

City of Prosser, WA
601 7th Street
Prosser, WA 99350

CITY OF PROSSER, WASHINGTON
BOARD OF ADJUSTMENT
AGENDA
6:00 P.M.
SPECIAL MEETING
Monday April 25, 2016

1. Call to Order by Chair
2. Roll Call
3. Public Hearing for Conditional Use Permit for Building Height at 700 Wine Country Road
ACTION: Approve or deny or make changes.
4. Next meeting May 5, 2016 Public Hearing

Hearing Type: Quasi-Judicial

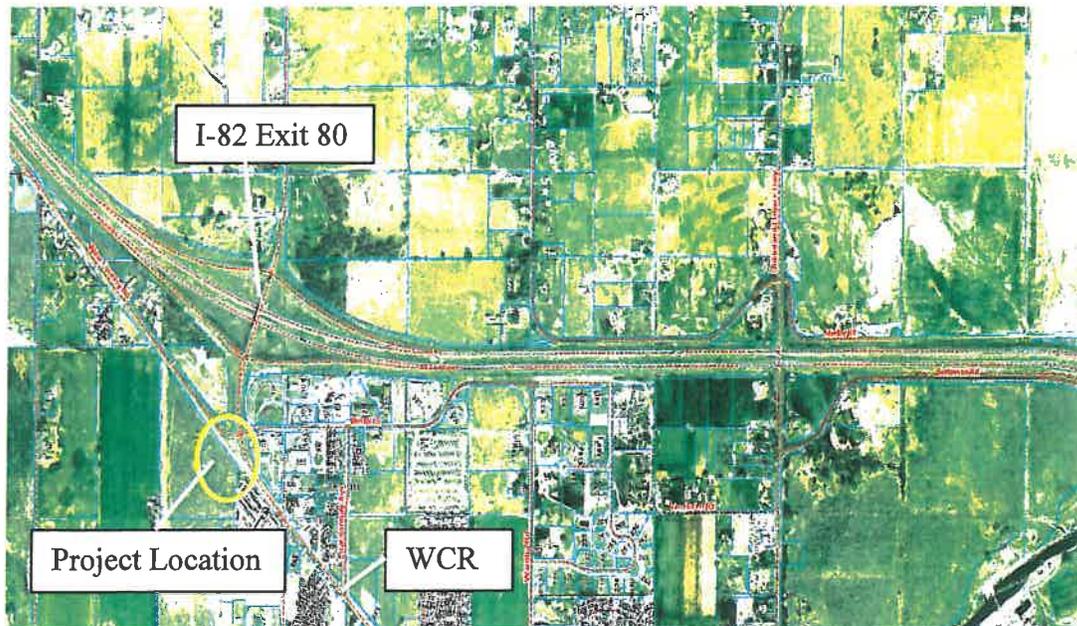
This is a quasi-judicial hearing. This means that the hearing must not only be fair but appear to be fair. If you have had any ex parte contact with the applicant or anyone, other than City Staff, then you must disclose that contact and the nature of that contact. In the event that you have already made up your mind regarding the subject of this hearing and cannot rely on the evidence presented to make that decision, then you must disclose that fact. In the event that conflicts would prevent a quorum from making a decision in this matter, then, under the doctrine of necessity, you would be able to hear this matter notwithstanding any conflicts. Do you have any conflicts? Does any member of the public believe that any member has a conflict?



**CITY OF PROSSER, WASHINGTON
NOTICE OF COMPLETE APPLICATION AND
DETERMINATION OF NONSIGNIFICANCE
APPLICATION FOR CONDITIONAL USE
700 WCR/ 680 WCR**

Notice of Application for Conditional Use Permit and Environmental Review

Type of Application: Conditional Use Permit
Date of Application: April 1, 2016
Date of Notice of Completion: April 1, 2016
Date of Notice of Application: April 1, 2016
Name of Applicant: Loves / Holiday Inn
Location of Project: 700 Wine Country Road (WCR) (There are pending plans to short plat the property and the new address would be 680 Wine Country Road.
Parcel #: 134944000002001



Description of proposed project: A Conditional Use Permit and SEPA checklist to construct a 4 story hotel with a building height of 52 feet.

Other permits: The following additional permits are associated with this application: Building Permit, Electrical Permit, Clean Air Authority Permit, Plumbing Permit, Mechanical Permit. The following studies have been required pursuant to RCW 36.70B.070: None

Preliminary determination of consistency: The City has determined that this application is consistent with the City's Development Regulations and Comprehensive Plan. In order to make this determination of Consistency the City the following mitigation measures and development regulations were used: **PMC 18.75.040 and PMC 16.08**

Environmental Review: The City is using the optional process contained in Washington Administrative Code (WAC) Section 197-11-355 to make its threshold determination. The City expects to issue a **Determination of Non-significance (DNS)** for this project. This DNS will not modify the previous MDNS issued for site review on this project on

September 10, 2015. This may be your only opportunity to comment on the environmental impacts of the proposed project. A copy of the subsequent Threshold Determination for the project may be obtained upon request. The lead agency, the City of Prosser, will not act on this proposal for 14 days from the published date below.

City of Prosser Contact: Prosser City Clerk.

Comments: The public is invited to comment on the application and environmental review. The public comment period shall be **15-days and will begin April 6, 2016**. All public comments must be received by the City of Prosser by **5:00 pm, April 21, 2016**. Comments may be mailed or personally delivered to the;

Prosser City Clerk, Prosser City Hall,
601 7th Street,
Prosser, Washington, 99350

Comments may also be sent by facsimile to **(509) 786-3717**. Comments should be in writing and be as specific as possible. If you have questions about the process you may call City Hall at (509) 786-2332, however, comments on the proposal must be submitted in writing.

The person(s) receiving this notice may request a copy of the final decision in this matter.

The final decisions may be appealed in accordance with the Land Use Petition Act (RCW 36.70C).

All available information, including but not limited to, the complete application and environmental documents for the proposed project may be viewed at the City Clerk's Office, located at Prosser City Hall 601 7th St. Prosser, WA 99350, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding official holidays.

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
NOTICE OF SPECIAL MEETING**

Notice is hereby given by the City Planner of the City of Prosser, Washington that the City of Prosser **Board of Adjustment** will conduct a Public Hearing at a **SPECIAL MEETING** on **April 25, 2016 at 6:00 PM** at 601 7th Street, Prosser, WA. The purpose of this public meeting is to take testimony and to consider **the request for a conditional use to allow the construction of a 4 story hotel 52 feet in height. Per Prosser Municipal Code 18.43.040(B) Development standards, structures higher than forty-five feet require approval of a conditional use permit in accord with Chapter 18.75.**

Any person may submit written or oral comments or testimony at the Public Hearing, or may submit written comments prior to the Hearing. Written comments may be submitted in person, by mail, or facsimile. Only the applicant and persons who submit written or oral comments prior to the close of the hearing may appeal the decision. Prior to the Hearing, comments may be mailed or personally delivered to the City Clerk's Office at Prosser City Hall, 601 7th Street, Prosser, Washington 99350, between 8:00 am and 5:00 pm Monday through Friday excluding official holiday, or sent by facsimile to (509) 786-3717.

All available information, including but not limited to the complete application and environmental documents, for the proposed project may be viewed at the City Clerk's Office, located at Prosser City Hall 601 7th St. Prosser, WA 99350, between the hours of 8:00am and 5:00pm Monday through Friday, excluding official holidays and lunch hours between 11:00 AM and 12:00 PM.

Dated: April 1, 2016



Steve Zetz, City Planner
City of Prosser

Published: Prosser Record Bulletin
Publish Date: April 6, 2016



LAND USE ZONING & PERMIT APPLICATION

CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME GSB, INC. ARCHITECTS PLANNERS, AGENT FOR LOVES HOSPITALITY, LLC

PROJECT NAME HOLIDAY INN EXPRESS HOTEL

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address: 680 WINE COUNTRY ROAD; PROSSER, WA 99350

(Leave blank if not assigned)

Parcel Number (Property Tax Account Number): _____

Legal Description: PLEASE SEE INSERTED SHEET FOR LEGAL DESCRIPTION

PROPERTY OWNER INFORMATION

Name: LOVES HOSPITALITY, LLC

Address: 10601 N. PENNSYLVANIA AVE. City: OKLAHOMA CITY State: OK Zip: 73120

Phone: 405-463-8903 Cell Phone: _____

Email: JIM.WHEELER@LOVES.COM (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: GSB, INC ARCHITECTS PLANNERS, ATTN: HAVEN MANKIN

Address: 3555 NW. 58TH STREET City: OKLAHOMA CITY State: OK Zip: 73120

Phone: 405-848-9549 Cell Phone: 405-326-0255

Email: HMANKIN@GSB-INC.COM (email will not be used for transmittal of official findings)

PROJECT INFORMATION

- | | |
|--|--|
| <input type="checkbox"/> Site Review | <input type="checkbox"/> Conditional Use (requires Conditional Use form LUA-S1) |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Variance (requires Variance request form LUA-S2) |
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Similar Use |
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Overlay Zone | <input type="checkbox"/> Adult Family Home |
| <input type="checkbox"/> Right-of-Way Use Permit | <input type="checkbox"/> Continuation and/or Minor Alteration of Non-Conforming Use |
| <input type="checkbox"/> Other | <input type="checkbox"/> SEPA |

PROJECT DESCRIPTION PLEASE SEE INSERTED SHEET FOR BUILDING AREAS, PARKING AND ROOM MIX

City of Prosser
601 7th Street
Prosser WA 99350
(509) 786-2332

LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 24 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF STATE HIGHWAY NO. 3 AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 01°21' EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1024 FEET; THENCE NORTH 88°39' WEST A DISTANCE OF 260 FEET; THENCE NORTH 44°29' WEST A DISTANCE OF 350 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 01°21' EAST A DISTANCE OF 478 FEET, MORE OR LESS TO THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF SAID STATE HIGHWAY NO. 3 AND THE TERMINUS OF SAID LINE;

EXCEPT THAT PORTION THEREOF ACQUIRED BY THE STATE OF WASHINGTON BY DECREE OF APPROPRIATION ENTERED JUNE 23, 1977 IN BENTON COUNTY SUPERIOR COURT CAUSE NO. 31311;

AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PROSSER BY DEED RECORDED AUGUST 3, 1988 UNDER AUDITOR'S FILE NO. 88-9275

PARKING QUANTITIES	
REGULAR SPACES:	77 SPACES
ACCESSIBLE SPACES:	5 SPACES
EV SPACES	4 SPACES
RV SPACES:	4 SPACES
TOTAL SPACES:	90 SPACES

BUILDING AREAS (ALL ARE GSF)	
FIRST FLOOR:	12,833 SF
SECOND FLOOR:	12,323 SF
THIRD FLOOR:	12,323 SF
FOURTH FLOOR:	12,323 SF
TOTAL AREA:	49,802 SF

GUEST ROOM MATRIX						
GUEST ROOM TYPE	LEVEL				TOTAL	ENLARGED PLANS ON
	1ST	2ND	3RD	4TH		
GUESTROOM H/I KING SUITE	0	0	1	0	1	
GUESTROOM H/I KING X WIDE "A"	0	1	0	0	1	
GUESTROOM H/I QQ	0	1	1	1	3	
GUESTROOM H/I QQ SUITE	0	0	0	1	1	
GUESTROOM KING	0	8	9	9	26	
GUESTROOM KING H/I CONNECTING	0	1	1	0	2	
GUESTROOM KING SUITE	0	2	2	3	7	
GUESTROOM KING SUITE ACCESSIBLE	0	1	0	0	1	
GUESTROOM KING X WIDE "A"	0	0	0	1	1	
GUESTROOM KING X WIDE "A" ACCESSIBLE	0	0	1	0	1	
GUESTROOM KING X WIDE "B"	0	1	1	0	2	
GUESTROOM KING X-WIDE "B" ACCESSIBLE	0	0	0	1	1	
GUESTROOM QQ	0	7	6	6	19	
GUESTROOM QQ ACCESSIBLE	0	0	1	0	1	
GUESTROOM QQ SUITE	0	3	2	2	7	
GUESTROOM QQ SUITE 2-BAY ACCESSIBLE AND H/I	0	0	0	1	1	
TOTAL NUMBER OF ROOMS: 75	0	25	25	25	75	



CONDITIONAL USE REQUEST

CITY OF PROSSER, WASHINGTON

Supplemental to Land Use application LUA-1

Applicant Name: GSB, INC. ARCHITECTS PLANNERS,
AGENT FOR LOVES HOSPITALITY, LLC Date APRIL 1, 2016

Project Name HOLIDAY INN EXPRESS HOTEL

Project Location 680 WINE COUNTRY ROAD; PROSSER, WA 99350

Description of conditional use: _____

THE PROJECT USE SHALL REMAIN AS OVERNIGHT
ACCOMMODATIONS, HOTEL USE. OUR REQUEST DEALS WITH THE
ALLOWABLE HEIGHT OF THE BUILDING. THE TOP OF THE HIGHEST
PORTION IS 50 FEET ABOVE THE FIRST FLOOR; ZONING LIMITS
HEIGHT TO 45 FEET. WE ASK FOR THE ALLOWABLE BUILDING
HEIGHT TO BE SET AT 52 FEET ABOVE THE FIRST FLOOR, WHICH
WOULD ALLOW FOR MINIMAL FLEXIBILITY, BUT THE
CONSTRUCTION DRAWINGS SHALL BE SET AT 50 MAX. BUILDING
HEIGHT.

INSTRUCTIONS

A conditional use permit may be approved if and only if the following 3 criteria are met and explain how the request meets the City of Prosser's requirements of PMC 18.75.50 (see reverse). **Please write your responses to the following conditions on a separate piece of paper and include with the application. Be as clear and accurate as possible to avoid misinterpretation of your request.**

A. The use will not be materially detrimental to the public welfare or injurious to property or improvement in the vicinity, please explain.

THE REQUESTED INCREASE IN HEIGHT DOES NOT IMPACT OCCUPANT SAFETY BECAUSE THE TOP OCCUPIED FLOOR HEIGHT IS NOT BEING INCREASED.

B. Public ways serving the site are properly designed, improved and of sufficient condition to carry the type and quantity of traffic which can or will be generated by the proposed project, please explain.

THE COMPLETED SEPA CHECKLIST IS ATTACHED WHICH ADDRESSES TRAFFIC.

C. The site is adequate in size and shape to accommodate the use in harmony with its surroundings, please explain.

THE APPLICATION ALLOWS THE HOTEL EXTERIOR DESIGN MANDATED BY THE IHG HOTELS WHICH ADDRESSES TRAVELER'S NEEDS AND EXPECTATIONS.

3. An environmental review checklist is required pursuant to the State Environmental Policy Act
THE COMPLETED SEPA CHECKLIST IS ATTACHED AS REQUESTED.
PMC 18.75.50

(SEPA)

Prosser Municipal Code 18.75.50

- A. Conditional uses, including site review, will be heard and decided by the board of adjustment.
- B. Depending on public comment, a conditional use permit will be approved if and only if
 1. The use will not be materially detrimental to the public welfare or injurious to property or improvement in the vicinity;
 2. Public ways serving the site are properly designed, improved and of sufficient condition to carry the type and quantity of traffic which can or will be generated by the proposed project; and
 3. The site is adequate in size and shape to accommodate the use in harmony with its surroundings. (Ord. 1917 § 1 (part), 1997).

Yes and no answers will not be accepted.

All applications must be legible.

No red ink.

Electronic submissions will not be accepted.

Applications must be delivered or mailed to the City Clerk

Prosser City Clerk
601 S 7th St.
Prosser WA
99350

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Holiday Inn Express

2. Name of applicant: [\[help\]](#)

Love's Hospitality, LLC; agent for Love's is GSB, Inc. Architects, Haven Mankin Project Mgr.

3. Address and phone number of applicant and contact person: [\[help\]](#)

P.O. Box 26210, Oklahoma City, OK 73126 405-463-8193; agent telephone 405-848-9549

4. Date checklist prepared: [\[help\]](#)

March 21, 2016

5. Agency requesting checklist: [\[help\]](#)

City Of Prosser, WA for a Conditional Use Permit.

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

May 30, 2016 Proposed Start of Construction.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No future plans after the initial building.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None other than normal civil engineering, Stormwater control and erosion control measures.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No pending applications that we know of.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Only general building permit, health department, and swimming pool.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Conditional Use Permit is required because the top of the building's parapet wall is 48'-3" above the First Floor finish floor elevation; zoning has a 45 foot building height limit. The roof of the hotel is under 43 feet above the grade.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project address is Wine Country Road and Gap Road in Prosser, WA 99350; a portion of Section 34, T9N, R24E, W.M.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other ___
Falling ground 7 feet, north down to south

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approximately 1.7%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The former pasture land is underlain by silty gravel soil with cobbles and boulders over basalt bedrock.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no indications of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Land area is approximately 3.2 acres, the drainage basin is 2.46 acres, a Stormwater pond is being constructed to provide soils to balance cut and fill on site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, erosion can occur, so plans include erosion control details and scope to stop erosion and infiltration of drainage structures and ponds.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Roughly 65.5% of the site is covered by building and parking; a stormwater pond is being provided.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Stormwater is being captured and piped to a Stormwater pond for holding.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

There are no adverse air emissions during construction; there is no "hot" roofing detailed nor specified.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no off-site air emissions associated with this project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

There are no adverse air emissions associated with this project.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

There are no existing water bodies on site. We are constructing a Stormwater pond.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

There are no existing water bodies on site.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

There are no existing water bodies on site.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

There are no existing water bodies on site.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The project does not lie in the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No waste materials are discharged into surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

A water well is not being planned for this project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No waste materials are discharged into surface waters or septic tanks.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater is collected in catch basins and from roof drains and discharged into the newly constructed Stormwater pond.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No waste materials are discharged into surface waters or septic tanks.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, the site is being planned to handle the drainage within its borders.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

A Stormwater pond is being constructed.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Top soil will be removed, stock piled and reused.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None are known to exist on site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

New landscaping will be designed to be regional.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None are known to exist on site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

None are known to exist on site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None are known to exist on site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not that we are aware of nor have history on.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No measures are being planned for, nor required.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None are known to exist on site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electrical power and natural gas for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

No, the height of the building should not cause a shadow to block solar access to any adjacent land owners.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

This building will be designed incorporating all of the required State of Washington Commercial Energy Code for this particular project. Minimum R-values will be exceeded. The building will be covered in a weather barrier system to address air infiltration and water vapor. All glazing will incorporate insulated glass and Low-E coatings.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [\[help\]](#)

There are no environmental health hazards associated with this project.

- 1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

There are no environmental health hazards associated with this project.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

There are no environmental health hazards associated with this project.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

There are no environmental health hazards associated with this project.

- 4) Describe special emergency services that might be required. [\[help\]](#)

There are no environmental health hazards associated with this project, so no special environmental emergency services will be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

There are no environmental health hazards associated with this project.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The hotel project is adjacent to the Owner's Travel Stop; there will be some truck noise. There will also be some normal road noise from Gap Road as traffic comes in from Interstate 82.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

There will not be any noticeable noises coming from this project.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

There will not be any noticeable noises coming from this project.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Adjacent land uses are the Loves Travel Stop, a Car Dealership, fast-food restaurants and some commercial retail.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site is undeveloped land with various grasses as the vegetation. Historically, it is possible it was once farm land, but we don't have that history. The drainage basin of the adjacent Travel Stop is under 13 acres, and the drainage basin for the hotel is under 2.5 acres.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Stormwater run-off is being handled on-site. The project will not be affected by the adjacent land operations, nor will the project affect those adjacent lands.

c. Describe any structures on the site. [\[help\]](#)

There are no structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

There are no structures on the site.

e. What is the current zoning classification of the site? [\[help\]](#)

Commercial General, "CG".

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

No change is being requested; Commercial General, "CG".

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

No designation is known.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No such designation is known.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

There are 75 guestrooms which would require 10 working at the hotel over three shifts.

j. Approximately how many people would the completed project displace? [\[help\]](#)

No persons are displaced by this project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

No persons are displaced by this project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This project is planned to be comfortable and relaxing to travel guests; there are no adverse proposed use plans to negatively impact adjacent land owners or uses. Adjacent retail and fast-food restaurants will be inviting the travel guests staying at the hotel.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

This project is planned to be comfortable and relaxing to travel guests;

there are no adverse proposed use plans to negatively impact adjacent land owners or uses. Adjacent retail and fast-food restaurants will be inviting the travel guests staying at the hotel.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This project is for overnight accommodations; there are 75 guestrooms in this project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

There are no housing units being eliminated because of this project.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

There are no measures necessary since there are no housing units being eliminated because of this project.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The highest parapet wall is 50 feet above the first floor.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views will be altered nor obstructed by the hotel project. The only surrounding building is the adjacent Travel Stop project, also owned by a Love's company.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The hotel is a standard Holiday Inn Express project; travel guests will be drawn to a building whose identity they are familiar with; the aesthetic impact will be very nice and suitable to this area of the city.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

There will be no adverse glare or reflections from the artificial lighting nor the glazing on this building. Exterior illumination is planned as "dark sky", with footcandle cut-off occurring at the property lines.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

There will be no adverse glare or reflections from the artificial lighting nor the glazing on this building.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None are known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Window glazing uses non-reflective glass. Exterior illumination is LED for energy savings and uses controlled cut-off fixtures to deliver "dark sky", with footcandle cut-off occurring at the property lines.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

An outdoor Patio and a Pergola are planned for the backside of the hotel. There is also an indoor swimming pool with a door to the Patio and Pergola area for picnics, etc.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
There are no existing improvements to the project site, only grasslands, so there are no displacements.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The outdoor Patio and a Pergola are planned for the backside of the hotel; therefore, the functions are not exposed to parking and vehicular movements.
There is also an indoor swimming pool controlled by guest card readers so uninvited guests cannot illegally participate.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no existing historical or cultural items on the project site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

There are no existing landmarks, Indian historical or cultural items on the project site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

There are no existing historical or cultural items on the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

There are no existing improvements to the project site, only grasslands, so there are no displacements.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Wine Country Road is the frontage road. It intersects with the Gap Road which extends down from US Interstate 82. Roads are shown on the plans.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

This information is not known.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

There are 90 new parking spaces provided in the plans; there are no parking spaces eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

There are no new improvements outside the hotel property planned; access to the hotel is from the Loves Travel Stop.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

There are no water, rail, or airport facilities near the project; access is will be by roadway vehicles.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The hotel attracts travels from the Interstate. If 100% full, it is expected to have 75 trips to and from the Interstate. The peak times are mornings, 7 to 10 AM, and late afternoons 5 to 8 PM. Employees trips would be expected to be 10 trips to and from spread out over a 24 hour period.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

There will be no interference by other traffic or movements of vehicles other than strictly hotel related.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

There will be no impacts by other traffic or movements of vehicles other than those strictly hotel related, guests, staff and supplies.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The hotel does not require any increased use of public services over any other "normal" commercial building.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The hotel employs an automatic fire sprinkler protection system and fire alarm system to reduce direct impacts on public services. The building is constructed with fire-rated walls as required by code and ordinances.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The utilities will be electric, natural gas, telephone, cable TV, fire-protection water and domestic water and sanitary sewer. A General Contractor will facilitate the building construction, work with local authorities having jurisdiction, and the utility companies noted below.

UTILITIES

WATER AND SEWER:
CITY OF PROSSER
601 7TH STREET
(509) 786-7300
CONTACT: STEVE ZETZ

CABLE:
CHARTER COMMUNICATIONS
1005 N. 16TH AVENUE
YAKIMA, WA 98902
(888)438-2427

PHONE:
CENTURY LINK
(509)786-0415

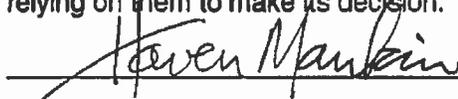
GAS:
CASCADE NATURAL GAS
8113 W. GRANDRIDGE BLVD.
KENNEWICK, WA
(206)624-3900

POWER:
BENTON REA
P.O. BOX 1150
402 7TH ST.
PROSSER, WA 99350
(509)786-2913

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Haven Mankin, Senior Associate and Director of Production for GSB, Inc.

Position and Agency/Organization

GSB, Inc. Architects Planners, agents for Loves Hospitality, LLC.

Date Submitted: April 6, 2016

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

Notice

CITY OF PROSSER, WASHINGTON
NOTICE OF COMPLETE APPLICATION AND DETERMINATION OF NONSIGNIFICANCE APPLICATION FOR CONDITIONAL USE
700 WCR/ 680 WCR
Notice of Application for Conditional Use Permit and Environmental Review

Type of Application: Conditional Use Permit
Date of Application: April 1, 2016
Date of Notice of Completion: April 1, 2016
Date of Notice of Application: April 1, 2016
Name of Applicant: Loves / Holiday Inn
Location of Project: 700 Wine Country Road (WCR) (There are pending plans to short plat the property and the new address would be 680 Wine Country Road.
Parcel #:

FILE COPY

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON } ss.
County of Benton

Tim Miser, being
first duly sworn on oath, deposes and says that he is the

Production of the

PROSSER RECORD-BULLETIN, weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Prosser, Benton County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That

annexed is a true copy of _____

City of Prosser

Conditional Use Permit

Loves / Holiday Inn

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive weeks

commencing April 6, 2016

ending April 6, 2016

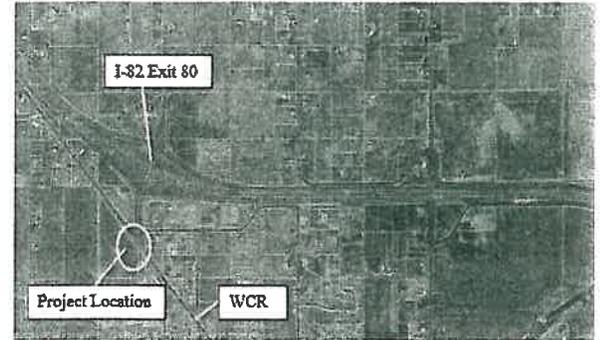
both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee

charged for the foregoing publication is the sum of \$ 135.00, which amount has been paid in full.

Subscribed and sworn to before me this 6th

day of April, 2016

Nebraska Raymond Beitel
Notary Public in and for the State of Washington, residing at Prosser, Washington



Description of proposed project: A Conditional Use Permit and SEPA checklist to construct a 4 story hotel with a building height of 52 feet.

Other permits: The following additional permits are associated with this application: Building Permit, Electrical Permit, Clean Air Authority Permit, Plumbing Permit, Mechanical Permit. The following studies have been required pursuant to RCW 36.70B.070: None

Preliminary determination of consistency: The City has determined that this application is consistent with the City's Development Regulations and Comprehensive Plan. In order to make this determination of Consistency the City the following mitigation measures and development regulations were used: PMC 18.75.040 and PMC 16.08

Environmental Review: The City is using the optional process contained in Washington Administrative Code (WAC) Section 197-11-355 to make its threshold determination. The City expects to issue a Determination of Non-significance (DNS) for this project. This DNS will not modify the previous MDNS issued for site review on this project on September 10, 2015. This may be your only opportunity to comment on the environmental impacts of the proposed project. A copy of the subsequent Threshold Determination for the project may be obtained upon request. The lead agency, the City of Prosser, will not act on this proposal for 14 days from the published date below.

City of Prosser Contact: Prosser City Clerk.

Comments: The public is invited to comment on the application and environmental review. The public comment period shall be 15-days and will begin April 6, 2016. All public comments must be received by the City of Prosser by 5:00 pm, April 21, 2016. Comments may be mailed or personally delivered to;

Prosser City Clerk, Prosser City Hall, 601 7th Street, Prosser, Washington, 99350

Comments may also be sent by facsimile to (509) 786-3717. Comments should be in writing and be as specific as possible. If you have questions about the process you may call City Hall at (509) 786-2332, however, comments on the proposal must be submitted in writing.

The person(s) receiving this notice may request a copy of the final decision in this matter.

The final decisions may be appealed in accordance with the Land Use Petition Act (RCW 36.70C).

All available information, including but not limited to, the complete application and environmental documents for the proposed project may be viewed at the City Clerk's Office, located at Prosser City Hall 601 7th St. Prosser, WA 99350, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding official holidays.

BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
NOTICE OF SPECIAL MEETING

Notice is hereby given by the City Planner of the City of Prosser, Washington that the City of Prosser Board of Adjustment will conduct a Public Hearing at a SPECIAL MEETING on April 25, 2016 at 6:00 PM at 601 7th Street, Prosser, WA. The purpose of this public meeting is to take testimony and to consider the request for a conditional use to allow the construction of a 4 story hotel 52 feet in height. Per Prosser Municipal Code 18.43.040(B) Development standards, structures higher than forty-five feet require approval of a conditional use permit in accord with Chapter 18.75.

Any person may submit written or oral comments or testimony at the Public Hearing, or may submit written comments prior to the Hearing. Written comments may be submitted in person, by mail, or facsimile. Only the applicant and persons who submit written or oral comments prior to the close of the hearing may appeal the decision. Prior to the Hearing, comments may be mailed or personally delivered to the City Clerk's Office at Prosser City Hall, 601 7th Street, Prosser, Washington 99350, between 8:00 am and 5:00 pm Monday through

RECEIVED
APR 18 2016
CITY OF PROSSER

April 12, 2016

Rachel Shaw
Prosser City Clerk
601 7th Street
Prosser, WA 99301

Re: NOA, DNS and Application for Conditional Use located at 700 and 680 Wine Country Road

Dear Ms. Shaw:

This office has reviewed the above referenced proposal and have no objections provided:

1. The entire project is supplied domestic water from and approved public water supply in accordance with WAC 246-290.
2. In accordance with WAC 246-215, any food service operation shall possess a valid permit issued by the Benton-Franklin Health District. Properly prepared plans and specifications for any proposed food service establishment shall be submitted for review and approval by the Benton-Franklin Health District before construction of a food establishment. Food service includes preparation of produce as ready-to-eat, espresso carts, restaurants, etc.
3. In accordance with WAC 246-260 any water recreation facility associated with the proposed hotel must be reviewed and permitted by the Washington Department of Health prior to construction.

If you have any questions regarding these comments, please contact me at 509-460-4313.

Sincerely,



James R. Dawson
Supervisor
Land Use, Sewage and Water Section