



## Memorandum

**Date:** July 8, 2016

**To:** Stephanie Haug, CMC; City of Benton City

**From:** Ferdouse Oneza, Oneza & Associates

**Re:** Visioning Summary of Benton City Comprehensive Plan Periodic Update

The visioning meeting for Benton City Comprehensive Plan Periodic Update was held on June 29<sup>th</sup>, 2016 at the Planning Commission workshop at Benton City Community Center. Vision discussion included big picture topics as well as some detailed ideas as summarized below. The meeting was attended by representatives from Benton City Economic Development Council, Ben-Franklin Transit, local news agency and Benton City residents.

### Overall Vision for Benton City

- A place to raise family that provides quality of life for its the citizens
- A place for single individuals as well as aging population
- Reflects positive image of the entire town
- Hallmark of unique components:
  - Rural and small town character
  - Relaxed pace
  - A lively historic downtown
  - Public access to the river
- A safe place with jobs, housing and recreation opportunities for its citizens
- A town that grows/expands with appropriate densities and in the right locations so that its population can support local business

### Detailed Objectives

#### Downtown

- Attract more people in the downtown area with a lively ambience of people sitting in cafes; beautiful storefronts
- Adopt a revitalization plan
- Coordinate local events to attract more people in downtown
- Inspire property owners to improve downtown businesses



- Create a “Third Place” where people interact and recreate outside of home and work

#### Recreational opportunities

- Promote outdoor activities
- Maintain bike and equestrian trails
- Enhance river accesses, parks
- Improve water activities
- Create a sports complex
- Offer activities and enjoyments for residents of all age groups

#### Industrial land

- I-82 Interchange area and DNR land for future industrial development

#### Safety

- Offer a safe environment for residents
- Implement CPTED (Crime Prevention through Environmental Design) principles, e.g. lighting, fencing, visibility, location of facilities etc.

#### Housing

- Ensure housing opportunities for all income groups
- Offer services and facilities for aging population

#### UGA Boundary

- Carefully review if annexation is necessary
- Expand appropriately, expand the City limits to protect what is special for the City
- Work with School district to review their plan for expansion
- Maintain density within the City limits

# Benton City Comprehensive Plan

## Existing and Updated Goals and Policies

### Land Use Goals and Policies

#### Urban Area

**Goal 1. -Encourage development within Urban Growth Areas where adequate public facilities exist or can be provided in a cost efficient manner.**

Policy 1. Encourage growth and expansion of the City to protect the unique character of the City, while maintaining appropriate density within the City limits.

Policy 2. Determine Urban Growth Areas of Benton City based upon official and accepted population projections for minimum of 20 years (CWPP).

#### Key land use issues (Visioning meeting, and Countywide Planning Policies)

- Urban area
- Small town character
- Positive image
- Appropriate growth and density
- Safety

#### Private Property Right

**Goal 1. - Respect private property owner's rights in all planning efforts.**

Policy 1. Follow due process in all activities related to land use.

~~Policy 2. Review and/or revise the comprehensive plan once a year and at least every five years.~~

Policy 3. Involve the planning commission, property owners, citizens and other committees and groups in the ongoing planning process to represent the views and needs of the city.

~~Policy 4. Encourage property owner participation in the creation of local plans for public improvements, zoning, and other planning concerns.~~

~~Policy 5. Permit agricultural production on properties suitable for agricultural uses within the Urban Growth Area while such use is viable.~~

#### Design and Character

**Goal 5. - Maintain the unique character of the city.**

Policy 1. Maintain or improve the integrity and livability of established neighborhoods.

Policy 2. Establish a harmonious relationship between the natural and developed environment.

~~Strategy 1. Enhance and protect the flood plain of the Yakima River, and the uniqueness and history of the area, including its geological features.~~

Policy 3. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

**Goal 2. - Create a well-designed and aesthetically pleasing city that reflects the small-town lifestyle of Benton City.**

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~~Policy. Promote and maintain developments to enhance positive image of the City.~~

~~Policy. Encourage the use of design guidelines and CPTED (Crime Prevention through Environmental Design) principles to ensure safety and aesthetics of the built environment.~~

~~Policy 2. Ensure that new development is consistent with established design standards.~~

~~Strategy 1. Consider expanding design standards to include a tree-planting program.~~

~~Strategy 3 Policy. Consider enhancing the community entrances to support a positive feeling on entering the community.~~

~~Policy 3. Locate new high-density residential development so that residents will have access to walking and bicycle trails and public transit.~~

~~Policy 4. Ensure adequate buffering between land use types.~~

### Orderly Growth

#### Goal 3. – Provide for the orderly development of the city.

~~Policy. Ensure adequate buffering appropriate transition between land use types; discourage incompatible land uses from locating near or adjacent to each other.~~

~~Policy 1. Focus growth into areas that currently have adequate capital facilities to absorb new development.~~

~~Policy 3. Ensure that the planning process does not artificially manipulate land values.~~

~~Policy 4. Identify development areas, planned service expansions, and the extensions of utilities to occur logically and to be cost effective.~~

~~Policy 5. Work closely with adjacent cities and Benton County to coordinate land use plans. Maintain consistency with the Countywide Planning Policies.~~

~~Policy 6. To encourage the County/City joint planning process for establishing "Joint Development Standards" that provide orderly growth and enable the most cost efficient expenditure of public funds when providing urban services into newly annexed areas.~~

~~Policy 7. Encourage the use of previously passed-over parcels within areas characterized by urban growth where they can help maintain LOS standards. Policy 8. Discourage extensive amounts of large lot single-family development in areas that do not have access to irrigation water.~~

~~Policy 9. Encourage that residential development occurring beyond the UGA is consistent with the rural nature of the land.~~

~~Policy 10. Require that state and local permits be processed in a timely and fair manner to ensure predictability.~~ Various Land Uses

#### Goal 4. – Establish land use patterns that balance development and provide for diverse uses.

~~Policy 3. Provide diverse residential densities to permit housing for a variety of lifestyles and household income levels.~~

~~Policy. Maintain the small town character of the single-family neighborhoods.~~

~~Policy 4. Place multi-family residential developments next to arterial streets, along public~~

Comment [o1]: Ask the City

~~transportation routes, or on the periphery of commercially designated areas.~~

~~Policy 3. Locate new high-density residential development so that residents will have access to walking and bicycle trails and public transit.~~

~~Policy. Allow mixed use developments near downtown and transit that promote a pedestrian-friendly environment.~~

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~~Policy 2. Plan for adequate commercial and industrial lands needed for to economic development and to support the local economy provide for the establishment of an adequate tax base for required city services and facilities.~~

~~Policy 5. Permit agricultural production use on properties suitable for agricultural uses within the Urban Growth Area while such use is viable, Policy 1. Provide adequate, well-located areas.~~

~~Strategy 1. Identify and obtain sites for public lands and facilities early in the development of an area to ensure that the facilities are well located to serve the vicinity and to reduce acquisition costs.~~

~~Strategy 2. Allow essential public facilities as a permitted or conditional/special use in the zoning code.~~

~~Strategy 3. Incorporate the provisions for the identification and siting of essential public facilities in the applicable zoning classification.~~

## Housing Goals, Policies, and Strategies

### Housing Diversity and affordability

**Goal 41. - Promote a variety of residential densities and housing types to meet the diverse needs of the population.**

<p><b>Key housing issues (Visioning meeting, and CWPP)</b></p> <ul style="list-style-type: none"> <li>• Housing opportunities for all income groups</li> <li>• Services and facilities for aging population</li> <li>• Appropriate growth and density</li> <li>• Safety</li> </ul>
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~~Policy 1. Encourage opportunities for home ownership through the availability of a variety of housing types such as -Strategy 1. Encourage a range of housing types and densities including but not limited to small lot single-family, zero lot line developments, cluster housing, town houses, condominium, accessory apartments, and manufactured homes both in parks and on subdivided lots.~~

~~Policy 2. Encourage different residential types within a multifamily zones according to allowed density. Strategy 1. Allow a variety of multi-family residential housing types, such as townhouses, courtyard buildings, small cottages, duplexes, triplexes, and four, six and eight plexes in the higher density residential districts.~~

~~Strategy 2. Permit retirement homes as a conditional use in multi-family residential zones.~~

~~Strategy 3. The development of usable outdoor space above ground in a multi-family building such as roof terraces, roof decks or balconies may be considered an addition to the area of the parcel when computing the dwelling units yield.~~

~~Strategy 4. The area of automobile parking for multifamily dwellings provided under the floors of or on the roof of habitable parts of the building may add two square feet to the area of the site for every one square foot of such parking area when computing the dwelling unit yield.~~

~~Strategy 5. The area of covered automobile parking for multifamily dwellings may be considered an addition to the area of the parcel when computing the dwelling unit yield.~~

~~Policy 3. Encourage housing types that offer services and facilities for the aging population group of Benton City.~~

~~Goal 3 Policy 4. - Encourage the development of affordable housing for all segments of the population.~~

~~Policy 4. Encourage residential uses near single-family neighborhoods that support increased densities, while maintaining the single-family character of existing neighborhoods, such as duplexes or accessory units.~~

~~Policy. Allow manufactured homes in residential zones and regulate them in the same manner as site built homes according to the zoning districts.~~

**Existing neighborhood**

**Goal 12. - Preserve and enhance established neighborhoods in a manner that is consistent with the overall city land use plan.**

- Policy 1. Identify, reinforce, and protect the character of established residential neighborhoods.
- Policy 2. Encourage new single-family development to be compatible with the scale and character of adjacent single-family areas.
- Policy 3. Maintain the single-family character of the greater Benton City area while acknowledging the necessity of providing affordable housing.

~~Policy 4. Establish separate residential zoning districts based upon the character of housing types, enhancement of property values, mitigation of impacts to adjacent properties and dwelling unit density.~~

**Compatibility**

**Goal 23. - Ensure compatibility of residential development with established and projected land use patterns.**

- Policy 1. Locate multi-family residential housing so it does not ~~disrupt~~ create conflict with single-family neighborhoods.

~~Strategy 1. Limit multi-family residential housing and mobile home parks to areas where access can be provided to public streets without creating congestion or disruption to single-family residential neighborhoods.~~ Policy 23. Multi-family development should have direct access to an arterial street. Traffic generated from multi-family development will be directed away from single-family neighborhoods.

- Policy 34. Use flexible design standards in multi-family development to mitigate impacts on less intense adjoining land uses.

~~Strategy 1. Consider mitigating impacts of new multi-family residential developments on single-family neighborhoods in a combination of the following: additional~~

**Comment [o3]: RCW 35.21.684**  
 ...any city or town may require that:  
 (a) A manufactured home be a new manufactured home;  
 (b) The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;  
 (c) The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;  
 (d) The home is thermally equivalent to the state energy code; and  
 (e) The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.180.

~~setbacks, buffers, open space, parking areas, fencing, screening, landscape, recreational space, and architecture. Multi-family residential housing may not have more floors than the adjacent and nearby single-family dwellings.~~

~~Strategy 2. Require a binding site plan that identifies the scale and location of all buildings, parking areas and driveways, recreational facilities, building elevations, and landscaping, screening or fencing.~~

~~Strategy 3. On properties large enough to accommodate two or more buildings each building will be different from its neighbor in shape and size, and be varied so that there is no obvious or repeated pattern.~~

~~Policy 4. Require that multi-family residential development bear the burden of transition and mitigation when the development is near single-family residential neighborhoods.~~

~~Strategy 1. Multi-family buildings adjoining or facing a single-family district will not be more than one story in height.~~

~~Policy 5. Allow high density residential to locate in established residential areas only when they will not detract from the existing character of the neighborhood. Policy 5. Encourage higher density single or multi-family neighborhoods near commercial centers and other facilities/services to encourage pedestrian rather than vehicular circulation and transit use.~~

~~Strategy 1. Consider limiting multifamily housing to a scale compatible with the surrounding structures in established neighborhoods.~~

~~Strategy 2. When a proposed multi-family development faces or adjoins the front, side or rear yard of existing single-family residences, which have established an aesthetic quality or character for the immediate vicinity, the proposed multi-family development must observe the established neighborhood character and be harmonious in site arrangement, compatible in site development and landscaping, and be reasonably integrated in such detail as roof shape, finish materials, color, etc.~~

~~Policy 6. Use natural and topographical changes, when possible to buffer and separate multi-family residential developments from single-family neighborhoods.~~

~~Strategy 1. Where land is essentially level a perimeter multifamily building must not exceed the established height (elevation) of existing buildings on adjoining properties.~~

~~Strategy 2. Where the land is gently and uniformly sloping, a building may match but not exceed the floor to ground relationship established by existing buildings on adjoining properties.~~

~~Strategy 3. Where the land is steeply rising and where there is a marked topographic division between the land and adjoining properties a building may be two stories but cannot exceed the height (elevation) of an existing building on adjoining properties.~~

~~Policy 7. Require residential developers to provide adequate buffering from adjoining agricultural uses. They will additionally be responsible for reducing the conflict between the dissimilar uses.~~

## Economic Development Goals, Policies and Strategies

### Downtown

**Goal 1. Improve and revitalize the City's downtown and its historic character.**

Policy 1. Prepare and adopt a revitalization plan for downtown.

Policy 2. Attract more people to downtown for shopping, recreation and community activities.

Policy 3. Encourage downtown property and business owners in partnership with the City to revitalize the downtown.

**Key economic development issues (Visioning meeting, and CWPP)**

- Downtown revitalization
- Industrial growth along I-82

### Commercial and Industrial

**Goal 12. Promote commercial and industrial development that creates jobs and economic diversification.**

Policy 1. Support the efforts of local economic development organizations in their promotional activities to attract new industries to the area.

Policy 2. Encourage industrial development that diversifies and strengthens the local economy and is compatible with surrounding land use.

~~Policy 3. Limit non-industrial uses in industrial districts to those uses that complement or support industrial development.~~

~~Policy 4. Foster the retention and development of long-term working or trading activities that create or add value to the community.~~

~~Policy 5. Provide adequate appropriately zoned land to accommodate the city's projected commercial and industrial needs.~~

~~Policy 6. Permit residential uses in commercial areas only if they are accessory to the commercial uses.~~

Policy 1. Limit commercial and industrial businesses to those areas large enough to be economically viable.

Policy 4. Improve the appearance of existing commercial areas and create performance standards for all new developments, including, but not limited to signage, landscaping, setbacks, and buffer areas.

### Infrastructure

**Goal 2. Ensure infrastructure support for the orderly and cost effective development of commercially and industrially zoned land.**

~~Policy 1. Establish development standards adequate to safeguard the environment and ensure compatibility with surrounding land uses.~~

Policy 2. Group industrial uses to maximize infrastructure efficiency and minimize service provision.

~~Policy 3. Prepare a replacement schedule for all utilities recognizing each system's design life and providing a financing plan for replacement and upgrades.~~

~~Strategy 1. Create and adopt commercial and industrial development standards that will include requirements for building bulk, heights, setbacks, landscaping, floor-area ratios, open spaces, and development incentives.~~

Policy 6. Limit commercial and industrial developments to areas where adequate facilities and services exist or can be provided at the time of development.

Policy 7. When feasible, Encourage the infill of existing commercial centers and strips areas before creating-developing new neighborhoods and community commercial centers.  
~~Goal 3. Promote renovation of existing commercial and industrial areas to enhance their appearance and function.~~

~~Policy 5. Separate commercial and industrial activities based upon land use characteristics, type of transportation corridors, amount of traffic generated and geographic location.~~

## Parks and Open Space

### Park and Recreation, and Open Space Goals and Policies

**Goal 1. Provide a variety of well-distributed accessible parks and recreational facilities.**

Policy 1. Plan new parks, and develop parks and recreation programs based on current and anticipated community needs.

~~Strategy 1. Require the donation of land or payment in lieu of dedication of land for parklands to mitigate the impacts of new residential development to the city's park and recreation system.~~

Policy 2. Provide a range of programs and facilities for year round recreational choices, including indoor and outdoor activities for all age groups.

Policy 3. Develop a system of bike, pedestrian and equestrian trails and paths that interconnect local and regional destinations.

Policy. Ensure that recreational facilities are ADA accessible as required by law.

~~Strategy 1. Provide trails for walking, bicycling, hiking, and jogging.~~

Policy. Consider developing a sports complex to serve the community.

**Goal 2. Promote recreational opportunities along the Yakima River.**

Policy 1. Enhance public access opportunities and water-enjoyment activities along the Yakima River shoreline.

### Open Space Goals and Policies

**Goal 13. ~~Provide for the preservation of open space and encourage aesthetic development and preservation of natural areas that are unique to Benton City's, historical resources, open space, and structural facilities.~~**

Policy 1. Protect and Enhance the natural environmental and aesthetic qualities of the city.

#### Key parks and recreation issues (Visioning meeting, and CWPP)

- Promote outdoor activities
- Maintain bike and equestrian trails
- Enhance river accesses, parks
- Improve water activities
- Create a sports complex
- Offer activities and enjoyments for residents of all age groups

Policy 2. Protect the views and features that are unique to the Benton City area.

## Environmental Goals, Policies and Strategies

**Goal 1. Preserve the unique natural environment of critical areas and shoreline when possible.**

### Key issues to address (RCW and CWPP)

- Critical areas
- Shoreline
- SEPA compliance

~~Policy 1. — Protect wildlife habitats in designated open space and wetlands areas.~~

~~Strategy 1. — Base the protection methodology on the size, location, and vulnerability of the wildlife habitat and species.~~

~~Strategy 2. — Acquire and protect key significant wildlife habitat areas~~

~~Strategy 3. — Ensure the preservation of a variety of habitat types, sizes and locations.~~

~~Strategy 4. — Regulate any filling or the disturbance of wetlands and wetlands vegetation and the surrounding buffer area.~~

~~Strategy 5. — Inventory, classify, designate, and adopt regulations that will protect the shoreline areas of the Yakima River.~~

~~Strategy 6. — Inventory, classify, designate, and adopt regulations that will preserve and protect wetlands with no net loss of this resource.~~

~~Strategy 7. — Inventory, classify, designate, and adopt regulations that will protect the shoreline areas of the Yakima River.~~

~~Policy 2. — Preserve natural drainage ways.~~

~~Strategy 1. — Promote public awareness of the natural drainage ways, their role in the vicinity and area, and the importance of maintaining natural drainage systems.~~

~~Strategy 2. — Establish standards for the retention, recharge, and treatment of stormwater runoff channeled from impervious surfaces.~~

~~Strategy 3. — Subsequent development within the flood hazard areas of the urban area should be regulated in accordance with the National Flood Insurance Program.~~

~~Policy 3. — Regulate development in geologically hazardous areas.~~

~~Strategy 1. — Require engineering, architectural, or geo-technical investigations and certifications for approval of development permits or authorizations to proceed in hazardous areas.~~

~~Policy 4. — Prevent isolation of communities of endangered, threatened, or sensitive species.~~

~~Policy 5. — Protect surface water and groundwater supplies.~~

~~Strategy 1. — Restrict development that significantly degrades or depletes surface waters or groundwater.~~

~~Policy 6. Use a the critical areas ordinance, a shoreline management ordinance Shoreline master Program, and the state environmental policy act (SEPA) and other ordinances as needed to protect the unique natural environment.~~

~~Policy. Consider the goals and policies of the Shoreline Master Program are part of this Comprehensive plan.~~

Policy. Support the no net loss of ecological functions of the shoreline and require restoration and mitigation according to the Shoreline Master Program.

**Goal 2. Enhance the natural environment where possible.**

Policy 1. Provide incentives for the restoration of degraded wetlands, watercourses, and other important natural systems.

~~Policy 2. Encourage the development and maintenance of non-regulated wetland areas.~~

Policy 3. Utilize the best available science to mitigate development impacts to environmentally sensitive areas.

**Goal 3. Mitigate adverse environmental impacts.**

Policy 1. Mitigate ~~all~~-adverse impacts ~~of developments to wetlands, according to the State Environmental Policy Act (SEPA), critical areas and shoreline regulations.~~

Policy 2. Require the mitigation of impacts from development adjacent to sensitive areas.

Policy 3. Require a dust control plan be submitted to the city whenever ground cover is disturbed in a development.

~~**Goal 4. Minimize the impacts of development to property owners while not adversely impacting critical areas.**~~

~~Policy 1. Use density bonuses, planned unit developments, transfer of development rights and other measures as appropriate for the protection of critical areas.~~

~~**Goal 5. The City should recognize and protect the functions and values of the shoreline environments of Statewide and local significance. For shorelines of statewide significance, protection and management policies are as follows:**~~

~~Policy 1. Maintain areas within the shoreline jurisdiction with unique attributes for specific agricultural, commercial, industrial, residential, recreation and open space long term uses.~~

~~Policy 2. Ensure healthy, orderly economic growth by allowing those economic activities which will be an asset to the local economy, and for which the adverse impacts on the quality of the shoreline and surrounding environment can be mitigated.~~

~~Policy 3. Provide safe and adequate circulation systems to shorelines where the routes will minimize adverse impacts on unique or fragile shoreline features and existing ecological systems, while contributing to the functional and visual enhancement of the shoreline.~~

~~Policy 4. Develop and implement management practices that will preserve, protect, enhance and restore unique and nonrenewable shoreline resources, environments, or features.~~

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**Essential Public Facilities**

~~**Goal 1. To promote the development of a cooperative Undertake a regional process for the siting of essential public services of regional and statewide importance facilities.**~~

Policy 1. Develop a uniform siting procedure, which enables selection of optimum project sites and appropriate size relative to intended benefit area.

Policy. Coordinate with the County and the Regional Transportation Planning Organization

in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties, (CWPP)

The community facilities described in this section include municipal buildings utilized for conducting city business, public schools for the education of Benton City's children, and essential public facilities for the location of state or federal institutional buildings.

## Capital Facilities

### Community Facilities

#### Goals and Policies

The Capital Facilities Plan will affect decision making to achieve community goals, as defined in the Benton City 'Vision Statement' and the community survey. The capital facilities goals, policies, and strategies are listed as follows:

**Goal 1. Ensure that ~~the elements of capital facilities proposed are consistent with the land use and other elements in the comprehensive plan are fiscally achievable.~~**

Policy. Provide capital facilities based on the future needs of projected population within the urban growth area as indicated in the land use plan.

Policy 1. ~~Provide~~ Allocate capital improvement funds to ~~correct-meet~~ existing deficiencies, ~~to~~ replace worn out or obsolete facilities, and ~~to~~ accommodate desired growth.

Policy. Prioritize capital facility needs consistent with the overall planning goals.

~~Strategy 1. Proposed capital improvement projects will be evaluated and prioritized by the following criteria:~~

- ~~a. Financial feasibility~~
- ~~b. The purpose of the project; elimination of capacity deficits, elimination of public hazards, or city needs based on projected growth patterns~~
- ~~c. The type of project; new development or redevelopment; and~~

~~Policy 2. Maintain an up-to-date 10-year schedule of capital improvement projects. Capital improvements with cost less than \$10,000 should be reviewed for inclusion in the Capital Improvement Program and the annual capital budget.~~

Policy 3. Require that developers bear a fair share of facility improvement costs required for their developments.

~~Policy 4. Manage fiscal resources to support the provision of needed capital improvements.~~

~~Strategy 1. Adopt an annual capital budget and a ten-year capital improvement program.~~

~~Strategy 2. Actively work to secure grants or private funds when available to finance~~

#### Key issues to address (RCW and CWPP)

- Water
- Sewer
- Transportation
- Wellhead (not mandatory under GMA)
- Community services and Schools (not mandatory under GMA)
- Essential Public facilities

**Comment [o4]:** Suggest combining Community Facilities, Public Facilities and Transportation all under Capital Facilities

~~capital improvements.~~

### Community Facilities

**Goal 1. Provide adequate ~~public~~ facilities for community services.**

- Policy 1. Provide adequate space for the provision of municipal services.
- Policy 2. Provide adequate space for community interaction, fellowship, and recreation.
- Policy 3. Cooperate with other public jurisdictions and agencies for the provision of space and services.

### School Goals and Policies

**Goal 1. Promote planned development of Kiona Benton public school sites.**

- Policy 1. ~~Work with Kiona-Benton School District to~~ locate public schools close to existing or proposed residential areas.
- Policy 2. Require improved streets and sidewalks between new schools and the nearest arterial streets.
- ~~Policy 3. Require that residential developments have a location for buses to stop and a turning radius on cul-de-sacs that can accommodate school buses.~~
- Policy 4. Require that location, design, and construction of school facilities be compatible with existing land use, drainage, and natural systems.

**Goal 2. Promote cooperation between the city and the local school district to offer shared use of provide adequate opportunities for community utilization of the school facilities for the community as appropriate.**

- Policy 1. Maintain an open communication between the city and school district.
- Policy 2. Provide park and recreation facilities adjacent to, or in conjunction with, school district properties whenever possible.
- Policy 3. Encourage future development of school grounds to complement park development.

### Public Facilities

#### Water and Sewer Goals and Policies

**Goal. Ensure that capital facilities provided are consistent with the countywide projected growth, land use and financing.**

- ~~Policy. Ensure that water, sewer and transportation system plans identify future needs based on projected population for the City.~~
- ~~Policy. Provide adequate services to maintain concurrency as developments occur.~~
- ~~Policy. Prioritize capital facilities needs consistent with the future planning goals for areas that are identified for future development.~~

**Goal 1. - Provide an adequate supply of high quality domestic water to residential, commercial, and industrial users.**

- Policy 1. Encourage water conservation through a variety of programs and incentives for residential and commercial users.

~~Strategy 1. Determine the acceptable level of service for the domestic water system by the~~

~~fire flow requirements established in the comprehensive water plan.~~

Policy 2. Require that new residential, commercial, or industrial development provide an on-site water system consistent with the city's comprehensive water plan, and municipal and fire district standards.

~~Strategy 1. Require that minimum fire flow standards be consistent with Washington State standards for residential, commercial, and industrial neighborhoods.~~

~~Strategy 2. Maintain full metering.~~

~~Policy 3. Develop new water sources, transmission, and storage close to the areas of growth as the city expands.~~

### **Sewer Goals, Policies and Strategies**

**Goal 1. - Operate and maintain an efficient wastewater treatment facility.**

Policy 1. Require that developers cover any increased costs for the provision of sewer interceptors and increased treatment capacity.

~~Strategy 1. Require developers to plan and complete work in accordance with the comprehensive sewer plan.~~

Policy 2. Operate the sewer waste water system within state and federal guidelines.

~~Strategy 1. Ensure that personnel are adequately certified in the operation and maintenance of the wastewater treatment facility.~~

### **Wellhead Protection**

In December 1996, the City of Benton City received a Wellhead Protection Plan prepared by Shannon and Wilson at the bequest of the Benton-Franklin Council of Governments. The plan describes the aquifers and potential sources of contamination, and recommends management procedures for reducing the propensity for groundwater contamination. The following goal and policies were recommended in the Wellhead Protection Plan to be included in the comprehensive plan for protection of the ground water aquifers.

**Goal 1. ~~To p~~Protect the quality and quantity of the ground water used for public supplies ~~by means of the following policies.~~**

Policy 1. Cooperate with agencies charged with the regulations of commercial and industrial chemicals, such as Ecology, to prevent chemical contamination of ground waters.

Policy 2. Preclude contamination of ground water from failing septic systems by continuing to require that all occupied buildings be connected to the sanitary sewer system.

Policy 3. Be especially watchful of chemical spills in the vicinity of the Yakima River, since the river corridor is Benton City's only known aquifer recharge area.

Policy 4. Require that drainage outfalls into the river be equipped with treatment facilities if necessary to remove pollutants such as petroleum products.

~~Policy 5. Encourage agencies with jurisdiction, such as Benton County, to regulate ranching and agriculture in the area around Benton City, so as to prevent wastes associated with those industries from entering the groundwater, especially wastes contributing to high nitrate levels.~~

Policy 6. Prepare an overall stormwater plan to guide public and private investment in stormwater facilities.

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Policy 7. Maximize on-site retention in new developments, to increase the chances of runoff recharging the groundwater in a manner similar to that, which occurs in nature.

## Transportation Goals and Policies

**Goal 2. ~~Fe-d~~Develop, maintain and operate a balanced, safe, and efficient multi-modal transportation system to serve *all persons, special-needs populations and activities in the community.***

Policy 11. Provide a safe and efficient transportation and circulation system that addresses the needs of the city's residents, promotes and supports the desired land use pattern, and ~~is developed concurrent with new growth~~circulation system.

Policy 1. ~~Provide~~Maintain appropriate standards and levels of service for new streets and upgrade of existing streets.

~~Policy 2. Form Local Improvement Districts (LIDs) to improve existing substandard streets, including provision of sidewalks and bicycle accommodation where appropriate, with costs repaid through local tax assessments.~~

~~Policy 3. Regularly schedule data collection and analysis, including traffic and accident data, to support studies, planning and operational activities.~~

~~Policy 4. Maintain a current street system plan for the city and its urban growth area that is consistent with the Land Use Element and meets the circulation needs of the city's residents, businesses, and industry.~~

~~Strategy 1. Maintain an annually updated listing of prioritized road improvement needs based on the Transportation Element.~~

~~Strategy 2. Annual updates of the six year Transportation Improvement Program (TIP) shall be consistent with this plan.~~

Policy 5. Connect all transportation modes such as rail, pedestrian and bike systems with the roadway system when feasible, by coordinating planning of transportation programs, operation of facilities, and project site design.

Policy 6. Establish appropriate truck routes to serve existing and future commercial and industrial areas for the orderly and efficient movement of freight and goods.

~~Policy 7. Encourage the improvement and establishment of terminal facilities to enhance agricultural, commercial, and industrial use.~~

Policy 8. Preserve opportunities for industrial development that could be enhanced by accessibility to rail service.

~~Policy 9. Preserve existing rail infrastructure and rail service within the city.~~

~~Policy 10. Continue to give top priority to maintenance and preservation of existing transportation facilities and services.~~

~~Strategy 1. The city shall make every effort to provide all segments of the population with safe and convenient access from their homes to places of employment, shopping, recreation, and to public facilities and services.~~

~~Policy 12. Encourage cooperation between governmental and private enterprises to increase overall safety awareness.~~

**Comment [o5]:** This should be an action, not a policy?

**Comment [o6]:** Ask the City This could be an action, instead of a policy

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Policy 13. Provide appropriate traffic control measures. ~~Policy 14. Provide and safe crossings at potentially hazardous locations for pedestrians and bicyclists. Policy 15. Upgrade at-grade railroad crossings to provide rubber or concrete crossing materials.~~

~~Policy 16. Promote energy efficient modes of transportation such as high-occupancy vehicles, bicycling, and walking.~~

**Goal 1. ~~To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development, which protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.~~**

Policy 1. Accommodate development only when the required street and road improvements have been made prior to or concurrent with actual development. Concurrency indicates that facilities are available within six years of the development.

~~Strategy 1. The payment of mitigation fees is regarded as concurrency with the land use element. Required improvements included and funded in the six year TIP constitutes concurrency.~~

Policy 2. Require new subdivision development to be improved to full city street and utility standards.

~~Policy 3. Platted but undeveloped right of way should not be permitted to be used for residential access until the street has been developed to adopted standards and accepted by the city.~~

Policy 4. Obtain future street rights of way or easements prior to or concurrent with developments to facilitate access to adjoining future developments.

~~Policy 5. Require residential, commercial, and industrial developments to facilitate pedestrian, bicycle, and motorized transportation.~~

**Goal 3. ~~To recognize bicycle and pedestrian movement as basic means of circulation and to assure adequate accommodation of bicycle, pedestrian, and physically challenged persons needs in all transportation policies and facilities.~~**

Policy 1. Strive to provide a system of bicycle routes and pedestrian walkways that link neighborhoods and public facilities and that enhance the walking and bicycling experience.

~~Strategy 1. Determine where bicycle and pedestrian routes should be designated and encourage their construction and use.~~

~~Strategy 2. Link schools, parks, sport and commercial areas, and other public and semi-public facilities with pedestrian and bicycle facilities.~~

~~Strategy 3. Develop a linkage system in areas where sidewalks are intermittent or non-existent.~~

~~Strategy 4. Replace old, substandard sidewalks as funding permits.~~

~~Strategy 5. Provide wheelchair ramps and other aids to enhance safe mobility for the handicapped.~~

~~Strategy 6. Provide illumination at potentially hazardous street crossings.~~

~~Strategy 7. Sign and delineate designated bike routes.~~

~~Strategy 8. Purchase and install bicycle racks at the park, and at other high-use areas.~~

Policy 2. Take advantage of corridors such as power lines, surplus street rights of way, buffer zones, and public lands for multiple use trails and pathways.

~~Policy 3. Require sidewalks on both sides of streets in public and private development projects within the urban growth area.~~

Policy 4. Require single and multi-family residential development to provide pedestrian and bicycle friendly streets and sidewalks within the development ~~and to the nearest improved street.~~

Policy 5. Develop and/or adopt design standards for bicycle friendly streets, sidewalks, crosswalks, bike racks, and multiple use trails and pathways.

Policy 6. Require new and improved commercial centers to be located and designed to facilitate access and circulation by alternative transportation modes.

~~Policy 7. Maintain roadways, sidewalks and pathways in a safe condition.~~

~~Policy 8. Promote educational programs to enhance the safety and practicality of travel by bicycle.~~

~~Policy 9. Promote the enforcement of traffic laws for bicycle transportation.~~

~~Policy 10. Identify and include appropriate pedestrian and bicycle elements in major street improvement projects to be included in the six-year TIP.~~

Policy 11. Include stand-alone pedestrian and bicycle projects in the six-year TIP.

**Comment [o7]:** Ask the City

Policy 12. Actively seek state and federal grants for non-motorized transportation improvement projects

**Goal 4. To ensure adequate parking in the downtown area which supports economic growth, and is consistent with downtown design and pedestrian circulation goals.**

Policy 1. Require off-street parking and loading areas in new commercial and industrial developments.

~~Strategy 1. Off-street parking should be designed to integrate with, or at least not interfere with, pedestrian amenities and access by bicycles.~~

~~Policy 2. Promote adequate parking for high-density residential, commercial, and industrial areas.~~

**Goal 5. To manage, conserve and protect Benton City's natural resources through a balance of development activities complemented with sound environmental practices.**

~~Policy 1. Facilities associated with transportation and circulation should be located and designed with respect to such natural features as topography, soils, geology, floodplains, streams, shorelines, marshes, and aquifer recharge areas.~~

~~Policy 2. Route new streets to avoid encroaching on natural preserves, parks and recreation areas and identified critical areas, and to preserve scenic areas and open spaces.~~

~~Policy 3. Strive to plan, construct, and maintain transportation facilities in such a manner as to promote positive social, economic, and environmental impacts.~~

~~Policy 4. Provide adequate review procedures to ensure that transportation projects and improvements protect aesthetic values.~~

~~Policy 5. Ensure the preservation and construction of the natural and built environments through proper management and allocation of land uses and transportation facilities.~~

~~**Goal 6. To actively influence the future character of the City by managing land use change and by developing City facilities and services in a manner that directs and controls land use patterns and intensities**~~

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~~Policy 1. Review development proposals, rezoning and vacating petitions, variance requests, subdivision plats and commercial and industrial construction site plans to ensure coordination with the Transportation Element~~

~~Policy 2. Establish procedures to ensure that development does not encroach upon future right-of-way needs.~~

~~Policy 3. Develop a transportation system that meets the circulation needs of commercial and industrial development~~

~~Policy 4. Encourage commercial developments to use joint access points to aid in traffic control and to protect and enhance the carrying capacity of the transportation system.~~

~~Policy 5. Maintain a current street system plan for the city and its urban growth area that is consistent with the Land Use Element and meets the circulation needs of its citizens and businesses, and that will serve to attract future businesses.~~

~~Policy 6. To the extent feasible, continue the grid system of streets and blocks in new developments.~~

~~Policy 7. Encourage major traffic generators such as schools, churches, shopping, and industrial areas to locate on or near arterials and collector streets.~~

~~Policy 8. Coordinate land use and public works planning activities with an on-going program of financial forecasting for needed transportation facilities and services. Utilize the city's long-range financial management plan as a guide for:~~

~~Strategy 1. Monitoring the overall effectiveness of the Transportation Element; and~~

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~~Strategy 2. Balancing land use decisions with the city's financial capability to provide transportation facilities and services.~~

~~Strategy 1. Provide vehicle parking, bicycle racks and facilities for the physically impaired.~~

~~**Goal 8. To provide a local transportation system that is coordinated and consistent with the regional transportation network.**~~

~~Policy 1. Coordinate with Benton County, the RTPD, and other affected groups and agencies to establish an integrated planning effort that ensures consistency and compatibility between transportation plans and objectives. Support the Benton Countywide Planning policies for transportation.~~

~~Policy 2. Coordinate with the State Department of Transportation (WSDOT) in the review of development requests adjacent to or impacting I-82, SR 224 and SR 225. Strategy 1. Provide an environmental buffer strip between state routes and adjacent uses to minimize disturbance due to noise and other highway impacts.~~

Policy 3. Coordinate with Benton County, WSDOT, the RTPO, and other ~~effected~~ groups for the provision of transportation facilities of statewide, region wide, and countywide significance.

~~Policy 4. Involve affected neighborhoods and other interested citizens and groups in the planning of street improvement projects.~~

~~Policy 5. Public awareness and review should be an integral part of any proposed transportation plan, programs, or project.~~

~~**Goal 9. To secure funding through grants, mitigations, and general funds for safety and capacity measures to maintain adopted LOS standards.**~~

~~Policy 1. Pursue federal and state grants.~~

~~Policy 2. Use an environmental mitigation system that identifies:~~

- ~~• Safety and capacity improvements based on any projected deficiencies.~~
- ~~• Costs of improvements needed to mitigate increased traffic reflected in the annual capital improvement plan update.~~
- ~~• Fair share costs determined from the capacity improvement cost and the 20-year increase in traffic. (Update annually for newly added projects and mitigation of fair share costs.)~~
- ~~• Mitigation assessments, determined by the number of development trips and the capacity or safety improvement fair share cost.~~
- ~~• Mitigation assessments that may be used for identified capacity or safety improvements.~~

~~Policy 3. Update the capital improvement plan annually, adding new projects and deleting completed projects.~~

~~**Goal 10. To continue public transportation service accessibility for elderly, disabled, low and moderate income, youth, and other mobility disadvantaged all income and age groups, and all special need people between Benton City and the Tri-Cities.**~~

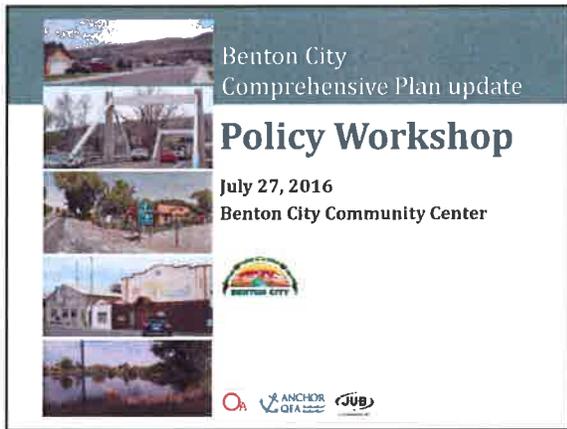
~~Policy 1. Continue inclusion in Ben Franklin Transit's Public Transportation Benefit Area.~~

~~Policy 2. Continue implementation of a shuttle van service to the Tri-Cities, including coordination of interconnecting bus, train, and plane schedules.~~

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Benton City  
Comprehensive Plan update  
**Policy Workshop**  
July 27, 2016  
Benton City Community Center

The flyer features a collage of five images: a landscape with a bridge, a modern building, a park with a sign, a residential street, and a river scene. Logos for Benton City, Anchor QFA, and JUB are at the bottom.

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### AGENDA AND PURPOSE

- **Project overview**
- **Summary of the visioning workshop**
- **Goals and policy discussion**



The diagram shows a four-step process flow: Visioning, Key issues and priorities, Existing goals and policies/Policy gaps, and Desired goals/policies.

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### WHAT IS A COMPREHENSIVE PLAN?



The flowchart shows four stages: Vision, Goals and policies, Plan, and Implementation, connected by downward arrows.

- **A plan guiding long term decisions for the City**
- **Reflects your vision, where you want to go**
- **Goals and policy framework**
- **Basis of your decisions on land use, housing, economic development, transportation, capital facilities, environment**
- **Update due on June 2017**

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## PUBLIC PARTICIPATION

- **Based on the adopted Public Participation Plan**
- **Multiple ways to reach out:**
  - Website posting
  - Direct mailer to interest groups
  - Utility bill mailer
  - Workshops
  - Meetings
  - Contact staff, Planning Commission, Consultant

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## VISION: WHAT WE HEARD

### Benton City is:

- A place to raise family that provides **quality of life** for its the citizens including single individuals and aging population
- Reflects **positive Image** of the entire town
- **Hallmark of unique components** such as **rural and small town character, relaxed pace, lively historic downtown, public access to the river**
- A safe place with **jobs, housing and recreation** opportunities for its citizens
- A town that **grows/expands** with appropriate densities and at the right locations so that its population can support **local business**

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## VISION: WHAT WE HEARD

### Detailed objectives:

- **Downtown** – create a true third place, more attractive, revitalize, local events, inspire property owners
- **Recreational opportunities** – for all age groups, outdoor activities, bike and equestrian trails, river access, sports complex
- **Industrial land** – mostly near I-82 interchange
- **Safety** – safe environment for residents, implement CPTED (Crime Prevention through Environmental Design) principles, lighting, visibility, location etc.
- **Housing** – for all income groups, services for aging population
- **UGA Boundary** – expand appropriately to protect what is special for the City, maintain density within the City limits, review School district's plan

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### KEY POLICY AREAS

- Land Use
- Housing
- Economic Development
- Parks and Open Space
- Transportation
- Capital Facilities
- Utilities
- Environment




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### KEY FACTS

- Current OFM population is 3,325
- City grows in 2040 to accommodate 5,812 residents
- Total UGA area (approved and proposed) is approximately 2.5 square miles
- Median household income (2013) is \$47,008
- Median home price is approximately \$107,878

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### DOCUMENT OBJECTIVES

- Simplicity
- Reflective of your vision
- Complies with GMA

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## LAND USE



- Residential - maintain different densities
  - Mixed use?
- Commercial
- Industrial
- Agricultural Suburban
- Public Land
- Area with development potential:
  - Kiona Interchange
  - Port of Benton
  - North SR 225 and vicinity

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## HOUSING



- Different housing types
- Housing for all income group and aging population
- Compatibility - appropriate densities to concentrate in certain areas
- Higher density near commercial centers, transit

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## ECONOMIC DEVELOPMENT



- Revitalize downtown
- Economic diversity
- Provide safety
- Jobs
- Infrastructure
- Incentives for local businesses

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## NEXT STEPS

- Update goals and policies
- Development of plan elements
- Next workshop on land use map - September 28<sup>th</sup> or October 26<sup>th</sup>

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