OF STEPTOE
STREET AND SOUTH OF CENTER PARKWAY/RACHEL ROAD.
- 8. APPLICANT: PACIFIC NORTHWEST NATIONAL LABS (Z2014-104) SEPT**
- Request: AMENDMENTS TO THE LAND USE MAP OF THE CITY
COMPREHENSIVE PLAN RECLASSIFYING 155 ACRES FROM
COMMERCIAL AND LOW DENSITY RESIDENTIAL TO NATURAL
OPEN SPACE AND BUSINESS RESEARCH PARK DESIGNATIONS
- Location: PROPERTY LOCATED NORTH OF HORN RAPIDS ROAD, EAST OF
STEVENS DRIVE AND WEST OF THE COLUMBIA RIVER
- 9. APPLICANT: CITY OF RICHLAND (Z2014-107) SEPT**
- Request: 1) AMENDMENT TO THE LAND USE MAP OF THE CITY
COMPREHENSIVE PLAN RECLASSIFYING 2.75 ACRES FROM
DEVELOPED OPEN SPACE AND WATERFRONT TO CENTRAL
BUSINESS DISTRICT
2) REQUEST TO CHANGE THE ZONING ON .75 ACRES FROM
DEVELOPED OPEN SPACE TO CENTRAL BUSINESS DISTRICT
3) SURPLUS OF .75 ACRES OF CITY OWNED PARK SITE
- Location: 95 AMON PARK DRIVE (FORMER CHREST MUSEUM)
- 10. APPLICANT: PREMIERE ORCHARDS, LLC (Z2014-108) OCT**
- Request: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED
ANNEXATION
- Location: PROPERTY LOCATED EAST OF DALLAS ROAD AND SOUTH OF I-
182.

SUBDIVISIONS

- 1. APPLICANT: DREAM BUILDERS (AARON MAGULA) (S2014-101) FEB**
- Request: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN
APPROXIMATELY 3.75 ACRE PARCEL IN TO 14 RESIDENTIAL LOTS
KNOWN AS THE DWELLINGS.
- Location: GENERALLY AT THE SOUTHERN TERMINUS OF BRANTINGHAM
ROAD AND INCLUDING THE UNCONSTRUCTED PORTION OF
MELISSA STREET

- 2. APPLICANT: VSI DEVELOPMENT LLC (S2014-100) FEB**
Request: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 126.8 ACRES INTO 281 LOTS AND 14 TRACTS KNOWN AS THE PLAT OF SOUTH ORCHARD 1.
Location: SOUTHEAST PORTION OF THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY, NORTH OF REATA ROAD AND WEST OF AND ADJACENT TO THE PLAT OF REATA RIDGE.
- 3. APPLICANT: HAYDEN HOMES (S2013-100) APR**
Request: PRELIMINARY PLAT KNOWN AS "CLEARWATER CREEK", CONSISTING OF 320 RESIDENTIAL LOTS, A 13.6 ACRE SCHOOL SITE, AND 11 OPEN SPACE TRACTS TOTALLING 32.09 ACRES.
Location: NORTH OF THE BURLINGTON NORTHERN RAILROAD; WEST OF STEPTOE STREET; SOUTH OF CLAYBELL PARK AND THE PLAT OF "THE HEIGHTS AT MEADOW SPRINGS" AND EAST OF THE AMON PRESERVE.
- 4. APPLICANT: SMI GROUP XV, LLC. (S2014-102) JULY**
Request: THE SUBDIVISION OF 1.58 ACRES INTO 9 SINGLE FAMILY RESIDENTIAL LOTS.
Location: AT THE NORTHEAST CORNER OF SMARTPARK STREET AND FERMI DRIVE.

BINDING SITE PLANS

- 1. APPLICANT: NOR AM INVESTMENTS, LLC (BSP2014-100) JUN**
Request: APPROVAL OF A BINDING SITE PLAN TO DIVIDE 73.5 ACRES INTO 40 COMMERCIAL LOTS, TOGETHER WITH PRIVATE ROADWAYS AND COMMON PARKING AREAS.
Location: WITHIN THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY, SOUTH OF AVA WAY AND EAST OF DALLAS ROAD
- 2. APPLICANT: WASHINGTON SEC. & INVESTMENTS CORP. (BSP2014-101) DEC**
Request: APPROVAL OF A BINDING SITE PLAN TO DIVIDE 4.87 ACRES INTO 5 COMMERCIAL LOTS
Location: SOUTHEAST CORNER OF THE INTERSECTION OF JADWIN AVENUE AND MCMURRAY STREET.

SHORELINE PERMITS

- 1. APPLICANT: CITY OF RICHLAND (SM1-2014) OCT**
Request: APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT AUTHORIZING THE REMOVAL OF NON-NATIVE VEGETATION ALONG THE SHORELINE OF THE COLUMBIA RIVER. THE PROJECT WILL BE FIVE YEARS IN DURATION AND INCLUDES THE STABILIZATION OF ERODED RIVER BANK WITH ROCK RANGING FROM 1 – 4 INCH RIP RAP TO LARGE 2 – 4 FOOT DIAMETER BOULDERS.

Location: WEST SHORELINE OF THE COLUMBIA RIVER FROM 486 TO 156
BRADLEY BOULEVARD

2. APPLICANT: BRUCE NAPIER AND JUDITH BAMBERGER (SM2-2014) DEC

Request: APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT
PERMIT FOR REMOVAL AND REPLACEMENT OF A PRIVATE DOCK
& STAIRS

Location: ON THE COLUMBIA RIVER SHORELINE AT 2608 HARRIS AVENUE

SPECIAL USE PERMITS

1. APPLICANT: SMI GROUP XV, LLC. (SUP 2014-100) JULY

Request: APPROVAL OF A SPECIAL USE PERMIT TO DEVELOPMENT OF A
SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN THE BUSINESS
RESEARCH PARK DISTRICT

Location: AT THE NORTHEAST CORNER OF SMARTPARK STREET AND
FERMI DRIVE.

2. APPLICANT: AMERICAN TOWER CORP. (SUP2014-101) JUN

Request: APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE
CONSTRUCTION OF A 100 FOOT TALL WIRELESS
COMMUNICATIONS FACILITY WITH ASSOCIATED GROUND
EQUIPMENT

Location: 2373 JERICO ROAD

3. APPLICANT: RICHLAND MOBILE HOME PARK (SUP2014-102) DEC

Request: AUTHORIZATION TO ALLOW THE ADDITION OF ELEVEN MORE
UNITS TO THE PARK.

Location: 35 APPOLLO BOULEVARD

SIDEWALK USE LICENSES

1. APPLICANT: EMERALD OF SIAM RESTAURANT (SUL2104-001) MAR

Request: APPROVAL OF A SIDEWALK USE LICENSE TO AUTHORIZE THE
OPERATION OF A SIDEWALK CAFÉ

Location: 1314 JADWIN AVENUE

MISCELLANEOUS PERMITS

1. APPLICANT: CITY OF RICHLAND. (M2014-100) JAN/FEB

Request: UPDATE OF THE CITY SHORELINE MASTER PROGRAM,
CONSISTING OF A PROPOSED NEW "SHORELINE MANAGEMENT"
SECTION OF THE COMPREHENSIVE PLAN; AMENDMENTS TO TITLE
26 OF THE RICHLAND MUNICIPAL CODE – SHORELINE
MANAGEMENT; AMENDMENTS TO TITLE 19 – DEVELOPMENT
REGULATION ADMINISTRATION; AMENDMENTS TO TITLE 23 –
ZONING; AND AMENDMENTS TO TITLE 22 SENSITIVE AREAS

ORDINANCE, ALL AS THEY RELATE TO SHORELINE AREAS WITHIN THE CITY OF RICHLAND.
Location: COLUMBIA AND YAKIMA RIVER SHORELINES WITHIN THE CITY OF RICHLAND.

- 2. APPLICANT: CITY OF RICHLAND (M2014-101) MAY**
Request: AMENDMENTS TO THE CITY OF RICHLAND TRANSPORTATION IMPROVEMENT PROGRAM 2015-2020.
Location: CITYWIDE

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:

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

- 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 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 through out the region or county.

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

- a. 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.

- a. 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:

- a. 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	

hospital communications

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

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 with statewide planning policies and as required by the Growth Management Act.

POLICIES TO IMPLEMENT RCW 36.70A.110;

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. Reduce 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. Maintain a permit review process that provides for integrated and consolidated review.
6. Natural resource industries. Maintain and encourage natural resource-based industries, including agricultural, fisheries and mineral industries.
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.
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, and local access streets, 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;

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 5 or 10 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 5 or 10 years.
- e. Pending development proposals (applications) which would add either jobs or new housing units.

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 120% of 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 20 year periods and no more than a 50 year period. 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 and to prevent inflation of land cost due to a limited land supply. All jurisdictions comprehensive plans shall reflect individuality and not just a regional plan.

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. 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 County-wide Policies.

POLICIES FOR SITING PUBLIC FACILITIES OF A COUNTY-WIDE OR STATE-WIDE NATURE

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 action should be accomplished:

- a. 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.

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

POLICIES FOR COUNTY-WIDE TRANSPORTATION FACILITIES AND STRATEGIES

Policy #14: Maintain active county-city participation in the Regional Transportation Planning 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;

Policy #15: 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:

- a. 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

Policy #16: Urban growth areas may include territory located outside of a city if such territory may be 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 Benton Franklin Council of Governments.

Policy #17: 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. Joint development standards shall be adopted by all jurisdictions. Standards may vary between the County and various incorporated jurisdictions.

POLICIES FOR COUNTY-WIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT:

Policy #18: Consistent with the protection of public health, safety, 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.

Policy 19: The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to: areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing income and reducing poverty, increase business formation, expansion and retention, and creating jobs and financial investment to improve the economics of our communities.

- a. An economic development element should be integrated into the comprehensive plan of each jurisdiction. The economic development element should establish goals and policies for each jurisdiction; actively promote employment opportunities for family-wage jobs; support the retention and expansion of businesses and industry in Benton County; support development of public schools; encourage the development of tourist-related businesses, including those that capitalize on area agricultural and other resources.
- b. Comprehensive Plans should foster and promote a natural environment that will contribute to economic growth and prosperity, and a business environment that offers diverse economic opportunities for businesses of all types and sizes in the region.
- c. The County and Cities should encourage public and private agency cooperation and participation in the comprehensive planning process. These agencies should cooperatively evaluate trends and opportunities to identify strategies meeting long-term economic needs for the County region.
- d. The County and Cities agree that Benton County may establish economic development strategies and implementation criteria for siting major industrial and resource based development within rural areas of the County in accordance with RCW 36.70A.365.
- e. The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated and assigned a high priority by utility purveyors and service providers.
- f. A Countywide land use inventory should be established to monitor commercial and industrial land supply.
- g. Support the development of public schools in areas where present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety, as per WAC 365-195-425(3)(b).

AN ANALYSIS OF THE FISCAL IMPACT.

Policy #20: Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost effective use of regional and local public services. 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), 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.