



**CITY OF PROSSER, WASHINGTON
PLANNING COMMISSION
AGENDA
6:00 P.M.
August 18, 2016**

- 1. Call to Order by Chair.**
- 2. Roll Call.**
- 3. Final Plat Public Hearing- River Road Homes**
ACTION: Approve, Deny, or make changes
- 4. Comprehensive Plan Update Visioning**
Take input from public
- 5. Adjournment**



LAND USE APPLICATION SUBDIVISION CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME Catholic Charities Housing Services

PROJECT NAME Prosser Single Family & Senior Housing

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

Project Address: 415 Petra Avenue

Parcel Number (Property Tax Account Number): 102842013437002

Legal Description: Lot 2 of Short Plat B: 01, P: 3437; Auditor's File No. 2014-019571; Records of Benton County

PROPERTY OWNER INFORMATION

Name: Catholic Charities Housing Services c/o John Probst

Address: 5301 Tieton Drive, Suite G City: Yakima State: WA Zip: 98908

Phone: 509-853-2800 Cell Phone: 509-949-7276

Email: jprobst@ccyakima.org (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: Office of Rural & Farmworker Housing c/o Susan Wilson

Address: 1400 Summitview Avenue City: Yakima State: WA Zip: 98902

Phone: 509-248-7014 Cell Phone: 503-654-1007

Email: susanw@orfh.org (email will not be used for transmittal of official findings)

PROJECT INFORMATION

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Alterations to Preliminary Plat | <input type="checkbox"/> Vacation of Subdivision |
| <input type="checkbox"/> Vacation of Street | <input checked="" type="checkbox"/> Final Subdivision Plat |
| <input type="checkbox"/> Short Plat with Dedication of Right-of-Way | <input type="checkbox"/> Alteration of Subdivision |
| <input type="checkbox"/> Short Plat w/o Dedication of Right-of-Way | <input type="checkbox"/> Planned Area Development (PAD) |

PROJECT DESCRIPTION **To create a twenty-eight (28) lot subdivision**

PLEASE ATTACH THE REQUIRED VICINITY MAP

ESTIMATED PROJECT VALUATION: Estimate to be provided by City Engineer

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

CONTRACTOR INFORMATION

Company Name: To be determined by bid Email: TBD
Contact Person: TBD Contact Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
Contractor's Registration No.: TBD Expiration Date: _____

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.

[Signature] 6/8/16 [Signature] 6/8/16
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.**

ADDITIONAL INFORMATION: The proposed Subdivision will create twenty-seven (27) lots on which to construct single family homes for first time home buyers, as well as one (1) lot on which to construct a sixty-one (61) unit independent living multifamily development for seniors, 55 years old and older. Both housing developments seek to serve very low income families. Included in the development plans are public roads and public infrastructure for water, sewer, street lights, curb, gutter, sidewalks and storm water retention capacity in conformance with City of Prosser standards.

CITY USE ONLY

RECIEVED BY _____ DATE _____
APPROVED BY _____ DATE _____
RETURNED BY _____ DATE _____
REASON FOR APPLICATION RETURN _____



FILE COPY

City of Prosser NOTICE OF PUBLIC HEARING

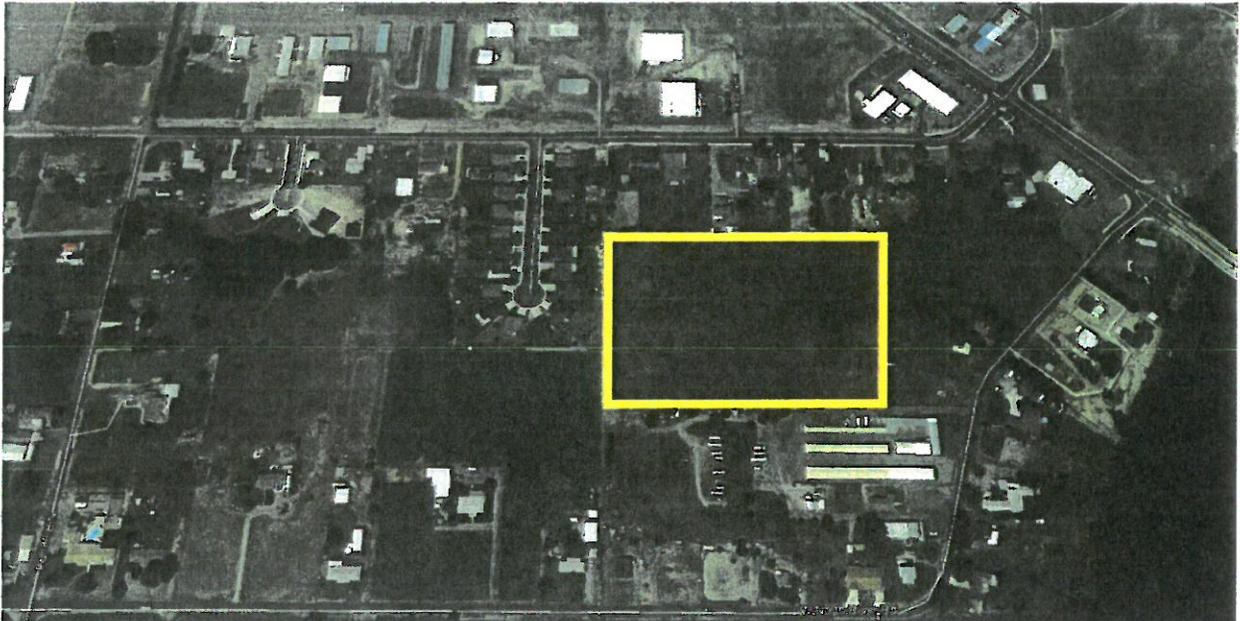
Applicant: Catholic Charities Housing (CCHS)

Address: Unassigned

Location of Project: Located west of 480 North River Road

Applicable PMC: Chapter 17

Summary of Proposal: Final Plat proposal for 28 lot subdivision



**Contact Person : Steve Zetz
Prosser City Planner
(509) 786-2332**

NOTICE IS HEREBY GIVEN by the undersigned City Planner of the City of Prosser, Washington, that the Planning Commission will hold a Public Hearing on August 18, 2016 at 6:00 p.m., or as soon thereafter as possible, in the City Council Chambers, City Hall, 601 7th Street, Prosser, Washington, for the purpose of receiving public comment on a final subdivision plat for a 28 lot

subdivision. Applicant proposes 27 units of single family homes and 61 units of senior housing. 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.

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. All interested persons may appear and provide testimony or provided written testimony at the public hearing or prior to the public hearing.

Written comments not received by August 11, 2016, will not be included in the Planning Commission Packet.

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: July 22, 2016



Steve Zetz
City Planner
City of Prosser

Published: Prosser Record Bulletin
Publish Date: July 27, 2016

BEFORE THE PLANNING COMMISSION
OF THE
CITY OF PROSSER, WASHINGTON

IN THE MATTER OF THE APPLICATION OF)
)
CATHOLIC CHARITIES HOUSING) FINDINGS/CONCLUSIONS
SERVICES,)
FOR APPROVAL OF A PRELIMINARY PLAT)
FOR THE RIVER ROAD HOMES SUBDIVISION)
AND FOR A CHANGE OF ZONE FROM RESI-)
DENTIAL HIGH DENSITY DISTRICT (RH) TO)
RESIDENTIAL MANUFACTURED HOME SUB-))
DIVISION DISTRICT (RMS).)
_____)

Before the Planning Commission of the City of Prosser, Washington, in the matter of the application of Catholic Charities Housing Services (hereafter Proponent) for the approval of a preliminary plat for the River Road Homes Subdivision and for a change of zone from Residential, High Density District (RH) to Residential, Manufactured Home District (RMS) in accordance with the Plat filed by the Proponent and in accordance with Prosser Municipal Code Title 17.

FINDINGS

I.

DETERMINATION OF COMPLETE APPLICATION

The Proponent submitted an application for the approval of a preliminary plat for the River Road Homes Subdivision and for a change of zone from Residential, High Density District

(RH) to Residential, Manufactured Home District (RMS) for property legally described below on March 17, 2015, and the application was determined to be complete on May 5, 2015, by Administration.

II.

STATE ENVIRONMENTAL POLICY ACT

The approval of the preliminary plat and the re-zone are subject to review under the State Environmental Policy Act as adopted and regulated by Prosser Municipal Code Chapter 16.04 (SEPA). The City of Prosser, Washington was the lead agency for review under SEPA. The City of Prosser, Washington issued a mitigated determination of non-significance on July 9, 2015. The SEPA determination is hereby incorporated herein as if fully set forth.

III.

PRELIMINARY DETERMINATION OF CONSISTENCY

The Prosser Board of Adjustment approved a variance on June 8, 2015, the findings for which are hereby incorporated by reference. The City of Prosser has determined that the application is consistent with the Comprehensive Plan and other planning and zoning requirements.

In order to make a determination of consistency the following approvals and permits would be needed:

- A. Compliance with the notes on the face of the subdivision preliminary plat.
- B. Compliance with requirements of these findings and the Prosser Municipal Code.

- C. Construction of public improvements within the subdivision including but not limited to Streets, Sidewalks, Storm Water Retention Facilities, and Irrigation System.
- D. No direct access to North River Road shall be permitted from any lot in the subdivision.
- E. A note shall be added on the face of the plat alerting persons, who may be sensitive to noise, that a public airport is adjacent to the subdivision.
- F. Approval of a variance by the Board of Adjustment for the lot width on lots 7 and 11.

IV.

NOTICES

The notice of the application and notice of the Hearing was published in the Prosser Record Bulletin on May 13, 2015. Notice was also mailed to land owners within three hundred feet of the property described in section V. Notice was also posted on the property. Notice of the hearing and application were provided in accordance with the Prosser Municipal Code.

V.

ADDITIONAL FINDINGS/CONCLUSIONS

1. Proponent's property is located adjacent to Petra Avenue which is currently under construction and is legally described as follows (hereinafter referred to as Proponent's Property):

Lot 2, Short Plat Number 3437, according to the survey thereof recorded under Auditor's Recording Number 2014-019571, records of Benton County, Washington.

Having Benton County Parcel Number: 1-0284-201-3437-002.

2. The project is not phased and the entire plat will be constructed at one time.
3. The Proponent's Property is located within the City Limits of the City of Prosser, Washington.
4. The Proponent's Property is directly accessed from Petra Avenue. Petra Avenue intersects North River Road which intersects Wine Country Road. Wine Country Road provides Freeway access both eastbound to the Tri-Cities and westbound to Yakima.
5. The Proponent did not conduct a traffic study.
6. Proponent's subdivision is of sufficient size to allow the construction of 28 dwelling units.
7. Using the WSDOT Trip Generation Manual, 216 daily automobile trips will be generated by full build out of the subdivision.
8. Petra Avenue will be stop controlled at Wine Country Road southbound.
9. All internal roads in the subdivision will be stop controlled at Petra Avenue.
10. The City of Prosser has designated North River and Wine Country Roads, and the intersection of those streets to function at a level of service (LOS) of "C".
11. Wine Country Road at Nunn Road currently functions at a LOS of A. North River Road currently functions at a LOS of A. The Wine Country Road and North River Road

intersection currently functions at a LOS of A and is controlled by a stop light.

12. The cumulative impact of this development and other uses in the area to 2021 will not cause any of the affected roads or the intersections of the affected roads to fall below a LOS of “C”.
13. Since all roads and the intersection of them will continue to function at a level C or better even with the cumulative impact of this and other uses to 2021, no off-site intersection improvements are required.
14. Petra Avenue will be improved where the subdivided property has frontage on that street.
15. The neighboring properties to the Proponent’s Property consist of single or multi-family residential uses, storage units and a commercial tires sales facility. The Prosser Airport is in close proximity to the property. Some properties in the area also have large lot residential with some agricultural or commercial uses.
16. The City’s Comprehensive Plan (LU 1.2) provides in part that the “type of land use and design of new development should be compatible with the existing developments, and land uses, and shall continue the rural community image.”
17. All storm water must be retained on-site in accordance with City Standards.
18. The subdivision must be connected to public water, irrigation, and all wastewater generated by the project must be collected and conveyed to the Prosser wastewater facility for treatment and disposal in accordance with the City’s wastewater discharge permit.

19. The City constructed the North Prosser Water System and pumping station together with the City's main water tower provides 4.7 million gallons of potable water capacity and can produce 7.13 million gallons of potable water per day but use has not exceeded 5.92 gallons per day.
20. The preliminary plat provides for connection to the City's public water system, irrigation system, and sewage disposal system. Construction of the subdivision will not cause the City to violate its wastewater discharge permit. The city has adequate water rights to service the property and the water treatment plant has adequate capacity to treat water to serve the site.
21. At the time of final plat approval the Proponent shall provide detailed construction drawings and detailed specifications showing construction of water, irrigation, and sewer lines in the subdivision connecting the subdivision to the City's water, irrigation, and sewer main lines as extended by the Proponent to the north boundary of their property, in accordance with City Standards and subject to the approval of the City Engineer.
22. Fire Hydrants will be provided for upon final plat approval in accordance with the requirements of the City's Fire Official.
23. The Proponent has not identified any wetland on Proponent's property.
24. No wetland areas are located on the Proponent's Property. The Proponent's Property is not within two-hundred feet of the Yakima River.
25. The Proponent's property is generally flat with the steepest slope being at or below three

percent. No steep slope critical areas are present on the Proponent's Property except for the aquifer recharge area.

26. Construction activities for the Proponent's project will generate dust. The Proponent shall comply with all requirements of the Benton County Clean Air Authority. The proponent shall provide the City with copies of permits from the Benton County Clean Air Authority prior to commencement of construction of Proponent's Project.
27. The Proponent's Property is contained within the City's Critical Aquifer Recharge Area but the residential development will not adversely affect the recharging of the aquifer since all storm water will be retained on-site and all wastewater will be discharged to the City's wastewater treatment plant.
28. The Proponent's Property has access to irrigation water.
29. Proponent's preliminary plat provides for extension of irrigation lines and construction of a private irrigation system within the subdivision which will provide irrigation water to each lot within the subdivision.
30. The Proponent's Property is near to land owned by the Port of Benton and used for public airport and supporting industrial uses. Although the lots within the proposed subdivision are at a medium density they are approximately 1000 feet from the airport runway.
31. The close proximity to the airport may cause some lot owners to be inconvenienced by noise.
32. The noise caused by the airport is not sufficient to deny Proponent's application, but

Proponent shall warn prospective buyers of the noise nuisance by placing a note on the face of the final plat that the lots are adjacent to a public airport.

33. The City's SEPA determination provides adequate assurance that this development will not cause the need for additional school facilities.
34. PMC 18.24.040 requires the SEPA process to address the need for park facilities. That process recognized that the construction of a park in the nearby Empire Subdivision by CCHS is sufficient to mitigate the need for additional park facilities caused by this project.
35. The assessed value of the Proponent's property is \$297,510.
36. The change in funding opportunities for the Proponent allowing for a HUD Self Help Opportunity Funds must be used for single-family dwellings, is a substantial change in circumstances justifying the change of zone request.

VI.

ADDITIONAL CONCLUSION

Based upon the foregoing, this subdivision makes adequate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks to assure students will have the safe access to schools and approval of the subdivision and the dedications contained therein are in the public interest.

VII.

TESTIMONY

The City, the Prosser School District, Sunnyside Valley Irrigation Company, and the Proponent provided written comments. Steve Zetz, Bryan Ketcham, and John Propst participated in the hearing.

VI.

DETERMINATION BY THE PLANNING COMMISSION

The Planning Commission recommends approval of the preliminary plat and the re-zone of the property to Residential, Manufactured Home Subdivision District (RMS) with the conditions of approval as above indicated.

THE PLANNING COMMISSION SO FINDS.

ADOPTED BY THE PLANNING COMMISSION on July 16, 2015.

GLENDA SCHMIDT, CHAIR OF THE
PLANNING COMMISSION

Attested to by:

HOWARD SAXTON, SECRETARY

The City of Prosser, City Council will conduct a closed record decision hearing on the Proponent's Application on August 11, 2015. Only appellate testimony will be permitted at this hearing. The City Council's decision may be appealed within 21 days of its decision in accordance with the Washington State Land Use Petition Act.

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Prosser 2037

Join us and share your vision for Prosser's future!

Comprehensive Plan Update

- How should Prosser grow?
- What are the goals for the next 20 years?
- What services should we plan for?
- Help shape the Comprehensive Plan

**City of Prosser Planning
Commission**

August 18, 2016 @ 6:00 p.m.

Prosser City Hall

601 7th Street