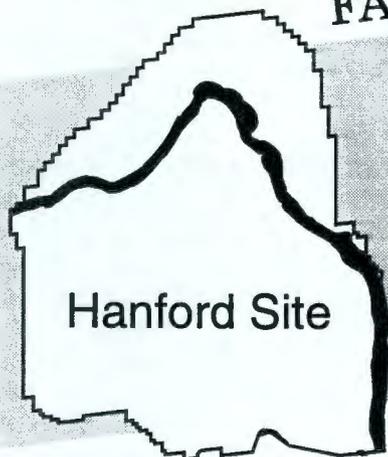


FACT SHEET



**Benton County  
Draft Hanford Comprehensive  
Land Use Plan**

**Hanford Products for Review**

- Draft Hanford Alternative Land Use Maps
- Draft Critical Areas Designations
- Draft Critical Areas ordinance amendments to include provisions relating to the Hanford Site
- Resource Inventory Maps
- Matrix tables supporting resource "opportunities and constraints analysis"
- Land Use Intensity Capabilities Maps
- Hanford Survey/Questionnaire Report

**Primary Objectives**

- Engage the public in the planning process.
- Plan for the Hanford Site "as a whole."
- Designate land uses across the Site based on physical, cultural, resource and biological values, as well as current uses.
- Make future land use designations a driver for cleanup levels and schedules.
- Assure that achieving designated future land uses is not prejudiced by actions taken while the Site is under federal authority.

- Have a Plan that helps influence U.S. Department of Energy (DOE) land use actions while the Site is under federal authority.
- Have a Plan that becomes the framework for land use and growth when lands are removed from federal authority.

**Need to Prepare a Plan**

The County must be prepared to deal with changes in the Site's size and land uses.

To prevent unplanned commitments of resources which could preclude future land uses and opportunities.

The federal government will seek privatization and non-federal uses for the Hanford Site. The County must prepare to assume land use authority when that occurs.

Final cleanup levels must accommodate future land use potentials. Local citizens are most closely associated with the Site. They should define those potentials.

Federal budgets for Hanford cleanup will decline. Local jurisdictions -- as a matter of survival -- must have a plan by which Site resources can be converted to replace lost federal dollars.

**Key Planning Assumptions**

- Change is certain. The Hanford Site will be smaller. Land will fall under authorities different from the federal government.
- The County cannot avoid assumption of land use regulatory and other authorities

as DOE promotes privatization and non-federal uses of Hanford lands.

- Portions of the Site will revert to multiple land uses.
- Time, natural processes, and cleanup will restore the Site's accessibility and usefulness.
- Infrastructure assets on the Site -- roads, water systems and pumps, rail lines and some structures -- are essential to future land uses. Without a plan to protect those assets from deferred maintenance and decay, or from being declared "surplus," huge public investments will be lost.

### **Planning Process - Washington State Growth Management Act (GMA)**

- Local jurisdictions must prepare their land use plans in accord with the Washington State Growth Management Act. The Act requires:
  - *Early and continuous public participation*
  - *Jurisdictions must designate and protect Critical Areas such as fish and wildlife resources.*
  - *Jurisdictions must designate land uses and intensities.*
  - *Environmental reviews must be in accord with the State Environmental Policy Act.*
- At open, public hearings, the Planning Commission will review and recommend a course of action to the Benton County Board of Commissioners.
- County Commissioners will act on the Planning Commission recommendations at open, public meetings.

### **Plan Status**

- Planning tasks accomplished:
  - *Site inventory and descriptions (text and graphics)*
  - *Opportunities and constraints analysis*
  - *Land use capability and intensities identified*

*-Hanford Survey and Questionnaire results in draft report*  
*-Three draft Alternative Land Use Maps prepared in-house*

- **Remaining Tasks**
  - *Conduct public review and comment on draft Alternative Land Use Maps*
  - *Assemble draft plan document text*
  - *Conduct public and agency review and comment on draft plan document and maps*
  - *Conduct environmental review of draft plan document and land use maps*
  - *Select preferred land use map; alter draft document text to support it;*
  - *Conduct public hearings at the - Planning Commission and Board of Commissioners for adoption.*
- **Schedule**
  - *Planning commission and Board of Commissioners review for action, First Quarter 1997*

### **Related Process and Products**

- The Benton County Comprehensive Plan, of which the Hanford Plan is an element, is under preparation.
- Hanford Reach Protection Plan being jointly prepared by Benton, Franklin and Grant counties.
- DOE Richland's Hanford Remedial Action Environmental Impact Statement and Comprehensive Land Use Plan to be reviewed for consistency with Benton County Hanford draft products.
- Hanford Future Land Uses Working Group Report (1992)
- Hanford Advisory Board goals for the Hanford Site.

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