



**CITY OF PROSSER, WASHINGTON  
PLANNING COMMISSION  
AGENDA  
6:00 P.M.  
April 21, 2016**

- 1. Call to Order by Chair.**
- 2. Roll Call.**
- 3. Minutes for March 17, 2016**  
ACTION: Approve, deny, or make changes.
- 4. Findings for Commercial Design Requirements**  
ACTION: Approve, deny, or make changes
- 5. Presentation by City Clerk regarding I-Pads**  
ACTION: Approve or deny changes to Planning Commission rules.
- 6. Discussion about changes to sign code.**  
Update: Public Hearing moved to May
- 7. Discussion about 2017 Comprehensive Plan Update**  
-Public Participation Plan  
-Work Timeline
- 8. Adjournment**

BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF PROSSER, WASHINGTON

IN THE MATTER OF )  
 )  
UPDATE TO THE CITY’S ZONING REGULATIONS )  
PUBLIC HEARING (COMMERCIAL/INDUSTRIAL )  
DESIGN STANDARDS) )

Before the Planning Commission of the City of Prosser, Washington in the matter of the consideration of the amendment of the City’s development regulations to add commercial and industrial design standards (Text Amendment) upon the application filed by the City of Prosser, Washington.

I.

FINDINGS/PROCEDURE

1. The Planning Commission considered and held a public hearing on the Text Amendment on January 6, 2016.
2. Large metal box buildings (BB) have become increasingly common in the City.
3. BB’s typically have large blank exterior walls without windows or any other architectural features.
4. BB’s detract from the architecture of other building in the City and cause decrease adjacent property values.
5. The notice of complete application was published on on December 9, 2015, in the Prosser Record Bulletin (PRB).
6. The notice of the public hearing was published on December 9, 2015, in the Prosser Record Bulletin (PRB)

7. The Planning Commission considered the Text Amendment in accordance with the City's Public Participation requirements in Title 19 of the Prosser Municipal Code.
8. The Planning Commission followed the process for text changes to its zoning regulations provided for in Prosser Municipal Code (PMC) Chapter 19.01. The City Council will hold an additional public hearing in accordance with PMC 19.01.040 on the Text Amendment.
9. The City Administration issued a Determination of non-significance for the Text Amendment on January 6, 2016; however, environmental review is ongoing with the City Council making the final determination in the Ordinance. Adopting the Text Amendment will be an integrated SEPA/GMA Document issued in accordance with WAC 197-11-210 through WAC 197-11-235 and Prosser Municipal Code Chapter 16.08. This is a non-project action and comments will be taken on the SEPA determination through the City Council Hearing. Administration has provided for the use of the Optional DNS process to modify the DNS in this matter.
10. The following provided oral testimony at one or more of the hearings: Steve Zetz.
11. The following submitted written materials at one or more of the hearings: the City of Prosser and Benton PUD.
12. All notices required by R.C.W. 36.70A.020 and the Prosser Municipal Code have been provided to interested parties.
13. The Revised Code of Washington (RCW) 36.70A.120, the Washington State Growth Management Act (GMA) provides that the City's development regulations must comply with its Comprehensive Plan and be consistent with its Comprehensive Plan
14. All development regulation amendments or enactments are legislative actions pursuant to Prosser

Municipal Code (PMC) 19.01.040 and .060.

15. The text change is consistent with the goals and requirements of the GMA and the City's Comprehensive Plan.
16. The City submitted the Text Amendment for expedited review to the Department of Commerce on December 2, 2015. To date, no agency comments have been received from the Department of Commerce.
17. The City filed an application for the Text Amendment on December 9, 2015, and Administration determined that the application was complete on December 9, 2015.
18. The following Comprehensive Plan provisions support the adoption of design standards by the City:

Policy LU 1.2. Ensure compatibility in adjacent land uses. The following should be considered prior to land use decisions:

- Type of land use and design\* of new development should be compatible with existing developments, and land uses, and shall continue the rural community image.
- Land uses which generate high traffic volumes should have ready access to arterials.
- Land uses along highways and major streets should consider noise, air quality, visual and other unique environmental conditions which occur in these areas.
- Development should be sensitive to natural features of the site.

*\*Note: Design does not mean architectural style.*

Policy LU 1.3. Provide for an appearance of openness by clustering building groups with well designed open space separations.

Policy LU 1.4. Orient buildings to enhance views and respond to natural topography.

Policy ED 4.3. Develop and establish design and performance standards for new commercial and industrial districts.

## II.

### CONCLUSIONS OF LAW

1. The Text Amendment is consistent with and complies with the City's Comprehensive Plan, the Text Amendment is consistent with RCW 36.70A.120, the Washington State Growth Management Act (GMA).
2. Adoption of the Text Amendment is a legislative action as set forth in Prosser Municipal Code Section (PMC) 19.01.060.
3. The applicable procedural and notice requirements for a legislative action contained within the Prosser Municipal Code, including having conducted public hearings for the ordinance, have been adhered to.
4. The City submitted the Text Amendment for 60-day review by the State on December 2, 2015.
5. All persons desiring to comment on the Text Amendment were given a full and complete opportunity to be heard and to submit written materials.
6. Adoption of the Text Amendment promotes the general health, safety and welfare of the public and is a proper use of the City's police power under the Washington State Constitution and the Revised Code of Washington.
7. The Text Amendment is consistent with the city's Comprehensive Plan, the Washington State Constitution, and the Constitution of the United States of America.
8. Issuance of an integrated SEPA/GMA Document in accordance with WAC 197-11-210 through WAC 197-11-235 and Prosser Municipal Code Chapter 16.08 is the correct SEPA procedure to

evaluate the environmental impacts caused by adoption of amendments or enactments to the City's development regulations. Administration has issued a DNS which may or may not be retained depending upon Council action.

III.

FINDINGS OF FACT/CONCLUSIONS OF LAW

Any Finding of Fact determined to be a Conclusion of Law is hereby adopted as such. Any provision herein, not specifically identified as a Finding of Fact or Conclusion of Law, shall be labeled as applicable and is hereby adopted as such.

IV.

RECOMMENDATION TO THE CITY COUNCIL/DECISION

It is for these reasons that the Prosser Planning Commission decided to recommend approval of the Text Amendment.

THE PLANNING COMMISSION SO FINDS.

Date: March 17, 2016

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GLENDA SCHMIDT CHAIRMAN OF THE PROSSER  
PLANNING COMMISSION

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HOWARD SAXTON, SECRETARY OF THE PROSSER  
PLANNING COMMISSION

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