

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

**CITY OF PROSSER, WASHINGTON
BOARD OF ADJUSTMENT SPECIAL MEETING
AGENDA
5:30 P.M.
THURSDAY, April 16, 2015**

- 1. Call to Order by Chair**
- 2. Roll Call**
- 3. Minutes for April 2, 2015**
ACTION: Approve or deny or make changes
- 4. Public Hearing for Conditional Use Permit at 125 N Wamba Road**

SEE HEARING TYPE BELOW

ACTION: Take public testimony. Approve, Deny, or make changes.

ATTACHMENTS: Mitigated Determination of Non-Significance.

NOTE: Please refer to your previous packet for detailed information or contact Steve Zetz for a new copy.

- 5. Open Government Records Training**
- 6. Adjournment**

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
BOARD OF ADJUSTMENT MEETING
THURSDAY, APRIL 2, 2015
COUNCIL CHAMBERS, CITY HALL
PROSSER, WASHINGTON**

CALL TO ORDER:

The Board of Adjustment meeting was called to order by Chairperson Dan Baldwin at 6:00 p.m., on April 2, 2015.

ROLL CALL:

Members present were Dan Baldwin, Reuel Paradis, Mike Kelley and Idalia Aguilar. Tammy McKeirnan and Bill Riley were absent. One position on the Board is currently vacant. City Staff present were Planner Steve Zetz and City Attorney/Secretary Howard Saxton.

**PUBLIC HEARING FOR A
CONDITIONAL USE PERMIT
FOR 125 NORTH WAMBA
ROAD:**

The Chair opened a public hearing for a conditional use permit. The Chair asked if the Board had any conflict in this quasi-judicial matter. No member of the public was present. No conflicts were identified. The following testified at the hearing: Steve Zetz. Mr. Zetz provided the following testimony:

- Currently there is a 28-unit assisted living care center at 125 North Wamba Road.
- The applicant proposes in Phase 1 to add an additional 12 units.
- The applicant also wants both lots owned by him to be covered by a conditional use permit to allow a maximum amount of units of 90.
- The applicant is in the process of completing a seven-foot boundary line adjustment between lots 1 and 2 of Short Plat 2273 in order to meet setbacks.
- The 12-unit addition will not cause any of the affected intersections to fall below a LOS of C.
- The comment period for this hearing is not up until April 6, 2015, so the meeting will have to be continued until after that time.
- The critical aquifer recharge area will not be affected by the applicant's project because all stormwater will be retained on site and all wastewater will be discharged to the city's waste water treatment plant. In addition PMC 16.10.110 provides for an exemption to critical area review for the alteration of an existing structure.



**City of Prosser
Washington
Mitigated Determination of Non-significance (MDNS).**

Description of proposal Conditional Use and expansion of assisted living units

Proponent: Wamba Road Properties

Location of proposal: Parcel 135944012273001 and 135944012273001

Lead Agency: The City of Prosser, Washington.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

┌ This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS.

Responsible Official: Steve Zetz
Position/Title: City Administrator
Address: 601 7th Street, Prosser, WA 99350
Date: April 2, 2015

✍ The City of Prosser Washington, the lead agency for the proposal and is issuing a final Mitigated Determination of Non-Significance (MDNS) under the Washington State Environmental Policy Act Rules (Chapter 197 -11 (WAC) Washington Administrative Code). After review of a completed environmental checklist and other information on file, the City of Prosser, Washington has determined this proposal will not have a probable significant adverse impact on the environment provided the identified mitigation measures are complete prior to the issuance of the final occupancy certificate. An environmental impact statement (EIS) is not required under Revised Code Of Washington (RCW) 43.21C.030 (2)(c).

The environmental review and related documents pertaining to this project are available to the public upon request at the City of Prosser Planning Department and are available for review on the City of Prosser Website www.cityofprosser.com and include the following:

SEPA Checklist
Site Plan
Application

The identified mitigation measures include mitigation for potential impacts to the following:

Earth, air, environmental health, land and shoreline uses, light and glare, transportation, and utilities.

1. Street frontage improvements are required at the time of development. Any Boundary Line Adjustment that increases the existing parcel and includes unimproved right-of-way will be subject to improvements as per Prosser Municipal Code. The Developer may enter into a development or delay agreement.

There is no agency appeal

Final MDNS Issuance Date: April 9, 2015



Steve Zetz
Prosser City Planner