



**CITY OF PROSSER, WASHINGTON**  
**NOTICE OF COMPLETE APPLICATION AND**  
**OPTIONAL MITIGATED DETERMINATION OF NONSIGNIFICANCE [MDNS]**

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**Notice of Application and Optional Determination of Non-significance posted  
April 22, 2015**

**Type of Application:** SEPA, Site Review, Variance

**Date of Application:** April 16, 2015

**Name of Applicant:** Moo Kang

**Location of Project:** 335 Wine Country Road, commonly known as the empty lot between Bonnie's Vine and Gift and Dave Martin Auto Sales.

**Description of proposed project:** Applicant has proposed a phased development consisting of two new buildings (10,000 sq ft) and a new gas station and underground fuel storage.

**Other permits:**

The following additional permits are associated with this application: Building Permit

The following studies have been required pursuant to RCW 36.70B.070:NA

**Preliminary determination of consistency:**

The City has determined that this application is consistent with the City's Development Regulations and Comprehensive Plan.

**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 **Mitigated Determination of Non-significance (DNS)** for this project. 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. Proposed mitigation is as follows.

1. A Storm Water Drainage Retention Plan (Erosion Sediment control Plan) is needed for all construction sites as required by the State Department of Ecology. A City approved storm drain plan should retain storm water on site. Erosion control measures must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Said retention and disposal may require the installation and maintenance of oil/water separators. Storm water runoff calculations and drainage facilities sizing calculations must be prepared by a Washington Registered Professional Engineer and be submitted to the City for review and approval prior to construction. A National Pollutant Discharge Elimination System (NPDES) Construction Storm Water General Permit may be required if there

is a potential for storm water discharges from a construction site larger than one acre. Obtaining a permit is at least a 38 day process. Please submit a permit application to the State Department of Ecology or contact Ray Latham, of the Washington State Department of Ecology at (509) 575-2807. Please provide the City with a copy of the State permit if required.

2. Ingress and egress from the parking lot must meet all requirements of the City of Prosser and the requirements of the Prosser Municipal Code.
3. The property shall submit plans for lighting fixtures that will reduce glare and light onto neighboring properties. All lighting must be directed away from adjoining properties and be installed in such a manner as to minimize light scatter onto adjacent properties and roadways. Lighting plans must be approved by the City and meet Prosser Municipal Code. Additional shrouding or changes in placement may be required after completion of the project.
4. Fire hydrants may be required to be installed as per the requirements of the City Fire Chief and or Prosser Municipal Code and or under Development Requirements.
5. Any and all signage on the property will need to comply with the State Scenic Vistas Act of 1971 and the Prosser Municipal Code.
6. All solid waste receptacles must be surrounded on at least three sides by a minimum five-foot high sight-obscuring fence or wall. Such enclosures and receptacles are not permitted within required street frontage areas.
7. All permits required by Benton County Clean Air Authority and the Washington State Department of Ecology shall be acquired prior to issuance of the building permit.
8. Landscaping adjacent to Wine Country Road is required. A landscaping plan must be submitted and approved by the City of Prosser prior to instillation.

**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 22, 2015**. All public comments received on the Notice of Application must be received by the City of Prosser **no later than 5:00 pm, May 7, 2015**. Comments may be mailed or personally delivered to the;

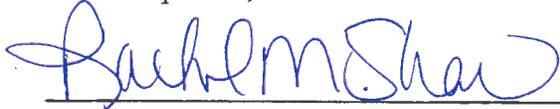
Attn: Prosser City Clerk  
601 7<sup>th</sup> Street,  
Prosser, Washington, 99350

All available information and related documents for the application may be viewed at the City Clerk's Office, located at Prosser City Hall, 601 7th St, Prosser, Washington, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding official holidays, or may be viewed at [www.cityofprosser.com](http://www.cityofprosser.com).

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).

Dated: April 17, 2015



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Rachel Shaw, CMC  
City Clerk  
City of Prosser

Published: Prosser Record Bulletin  
Publish Date: April 22, 2015



# LAND USE ZONING & PERMIT APPLICATION CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME MOO SUNG KANG & Sons

PROJECT NAME MUSTANG PLAZA

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

Project Address: 335 Wine Country Rd.  
(Leave blank if not assigned)

Parcel Number (Property Tax Account Number): 102842000006000

Legal Description: See attached

**PROPERTY OWNER INFORMATION**

Name: MOO SUNG KANG

Address: 500 Euclid Rd City: Grandview State: WA Zip: 98930

Phone: 509-882-3139 Cell Phone: 509-270-5353

Email: \_\_\_\_\_ (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: Lower Valley Drafting & DESIGN (SLOTT STORMS  
MIKE STORMS)

Address: 1808 Beacon Rd. City: Grandview State: WA Zip: 98930

Phone: 509-882-0882 Cell Phone: 509-521-6722

Email: lowervalleydnd@gmail.com (email will not be used for transmittal of official findings)

**PROJECT INFORMATION**

- |  |  |
|--|--|
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> SEPA   |

PROJECT DESCRIPTION Develop .98 Acres with a 6000 sq ft building (4175 sq.ft. Convenience Store - Kitchen - storage - office). Construct a 1200 sq.ft Canopy with 4 dual Pump Islands & 25000 gal dbl wall tank. Along with a 4000 sq.ft multi-Tenant (1 to 4) Building Along with Parking & Landscaping

**PLEASE ATTACH THE REQUIRED VICINITY MAP**

ESTIMATED PROJECT VALUATION: \$ 1.15 mil

**CONTRACTOR INFORMATION**

Company Name: 3 Nails Construction Email: \_\_\_\_\_  
Contact Person: J. Guadalupe Artega Contact Phone: 509-830-4849  
Address: 380 S. Outlook Rd. City: Outlook State: WA Zip: 98738  
Contractor's Registration No.: 3NAILNC899CB Expiration Date: 02/26/2017

I, the undersigned, do hereby certify that, to the best of my knowledge, the information on this application and other submitted information is true and correct. In addition, I understand that acceptance of this application and fees does not constitute submittal of a valid application until so informed by the City. I have attached, enclosed, or submitted the applicable fees for this application.

M. [Signature] 4.12.2015 [Signature] 4/13/2015  
Applicant Signature Date Owner Signature Date

If the property owner is other than an individual such as a corporation, partnership or agency, please provide proof of signatory authorization.

<p><b>SITE REVIEW</b> <u>Application must include the following.</u></p> <ol style="list-style-type: none"><li>1. Critical Areas Worksheet</li><li>2. Proof of Legal Lot</li><li>3. Proof of ownership or authority</li><li>4. 25 year Storm Water Calculations stamped by an engineer</li><li>5. Site Plan Drawing which shows....<ul style="list-style-type: none"><li><input type="checkbox"/> All existing and proposed lot lines.</li><li><input type="checkbox"/> The location of all existing structures to remain and the location of all proposed structures.</li><li><input type="checkbox"/> The location of all utilities proposed to be used.</li><li><input type="checkbox"/> The proposed number and location of water meters.</li><li><input type="checkbox"/> The location of all solid waste receptacle areas.</li><li><input type="checkbox"/> The method of handling storm water removal.</li><li><input type="checkbox"/> All easements and right-of-ways.</li><li><input type="checkbox"/> All off-street parking and loading areas.</li><li><input type="checkbox"/> All driveway locations.</li><li><input type="checkbox"/> All landscaping, outdoor lighting and fencing..</li><li><input type="checkbox"/> A north arrow.</li><li><input type="checkbox"/> Scale of drawing</li></ul></li></ol>	<p>Deposits are required at the time an application is submitted. You will still get a monthly bill for actual costs incurred. Your deposit will not be refunded until the project has closed.</p> <table><tr><td>SITE REVIEW</td><td>\$500.00 Deposit</td></tr><tr><td>VARIANCE</td><td>\$500.00 Deposit</td></tr><tr><td>SITE REVIEW</td><td>\$500.00 Deposit</td></tr><tr><td>SEPA</td><td>\$500.00 Deposit</td></tr><tr><td>ANNEXATION</td><td>\$500.00 Deposit</td></tr><tr><td>ZONE CHANGE</td><td>\$1000.00 Deposit</td></tr><tr><td>CONDITIONAL USE</td><td>\$500.00 Deposit</td></tr></table>	SITE REVIEW	\$500.00 Deposit	VARIANCE	\$500.00 Deposit	SITE REVIEW	\$500.00 Deposit	SEPA	\$500.00 Deposit	ANNEXATION	\$500.00 Deposit	ZONE CHANGE	\$1000.00 Deposit	CONDITIONAL USE	\$500.00 Deposit
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SEPA	\$500.00 Deposit														
ANNEXATION	\$500.00 Deposit														
ZONE CHANGE	\$1000.00 Deposit														
CONDITIONAL USE	\$500.00 Deposit														

**CITY USE ONLY**

RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
RETURNED BY \_\_\_\_\_ DATE \_\_\_\_\_

Bill Spencer, Assessor  
Benton County, Washington

335 WWC Country Rd.

Summary

Parcel ID 1 of 1

Parcel Info  
Summary

Parcel ID 102842000006000  
Address SR 12, PROSSER, WA, 99350, USA

Index Order  
Parcel ID

Summary  
Property Location SR 12, PROSSER, WA, 99350, US  
Land Use 459 459 Other retail trade  
Neighborhood 640250  
Acres 0.989

Number of Stories  
Finished Square Footage 0  
Year Built  
Total Rooms 0  
Full Bathrooms  
Half Bathrooms  
Foundation

Search By  
Parcel ID

Legal Description  
Property Information  
SECTION 2 TOWNSHIP 8 NORTH RANGE 24: PORTION OF LOT 3, NORTHEASTERLY OF HIGHWAY, DEFINED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF A LINE 20 FEET WEST OF THE EAST LINE OF SAID GOVERNMENTLO

Site Functions

Property Search

Owner Information  
Owner Information  
KANG MOONSUN

Mail Information

8919 LAS MONTANAS AVE, LAS VEGAS, NV, 89147

Assessment Info

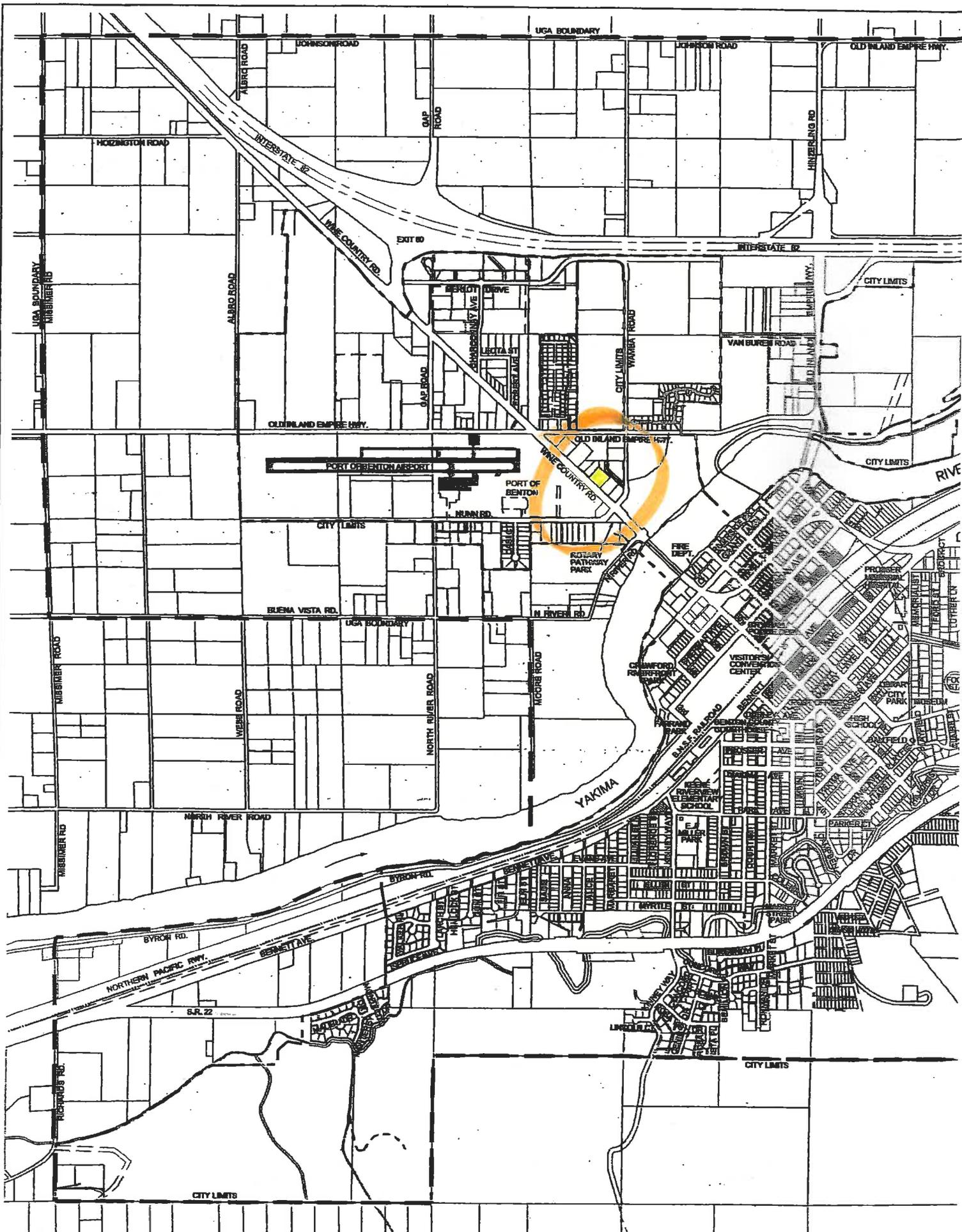
Mkt. Land \$99,970  
Mkt. Improvement \$0  
Total \$99,970

Most Recent Sale  
Sale Amount \$120,000

Sale Date 1/29/2015  
Excise Number 15K00393

For additional property information regarding property in Benton County call 1-509-786-2046.

10' Barry  
786-8210



Home

Aerial Photos Map Layers



Map Layers 03/25/2015 | Street Map 03/05/2015

## 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:* [\[help\]](#)

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:*

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.

### *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: [\[help\]](#) MUSTANG PLAZA

2. Name of applicant: [\[help\]](#) owner: Moo Sung Kang Assisted by Lower Valley Drafting & Design Scott Storms

3. Address and phone number of applicant and contact person: [\[help\]](#) Owner Moo Sung Kang, 500 Euclid RD. Grandview WA.98930, Assisted by Lower Valley DND 1808 Beacon RD. Grandview WA. 98930 Scott Storms (509) 882-0882 or (509) 521-6722

4. Date checklist prepared: [\[help\]](#) 4-12- 2015

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

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Begin phase 1 late spring early summer completion 100 days after start. Phase A & B summer or fall of 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) Depending on the economy the fueling portion (A) of the project may or may not go. The strip mall portion (B) may go at same time as the store and office or immediately following.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) None

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. [\[help\]](#) Yes, a variance to reduce the side and rear yard setbacks from 10 feet to 5 feet and a City of Prosser encroachment permit to use the 22' 6" of undeveloped ROW from back of sidewalk to western property line.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) Yes, a site review- site civil – building and ancillary permits are anticipated. Permits from the Dept. of Ecology and City of Prosser Fire and Building departments when the fueling portion is developed.

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 proposed project is to develop the property ( .98 acre) with a 6000 sq. ft. building ( 4175 sq. ft. convenience market and 1825 sq. ft. office for U-Haul rentals) along with being a FED X & UPS drop off location. Future phases include a 4 island 8 pump fueling station along with a 1200 sq. ft. canopy and 25000 gallon double

wall tanks. And a 5000 sq. ft. multi tenant building.

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. [\[help\]](#)

Address: 335 Wine Country Rd. Prosser WA. 99350

Parcel #: 102842000006000 Located between Dave Martins family car sales and the antique shop

See attached maps

## B. environmental elements [\[help\]](#)

- Earth

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

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) <2%

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 majority of the site is described as SdA-scootney silt loam, gravelly subsoil

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

- 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. [\[help\]](#)

Minimal site grading is anticipated. Quantities have not been determined at this time. Minimal fill is anticipated along southern border with a retaining wall

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) Erosion control measures will mitigate possible erosion. Minimal soil erosion due to water and air is likely during clearing and construction.

- About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) approximately 85% of the site will be covered with impervious surfaces

- Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
Water during construction, landscape & hydro seed of disturbed areas after construction

## 2. Air

- 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. [\[help\]](#) Emissions are anticipated to be typical of any retail – commercial development within the City of Prosser (heavy equipment, vehicle emissions and dust) during construction. Automobile emissions after construction

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) None known

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

Dust control measures complying with the City of Prosser requirements will be used during construction by contractors.

## 3. Water

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#) NO

- 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. [\[help\]](#)  
NO N/A
  
- 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. [\[help\]](#) N/ A  
NONE
  
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
NO N/A
  
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) NO
  
- 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 N/A

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. [\[help\]](#) NO
  
- 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. [\[help\]](#) None anticipated

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. [\[help\]](#)  
Storm water run-off will meet City of Prosser standard specifications along with Dept. of Ecology requirements.
  
- 2) Could waste materials enter ground or surface waters? If so, generally

describe. [\[help\]](#)  
None anticipated

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Storm water will be contained on site, hydro seed, landscaping river rock & gravel for disturbed areas all per City of Prosser municipal code.

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

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

deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass (very sparse)  
 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 (noxious weeds very few).

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#) Some grasses & noxious weeds within project site area will be removed during construction, very little exist.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#) Landscaping to conform with City of Prosser municipal code (desert scape theme)

e. List all noxious weeds and invasive species known to be on or near the site. Unknown

#### 5. Animals

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. Examples include: [\[help\]](#)

## SongBirds

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.

[\[help\]](#) Unknown

c. Is the site part of a migration route? If so, explain. [\[help\]](#) Yes, while we are in the Pacific Flyway migration route, there is no history of use of this parcel known.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#) None at this time

e. List any invasive animal species known to be on or near the site. Unknown

## 6. Energy and natural resources

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. [\[help\]](#) Electric power will most likely be used to power & heat the buildings at project completion

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) NO

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 project will be in full compliance with Washington State NON-RESIDENTIAL Energy code requirements and City of Prosser building and municipal codes.

## 7. Environmental health

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. [\[help\]](#) When the phase for the fuel station is completed there is minimal risk as with all fuel dispensing locations. All piping, tanks, work and containment area for spills will comply with Washington state department of Ecology and City of Prosser Fire and Building department requirements.

- Describe any known or possible contamination at the site from present or past uses.

None known

- 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. Gasoline stored in approved tanks along with associated piping and fuel dispensing islands. All in an approved system.

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- 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. Gasoline stored in approved tanks along with associated piping and fuel dispensing islands. All in an approved system.

- Describe special emergency services that might be required: None anticipated.

- Proposed measures to reduce or control environmental health hazards, if any: Full compliance with all regulations concerning the installation and operation of fuel refilling operations. All in an approved system

#### b. Noise

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

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. [\[help\]](#)  
Short-term: typical construction noise from 7am-5pm. Long-term: general traffic noise during normal business hours

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) None

#### 8. Land and shoreline use

- 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. [\[help\]](#) Site:vacant Surrounding: commercial and vacant lots zoned commercial. No effect to adjacent properties known

- 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? [\[help\]](#) No N/A  
N/A
- 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: No
- c. Describe any structures on the site. [\[help\]](#) None. Some slabs from previous uses to be removed.
- d. Will any structures be demolished? If so, what? [\[help\]](#) No structures exist. Some slabs from previous uses will be removed.
- e. What is the current zoning classification of the site? [\[help\]](#) CT- Commercial Thoroughfare.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) Commercial
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) Not to our knowledge
- Approximately how many people would reside or work in the completed project? [\[help\]](#) Unknown? Estimated 6 for the convenience store, 1-2 for the U-Haul office. Unknown how many tenants or numbers of people they will hire for multi tenant building.
- j. Approximately how many people would the completed project displace? [\[help\]](#) None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) [Site to be developed consistent with the comprehensive plan designation and zoning of the site.](#)
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [Site to be developed consistent with the comprehensive plan designation and zoning of the site.](#)

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) None

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) Building- 20' in height with stucco and brick veneer 4' from grade. A metal pole sign double faced 25' to 33' in height
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) [None](#)
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) None

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) Street and parking lot lighting as required and allowed by City of Prosser municipal code. Time of Day, Dark hours
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) No, lighting to be in compliance with City of Prosser requirements.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) None
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) Full compliance with lighting requirements for the City of Prosser municipal code, and WA State Non-residential energy code

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#) None
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#) No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#) None

## 13. Historic and cultural preservation

- 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. [\[help\]](#) None known
- 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. [\[help\]](#) None known
- 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. [\[help\]](#) None
- 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. None

## 14. Transportation

- 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 runs along western property line with two existing 36' foot curb cuts for ingress - egress of site.

- 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? [\[help\]](#) No Approximately one mile away Ben Franklin transit, Stacey St. Transit Center
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) Proposing to add 43 spaces while eliminating none.
- 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). [\[help\]](#) No this project will not require any new or improvements to existing roads.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) No
- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) Based on the ITE Trip Generation Manual, 9<sup>th</sup> Edition the Convenience Market (open 15-16 hours a day (852) would generate 56 new trips per week day. A Convenience Market with gasoline pumps (853) would generate 82 new trips per week day. While the single office (710) would generate 1.2 new trips per weekday. The multi-tenant building (820) would generate 6 new trips per weekday
- 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. No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
None

#### 15. Public services

- 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. [\[help\]](#) Possible increase in Fire & Police protection typical for projects of this nature, with minimal impact anticipated.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#) None at this time

16. Utilities

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. [\[help\]](#)

City of Prosser : Water & sewer

Benton REA: Electricity

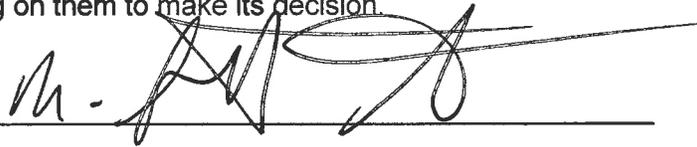
Century Link: Telephone

Basin Disposal: Refuse / Garbage service

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 \_\_\_\_\_

M. SCOTT STORMS

Position and Agency/Organization \_\_\_\_\_

OWNER - LOWER VALLEY  
DRAFTING & DESIGN

Date Submitted: \_\_\_\_\_

4.12.2015

**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.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? N/A

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life? N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None

3. How would the proposal be likely to deplete energy or natural resources? N/A

Proposed measures to protect or conserve energy and natural resources are: Full compliance with the Washington State Non-Residential Energy code

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? N/A

Proposed measures to protect such resources or to avoid or reduce impacts are: N/A

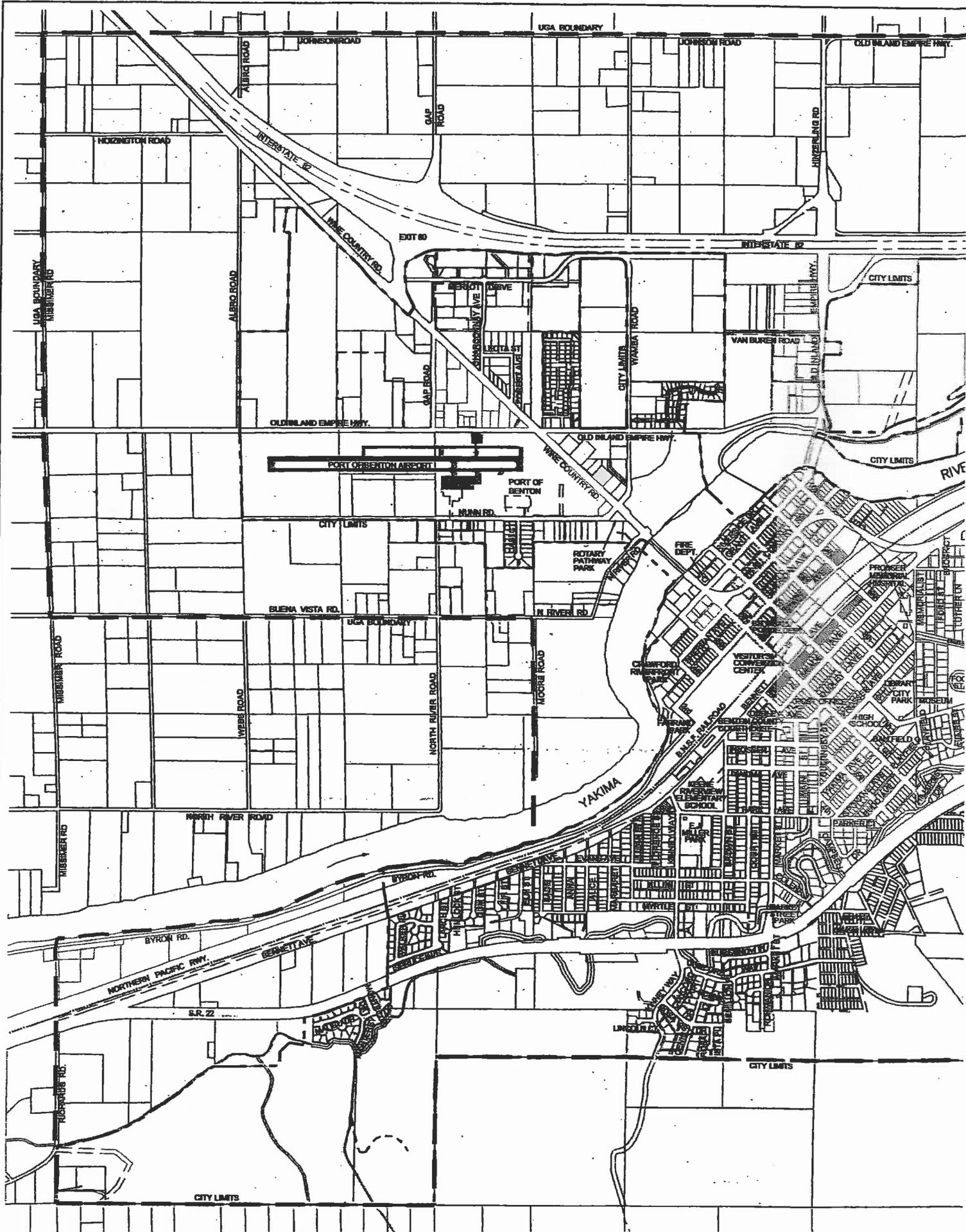
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:  
N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? N/A

Proposed measures to reduce or respond to such demand(s) are: *None*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A



Bill Spencer, Assessor  
Benton County, Washington



Home

Aerial Photos

Map Layers



Map Layers 03/25/2015 | Street Map 03/05/2015



## City of Prosser NOTICE OF PUBLIC HEARING

**PROJECT NAME:** Variance for setbacks

**Address:** 335 Wine Country Road

**Parcel #** 102842000006000

**Applicant:** Moo Kang.

**Application Date:** April 16, 2015

**NOTICE IS HEREBY GIVEN** by the undersigned City Clerk of the City of Prosser, Washington, that the Board of Adjustment will hold a Public Hearing on May 7, 2015 at 6:00 p.m., or as soon thereafter as possible, in the City Council Chambers, City Hall, 601 7<sup>th</sup> Street, Prosser, Washington, for the purpose of receiving public comment on variance request for setbacks at 335 Wine Country Road. The City Hall Council Chambers is wheelchair accessible. American with Disabilities Act (ADA) accommodations are available upon request to the City Clerk at least 2 days in advance by calling (509) 786-2332.

The public is encouraged to comment and or attend the hearing. All available information and related documents for the application may be viewed at the City Clerk's Office, located at Prosser City Hall, 601 7th Street, Prosser, Washington, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding official holidays or may be viewed at [www.cityofprosser.com](http://www.cityofprosser.com). All interested persons may appear and provide testimony or provide written testimony at the public hearing or prior to the public hearing. Comments must be received by May 7, 2015 5:00 p.m.

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).

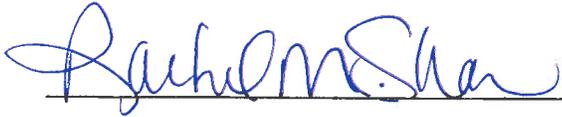
A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and copies will be provided at the city's cost or may be viewed online at [www.cityofprosser.com](http://www.cityofprosser.com)

**Contact:**

Steve Zetz  
Prosser City Planner  
601 7<sup>th</sup> Street, Prosser, WA 99350  
Phone: 786-2332  
[szetz@cityofprosser.com](mailto:szetz@cityofprosser.com)

**Variance Details**

Applicant is requesting a variance for side and rear setbacks in a Commercial Thoroughfare (CT) Zone. Applicant is requesting a reduction of 5 feet for side setbacks, changing it from 10 feet to 5 feet and a reduction of 5 feet for rear setbacks, changing it from 10 feet to 5 feet.



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Rachel Shaw, CMC  
City Clerk  
City of Prosser

Published: Prosser Record Bulletin  
Publish Date: April 22, 2015



Project # \_\_\_\_\_  
Deposit \$500

# VARIANCE REQUEST

CITY OF PROSSER, WASHINGTON

Supplemental to Land Use application LUA-1

Applicant Name: MOO SUNG KANG Date 4-12-15

Project Name WINE COUNTRY PLAZA

Project Location 335 WINE COUNTRY Rd. - Parcel # 102842000006000

Description of variance: WE RESPECTFULLY REQUEST A VARIANCE  
FOR THE SIDE & REAR YARD SETBACK FROM 10 FEET TO 5 FEET  
WE ARE ZONED CT AND THIS IS THE ONLY COMMERCIAL  
ZONING WITH 10 FOOT SIDE & REAR YARD SETBACKS

## INSTRUCTIONS

A variance may be approved when all of the following are found and explained in PMC 18.75.080 (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. Special privilege is not being granted, and why.
  - B. The variance is necessary because of special circumstances, and why.
  - C. The granting of the variance will not be materially detrimental to the public welfare, and why.
3. State Environmental Policy Act (SEPA) checklist is required if there is a change in density.

April 7, 2015

CITY OF PROSSER  
VARIANCE REQUEST ATTACHMENT

- 1) As mentioned on the application we would like to be able to use as much of the property as the other commercial zoned properties in the City of Prosser. In fact we are only asking for a reduction from 10 feet to 5 feet for the rear & side yard setbacks.
- 2) Since the lot had the property added to the north and the utility easement did not move with the lot line adjustment the owner would like to be closer to the rear and south side lot lines. Also this is the only commercial zone in the City of Prosser which requires a 10 foot rear and 10 foot side yard setback. The project will be in full compliance with all the other requirements of the Prosser Municipal Code.
- 3) The granting of the variance would allow the site to be constructed more in line with the other commercial zoning requirements in the City of Prosser. There is no known detrimental effects to any of the surrounding properties or the City of Prosser.

Along with the variance request we are submitting a SEPA and Site Plan Review. We appreciate the City of Prosser for considering our request to develop the property more in line with the other commercial zoning requirements.

Moo Sung Kang and sons