



**CITY OF PROSSER, WASHINGTON
PLANNING COMMISSION
AGENDA
6:00 P.M.
April 16, 2015**

1. **Call to Order by Chair.**
2. **Roll Call.**
3. **Minutes March 26, 2015**
ACTION: Approve or deny or make changes to minutes as presented.
4. **Minutes March 19, 2015**
ACTION: Approve or deny or make changes to minutes as presented.
5. **Minutes April 2, 2015**
ACTION: Approve or deny or make changes to minutes as presented.
6. **CONTINUED : Public Hearing for Substantial Development Permit (Shorelines)
999 Grande Road**
ACTION: Approve, deny, or make changes.
NOTE: HLA will provide environmental documents at the Public Hearing
7. **Discussion about the Boat and RV Parking. Initial survey results to be released at
the meeting.**
ACTION: Recommend continuing one more month to get final direction.
8. **Adjournment**

**CITY OF PROSSER
PLANNING COMMISSION MEETING
THURSDAY, MARCH 26, 2015
CITY HALL, PROSSER, WASHINGTON**

CALL TO ORDER:

The meeting of the Prosser Planning Commission was called to order on March 26, 2015, at 6:00 p.m. by Chair Glenda Schmidt.

ROLL CALL:

Members present: Dorothy Evans, Glenda Schmidt, Jeremy Lynn, Trevor Day, and Rob Siemens. Devina Riojas and Jay Boyle were absent. City Staff present: Howard Saxton, City Attorney and Secretary, and Steve Zetz, Planner.

APPROVAL OF MINUTES:

No minutes were available for approval.

PUBLIC HEARING FOR SUBSTANTIAL DEVELOPMENT PERMIT:

The Chair reopened the public hearing which had been continued from March 19, 2015. Steve Zetz handed out a document from Catherine Reed from the Washington State Department of Ecology. That document was not a delineation of the wetlands that the Planning Commissioners requested on March 19, 2015. The Planning Commissioners reached a consensus that the City should delineate the wetland. Upon motion made by Dorothy Evans and Seconded by Rob Siemens the public hearing was continued to April 2, 2015 at 5:45 p.m. at City Hall. All approved.

ADJOURNMENT:

There being no other business to come before the Planning Commission, the meeting was ADJOURNED at 6:20 p.m.

Respectfully Submitted,

HOWARD M. SAXTON, III, Secretary

**CITY OF PROSSER
PLANNING COMMISSION MEETING
THURSDAY, MARCH 19, 2015
CITY HALL, PROSSER, WASHINGTON**

CALL TO ORDER:

The meeting of the Prosser Planning Commission was called to order on March 19, 2015, at 6:00 p.m. by Chair Glenda Schmidt.

ROLL CALL:

Members present: Dorothy Evans, Glenda Schmidt, Devina Riojas, Jay Boyle, Jeremy Lynn, Trevor Day, and Rob Siemens. City Staff present: Howard Saxton, City Attorney and Secretary, and Steve Zetz, Planner.

APPROVAL OF MINUTES:

Upon motion made by Dorothy Evans and seconded by Devina Riojas, the minutes of the February 19, 2015, meeting were approved with the following corrections: Jarrod Boyle should be Jay Boyle in the Roll Call; "changes" should be "changed" in the third paragraph under the section about discussion of RV's; and "what" should be deleted from the third line of Philip Whitney's comments under the section about discussion of RV's.

PUBLIC HEARING FOR SUBSTANTIAL DEVELOPMENT PERMIT:

The Chair opened the Public Hearing. No conflicts to this quasi-judicial hearing were identified.

Steve Zetz provided the following information:

- The Washington State Department of Ecology (DOE) and the city's engineering firm agree regarding the location of the ordinary high water mark of the Yakima River which is adjacent to the Waste Water Treatment Plant (Plant) expansion project (Project).
- He recommends no impact waiver of the city's Critical Area's Ordinance regarding the Townsend's Ground Squirrel Habitat adjacent to and north of the Project because the Chandler Canal creates a barrier to the Squirrel's access to the Yakima River.
- The application was deemed complete by the city on February 25, 2015.
- The city has issued a DNS in this matter.
- The city has received no comments other than from DOE.
- The Plant is an essential public facility.
- The Project is on the city's capital facilities plan.
- There are wetlands near the Project.
- DOE may be able to delineate the wetlands but that delineation is not available yet.

The Planning Commission Packet for this hearing was made part of the record.

The Planning Commission reached a consensus that until the wetland was delineated, that they could not make a decision on this project, given that they were also approving the site plan for the Project.

Devina Riojas moved and Rob Siemens seconded that public hearing be continued to March 26, 2015. All approved.

CONSIDER APPROVING CHANGES TO AND ADOPT FINDINGS FOR AN ORDINANCE REGARDING AMENDMENT TO THE CITY'S DEVELOPMENT REGULATIONS REGARDING PROJECT PERMIT APPLICATION FRAMEWORK, POSTING REQUIREMENTS, BOARD OF ADJUSTMENT DUTIES, PROVIDING FOR TEMPORARY USES AND ENACTING SEVERABILITY PROVISIONS PROCESS FOR SITE REVIEW AND OTHER MINOR CHANGES:

The Commissioners discussed whether they should recommend approval of the ordinance before them. The Commission had a public hearing on February 19, 2015. Dorothy Evans moved and Jeremy Lynn seconded that the Commission recommend approval of the ordinance, as drafted, and approved the findings in support of such recommendation. All approved.

ADJOURNMENT:

There being no other business to come before the Planning Commission, the meeting was ADJOURNED at 6:45 p.m.

Respectfully Submitted,

HOWARD M. SAXTON, III, Secretary

**CITY OF PROSSER
PLANNING COMMISSION MEETING
THURSDAY, APRIL 2, 2015
CITY HALL, PROSSER, WASHINGTON**

CALL TO ORDER:

The meeting of the Prosser Planning Commission was called to order on April 2, 2015, at 5:45 p.m. by the Secretary there being no Commissioners present. The Secretary signed an order of adjournment for the meeting and the public hearing to April 16, 2015, at 6:00 p.m. at City Hall. The order of adjournment will be mailed to all Planning Commissioners.

ROLL CALL:

None present

APPROVAL OF MINUTES:

No minutes were available for approval.

PUBLIC HEARING FOR SUBSTANTIAL DEVELOPMENT PERMIT:

Adjourned to April 16, 2015, at 6:00 p.m. at City Hall.

ADJOURNMENT:

There being no other business to come before the Planning Commission, the meeting was ADJOURNED at 5:50 p.m.

Respectfully Submitted,

HOWARD M. SAXTON, III, Secretary

- No other critical areas exist on the site.
- The site has irrigation water.
- All notices in accordance with the Prosser Municipal Code have been provided.

The following provided written testimony for the hearing: the city of Prosser, and the applicant. Mike Kelley moved Reuel Paradis seconded that the public hearing be continued to April 16, 2015, at 5:30 p.m. All approved

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m.

Respectfully submitted:

DAN BALDWIN, Chair

**HOWARD M. SAXTON, III,
Secretary**

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