City of Prosser
PLANNING COMMISSION
REGULAR MEETING AGENDA
Council Chambers, 620 Market St, 1st Floor, Prosser WA 99350
Thursday, May 21, 2026 @ 6:00 PM

To join the meeting, please click the following link:
https://prosser.webex.com/meet/prosser
Join by phone: +1-206-207-1700, Access code: 231 459 39313, Hit #, No Attendee Code, Hit #

Page

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

a. Approve of amended October 21, 2025, Special Planning Commission Meeting Minutes. 3 - 4
10.21.2025 Mtg Mins - Amended

b. Approval of November 20, 2025, Regular Planning Commission Meeting Minutes. 5 - 6
11.202025 Mtg Mins

c. Approval of December 11, 2025, Special Planning Commission Meeting Minutes. 7
12.11.2025 Mtg Mins

d. Approval of January 15, 2026, Regular Planning Commission Meeting Minutes. 8 - 10
01.15.2026 Mtg Mins

e. Approval of February 19, 2026, Regular Planning Commission Meeting Minutes. 11 - 12
02.19.2026 Mtg Mins

f. Approval of March 19, 2026, Regular Planning Commission Meeting Minutes. 13
03.19.2026 Regular PC Mtg Mins

4. PUBLIC HEARING

a. Bella Vista Subdivision Phases I - III Preliminary Plat Amendment 14
Public Hearing Notice

5. BOARD ACTION

a. Bella Vista Subdivision Phase I - III Preliminary Plat Amendment. 15 - 22
Preliminary Plat Amendment

Recommended Motion: *Approve the Bella Vista Phase I - III Preliminary Plat Alteration and recommend adoption to the City Council.*

6. PUBLIC HEARING

a. Highland Meadows Preliminary Plat 23
Public Hearing Notice

7. BOARD ACTION

a. Highland Meadows Subdivision Preliminary Plat 24 - 121
Preliminary Plat

Recommended Motion: *Approve the Highland Meadows Preliminary Plat and recommend adoption to the City Council.*

b. Highland Meadows Findings of Facts. 122 - 127
Findings

Recommended Motion: *Approve the Highland Meadows Findings of Facts.*

8. BOARD DISCUSSION

a. 2026 Comprehensive Plan Periodic Update 128 - 207
Comprehensive Plan Update

Recommended Motion: No action at this time. Review and discuss the 2026 Comprehensive Plan Periodic Update, Capital Facilities, Utilities, Environment and Climate Elements and provide Staff with direction with any proposed changes.

9. ADJOURNMENT

Hearing Type: Quasi-Judicial Statement: 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 WASHINGTON
1002 DUDLEY AVENUE
CITY COUNCIL CHAMBERS
SPECIAL PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 21, 2025

CALL TO ORDER

Chair Day called the Special Meeting of the Prosser Planning Commission to order at 6:02 p.m.

ROLL CALL

Commissioners Aaron Williams, Michele Villarreal, and Trevor Day were present. Nancy Martinez and Don Howell were absent. Also in attendance were Secretary Rachel Shaw, Building Official Nick Alsbury, Kurtis Johnson and Rich Caplan from Nexus Planning Services, the City's contracted planner.

BOARD ACTION

MERLOT MEADOWS PHASE I FINAL PLAT APPROVAL

Secretary Shaw introduced Kurtis Johnson from Nexus Planning. Mr. Johnson provided an overview of the final plat for Merlot Meadows. The Planning Commission discussed mitigation measures, and the staff recommended approval with the contingency items. All items have been met with the exception of the staff report that needs to be completed. Secretary Shaw provided an overview of next steps. The traffic impact analysis has been sent to the City's engineer, HLA for review/comment as well. Developer Brian Thorenson, Hayden Homes, was present to answer any questions.

A motion was made by Commissioner Williams, seconded by Commissioner Villarreal, to approve the Merlot Meadows Phase 1 Final Plat, contingent upon the staff report being completed by Kurtis Johnson. Motion passed 3 YES, 0 NO, 2 ABSENT.

ORDINANCE AMENDING PMC 18.60.070 PARKING CAMPERS, BOATS, TRAILERS AND THE LIKE IN PUBLIC RIGHT-OF-WAY

Secretary Shaw and Building Official Alsbury gave an overview of the Prosser Municipal Code. This item was brought back per Commissions direction. There was an ordinance in the packet for consideration. Building Official Alsbury gave an explanation of the proposed language. Commission advised the language in Section 3 of the ordinance should reflect a 20-foot set back from the improved right-of-way or from the front face of the principal dwelling, whichever is closer, rather than what was in the agenda packet.

Secretary Shaw advised staff will make the updates to the ordinance as directed. She further advised the draft ordinance will be sent to the Department of Commerce (DOC) for review. Once the ordinance comes back from the DOC with any comments, the ordinance will be sent to City Council for consideration of approval.

A motion was made by Commissioner Williams, seconded by Commissioner Villarreal, to approve the language in the proposed ordinance as amended and recommend approval to the City Council. Motion passed 3 YES, 0 NO, 2 ABSENT.

BOARD DISCUSSION

Park Impact Fee Study

Secretary Shaw explained the history of LDC study and why it is being brought back to the Planning Commission for discussion. She introduced Rich Caplan from Nexus Planning Services. Mr. Caplan provided a high-level overview of his analysis of the park impact fees. He indicated they would adjust the impact fee based on the cost of living and other factors. Secretary Shaw mentioned that the ordinance will be sent to the Department of

Commerce for review, then back to the Planning Commission for consideration of action. The Commission asked to provide comparable cities with comparable cities when this item comes back to the Planning Commission for consideration of action.

ADJOURNMENT

There being no further business before the Planning Commission at this time, the meeting was adjourned at 6:56 p.m.

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Rachel M. Shaw, Secretary

CITY OF PROSSER WASHINGTON
1002 DUDLEY AVENUE
CITY COUNCIL CHAMBERS
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 20, 2025

CALL TO ORDER

Co-Chair Howell called the Regular Meeting of the Prosser Planning Commission to order at 6:04 p.m.

ROLL CALL

Commissioners Nancy Martinez, Michele Villarreal, and Aaron Williams were present. Chairman Day was absent. Also in attendance were Secretary Rachel Shaw, Building Official Nick Alsbury, City Attorney Benjamin Goodwin, Anthony Maucione and Kurtis Johnson from Nexus Planning Services, the City's contracted planner, and Kara Odegard from Measure Meant.

CONSENT AGENDA

A motion was made by Commissioner Martinez, seconded by Commissioner Villarreal, to approve the Consent Agenda Items "A – D." Motion passed 4 YES, 0 NO, 1 ABSENT.

a) Approval of August 21, 2025, Planning Commission Meeting Minutes.

b) Approval of September 18, 2025, Planning Commission Meeting Minutes.

c) Approval of October 2, 2025, Special Planning Commission Meeting Minutes.

d) Approval of October 21, 2025, Planning Commission Meeting Minutes.

BOARD ACTION

BENTON COUNTY COUNTYWIDE PLANNING POLICIES.

A motion was made by Commissioner Villarreal, seconded by Commissioner Martinez, to approve the Benton County Countywide Planning Polices and recommend approval to the City Council. Motion passed 4 YES, 0 NO, 1 ABSENT.

BOARD DISCUSSION

Irrigation Connection

Consideration of a new ordinance within Prosser Municipal Code Chapter 13.03 requiring the use of irrigation water for irrigation purposes when available as it relates to new construction.

Secretary Shaw gave an overview of the item and turned it over to Building Official Alsbury. Building Official Alsbury gave background information and explained that currently the City lacks a section in the Municipal that clearly addresses irrigation connections. Commissioners asked staff to include language that made the ordinance clear that irrigation connections referred to new construction. Secretary Shaw advised staff will make the recommended changes and will bring the item to be back for consideration of approval at next Planning Commission meeting.

2026 Comprehensive Plan Periodic Update

Secretary Shaw provided an overview of the 2026 Comprehensive Plan Periodic Update and introduced Associate Planner, Anthony Maucione and Kara Odegard from Measure Meant. Mr. Maucione reviewed the Comprehensive Plan Update, discussed the adoption plan timeline and reviewed next steps. Ms. Odegard provided an overview of the Climate Element as it related to the Periodic Update within the Comprehensive Plan. Secretary Shaw stated this item will come back to future Planning Commission meetings throughout the year until the Commission has an opportunity to review all sections of the proposed amendments to the Comprehensive Plan.

Recreation Vehicle Parking Ordinance Update

Secretary Shaw gave an overview of the Recreation Vehicle Parking municipal code amendment and discussed next steps. This item will come back to the Planning Commission at a future meeting for review and consideration of adoption.

Park Impact Fees Update

Secretary Shaw gave an overview of the Park Impact Fees Study and proposed municipal code amendment and discussed next steps. This item will come back to the Planning Commission at a future meeting for review and consideration of adoption.

City Hall Relocation Update

Secretary Shaw provided an update on City Hall staff moving to the first floor of the Benton County Courthouse and advised of the tentative move in date as well as impacts to upcoming Planning Commission meetings.

December Planning Commission Meeting Schedule

Secretary Shaw announced that multiple staff members will not be available for the Regular December Planning Commission meeting, therefore staff recommend scheduling a Special Planning Commission meeting on December 12, 2025. Commissioners agreed to the date of the Special Planning Commission Meeting.

Add-On Item

Commissioner Williams asked if *Downtown Design Guidelines* could be talked about at a future Planning Commission meeting. Secretary Shaw said if the rest of the Commission is in agreement, staff could add it to the Regular January Planning Commission meeting agenda.

ADJOURNMENT

There being no further business before the Planning Commission at this time, the meeting was adjourned at 7:08 p.m.

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Rachel M. Shaw, Secretary

CITY OF PROSSER WASHINGTON
1002 DUDLEY AVENUE
CITY COUNCIL CHAMBERS
SPECIAL PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 11, 2025

CALL TO ORDER

Chair Day called the Special Meeting of the Prosser Planning Commission to order at 6:02 p.m.

ROLL CALL

Commissioners Don Howell and Nancy Martinez were present. Commissioners Aaron Williams and Michele Villarreal were absent. Also in attendance were Secretary Rachel Shaw, City Attorney Benjamin Goodman, Rich Caplan, and Kurtis Johnson from Nexus Planning Services, the City's contracted planner.

BOARD ACTION

MUSTANG ESTATES PHASE 2 FINAL PLAT APPROVAL

Secretary Shaw gave introduction and handed over to Kurtis from Nexus Planning. Kurtis gave an overview of the Mitigated Determination of Non-Significance (MDNS) and Final Plat. A motion was made by Commissioner Howell, seconded by Commissioner Martinez, to approve the Final Plat for Mustang Estates Phase 2, contingent upon meeting the conditions set forth by the Planning Commission and recommended approval to the City Council. Motion passed 3 YES, 0 NO, 2 ABSENT.

BOARD DISCUSSION

Park Impact Fee Study Discussion

Secretary Shaw provided an overview of the Park Impact Fee Study and introduced Rich Caplan for his presentation. Mr. Caplan discussed the proposed fees, the formula for the fees and further explained what the fees could and could not be used for. The Commissioners discussed prices per unit, provided feedback and asked staff to bring the item back for review at an upcoming Planning Commission meeting for further review, discussion and consideration of approval.

ADJOURNMENT

There being no further business before the Planning Commission at this time, the meeting was adjourned at 7:08 p.m.

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Rachel M. Shaw, Secretary

CITY OF PROSSER WASHINGTON
1002 DUDLEY AVENUE
CITY COUNCIL CHAMBERS
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 15, 2026

CALL TO ORDER

Chair Day called the Regular Meeting of the Prosser Planning Commission to order at 6:00 p.m.

ROLL CALL

Commissioners Don Howell, Nancy Martinez, Michele Villarreal, and Aaron Williams, were present. Also in attendance was Secretary Rachel Shaw, Building Official Nick Alsbury, City Attorney Benjamin Goodwin, Associate Planner Kurtis Johnson and Rich Caplan from Nexus Planning Services, the City's contracted planners.

PUBLIC HEARING

Farmland Estates

Secretary Shaw read aloud the Quasi-Judicial Hearing language and asked if there were any conflicts or perceived conflicts of interest. With none given, Chair Day opened the public hearing at 6:02 p.m.

Secretary Shaw provided an overview of the Farmland Estates project and introduced Associate Planner Johnson from Nexus, to present. Mr. Johnson brought up the items that must be met prior to final plat approval, and reviewed comment letters. There was discussion regarding sidewalk and park requirements. Mr. Johnson advised all Prosser Municipal Code requirements must be met.

Stan Nuxell, Green Plan Construction, the developer of Farmland Estates, 98504 Clover Road, Kennewick, WA explained the proposed development and advised he liked the multi-family section as well as the commercial section of the proposed development that will be incorporated into the project that is based on what they believe to be demand off the interstate. Mr. Nuxell also spoke about zoning and design considerations.

Terry Christensen, 1209 N Gap Road, Prosser, WA commented that the proposed development will be the *right* for Prosser and are excited for the development.

After no further comments, Commissioner Day closed the Public Hearing at 6:19 p.m.

Secretary Shaw advised there were online participants that wanted to comment. Commissioner Day reopened the Public Hearing at 6:19 p.m. for those online.

Christy Batayola, Harms Engineering 1632 W. Sylvester Street, Pasco, WA advised the engineering team are working with the electrical company and will address the concerns that were raised about the design for power.

After no further discussion, Chair Day closed the Public Hearing at 6:20 p.m.

BOARD ACTION

FARMLAND ESTATES TYPE III-25-10-29-001 & TYPE III-25-11-03-001 PRELIMINARY PLAT & SITE-SPECIFIC REZONE

A motion was made by Commissioner Villarreal, seconded by Commissioner Howell, to approve Farmland Estates Preliminary Plat and Rezone and recommend approval to the City Council. Motion passed 5 YES, 0 NO, 0 ABSENT.

PUBLIC HEARING

Park Impact Fees

Secretary Shaw read aloud the Quasi-Judicial Hearing language and asked if there were any conflicts or perceived conflicts of interest. With none given, Chair Day opened the public hearing at 6:22 p.m.

Secretary Shaw introduced Rich Caplan from Nexus Planning. Services. Mr. Caplan provided an overview and explained the purpose of the proposed Park Impact Fees is to ensure adequate facilities are available to serve new growth and new development. The fees are part of the Washington State Growth Management Act with relates to new development. Fees are collected at the time a building permit is issued, and those revenues can be used for parks, open space acquisition and recreation facilities. They are not permitted for use in addressing preexisting deficiencies or covering maintenance costs.

Stan Nuxell, Green Plan Construction, asked for clarification on what was being proposed and how the Park Impact Fee would be imposed on a development. Mr. Caplan further explained the formula and Mr. Johnson, from Nexus, commented that the Park Impact Fee will go to the city Council after Planning Commission, for review and ultimate consideration of adoption.

Commissioner Villarreal and Chairman Day stated the proposed fee was too high.

Shane Markel, 20505 West Old Iland Empire Highway, Benton City, on behalf of the developer, recommended looking at lot size as part of the formula and further explained that the same lot size could have a different bedroom number. The developer is also working with cities of West Richland and Kennewick where the growth and drive is very different and offered that Park Impact Fees could be a good thing for the community if used properly.

Discussion continued regarding comparable cities fees and how the formula is applied as well as how the formula would be applied to apartment complexes and townhomes.

After no further discussion, the Public Hearing closed at 6:46 p.m.

BOARD ACTION

PARK IMPACT FEE STUDY ORDINANCE

A motion was made by Commissioner Martinez, seconded by Commissioner Villarreal to approve the Park Impact Fee Ordinance and recommend approval to the City Council. Motion passed 5 YES, 0 NO, 0 ABSENT.

Secretary Shaw thanked Mr. Caplan for all of his hard work on the Park Impact Fee Study.

PROSSER MUNICIPAL CODE CHAPTER 13.03 REQUIRING USE OF IRRIGATION WATER FOR IRRIGATION PURPOSES TO NEW CONSTRUCTION

Secretary Shaw explained the proposed irrigation standards. Building Official Alsbury indicated that it would only apply to new developments.

A motion was made by Commissioner Williams, seconded by Commissioner Howell to approve the Irrigation Ordinance and recommend approval to the City Council. Motion passed 5 YES, 0 NO, 0 ABSENT.

Secretary Shaw mentioned that the item will be taken to the January 27, 2026, City Council meeting for consideration of approval as recommended by the Planning Commission.

MUSTANG ESTATES PHASE 2 FINDINGS OF FACTS AND CONCLUSION OF LAW

Secretary Shaw explained the Findings of Facts for Mustang Estates Phase 2.

A motion was made by Commissioner Howell, seconded by Commissioner Williams to approve the Findings of Facts for Mustang Estates Phase 2. Motion passed 5 YES, 0 NO, 0 ABSENT.

BOARD DISCUSSION

None.

ADJOURNMENT

There being no further business before the Planning Commission at this time, the meeting was adjourned at 7:10 p.m.

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Rachel M. Shaw, Secretary

CITY OF PROSSER WASHINGTON
620 MARKET STREET, FIRST FLOOR
CITY COUNCIL CHAMBERS
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 19, 2026

CALL TO ORDER

Chair Day called the Regular Meeting of the Prosser Planning Commission to order at 6:01 p.m.

ROLL CALL

Commissioners Don Howell, Nancy Martinez, Michele Villarreal, and Aaron Williams were present. Also in attendance were Deputy City Clerk, Kendall Murphey, Building Official Nick Alsbury, City Attorney Benjamin Goodwin, and Kurtis Johnson from Nexus Planning Services, the City's contracted planner.

BOARD ACTION

TEMPORARY SECRETARY APPOINTMENT

A motion was made by Commissioner Howell, seconded by Commissioner Martinez, to temporarily appoint Deputy City Clerk Murphey to the position of Planning Commission Secretary, in the absence of City Administrator/Secretary Shaw. Motion passed 5 YES, 0 NO, 0 ABSENT.

BELLA VISTA PHASE IV FINAL PLAT APPROVAL

Associate Planner Johnson provided an overview of the proposed final plat amendment for Bella Vista Phase IV and reviewed the comments received by the City's engineering firm, HLA, related to stormwater retention facilities and advised Scott Krajack, the developer on the project was online to answer any questions from the Commission.

Mr. Krajack stated that there is no Homeowner's Association (HOA) related to the development, however there are Covenants, Conditions and Restrictions (CC&Rs). Mr. Johnson further explained that items 6 and 7 on the list of conditions had not yet been met.

A motion was made by Commissioner Williams, seconded by Commissioner Howell, to approve the Final Plat for Bella Vista Phase IV with the conditions that items 6 and 7 are addressed. Motion passed 5 YES, 0 NO, 0 ABSENT.

FARMLAND ESTATES (GREEN PLAN CONSTRUCTION LLC) PRELIMINARY PLAT AND SITE-SPECIFIC REZONE FINDINGS OF FACTS

Associate Planner Johnson provided an overview of the Preliminary Plat and Site-Specific Rezone for Farmland Estates. This will be the first development proposed to utilize the infill development overlay district, section of the Code. Building Official Alsbury explained that the Findings of Facts were not yet drafted at the January 15, 2026, Planning Commission meeting therefore they are being presented for consideration of approval.

A motion was made by Commissioner Howell, seconded by Commissioner Martinez, to approve the Findings of Facts for Farmland Estates Preliminary Plat and Site-Specific Rezone. Motion passed 5 YES, 0 NO, 0 ABSENT.

BOARD DISCUSSION
None.

ADJOURNMENT
There being no further business before the Planning Commission at this time, the meeting was adjourned at 6:20 p.m.

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Rachel M. Shaw, Secretary

CITY OF PROSSER WASHINGTON
1002 DUDLEY AVENUE
CITY COUNCIL CHAMBERS
PLANNING COMMISSION MEETING
THURSDAY, MARCH 19, 2026

CALL TO ORDER

Co-Chair Howell called the Regular Meeting of the Prosser Planning Commission to order at 6:00 p.m.

ROLL CALL

Commissioners Nancy Martinez, and Aaron Williams, were present. Chair Trevor Day and Commissioner Michele Villarreal were absent. Also in attendance were Temporary Secretary/Deputy Clerk Kendall Murphey, Associate Planner Kurtis Johnson from Nexus Planning Services, the City's contracted planners.

PUBLIC HEARING

1121 Dudley Ave – Site Specific Rezone

Co-Chair Howell opened the public hearing at 6:03 p.m. and asked for any public comment. With none being offered, he closed the Public Hearing at 6:03 p.m.

Associate Planner Johnson from Nexus, presented an overview of the rezone and advised one comment letter was received from Benton PUD advising that Benton REA would be the electrical provider for the property.

BOARD ACTION

1121 DUDLEY AVENUE SITE-SPECIFIC REZONE

A motion was made by Commissioner Martinez, seconded by Commissioner Williams, to approve the Site-Specific Rezone at 1121 Dudley Avenue and recommend approval to the City Council. Motion passed 3 YES, 0 NO, 2 ABSENT.

PROSSER MUNICIPAL CODE (PMC) 17.30.060(B) AND PMC 18.07.050(D) AMENDMENT RELATED DEFINITIONS TO DESIGN STANDARD

A motion was made by Commissioner Williams, seconded by Commissioner Martinez to approve the proposed amendment to PMC 17.30.060(B) and 18.07.050(D) and recommend approval to the City Council. Motion passed 3 YES, 0 NO, 2 ABSENT.

BOARD DISCUSSION

None.

ADJOURNMENT

There being no further business before the Planning Commission at this time, the meeting was adjourned at 6:13 p.m.

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Rachel M. Shaw, Secretary

CITY OF PROSSER
Washington

620 Market Street, 1st Floor
Prosser, WA 99350
(509)786-2332
Fax (509)786-3717
www.cityofprosser.com

City of Prosser, Washington
PLANNING COMMISSION MEETING
Notice of Public Hearing
May 21, 2026 at 6:00 PM

Notice is hereby given by the undersigned City Administrator/ Planning Commission Secretary of the City of Prosser, Washington that the **Prosser City Planning Commission will conduct a Public Hearing on Thursday May 21, 2026 at 6:00 PM for the purpose of receiving public comments regarding a site-specific land-use action:**

1. **Applicant Name:** Scott Krajack
2. **Location:** BELLA VISTA SUBDIVISION PHASE I - III
3. **Project Description:** This is a Preliminary Plat Amendment proposal. The amendments have already been constructed. This amendment will bring the recorded and previously approved Preliminary Plat Amendments through the administrative process so that they will be recorded for the future as phases IV – VII are going to Final Plat.

The Planning Commission Meeting and Public Hearing will be held at the City of Prosser's Council Chambers located at 620 Market Street, 1st Floor, Prosser WA, 99350. In addition, individuals may attend the meeting virtually. To join the meeting via Webex, please use the following link: https://prosser.webex.com/meet/prosser. Join by phone: +1-206-207-1700, Access code: 231 459 39313, Hit #, No Attendee Code, Hit #

All interested persons are encouraged to attend either in person or remotely/virtually. No qualified individuals with a disability shall be excluded or denied the benefit of participation in the Public Hearing. The City asks all members of the public that wish to comment on agenda items, to please contact Planning Commission Secretary, Rachel Shaw, via email at rshaw@ci.prosser.wa.us or by phone at (509)786-8218, no later than 4:00 p.m., the day of the meeting. Please state your first and last name, city of residence and the agenda item you wish to comment on. All timely received written comments will be posted to the city's website, www.cityofprosser.com, prior to the meeting and Public Hearing.

Dated: April 13, 2026

Rachel M. Shaw

Rachel Shaw, City Administrator/
Planning Commission Secretary

Publication Date: April 22 and April 29

CITY OF PROSSER, WASHINGTON

AGENDA BILL

Agenda Title:	Meeting Date:
Bella Vista Subdivision Phase I - III Preliminary Plat Amendment. Item Type: Action	May 21, 2026 Planning Commission Meeting

Department:	Director:	Contact Person:	Phone Number:
Planning Commission	Rachel Shaw	Rachel Shaw	(509) 786-8218

Cost of Proposal:	Fund Name and Number:
N/A Amount Budgeted: N/A	N/A

Reviewed by Finance Department:

N/A

Attachments to Agenda Packet Item:

1. Current Preliminary Plat
2. Original Preliminary Plat
3. Signed MDNS with redline narrative from applicant

Summary Statement:

This is a proposal brought to Planning Commission with collaboration by the City staff and the developer, Hayden Homes. In 2020, the Bella Vista Preliminary Plat was proposed and approved by the Commission and City Council. As Final Plat proposals were made in 2022 – 2024, Hayden Homes had proposed changes to the Preliminary Plat and were approved administratively by the then Planning Director.
The changes culminate in a potential major change to the Preliminary Plat that should have been proposed in a Plat Amendment. However, as the changes were made and subsequently constructed there is no way to go back on the decisions made by previous City staff.
City staff had reviewed all the changes and deemed that the best possible path to ensure city processes are maintained would be to bring this back to Planning Commission for a vote.
There are no changes to the previously approved and built phases of the Bella Vista.

City staff is recommending this to Planning Commission to have these changes approved by the proper governing bodies.

Consistent with Council Goal:

Goal #1: Livability & Quality of Life

Recommended Action/Suggested Motion:

Recommended Motion: *Approve the Bella Vista Phase I - III Preliminary Plat Alteration and recommend adoption to the City Council.*

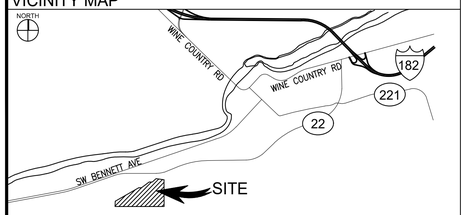
Reviewed by Department Director:	Reviewed by City Attorney:	Approved by City Administrator:
Rachel Shaw		Rachel Shaw
Date: May 19, 2026	**Date:**	**Date:** May 19, 2026

VIKING HOMES DEVELOPMENT

PRELIMINARY PLAT

LOCATED IN THE A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 10, TOWNSHIP 08 NORTH, RANGE 24 EAST, W.M., CITY OF PROSSER, BENTON COUNTY, WASHINGTON.

VICINITY MAP



CONTACTS

APPLICANT/DEVELOPER:	ENGINEER:	SURVEYOR:
VIKING HOMES LLC ATTN: SCOTT KRAJACK 19425 EAST BROADWAY AVENUE SPOKANE VALLEY, WA. 99016 PHONE:(208)762-9106	KNUTZEN ENGINEERING ATTN: NATHAN MACHIELA 5401 RIDGELINE DRIVE SUITE 160 KENNEWICK, WA. 99338 PHONE:(509)222-0959	AHBL ATTN: JOHN BECKER 5804 ROAD 90, SUITE H PASCO, WA. 99301 PHONE:(509)380-5883

LEGAL DESCRIPTION

COMMENCING AT A ONE-INCH IRON PIPE THAT IS THE EAST ONE-QUARTER CORNER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 24, E.W.M., RECORDS OF BENTON COUNTY, STATE OF WASHINGTON; THENCE SOUTH 21°40'23" WEST 2828.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 10 NORTH 89°57'25" WEST 3431.56 FEET; THENCE NORTH 0°00'28" EAST 495.0 FEET; THENCE NORTH 89°57'25" WEST 660.0 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 10 NORTH 0°00'28" EAST 174.34 FEET TO THE SOUTHERLY BOUNDARY OF THE PROSSER WEST CANAL; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID CANAL TO A POINT THAT BEARS SOUTH 60°27'26" WEST 1287.10FEET FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 17°02'35" WEST 135.30 FEET; THENCE SOUTH 23°57'25" EAST 287.96 FEET; THENCE SOUTH 5°02'35" WEST 275.40 FEET; THENCE SOUTH 0°57'25" EAST 1327.12 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; EXCEPT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 317 FEET EAST AND 807 FEET SOUTH OF VENTER OF SAID SECTION; THENCE WEST 518 FEET TO INTERSECTION WITH SOUTH LINE OF CANAL RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SOUTH BOUNDARY OF CANAL TO A POINT DUE NORTH OF POINT OF BEGINNING; THENCE SOUTH 148 FEET TO POINT OF BEGINNING; TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING.

BASIS OF BEARINGS

NAD 1983/11 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

LAND USE TABLE

SITE AREA:	136.5 AC
TOTAL LOT COUNT:	289 LOTS
MINIMUM LOT AREA:	7,124 SF
MAXIMUM LOT AREA:	33,713 SF
OVERALL AVG. LOT AREA:	8,938 SF



KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

NATHAN J. MACHIELA
STATE OF WASHINGTON
39372
REGISTERED
PROFESSIONAL ENGINEER
01/03/20

PRELIMINARY PLAT
VIKING HOMES LLC
VIKING HOMES DEVELOPMENT
PROSSER, WASHINGTON

APPROVAL		
DESIGN	JAW	01/02/20
CHECKED	NJM	01/02/20
APPROVED	NJM	01/02/20

SCALE: AS NOTED

CADFILE: 19155PP01

JOB No. 19155

REV. 0

DWG. No. PP01

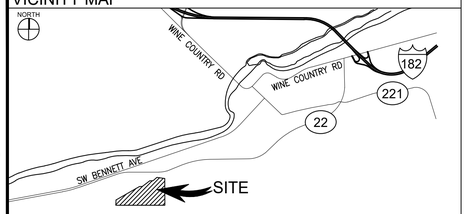
\2019\19155-Viking Homes - Prosser\DWG\19155PP01.dwg - Jan 03,2020 - 10:02am - jwa

VIKING HOMES DEVELOPMENT

PRELIMINARY PLAT

LOCATED IN THE A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 10, TOWNSHIP 08 NORTH, RANGE 24 EAST, W.M.,
CITY OF PROSSER, BENTON COUNTY, WASHINGTON.

VICINITY MAP



CONTACTS

APPLICANT/DEVELOPER:
RYN BUILT HOMES LLC
ATTN: SCOTT KRAJACK
16309 E MARIETTA AVE
SPOKANE VALLEY, WA. 99216
PHONE:(209)241-3555

ENGINEER:
KNUTZEN ENGINEERING
ATTN: ROBERT MCLEOD
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA. 99338
PHONE:(509)222-0959

SURVEYOR:
AHBL
ATTN: JOHN BECKER
5804 ROAD 90, SUITE H
PASCO, WA. 99301
PHONE:(509)380-5883

LEGAL DESCRIPTION

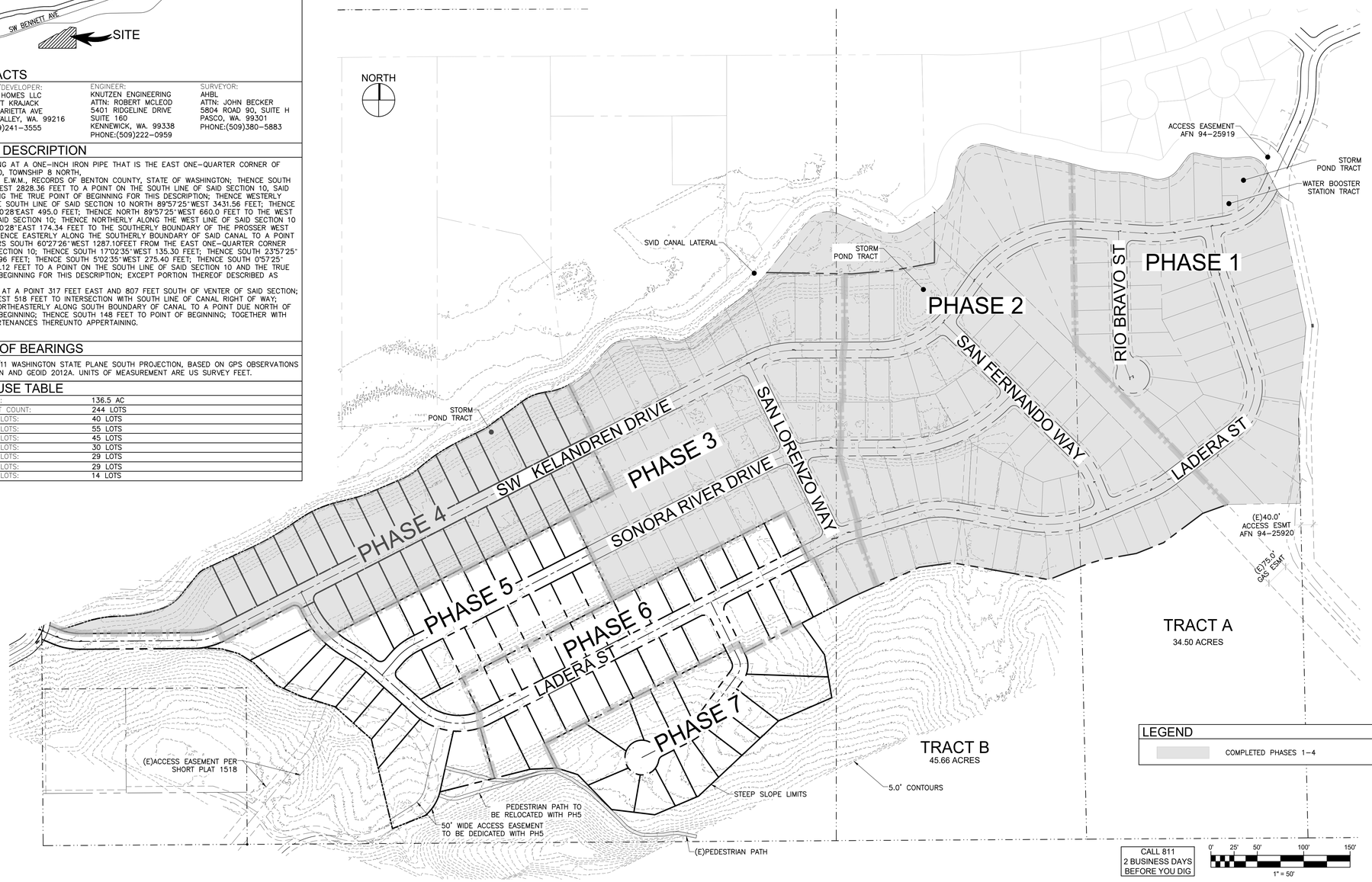
COMMENCING AT A ONE-INCH IRON PIPE THAT IS THE EAST ONE-QUARTER CORNER OF SECTION 10, TOWNSHIP 8 NORTH,
RANGE 24, E.W.M., RECORDS OF BENTON COUNTY, STATE OF WASHINGTON; THENCE SOUTH 21°40'23" WEST 2828.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 10 NORTH 89°57'25" WEST 3431.56 FEET; THENCE NORTH 0°00'28" EAST 495.0 FEET; THENCE NORTH 89°57'25" WEST 660.0 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 10 NORTH 0°00'28" EAST 174.34 FEET TO THE SOUTHERLY BOUNDARY OF THE PROSSER WEST CANAL; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID CANAL TO A POINT THAT BEARS SOUTH 60°27'26" WEST 1287.10FEET FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 17°02'35" WEST 135.30 FEET; THENCE SOUTH 23°57'25" EAST 287.96 FEET; THENCE SOUTH 5°02'35" WEST 275.40 FEET; THENCE SOUTH 0°57'25" EAST 1327.12 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; EXCEPT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 317 FEET EAST AND 807 FEET SOUTH OF VENTER OF SAID SECTION; THENCE WEST 518 FEET TO INTERSECTION WITH SOUTH LINE OF CANAL RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SOUTH BOUNDARY OF CANAL TO A POINT DUE NORTH OF POINT OF BEGINNING; THENCE SOUTH 148 FEET TO POINT OF BEGINNING; TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING.

BASIS OF BEARINGS

NAD 1983/11 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

LAND USE TABLE

SITE AREA:	136.5 AC
TOTAL LOT COUNT:	244 LOTS
PHASE 1 LOTS:	40 LOTS
PHASE 2 LOTS:	55 LOTS
PHASE 3 LOTS:	45 LOTS
PHASE 4 LOTS:	30 LOTS
PHASE 5 LOTS:	29 LOTS
PHASE 6 LOTS:	29 LOTS
PHASE 7 LOTS:	14 LOTS



KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD
1	PRELIMINARY PLAT UPDATES	11/25/25	NJB	RAM	RAM

PRELIMINARY PLAT
RYN BUILT HOMES, LLC
VIKING HOMES DEVELOPMENT
PROSSER, WASHINGTON

APPROVAL		
DESIGN	JAW	01/02/20
CHECKED	NJM	01/02/20
APPROVED	NJM	01/02/20

SCALE: AS NOTED
CADFILE: 19155PP01.ARCH
JOB No. 23209
REV. 1
DWG. No. PP01

\2023\23209-RYN Homes - Bella Vista Ph4\DWG\Preliminary Plat\19155PP01.ARCH.dwg - Nov 25,2025 - 03:58pm - rmc

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

Description of proposal: Preliminary Plat for a 289 lot residential subdivision on 94.5 acres, Proponent: Viking Homes

Location of proposal: Parcel 110844000006000.

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 Planner
Address: 601 7th Street, Prosser, WA 99350
Date:

☑ 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.

The full text of the identified mitigation measures are set forth below and are available for review at the City of Prosser Planning Department and are also available on the City of Prosser Website www.cityofprosser.com

#1 is complete.

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 at (509) 575-2807. Please provide the City with a copy of the State permit if required.

#2 is complete.

2. No dwelling units will be given a certificate of occupancy west of the natural gas main line without a secondary point of ingress and egress onto Richards road to allow for the emergency evacuation of residents. Such connectivity may be a maintained gravel road dedicated as an access easement until such time it is built to City standards and dedicated as right-of-way.

#3 there is no lighting onto neighboring properties.

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 meet Prosser Municipal Code.

#4 is complete.

4. Fire hydrants may be required to be installed as per the requirements of the City Fire Code Official and or Prosser Municipal Code and or under Development Requirements.

#6 permits for subdivision are completed. Building permits for houses will be later.

6. 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.

#7 will be completed prior to recording of final plat

7. In the interest of public safety, a six-foot fence shall be constructed preventing homeowners and the general public from accessing the SVID canal from the subdivision.

#8 we are aware of this condition and are awaiting an amount from the City of Prosser.

8. Developer shall pay their fair share of the cost to improve sanitary sewer lift station # 3 in order to address the impacts of this development on the lift stations capacity. The lift station may be improved at a later phase as determined by the City of Prosser Engineer or Public Works Director.

> ***EXAMPLE FORMULA***
> *The formula that may be used for determining the developer cost is as follows;*
> *Existing lift station # 3 serving 158 existing dwelling units currently operating at 75/80 gph*
> *Development proposal adding 289 additional dwelling units.*
> *Total Residents 447*
> ***289 of 447 is 65%***
>
> ***Fair share costs may be adjusted and altered based on changes to number of existing homes and proposed homes or other reasonable factors***

#9 is complete.

9. Developer may be required to install a water booster station in order to ensure adequate water pressure and fire flow as determined by the City of Prosser Engineer or Public Works Director. The booster station may be ~~improved~~ *constructed* at a later phase as determined by the City of Prosser Engineer or Public Works Director, in his or her sole discretion.

> ***Such Booster Station shall reasonably be constructed to match the preliminary specifications agreed upon by the City and the Developer.***
>
> - *The booster station must be designed in accordance with the most recent version of the Department of Health "Water System Design Manual."*
> - *A minimum pressure of 30 psi shall be provided at all points in the distribution system. A minimum of 20 psi shall be provided at all points in the system under fire flow conditions.*
> - *The water system will have one connection point in Kelandren Drive and will not be required to be a "looped" system.*

#10 plans are approved.

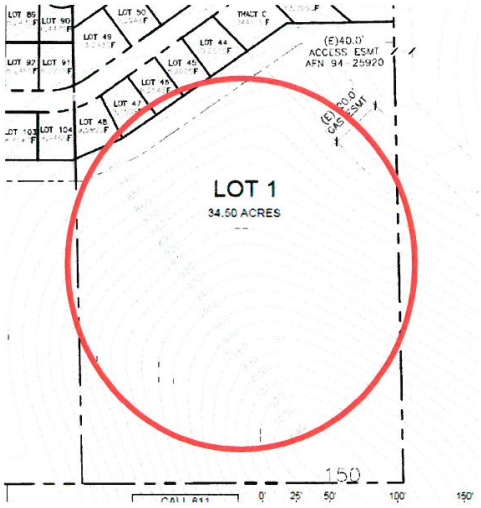
10. All roads must meet City of Prosser design guidelines and shall not include dead ends unless approved by the City of Prosser Engineer or Public Works Director in compliance with PMC.

#11 is on the plat.

11. Tracts shall show ownership or future dedications on the face of the plat.

#12 we have been dedicating open space with each phase. None with Phase 4.

12. The applicant must meet open space requirements for the development of all phases. Applicant may dedicate the required open space to the City of Prosser, or an approved conservation agency, or other entity, for the preservation of the area for low impact recreational use such as walking trails, and habitat conservation. Such open space may be located on lot 1.



#13 is complete.

13. Developer must conduct a traffic study to determine impacts to existing roads as commented on by Washington State Department of Transportation. Developer will mitigate any identified impacts.

#14 is complete.

14. Prior to construction the City of Prosser will need a letter or copy of a permit from Williams Gas to the Developer regarding the easement and the placement of roads across, and homes adjacent to the existing easement.

☐ There is no agency appeal

Final MDNS Issuance Date: March 19, 2020

STEVE ZETZ
PROSSER CITY PLANNER

CITY OF PROSSER
Washington

620 Market Street, 1st Floor
Prosser, WA 99350
(509)786-2332
Fax (509)786-3717
www.cityofprosser.com

City of Prosser, Washington
PLANNING COMMISSION MEETING
Notice of Public Hearing
May 21, 2026 at 6:00 PM

Notice is hereby given by the undersigned City Administrator/ Planning Commission Secretary of the City of Prosser, Washington that the **Prosser City Planning Commission will conduct a Public Hearing on Thursday May 21, 2026 at 6:00 PM for the purpose of receiving public comments regarding a site-specific land-use action:**

1. **Applicant Name:** John Fetterolf
2. **Location:** UNDETERMINED PROSSER, WA 99350 Parcel #1018410600007001
3. **Project Description:** This is a proposed 12-lot Preliminary Plat off of Highland Drive. The project will create legal lots to support the future sale for the purpose of single family and duplex development. Public improvements associate with the project include curb, gutter, and sidewalks. The sewer main will be extended down Highland Drive to serve the development. The project area does not have any Critical Areas. Thus, an MDNS has been issued to address the common problem of necessary dust control for all City of Prosser projects.

The Planning Commission Meeting and Public Hearing will be held at the City of Prosser's Council Chambers located at 620 Market Street, 1st Floor, Prosser WA, 99350. In addition, individuals may attend the meeting virtually. To join the meeting via Webex, please use the following link: https://prosser.webex.com/meet/prosser. Join by phone: +1-206-207-1700, Access code: 231 459 39313, Hit #, No Attendee Code, Hit #

All interested persons are encouraged to attend either in person or remotely/virtually. No qualified individuals with a disability shall be excluded or denied the benefit of participation in the Public Hearing. The City asks all members of the public that wish to comment on agenda items, to please contact Planning Commission Secretary, Rachel Shaw, via email at rshaw@ci.prosser.wa.us or by phone at (509)786-8218, no later than 4:00 p.m., the day of the meeting. Please state your first and last name, city of residence and the agenda item you wish to comment on. All timely received written comments will be posted to the city's website, www.cityofprosser.com, prior to the meeting and Public Hearing.

Dated: April 13, 2026

Rachel Shaw, City Administrator/
Planning Commission Secretary

Publication Date: April 22 and April 29

CITY OF PROSSER, WASHINGTON

AGENDA BILL

Agenda Title:	**Meeting Date:**
Highland Meadows Subdivision Preliminary Plat **Item Type:** Action	May 21, 2026 Planning Commission Meeting

Department:	**Director:**	**Contact Person:**	**Phone Number:**
Planning Commission	Rachel Shaw	Rachel Shaw	509-786-8218

Cost of Proposal:	**Fund Name and Number:**
N/A **Amount Budgeted:** N/A	N/A

Reviewed by Finance Department:

N/A

Attachments to Agenda Packet Item:

1. Affidavit of Posting
2. Utility Map
3. Preliminary Plat Map
4. Property Owner list
5. Staff report
6. DNS – SEPA Determination
7. Findings of Fact
8. Benton County Clean Air Authority comment
9. Department of Ecology Comment
10. 2 Comments from Neighboring Property Owners
11. Notice of Application
12. Letter of Authorization
13. Trip Generation Letter
14. Certificate of Title Insurance

Summary Statement:

This proposal is a Preliminary Plat for a 3.83 acre lot off of Highland Drive, next to the Church of Latter-Day Saints. The applicant is proposing to create 12 new lots. The lots

will have the required public improvements, following PMC 17.22, then will be sold to be built on. As this proposal is not including any construction the individual parcels/sites will be reviewed once those parcels are sold. The applicant of this proposal will be responsible for the public improvements.
They have met all requirements following PMC 17.12.020 & 17.12.030. They have submitted a plat map with all requirements, a completed SEPA checklist, Letter of Authorization, a list of owners within 300 feet, and a certificate from a title insurance company.
The proposal will meet Housing, Land Use, and Transportation Element goals in the current Comprehensive Plan, including:

1. GOAL H-3: Ensure that housing is compatible in quality, design, and intensity with surrounding land uses, traffic patterns, public facilities and environmentally sensitive features.
2. GOAL H-2: Promote reinvestment in existing neighborhoods.
3. GOAL H-5: Encourage a variety of residential densities located in areas that maximize connectivity to jobs, goods and services, and recreation.
4. GOAL T-1: Provide a balanced, multimodal transportation system that supports the safe and efficient movement of people and goods.
5. GOAL LU-6: Encourage future growth to take place in coordination with existing and planned infrastructure investments.

However, the lack of greater connectivity to the greater neighborhood by the use of a cul-de-sac or dead-end street. The neighbors have expressed interest to work with the proponents of this application and the City to find a way to construct road connection to this Preliminary Plat area.
The proposal received comments from the Benton County Clean Air Authority and some neighbors to the west of the proposed area. Benton Clean Air Authority has required that the applicant complete a Proof of Contact: Soil Destabilization Notification prior to any excavation/construction taking place. Additionally, provide a written dust control plan and maintained for all soil destabilization projects.
The comments provided by the neighbors requested that the city considers any and all possible ways to connect this proposal to the greater neighborhood instead of a cul-de-sac. City staff would like Planning Commission to consider how the city, the applicant and neighbors can work together to connect this development to the community better.

Consistent with Council Goal:

Goal #1: Livability & Quality of Life

Recommended Action/Suggested Motion:

Recommended Motion: *Approve the Highland Meadows Preliminary Plat and recommend adoption to the City Council.*

Reviewed by Department Director:	Reviewed by City Attorney:	Approved by City Administrator:
Rachel Shaw **Date:** May 19, 2026	 **Date:**	Rachel Shaw **Date:** May 19, 2026

City of Prosser

Washington

AFFIDAVIT OF POSTING

The undersigned, being first duly sworn on oath deposes and says: That he is now and at all times herein mentioned is and was a citizen of the United States and resident of the State of Washington, over the age of eighteen years; and

That on April 6th, 2026 at 12:49pm he posted a City of Prosser Notice of Land Use Action Pending sign along with the Notice of Completion Application for Highland Meadows Subdivision which included a notice of public hearing. This information was posted at 1821 Highland Drive, Prosser, Benton County, Washington

Signature

SUBSCRIBED TO AND SWORN BEFORE ME THIS 7th DAY OF April, 2026

TONELLE MARIE YOST NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires October 05, 2027 No. 18191

NOTARY PUBLIC in and for the State of Washington residing at Prosser WA

My Commission Expires: 10/5/27


City of Prosser
LAND USE ACTION PENDING

NOTE:
STORM WATER WILL BE ADDRESSED THROUGH SUBSURFACE INFILTRATION SYSTEMS.

Know what's below. Call before you dig.

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
7500 W. Clearwater Ave. STE A Kennewick, WA 99336
(509) 551-8174 PHN www.JFengineering.pro

A Preliminary Utility Plan of:

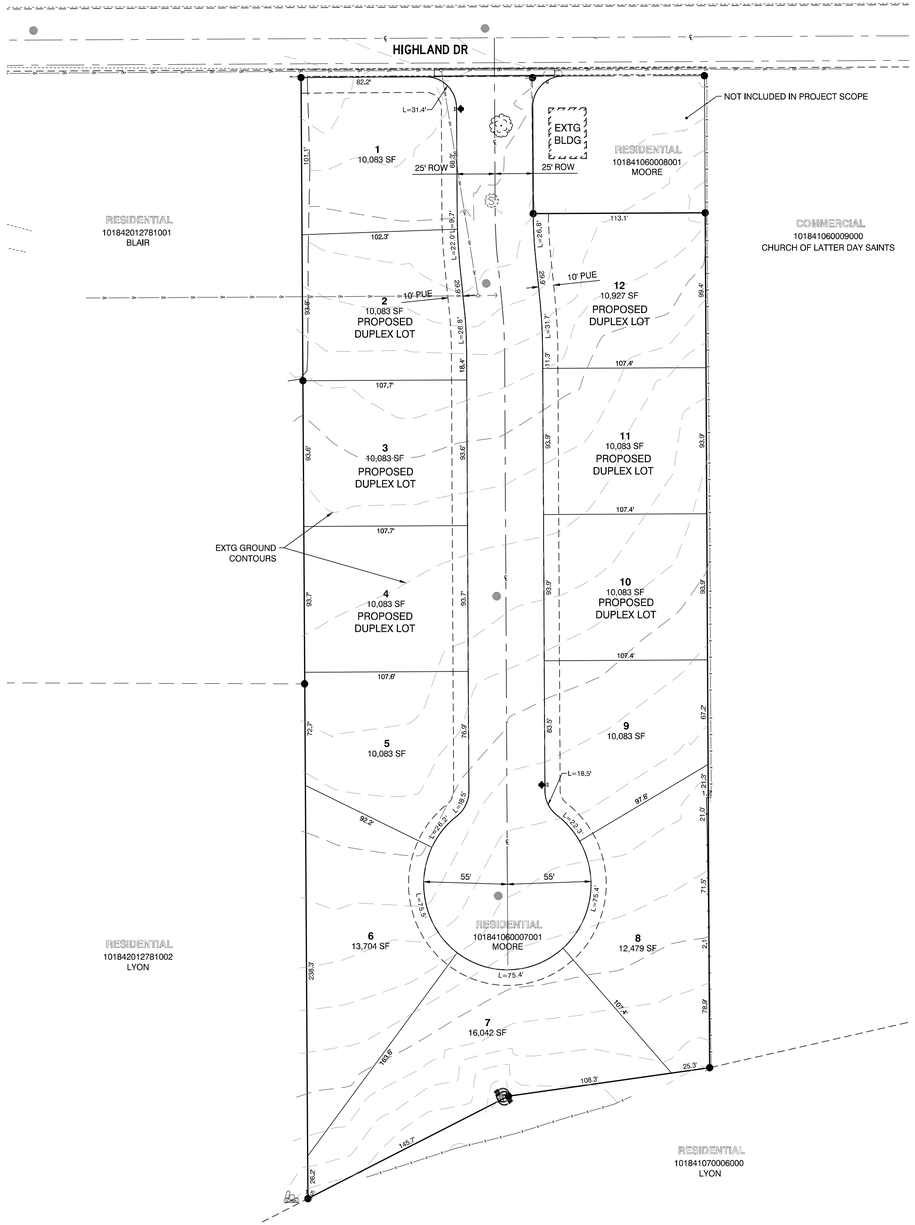
Highland Meadows

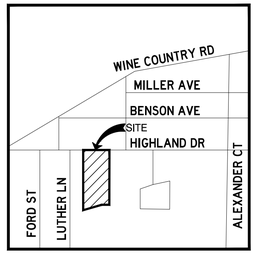
A project in the City of Prosser, WA

Drawn by: JEF Checked by: JEF
JF Eng. Job # 0247.00
Scale H: 1"=40' Scale V: N/A
Date: Jan 27, 2026
PP101

Highland Meadows

LOCATED IN THE SE 1/4 NW 1/4 SECT 1 TOWNSHIP 8 N, RANGE 24 E, OF THE WILLAMETTE MERIDIAN

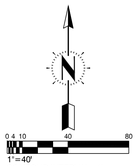




VICINITY MAP NTS

SHEET INDEX

PP100 PRELIMINARY PLAT
PP101 PRELIMINARY UTILITY PLAN



CONTOUR INTERVAL = 1'

LEGEND

12 / 10,927 SF	LOT # / LOT TOTAL AREA
135942012512001	CO TAX ID #
RESIDENTIAL (CRUZ)	ADJACENT USE / ADJACENT OWNER NAME

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ROGERS SURVEYING, INC., P.S., 2025

BASIS OF BEARING IS: NAD83/11 BENTON COUNTY CONTROL POINTS.

VERTICAL DATUM IS NAVD88 BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS.

PROPERTY DESCRIPTION
TAX ID 101841060007001
A PORTION OF TRACT 7 & 8 OF THE PLAT OF P.F.L. & I COMPANY'S HIGHLAND ADDITION TO PROSSER RECORDED IN VOLUME 1 AT PAGE 24 IN FEBRUARY 1906, RECORDS OF BENTON COUNTY, WASHINGTON AND BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECT 1 TOWNSHIP 8 NORTH, RANGE 24 EAST, OF THE WILLAMETTE MERIDIAN.

OWNER/DEVELOPER/APPLICANT
ATTN: BRANDON PARLI
HIGHLAND VENTURES
PO BOX 1316,
PROSSER, WA 99350
HIGHLANDVENTURES@GMAIL.COM
(509) 260-0496

SURVEYOR
DAVID BAALMAN
1455 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
(509) 783-4141

PROJECT STATISTICS

GROSS PROJECT AREA:	3.83 Acres
ROW DEDICATION AREA:	0.76 Acres
TOTAL PROPOSED LOTS:	12 Lots
PROPOSED DENSITY:	3.07 DU/Gross acre
MINIMUM LOT SIZE REQUIRED:	5,000 SF
MINIMUM LOT SIZE PROPOSED:	10,083 SF (LOTS 1-5 & 9-11)
MAXIMUM LOT SIZE PROPOSED:	16,042 SF (LOT 7)
AVERAGE LOT SIZE:	10,241 SF

AFFORDABLE HOUSING REQ'D / PROVDED

COMPREHENSIVE PLAN LAND USE DESIGNATION:
110184106007001-RESIDENTIAL

ZONING DESIGNATION:
110184106007001: RL- RESIDENTIAL LOW DENSITY

CURRENT PROPERTY USE:
110184106007001: VACANT/AG

PROPOSED PROPERTY USE:
SINGLE-FAMILY/DUPLEX RESIDENTIAL SUBDIVISION

PUBLIC STREETS, UTILITIES, AND STORMWATER

PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF PROSSER STANDARD ST-3, LOCAL ACCESS ROADWAY SECTION. THIS SECTION INCLUDES CURBS, GUTTERS, AND SIDEWALK ON BOTH SIDES OF THE STREET. ROAD GRADES FOR ONSITE ROADWAYS ARE EXPECTED TO BE LESS THAN 3 PERCENT LONGITUDINALLY.

CITY POTABLE WATER, IRRIGATION, AND SANITARY SEWER WILL BE EXTENDED TO EACH SITE WITHIN THE DEVELOPMENT. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

STORMWATER RUNOFF WILL BE COLLECTED FROM PUBLIC STREETS AND DISPOSED OF, ONSITE, IN LOCALIZED SUBSURFACE INFILTRATION SYSTEMS OR IN AN ONSITE RETENTION BASIN.

STREET LIGHTS WILL BE INSTALLED PER THE CITY OF PROSSER STANDARDS.

811 Know what's below. Call before you dig.



2026-01-29
14:38:55'00'

JF ENGINEERING PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
7500 W. Clearwater Ave. STE A Kennewick, WA 99336
(509) 551-8174 PHN www.JFengineering.pro

A Preliminary Plat of:
Highland Meadows
A project in the City of Prosser, WA

Drawn by: JEF
Checked by: JEF

JF Eng. Job # 0247.00

Scale H: 1"=40'
Scale V: N/A

Date: Jan 27, 2026

PP100

BLAIR JEFF S & LYNN E	1817 HIGHLAND DR PROSSER, WA 99350-1565
LYON LOIS LAVERNE	812 LUTHER LN PROSSER, WA 99350
DAWSEY DEVIN C	1819 BENSON AVE PROSSER, WA 99350-1548
CRUZ MARIA	1437 PATERSON RD PROSSER, WA 99350
LYON LOIS LAVERNE	812 LUTHER LN PROSSER, WA 99350
HAGEDORN DOUGLAS & TRISTY	15253 SOUTHERN MARTIN ST WINTER GARDEN, FL 34787
MOORE JEFFREY	1825 HIGHLAND DR PROSSER, WA 99350
SEBALD SAM & HALI	1831 BENSON AVE PROSSER, WA 99350
KERNAN NATHAN M & JENNIFER	1832 HIGHLAND DR PROSSER, WA 99350-1519
MADRIGAL YESSICA LARA	1827 BENSON AVE PROSSER, WA 99350
EDWARDS MARSHALL & RHONDA	1334 HEARTLAND PR SW PROSSER, WA 99350
ACOSTA FRANCES E	1807 BENSON AVE PROSSER, WA 99350
HERNANDEZ JOSHUA & KAYLA LYNETTE	1838 HIGHLAND DR PROSSER, WA 99350
CHURCH OF LATTER DAY SAINTS	50 E NORTH TEMPLE FL 22 SALT LAKE CITY, UT 84150
LITTLE MARK W & CINDY	PO BOX 149 PROSSER, WA 99350
LYON LOIS LAVERNE	812 LUTHER LN PROSSER, WA 99350
HAGARTY JANE F	900 PARKSIDE DR PROSSER, WA 99350
VASILE SHANE & ORTIZ DANA & VASILE VINCEZO	1836 HIGHLAND DR PROSSER, WA 99350
MESSIAH LUTHERAN CHURCH OF PROSSER	801 LUTHER LN PROSSER, WA 99350-1549
BLAIR KAMPBELL	1817 HIGHLAND DR PROSSER, WA 99350
MOORE SPENCER & HILARY	150302 W KING TULL RD PROSSER, WA 99350
THOMAS JEREMY ALAN & ERIN MICHELLE	1825 BENSON AVE PROSSER, WA 99350
DIAZ HERNANDEZ URIEL & HERNANDEZ BRENDA	1820 HIGHLAND DR PROSSER, WA 99350
JONES BRADLEY & KRISTA	1835 BENSON AVE PROSSER, WA 99350
LUCATERO YOANA	1829 BENSON AVE PROSSER, WA 99350-1548
SMITH CHAD LEE	1833 BENSON AVE PROSSER, WA 99350
WARRINER HERBERT R & BARBARA B	1821 BENSON AVE PROSSER, WA 99350-1548
VILLANUEVA JACQUELINE M	1816 HIGHLAND DRIVE PROSSER, WA 99350
BRAY FRED EUGENE & SUE S	1822 HIGHLAND DR PROSSER, WA 99350-1519
KARTHAUSER TRUSTEES COLLIN JOHN & ABIAH FOLGER	62 MANZANITA AVE SAN FRANCISCO, CA 94118
HANSON LARS & AMBER	210 WARREN ACRES RD YAKIMA, WA 98901
STUMPF DEVYN & GOOCH MADDISON	1817 BENSON AVE PROSSER, WA 99350
CARRILLO TRUSTEES JESUS & CRISTINA	3700 HARRISON RD SUNNYSIDE, WA 98944

CORP OF CATHOLIC BISHOP YAKIMA 1905 HIGHLAND DR PROSSER, WA 99350-1520

CITY OF PROSSER
Washington

620 Market Street, First Floor
Prosser, WA 99350
(509)786-2332
Fax (509)786-3717
www.cityofprosser.com

STAFF REPORT TO THE PLANNING COMMISSION

IN THE MATTER OF PERMIT NO. TYPE-III-26-02-17-001, A PROPOSAL BY HIGHLAND VENTURES FOR A PRELIMINARY PLAT OF HIGHLAND MEADOWS

PLANNING COMMISION HEARING DATE: May 21, 2026

PROPOSAL COORDINATOR: Kurtis Johnson, Contract Planner for the City of Prosser Planning & Community Development Department

PROPOSAL SUMMARY:	
Project Name & File No.	TYPE-III-26-02-17-001 – HIGHLAND MEADOWS PRELIMINARY PLAT
Location	Highland Addition, to the west of the Catholic Church, Church of Latter-Day Saints, and Housel Middle School, on Highland Drive.
Proposal Description	This is a proposed 12 lot Preliminary Plat, off of Highland Drive. The project will create legal lots to support the future sale of single family and duplex developments. Public improvements associated with the project include curb, gutter, and sidewalks. The sewer main will be extended down Highland Drive to serve the development. The project area does not have any Critical Areas. Thus, a MDNS has been issued to address the common problem of necessary dust control for all City of Prosser projects.
Parcel Numbers	101841060007001
Applicant/ Contact	John Fetterolf
Existing Use	3.83 acres undeveloped
Transportation Network	The subject property fronts on Highland Drive, 1000 feet to the east of the intersection of Meade Ave and Highland Drive.
Transit Service	Two transit stops within one half mile from subject property
Nearest Park	The subject property is near Prosser City Park and sports fields

APPLICATION MATERIALS:

The application was submitted on February 17, 2026. The application was deemed complete on April 2, 2026. The correct and revised submittals were completed by the applicant on March 27, 2026.

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CITY OF PROSSER REGULATORY FRAMEWORK & PROCEDURAL REQUIREMENTS:

PMC §17.12.020: APPLICATION

This chapter details the requirements for Preliminary Plat applications.

PMC §17.12.030: Preparation/information required

This chapter details the required information and preparation for the Preliminary Plat to be reviewed and recorded during the Preliminary Plat process.

PMC §17.12.080: Criteria for recommendation

The chapter details the necessary criteria to be considered by Planning Commission during the Preliminary Plat application process.

SEPA REVIEW:

On April 3, 2026, the City of Prosser issued and disseminated the SEPA checklist for review and comment, along with a Determination of Non-Significance (DNS), which allowed for a 14-day agency comment period ending on April 17, 2026, before it took effect.

PROCEDURAL INFORMATION:

Application Received:	February 17, 2026
Agency & Web Notice of Public Hearing:	April 6, 2026
Mailings to 400' Radius:	April 7, 2026
Newspaper Publication - Notice of Availability/Hearings:	April 7, 2026
Posting of Public Notice on Site:	April 7, 2026
End of SEPA Comment Period:	September 18, 2026
Planning Commission Hearing:	May 21, 2026
City Council Hearing:	June 9, 2026 (tentative)

AGENCY REVIEW:

Agency Distribution List: City of Prosser Police Department; United States Postal Service; West Benton Fire & Rescue; Benton County PUD; Basin Disposal; Ben-Franklin Transit; Benton County Planning Department & GIS; Benton County Clean Air Authority; City of Prosser Building Department; City of Prosser Public Works; City of Prosser Parks & Recreation Department; Benton County Emergency Services; WA Dept of Ecology.

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Two comments were received from agencies. Benton County Clean Air Authority commented that the applicant is required to complete a Proof of Contact: Soil Destabilization Notification prior to any excavation/construction taking place. Additionally, provide a written dust control plan and maintained for all soil destabilization projects.

Department of Ecology commented that the proposal area was occupied by orchard lands which could have exposed the site to contamination by lead and/or arsenic. Therefore, it is required to complete a soil sampling report which can be provided by Ecology at no cost. Cleanup may be required if lead/arsenic levels are above state cleanup standards.

PUBLIC COMMENT:

As of the time of this writing, two public comments have been received regarding the proposed Preliminary Plat application. Those comments were provided by the neighbors. They requested that the city considers any and all possible ways to connect this proposal to the greater neighborhood instead of a cul de sac.

STAFF ANALYSIS:

This proposal is a Preliminary Plat for a 3.83 acre lot off of Highland Drive, next to the Church of Latter-Day Saints. The applicant is proposing to create 12 new lots. The lots will have the required public improvements, following PMC 17.22, then will be sold to be built on. As this proposal is not including any construction the individual parcels/sites will be reviewed once those parcels are sold. The applicant of this proposal will be responsible for the public improvements.

They have met all requirements following PMC 17.12.020 & 17.12.030. They have submitted a plat map with all requirements, a completed SEPA checklist, Letter of Authorization, a list of owners within 300 feet, and a certificate from a title insurance company.

The proposal will meet Housing, Land Use, and Transportation Element goals in the current Comprehensive Plan, including:

1. GOAL H-3: Ensure that housing is compatible in quality, design, and intensity with surrounding land uses, traffic patterns, public facilities and environmentally sensitive features.
2. GOAL H-2: Promote reinvestment in existing neighborhoods.
3. GOAL H-5: Encourage a variety of residential densities located in areas that maximize connectivity to jobs, goods and services, and recreation.
4. GOAL T-1: Provide a balanced, multimodal transportation system that supports the safe and efficient movement of people and goods.
5. GOAL LU-6: Encourage future growth to take place in coordination with existing and planned infrastructure investments.

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However, the lack of greater connectivity to the greater neighborhood by the use of a cul de-sac or dead end street. The neighbors have expressed interest to work with the proponents of this application and the City to find a way to construct road connection to this Preliminary Plat area.

The proposal received comments from the Benton County Clean Air Authority and some neighbors to the west of the proposed area. Benton Clean Air Authority has required that the applicant complete a Proof of Contact: Soil Destabilization Notification prior to any excavation/construction taking place. Additionally, provide a written dust control plan and maintained for all soil destabilization projects.

The comments provided by the neighbors requested that the city considers any and all possible ways to connect this proposal to the greater neighborhood instead of a cul de sac. City staff would like Planning Commission to consider how the city, the applicant and neighbors can work together to connect this development to the community better.

FINDINGS:

1. The required SEPA review has been completed on the proposed Preliminary Plat.
2. All public and agency notice requirements were met and accomplished in a timely manner, and the Notice of Application & Hearing was properly posted on the site.
3. The public was provided the opportunity for early and continuous participation.
4. The public had the opportunity to submit written comments and testify at a public hearing before the Planning Commission.

CRITERIA FOR APPROVAL:

A. Determine if appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, sites for schools and school grounds and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to or from school, and determine whether the public interest will be served by the subdivision and dedication.
B. The planning commission may carefully inspect the site and shall determine if the proposed subdivision conforms to the comprehensive plan and the shoreline master program.
C. The planning commission shall consider the physical characteristics of a proposed subdivision site and may recommend disapproval of a proposed plat because of potential flood, inundation or swamp conditions.

CONCLUSIONS:

To be identified by the Planning Commission in their deliberations.

NOTE: The Planning Commission should consider the above-listed questions in their deliberations and/or identify other factors upon which their recommendation is based.

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RECOMMENDATION:

In the matter of Permit No. Type III-26-02-17-001, Highland Meadows Preliminary Plat proposal, to create 12 lots with included public improvements for future sale of parcels for single and multi-family housing, the City of Prosser Planning Commission does hereby recommend to the City Council that the amendment be **APPROVED/APPROVED WITH CONDITONS/NOT APPROVED.**

NOTE: The Planning Commission should vote on a motion for recommendation using the above format. If the recommendation is to approve with modifications, the motion should identify the modifications proposed.

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Determination of NonSignificance for TYPE III-26-02-17-001

Preliminary Plat

Date of issuance: April 3, 2026

Lead agency: City of Prosser

Agency Contact: City Administrator, Rachel Shaw

Applicant:

Fetterolf, John
5220 S AUBURN PL
KENNEWICK, WA 99337

Location of Proposal: UNDETERMINED PROSSER, WA 99350. Parcel: 101841060007001

Description of proposal: This is a proposed 12 lot Preliminary Plat, off of Highland Drive. The project will create legal lots to support the future sale for the purpose of single family and duplex development. Public improvements associated with the project include curb, gutter, and sidewalks. The sewer main will be extended down Highland Drive to serve the development. The project area does not have any Critical Areas.

City of Prosser. City Administrator, Rachel Shaw: rshaw@ci.prosser.wa.us, (509) 786-8218

The City of Prosser has determined that this proposal **will not have a probable significant adverse impact on the environment.** An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist.

This determination is based on the following findings and conclusions:

The preliminary plat that is proposed located on a 3.83 parcel that has no marked critical areas. Part of the construction process will utilize the designated mitigation efforts in the submitted SEPA Checklist (Soil Erosion mitigation, construction dust emissions, and other

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grading plan mitigation). Additionally, a stormwater facilities will be constructed to allow for the capture and filtration of any stormwater. Likewise, there is no critical or endangered vegetation and wildlife habitat in the project area. A traffic impact assessment has been completed and published with the application.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on: April 17, 2026.

City Administrator, Rachel Shaw: rshaw@ci.prosser.wa.us, (509) 786-8218

Signature_____ **Date** 04.03.2026

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:

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:

Please adjust the format of this template as needed. 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:

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

1. Name of proposed project, if applicable:

   Highland Meadows Subdivision

2. Name of applicant:

Highland Ventures, LLC

3. Address and phone number of applicant and contact person:

Highland Ventures

Contact: Brandon Parli

PO Box 1316,

Prosser, WA 99350

(509) 260-0496

4. Date checklist prepared:

January 29, 2026

5. Agency requesting checklist:

City of Prosser

6. Proposed timing or schedule (including phasing, if applicable):

Construction is planned to begin in mid-2026 and be completed in late 2026.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

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.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Final engineering plans will require approval prior to the start of construction. Building permits will be required for each home.

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.)

The project involves the development of approximately 3.83 acres of undeveloped property into 12 residential lots supporting single family and duplex homes. The project will include the installation of water, sewer, irrigation, street, curbs, electrical systems, and street lighting.

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.

The project is in the SE ¼ of the NE ¼ of Section 1, T 8 N, R 24 E of the W.M., City of Prosser, Benton County, Washington. More specifically, a portion of Tract 7 & 8 of the plat of P.F.L & I Company's Highland addition to Prosser recorded in Volume 1 at page 24 in February 1906, Records of Benton County. 1821 Highland Drive, Prosser Washington.

B. Environmental Elements

1. *Earth*

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 5-10% in the southern portion of the site.

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.

Onsite soils consist of sands classified by the NRCS as Scooteney silt loam, gravelly subsoil. The site does not represent any long-term commercially significant agricultural use.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

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.

Exact cut and fill volumes have not been determined at this time but are expected to be in the range of 1,500-5,000CY of cut. All grading cut material will be retained onsite. No off-site fill material is expected.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Limited wind erosion from blowing dust may occur.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 50-75% of the site will be covered by impervious surfaces once the homes are completed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A dust control plan will be implemented during construction to limit wind erosion.

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.

During the construction phase of the project, exhaust from construction equipment will be generated and limited dust will be generated from construction activities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Best management practices will be used to control dust.

3. Water

a. Surface Water:

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.

None.

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.

No

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.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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.

No.

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.

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.

No waste materials will be discharged into the ground.

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.

Stormwater is collected in trapped catch basins and infiltrated into the native ground. Groundwater is over 30ft from the bottom of these facilities.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. Stormwater is collected in oil trapping catch basins, treated, and infiltrated into the native ground. Groundwater is over 25ft from the bottom of these facilities.

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:

Runoff from impervious surfaces will be designed to capture the 25-year design rainfall event, detain it, and infiltrate it into the ground over time. Infiltrated stormwater runoff will receive treatment prior to infiltration in accordance with the City of Prosser and the Dept. of Ecology's Stormwater Management Manual for Eastern Washington.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
evergreen tree: fir, cedar, pine, other
shrubs
grass
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

b. What kind and amount of vegetation will be removed or altered?

All existing vegetation within the project area will be removed.

c. List threatened and endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered plant species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

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

Cheat grass.

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:

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.

There are no known threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

Yes, the site is within the Pacific Flyway which stretches from Canada to Mexico.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

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

None.

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.

Electricity for street lighting and heating/cooling the homes will be provided by Benton Rural Electric Association. A private company may choose to extend natural gas into the project to provide an alternative to electricity for heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None.

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:

None.

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.

No.

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

None.

2) 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.

None.

3) 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.

Diesel fuel and industrial lubricants, concrete curing compounds, asphalt binder, and soil sterilant are anticipated to be used during construction.

4) Describe special emergency services that might be required.

None.

5) Proposed measures to reduce or control environmental health hazards, if any:

The Contractor will adhere to a Spill Prevention Control Plan as well being required to comply with OSHA requirements.

b. Noise

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

None.

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.

During the short term, construction equipment will be present to construct the infrastructure necessary for the project. Long-term noise is expected to be that typically associated with a residential subdivision.

3) Proposed measures to reduce or control noise impacts, if any:

During construction, work hours will be limited per the City of Prosser Municipal Code.

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.

The project is currently undeveloped. Adjacent to the south of the property is presently undeveloped. The property to the west is currently developed with single family homes, and a small orchard. The property to the east holds the Church of Jesus Christ of Latter-Day Saints.

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?

The site has been previously used for production of dryland crops. The entire site will be removed from commercial agricultural use. The site is not considered long-term agriculturally significant property.

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.

There are no structures on the site.

d. Will any structures be demolished? If so, what?

Yes, several small ancillary buildings will be removed for construction.

e. What is the current zoning classification of the site?

The property is classified as RL, Residential Low zoning.

f. What is the current comprehensive plan designation of the site?

The property is identified as residential. This includes the development of single family and duplex homes.

g. If applicable, what is the current shoreline master program designation of the site?

The property does not have a shoreline master program designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Approximately 72 people will work in the completed project.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The planned development complies with the City of Prosser's Comprehensive Plan and land use zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The project follows the City of Prosser's Comprehensive Plan which addresses nearby compatible uses. There are no long-term commercially significant agricultural or forest lands on or near this project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Six single-family homes will be constructed within the finished plat, and six duplex's. The Homes will be in what is considered middle-income range housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

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?

Two-story single-family homes may be constructed that are typically 25-28' in height. Exterior building materials will consist of stucco, brick, faux stone, cement siding, and other materials typically used in home construction.

b. What views in the immediate vicinity would be altered or obstructed?

None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light from new streetlights will be present after completion. Streets lights operate from dusk to dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Streetlights are shielded to direct light downward. The lights themselves are intended to increase safety by increasing nighttime visibility. It is not anticipated that the lights will significantly interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Street lighting will be shielded to direct light downward.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Prosser High School and Housel Middle School are located less than ½-mile from this site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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? If so, specifically describe.

None known to the applicant.

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.

None known to the applicant.

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.

Review of DAHP Predictive mapping tool.

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.

An Inadvertent Discovery Plan will be developed to address any unexpected cultural resource discoveries.

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.

The project will access Highland Drive, which is a part of the City of Prosser's surface transportation network.

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?

No. The nearest transit route is 170 with the nearest bus stop located at the intersection of Miller Ave and Alexander Ct, approximately 0.4 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will not eliminate any parking spaces. On-street parking will be available along the length of interior roadway.

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).

The subdivision portion of the project involves the development of a new public roadway to serve the new single-family lots.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The subdivision will generate approximately 132 new daily trip ends. The peak volume hours will occur in the 6-8am (3 in / 7 out) and 4-6pm (7 in / 5 out). Values are from the ITE Trip Generation Manual, 12th Ed and Trip Generation Handbook 3rd Edition.

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:

In addition to constructing roadways, the project will be subject to transportation impact fees, which help in offsetting impacts to the surrounding system by the project. Future homeowners will pay taxes that will be used for ongoing maintenance of the public roadway system.

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.

The residential subdivision will create a very slight increase in the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Residents will pay sales and property taxes that offset their impact to public services.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Utilities are or will be available in Highland Dr after the sewer and water main is extended from the intersection of Highland Dr and Brock Ct.

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.

City of Prosser Water and Sewer will provide potable water and sanitary sewer service.

Private utilities (telephone, natural gas, television) will have the opportunity to be extended with the project. Actual installation will be dependent upon the private companies' own business operations.

C. Signature

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: Branden Parli

Name of signee Branden Parli

Position and Agency/Organization CO-Owner Highland Ventures

Date Submitted: 1-31-26

D. Supplemental sheet for nonproject actions

(**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.

1. 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?

   None predicted.

   Proposed measures to avoid or reduce such increases are:

   None

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

   The proposed project will not affect any animals, fish, plants, or marine life in the area.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   The proposed project will not change the impacts to plants, animals, fish, or marine life.

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

   The project will not make a significant impact to natural resources.

   Proposed measures to protect or conserve energy and natural resources are:

   None, the project will not make a significant impact to natural resources.

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?

   There are no environmentally sensitive areas on the site.

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

   The project does not significantly impact resources.

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?

The project will have no effect to land and shoreline use.

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

The project will have no effect to land and shoreline use.

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

The increase in densities will have very minimal impacts to transportation or public services.

Proposed measures to reduce or respond to such demand(s) are:

The slight increases in demand of public services will be offset by additional revenue created by the future homeowners.

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

The project is consistent with urban growth management as required by the State of Washington. UGM helps to protect the environment and resources by concentrating development within the UGA of Cities.

BEFORE THE PLANNING COMMISSION
OF THE
CITY OF PROSSER, WASHINGTON

IN THE MATTER OF

APPLICATION OF HIGHLAND VENTURES LLC, FOR APPROVAL OF PRELIMINARY PLAT FOR HIGHLAND MEADOWS SUBDIVISION LOCATED OFF OF HIGHLAND DRIVE, EAST OF THE MEADE AVE AND HIGHLAND DRIVE INTERSECTION, PROPERTY CURRENTLY ZONED LOW DENSITY RESIDENTIAL (RL).

FINDINGS AND CONCLUSIONS

Before the Planning Commission of the City of Prosser, Washington, in the matter of the request of Highland Ventures, LLC, (on behalf of owners Spencer Moore and Hilary Moore) (hereinafter referred to as Applicant) for the approval of Highland Meadows subdivision parcel # 101841060007001, located 1000 feet East of the intersection of Meade Ave. and Highland Dr.

FINDINGS OF FACT

I.

FINAL DETERMINATION OF CONSISTENCY

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, curbs, gutters, and sidewalks.

II.

STATE ENVIRONMENTAL POLICY ACT

The approval of the preliminary plat is 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 determination of non-significance on April 3, 2026. The SEPA determination is hereby incorporated herein as if fully set forth and the mitigation measures in that determination are conditions of approval for this application and shall be added as notes to the preliminary and final plats.

III.

ADDITIONAL FINDINGS/CONCLUSIONS

1. The Applicant filed for an application for preliminary plat for the Highland Meadows Subdivision on February 17, 2026, with the City of Prosser, Washington, and the application was determined to be complete by administration on April 26, 2026. The correct and revised submittals were completed by the applicant on March 27, 2026.
2. The Benton County Assessor's records indicate that Applicant's Property is vested in the names of Spencer Moore and Hilary Moore.
3. The Applicant's Property is situated ~1000 feet East of Meade Ave. and Highland

Intersection and consists of vacant land and one single-family dwelling property.

4. The single-family dwelling will be maintained in the new subdivision. The subdivision plans for 13 lots – six lots for single-family detached homes and six lots for which duplexes are planned.
5. The surrounding properties are Residential Low Density (RL).
6. The Comprehensive Plan designates Applicant's Property as Residential on the Land Use Map.
7. Notice of the Application was published in the Prosser Record Bulletin on April 7, 2026, and posted in accordance with the Prosser Municipal Code.
8. Notice of this hearing was posted on the Property, published in the City's Official Newspaper, and mailed to affected parties in accordance with the Prosser Municipal Code.
9. The City issued an MDNS for this application on April 3, 2026.
10. _____ testified at the hearing.
11. The following submitted written comments: the Benton Clean Air Agency, Jeff Blair, Lois Lyon, and the Washington State Department of Ecology.
12. Sidewalks are included on all public streets within the plat.
13. The Prosser School District did not request that land be set aside for future school construction.
14. The Property and subdivision development are not subject to potential flood, inundation or swamp conditions.
15. The development regulations for RL provide that open space shall be addressed in the City's SEPA determination.
16. The Subdivision at full build out will connect to Highland Dr.
17. Highland Drive connects directly to SR 22 and to both Meade Ave. and Alexander Ct. which both connect directly to Wine County Road, the City's major arterial which connects to I-82 and to SR 22.
18. The City's Comprehensive Plan GOAL H-3: Ensure that housing is compatible in quality,

design, and intensity with surrounding land uses, traffic patterns, public facilities and environmentally sensitive features; GOAL H-2: Promote reinvestment in existing neighborhoods; GOAL H-5: Encourage a variety of residential densities located in areas that maximize connectivity to jobs, goods and services, and recreation; GOAL T-1: Provide a balanced, multimodal transportation system that supports the safe and efficient movement of people and goods; GOAL LU-6: Encourage future growth to take place in coordination with existing and planned infrastructure investments.

19. The sewer main will be extended down Highland Drive to serve the development.
20. A storm water facility will be constructed to allow for capture and filtration of any stormwater.
21. The proposed project area does not have any Critical Areas.
22. 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 million gallons per day.
23. The preliminary plat provides for connection to the City's public water 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, subject to the SEPA conditions, the water treatment plant has adequate capacity to treat water to serve the site.
24. At the time of final plat approval the Proponent shall provide detailed construction drawings and detailed specifications showing construction of public water, and sewer lines in the subdivision connecting the subdivision to the City's water, and sewer main lines, in accordance with City Standards and subject to the approval of the City Engineer or Public Works Director.
25. Fire Hydrants will be provided for upon final plat approval in accordance with the requirements of the City's Fire Official.
26. The Proponent's property is not within the jurisdiction of the City's Shoreline Master Program.
27. 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.

28. CivTech completed a Trip Generation and Distribution Letter (TGDL).

IV.

CONCLUSIONS

1. The approval of the preliminary plat promotes the public necessity, convenience and general welfare.

2. All notices were provided in accordance with the Prosser Municipal Code.

3. This application has been determined to be a minor action and to have a non-significant adverse effect on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030. This application is not an action requiring an environmental statement under WAC 197-11. This decision is made upon a determination into the guidelines of WAC 197-11 and City Ordinances.

4. The proponent has complied with the City's Critical Areas Ordinance.

5. The proposed subdivision is in conformity with the Prosser Comprehensive Plan, Prosser Zoning Ordinance, and any other existing land use controls.

6. The proposed subdivision makes appropriate provisions for: the public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, sites for schools and school grounds, sidewalks, assures safe walking conditions for students who walk to or from school, and the public interest is served by the subdivision.

7. The conclusions are hereby adopted by the Planning Commission:

V.

RECOMMENDATION TO THE CITY COUNCIL

The Planning Commission recommends to the City Council that approve the land use action for the preliminary plat of the Highland Meadows Subdivision, subject to the conditions in these findings and subject to the City's SEPA mitigation measures.

THE PLANNING COMMISSION SO FINDS.

ADOPTED BY THE PLANNING COMMISSION on this 21st day of May, 2026.

_____
CHAIR – TREVOR DAY

_____
SECRETARY – RACHEL SHAW

BENTON CLEAN AIR AGENCY

RECEIVED
APR 22 2026
CITY OF PROSSER

April 16, 2026

Re: Preliminary Plat Type III-26-02-17-001

Prosser City Clerk
Prosser City Hall
620 Market St
Prosser, WA 99350

Applicant/Proponent: John Fetterolf
Attn:

Dear Prosser City Clerk:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created because of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen
Inspector

• 526 South Steptoe Street • Kennewick, Washington 99336 • Fax Number 509-783-6562
Phone: 509.783.1304 • Website: www.bentoncleanair.org

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Central Region Office

1250 t Alder St., Union Gap, WA 98903-0009 • 509-575-2490

April 17, 2026

Rachel Shaw
City of Prosser
PO Box 1639
Prosser, WA 99350

RE: SEPA 202601365; Type III-26-02-17-001

Dear Rachel Shaw:

Thank you for the opportunity to comment on the Determination of Nonsignificance for the Highland Meadows Preliminary Plat. We have reviewed the documents and have the following comments.

Toxics Cleanup Program

Historical aerial photos indicate your property was occupied by former orchard lands during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Ecology **requires** soil sampling due to an increased risk of exposure.

Ecology can provide sampling services at no cost. If sampling shows lead and/or arsenic levels above state cleanup standards, Ecology requires cleanup.

Additional information, including precautions you can take to reduce exposure, is available at Ecology's Dirt Alert website.

Please contact Hector Casique Project Manager, at 509-208-1288 or email Hector.Casique@ecy.wa.gov, for further information or to schedule your initial sampling.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



Amber Johnson
SEPA Coordinator, Central Region Office
509-723-5677
crosepa@ecy.wa.gov

Docusign Envelope ID: A54316AF-58BC-400D-A4B8-0881CA7D1DB1

Subject: Public Comment – Highland Meadows Preliminary Plat (Type III-26-02-17-001)

To the City of Prosser,

My name is Jeff Blair, and I am writing to provide public comment regarding the proposed Highland Meadows preliminary plat.

I want to start by saying that my family and I support responsible growth and development within Prosser. We understand the importance of expanding housing opportunities, including single-family and duplex developments, and we appreciate the effort that goes into planning projects like this.

That said, I do have a concern regarding the proposed road design—specifically the use of a cul-de-sac rather than a through street connection.

My family owns property directly adjacent to and behind the proposed development. In particular, there is approximately four acres located behind this project that is part of our family's long-term plans. As currently designed, the cul-de-sac would significantly limit access to that property and could restrict or prevent future development by eliminating practical connectivity.

I respectfully request that the City and the applicant consider revising the road layout to allow for a through street or, at minimum, a planned future connection point. Ensuring connectivity would protect the long-term development potential of neighboring properties, encourage more efficient land use consistent with the City's growth objectives, improve overall access and connectivity within the area, and help prevent parcels from becoming effectively landlocked in the future.

This request is not in opposition to the project, but rather in support of thoughtful, long-term planning for the area as a whole. Allowing for future connectivity aligns with the same pro-growth mindset that supports developments like Highland Meadows.

Thank you for your time and consideration. I would be happy to discuss this further if needed.

Sincerely,

Jeff Blair
1817 Highland Dr
Prosser, WA 99350
509-781-2064

Signed by:
Jeff Blair
Signature 32A5FB49... Date: 04/15/2026

Docusign Envelope ID: 618FEC23-D96D-4B62-8EA6-5F7A78F42730

Subject: Public Comment – Highland Meadows Preliminary Plat (Type III-26-02-17-001)

To the City of Prosser,

My name is Lois Lyon, and I am the owner of approximately four acres of property located directly behind the proposed Highland Meadows development.

I would like to begin by sharing that I am supportive of the continued growth of Prosser. I understand the need for new housing and appreciate the effort being made to develop this area. My intention is not to oppose this project, but to ensure that future opportunities for surrounding properties are thoughtfully considered.

I do have a concern regarding the current street layout shown in the proposal. As it stands, the inclusion of a cul-de-sac instead of a connected roadway would significantly limit access to my property. Without a future road connection, my land could become difficult or impractical to develop, which would reduce its long-term value and potential use.

I respectfully ask that the City and the developer consider adjusting the design to allow for a roadway connection or a designated future access point extending toward my property. Maintaining this type of connectivity would not only benefit my parcel, but also support better planning for the area as it continues to grow. It would allow for more efficient use of land and align with the City's long-term vision for development.

I am in favor of progress and would simply like to preserve the ability for my property to be included in that progress down the road.

Thank you for taking the time to review my comment and for your consideration.

Sincerely,

Lois Lyon

812 Luther Ln

Prosser, WA 99350

Signed by:
Lois Lyon
45EFC1DE74BB4EC...

Signature

Date: 04/15/2026

CITY OF PROSSER
Washington

620 Market Street – First Floor
Prosser, WA 99350
(509)786-2332
Fax (509)786-3717
www.cityofprosser.com

CITY OF PROSSER, WASHINGTON

NOTICE OF COMPLETE APPLICATION
TYPE III-26-02-17-001

Notice of Application posted April 3, 2026

Please take notice that the following land use application has been filed with the City of Prosser, Washington. It has been deemed consistent with the Comprehensive Plan and Development Regulations. A **SEPA Determination of Non-Significance** has been made and in the process of review by the Department of Ecology.

Please take notice that the following land use application has been filed with the City of Prosser Washington and is available for public review:

Type of Application: Preliminary Plat

Date Filed: February 17, 2026

Notice of Complete Application Issued: April 2, 2026

Applicant: John Fetterolf

Location: UNDETERMINED PROSSER, WA 99350 , Parcel #: 101841060007001

Proposed Prelminary Plat Area



CITY OF PROSSER
Washington

620 Market Street – First Floor
Prosser, WA 99350
(509)786-2332
Fax (509)786-3717
www.cityofprosser.com

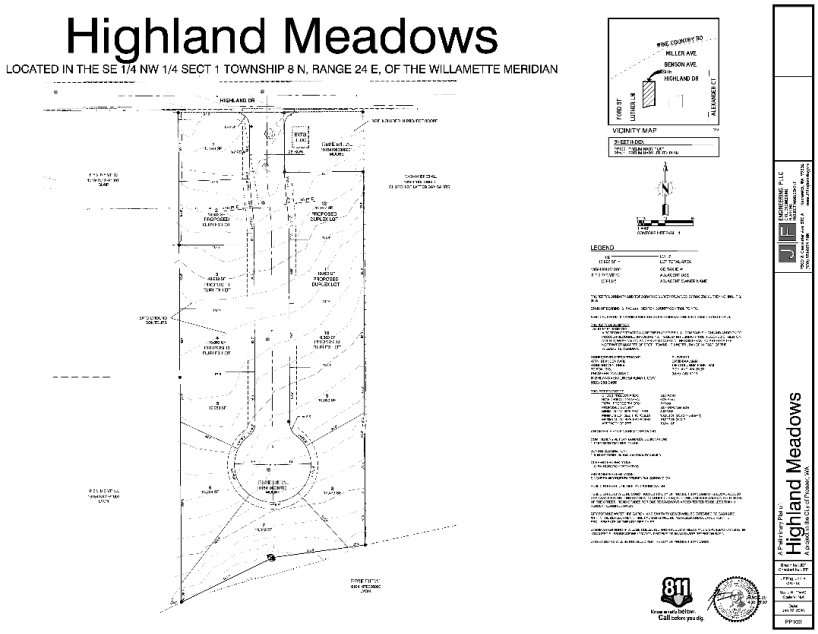
Filed Pursuant to: Prosser Municipal Codes; 17.12, 18.21 and Title 19 of the Prosser Municipal Code.

Project Description: This is a proposed 12 lot Preliminary Plat, off of Highland Drive. The project will create legal lots to support the future sale for the purpose of single family and duplex development. Public improvements associated with the project include curb, gutter, and sidewalks. The sewer main will be extended down Highland Drive to serve the development. The project area does not have any Critical Areas. Thus, a MDNS has been issued to address the common problem of necessary dust control for all City of Prosser projects.

City of Prosser Contact: City Administrator

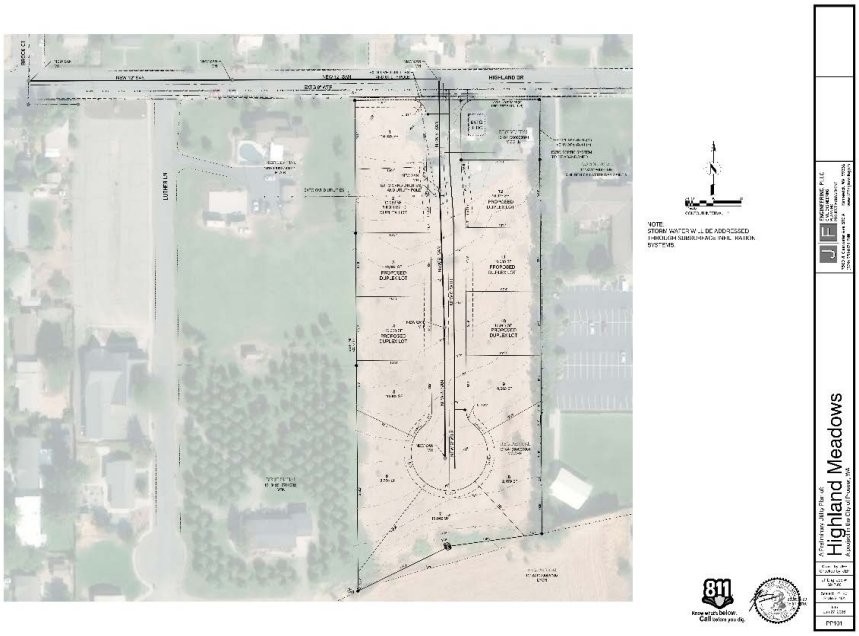
The public is invited to comment on the application. The public comment period shall be **15-days and will begin April 3, 2026**. All public comments received on the Notice of Application must be received by the City of Prosser **by 5:00 pm, April 18, 2026.** Comments may be mailed or personally delivered to The Prosser City Clerk, Prosser City Hall, 620 Market Street, 1st Floor, Prosser, Washington, 99350 or sent by fax to (509) 786-3717. Comments should be in writing and be as specific as possible.

All available information for the proposed project may be viewed at The Prosser City Hall City Clerk's Office 620 Market Street, 1st Floor, Prosser WA 99350, between the hours of 9:00 am and 5:00 pm, Monday through Friday, excluding legal holidays.



CITY OF PROSSER
Washington

620 Market Street – First Floor
Prosser, WA 99350
(509)786-2332
Fax (509)786-3717
www.cityofprosser.com



Any person may request a copy of the decision once made, and any appeal rights. Only parties of record may file an appeal. An appeal of the administrative decision must be filed within fourteen calendar days following issuance of the hearing body's written decision. Appeals may be delivered to the planning department by mail, personal delivery or fax before five p.m. on the last business day of the appeal period. The appeal document shall include all information required by PMC Chapter 19.06.

Rachel Shaw, MMC
City Administrator

CITY OF PROSSER
Washington

PO Box 1639
Prosser, WA 99350
(509) 786-2332
Fax (509) 786-3717
www.cityofprosser.com

Owner/Agent Authorization Form

Use this form to authorize the owner or someone other than the property owner to apply for permits for the subject property.

Project Name: Highland Meadows

Property Address (or Parcel ID#): 101841060007001

City, State, Zip: Prosser WA 99350

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual(s) to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name:

Agent Address:

Agent City, State, Zip:

PROPERTY OWNER SIGNATURE(S)

Signature:	**Signature:**				
	Branden Parli	Britnie Parli	Randy Studdard	Spencer Moore	Haley Moore
Printed Name:	**Printed Name:**				
	Jeff Moore	Jeff Moore	Marvin Studdard	Marvin Studdard	Wade Bruskland
Title:	**Title:**				Piper Bruskland
Company:	**Company:**				
Date:	**Date:**				

STATE OF WASHINGTON)

) ss.

COUNTY OF BENTON

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this day of , 20

_____

Notary Public

Residing at

My appointment expires

STATE OF WASHINGTON)

) ss.
COUNTY OF BENTON

I certify that I know or have satisfactory evidence that Brandon Parli, Britnie Parli, Piper Bruskland, Wade Bruskland, Jeff Moore, Spencer Moore, Hilary Moore, Randy Studdard and Marvin Studdard is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 3 day of March, 2026

TeNeil Gregory

TeNeil Gregory
Notary Public
State of Washington
My Appointment Expires 3/25/2029
Commission Number 21012944

Notary Public

Residing at Prosser WA

My appointment expires 3/25/2029

CivTech

January 16, 2026

John Fetterolf, PE
JF Engineering, PLLC
104 Clover Island Drive, Suite 201
Kennewick, Washington 99336



RE: TRIP GENERATION AND DISTRIBUTION LETTER FOR HIGHLAND MEADOWS – PROSSER, WASHINGTON

Dear Mr. Fetterolf,

Thank you for retaining CivTech to provide a Trip Generation and Distribution Letter for Highland Meadows (the "**Project**"), located in the City of Prosser, Washington. The **Project** is planned for 12 additional lots, six single family detached housing units and six lots planned for duplexes, constituting 6 and 12 dwelling units (DUs), respectively. These 18 additional housing units will access Highland Drive exclusively.

This trip generation and distribution letter (TGDL) will provide a brief description of the **Project**, the surrounding roadway network, the anticipated trips generated by the **Project**, and an assignment of trips to the existing roadway network.

BACKGROUND AND PURPOSE

This traffic letter is required by the City of Prosser to satisfy the initial application and State Environmental Protection Act (SEPA) checklist. This traffic letter will document the amount of traffic anticipated to be added to the transportation system by the **Project**, and to estimate which routes the traffic is likely to utilize.

METHODOLOGY

The TGDL utilizes the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* and *Trip Generation Handbook, 3rd Edition* to estimate site traffic volumes for this development. Data utilized from the *Trip Generation Manual, 12th Edition* can be found in **Attachment D.**

Trip distribution patterns were derived for the proposed development based on likely employment opportunities, shopping and school locations as well as characteristics of the surrounding transportation system.

EXISTING CONDITIONS

The **Project** is located within Prosser, Washington, and will create a new cul-de-sac on the south side of Highland Drive. The site is currently in use as a single-family residence at 1821 Highland Drive, a 3.83 acre site which was previously in use as an orchard, but has been fallow for some years.

SURROUNDING LAND USES

Surrounding land uses include existing residential housing to the north, a small orchard to the west, and several churches to the east and further west. South of the site is more land in use for agriculture purposes as well as the high school. A detailed vicinity map can be found in **Attachment B**.

EXISTING LAND USE

The site is currently zoned for low density residential (RL) and occupied by a detached single-family home and a variety of outbuildings. The house will remain in place, and a lot will be created for it. All other buildings on the site are planned for removal.

PROPOSED DEVELOPMENT

The **Project** will develop the 3.83 acre site into 13 lots, one for the existing home, and lots. The site plan is included in **Attachment A**. Lots 1 and 5-9 are planned for single family detached homes. Duplexes are planned on lots 2-4 and 10-12. This will allow 18 housing units to be constructed on the site.

PROPOSED ACCESS

Access to the site will be located at one (1) new roadway which will form a cul-de-sac. This street has not yet been named.

TRIP GENERATION

The potential trip generation for the proposed development was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* and *Trip Generation Handbook, 3rd Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

The ITE Land Use Code 210 *(Single-Family Detached Housing)* and Land Use Code 215 *(Single-Family Attached Housing)* were applied to the project to generate trips for the site. The anticipated trip generation is summarized in **Table 1**. Detailed trip generation calculations are provided in **Attachment C**. Data provided by the ITE *Trip Generation Manual, 12th Edition* is provided in **Attachment D**.

Table 1 – Trip Generation

Land Use	Quantity Units+	ITE Code	ITE Land Use Name	AM Distribution		PM Distribution	
				In	Out	In	Out
Single Family Detached	6 DUs	210	Single-Family Detached Housing	27%	73%	62%	38%
Single Family Attached	12DUs	215	Single-Family Attached Housing	25%	75%	57%	43%

Land Use	ADT		AM Peak Hour				PM Peak Hour			
	Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Total
Single Family Detached	9.09	54	0.70	1	3	4	0.93	4	2	6
Single Family Attached	6.57	78	0.47	2	4	6	0.51	3	3	6
Totals										
-	-	132	-	3	7	10	-	7	5	12

Notes: *All average rates were calculated by dividing total trips generated using Average Rates.

The **Project** is anticipated to generate 132 weekday daily trips, 10 (3 in/7 out) trips during the AM Peak Hour, and 12 (7 in/5 out) trips during the PM Peak Hour.

TRIP DISTRIBUTION & ASSIGNMENT

Trip distribution patterns were assumed for the proposed development based on likely destinations and routes in the surrounding area. For trips outside of Prosser, the most convenient access to I-82 will be at the SR 22 interchange. Residents at Highland Meadows have two route choices to get to this interchange, first using Wine Country Road via either Mercer Ct. or Alexander Ct. The second is traveling east on Highland Dr to SR 22. As with all alternatives, some motors will prefer one route over the others. For purposes of this study, it will be assumed that half the traffic will go to Wine Country Road, and the other half will travel east on Highland to SR 22. The resulting trip distribution percentages for the study area are shown in **Table 2**.

Table 2 – Site Trip Distribution

Direction (To/From)	Percentage
East on Highland Drive to I-82	70%
West on Highland Drive	30%
Total	**100%**

This distribution will add 3-4 trips to the intersection of SR 22 / Highland Dr during the P.M. peak hour, and a lower number of trips during other hours of the day. It is highly unlikely that this increase in traffic will even be noticeable, and it will certainly not affect the level of service at this intersection. Further details about the distribution of trips across the existing roadway network are included in **Attachment B**.

CONCLUSIONS

From the above, the following can be concluded:

The **Project** is anticipated to generate 132 weekday daily trips, 10 (3 in/7 out) trips during the AM Peak Hour, and 12 (7 in/5 out) trips during the PM Peak Hour.

- The assignment and distribution of site volumes can be found in **Attachment C**.
    - 70% of traffic is expected to travel east on Highland Drive to either Mercer Ct. or Alexander Ct. to Wine Country Road and SR 22; or alternatively, travel east on Highland Dr all the way to SR 22, to access I-82.
    - 30% of traffic is expected to travel west on Highland Drive to destinations within Prosser.
- Access to the site will be provided via a new cul-de-sac as shown on the Site Plan, **Attachment A**.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this Trip Generation & Distribution Letter.

Sincerely,

CivTech

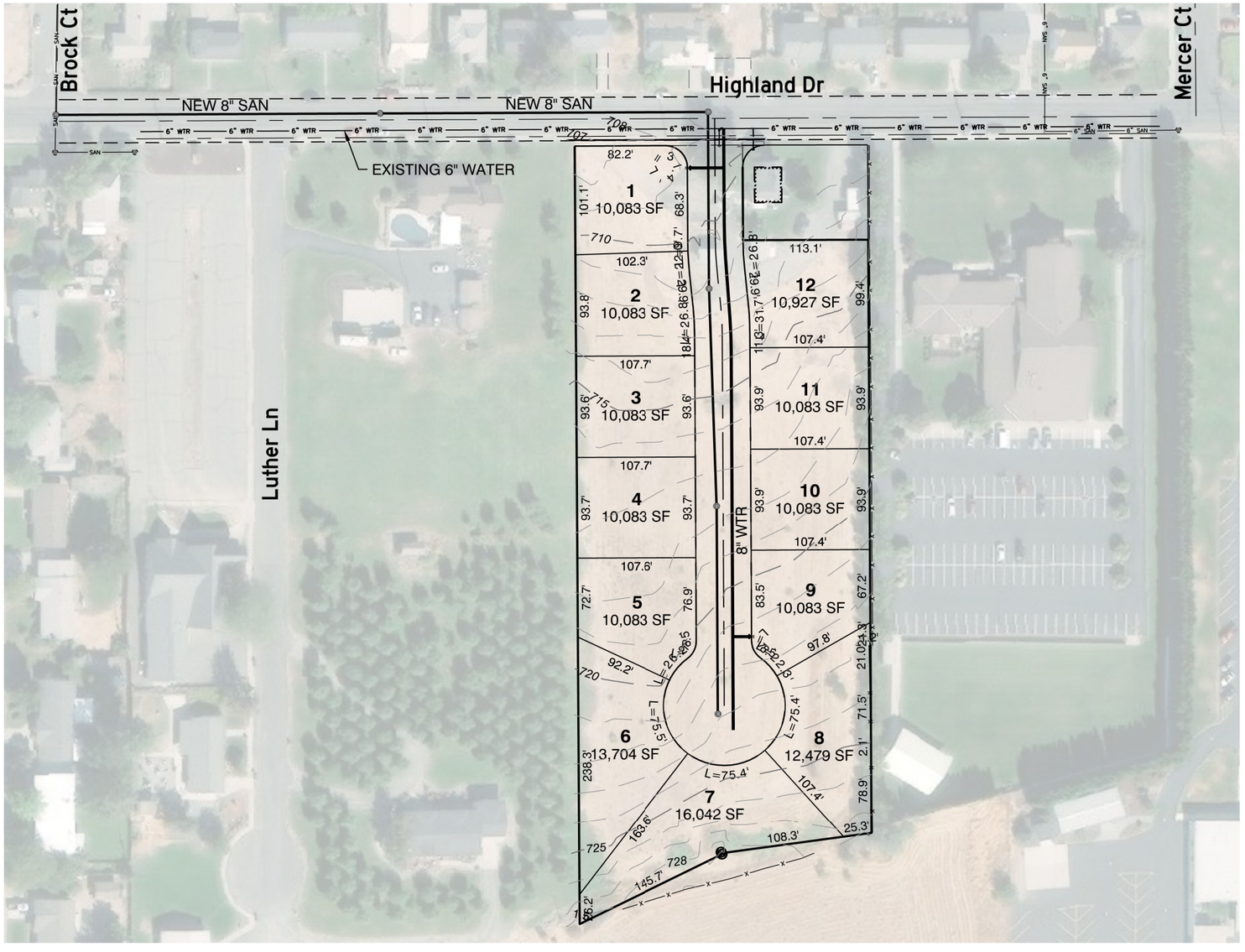
Ann L. Winkler

Ann L. Winkler, PE

Senior Traffic Engineer

Attachments (4)

A. Site Plan
B. Vicinity Map & Trip Distribution
C. Trip Generation Calculations
D. ITE 12th Trip Generation Manual Data



0 20 100

1"=100'

ALTERNATIVE 1
3.83-Acres (Gross)
RL - Low Density Res

1821 HIGHLAND DR
PROSSER, WA 99350
101841060007001



2025.11.07
14:55:28-08'00'

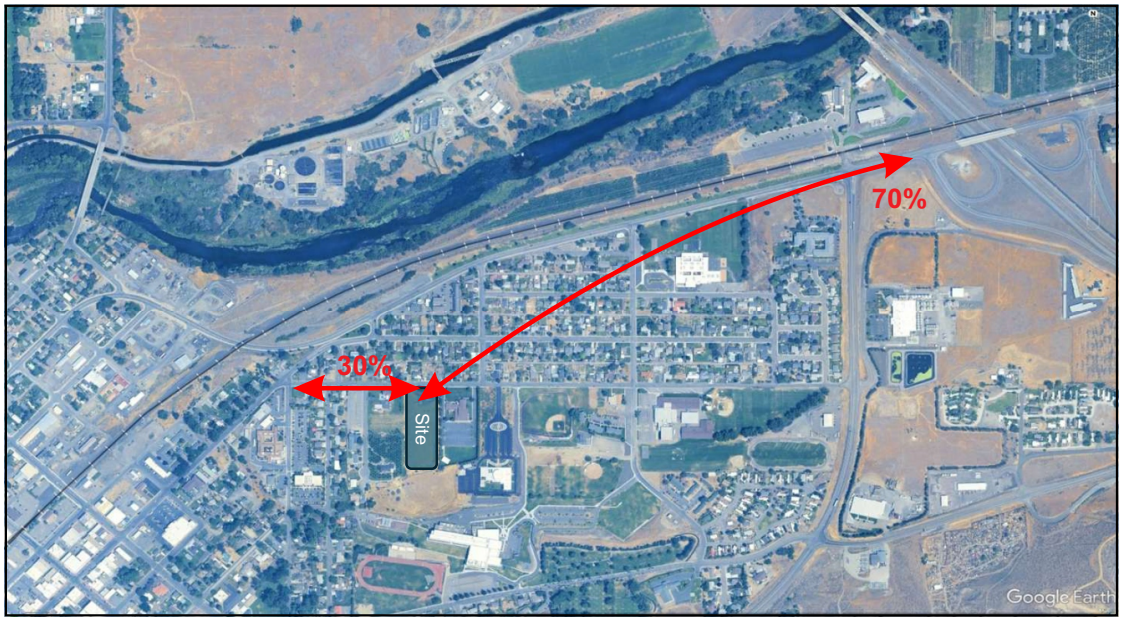
Conceptual plat for:

HIGHLAND MEADOWS

A site in the City of Prosser, WA

JF ENGINEERING PLLC
104 Clover Island Dr., Suite 201
Kennewick, WA 99336
509.551.8174
www.JFEngineering.pro

JF Eng. Job # 0247.00	Date: Nov 6, 2025
Drawn by: JEF	1 OF 1
Scale: 1"=100'	



Vicinity / Trip Distribution Map

Attachment B

Methodology Overview

This form facilitates trip generation estimation using data within the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition and methodology described within ITE's Trip Generation Handbook, 3rd Edition. These references will be referred to as Manual and Handbook, respectively. The Manual contains data collected by various transportation professionals for a wide range of different land uses, with each land use category represented by a land use code (LUC). Average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized LUC in various settings and time periods. The Handbook explains the methodology for how to use data contained within the Manual, such as when to use the fitted curve instead of the average rate, when adjustments to the volume of trips are appropriate, how to make them, etc. The methodology steps are represented visually in boxes in Figure 3.1. This worksheet applies calculations for each box if applicable.

Land Use Types and Size

Proposed Use	Amount	Units	ITE LUC	ITE Land Use Name
Single Family Detached	6	Dwelling Units	210	Single-Family Detached Housing
Single Family Attached	12	Dwelling Units	215	Single-Family Attached Housing

Equation Type: Equation Used [Equated Rate] (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve **Type: Equation Used [Equated Rate]**

Proposed Use	ADT	AM Peak Hour	PM Peak Hour
Single Family Detached	WA: T=X*9.09 [9.09]	WA: T=X*0.7 [0.70]	WA: T=X*0.93 [0.93]
Single Family Attached	WA: T=X*6.57 [6.57]	WA: T=X*0.47 [0.47]	WA: T=X*0.51 [0.51]

Baseline Vehicular Trips

Proposed Use	ADT				AM Peak Hour				PM Peak Hour			
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total
Single Family Detached	50%	27	27	54	27%	1	3	4	62%	4	2	6
Single Family Attached	50%	39	39	78	25%	2	4	6	57%	3	3	6
Totals		**66**	**66**	**132**		**3**	**7**	**10**		**7**	**5**	**12**

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

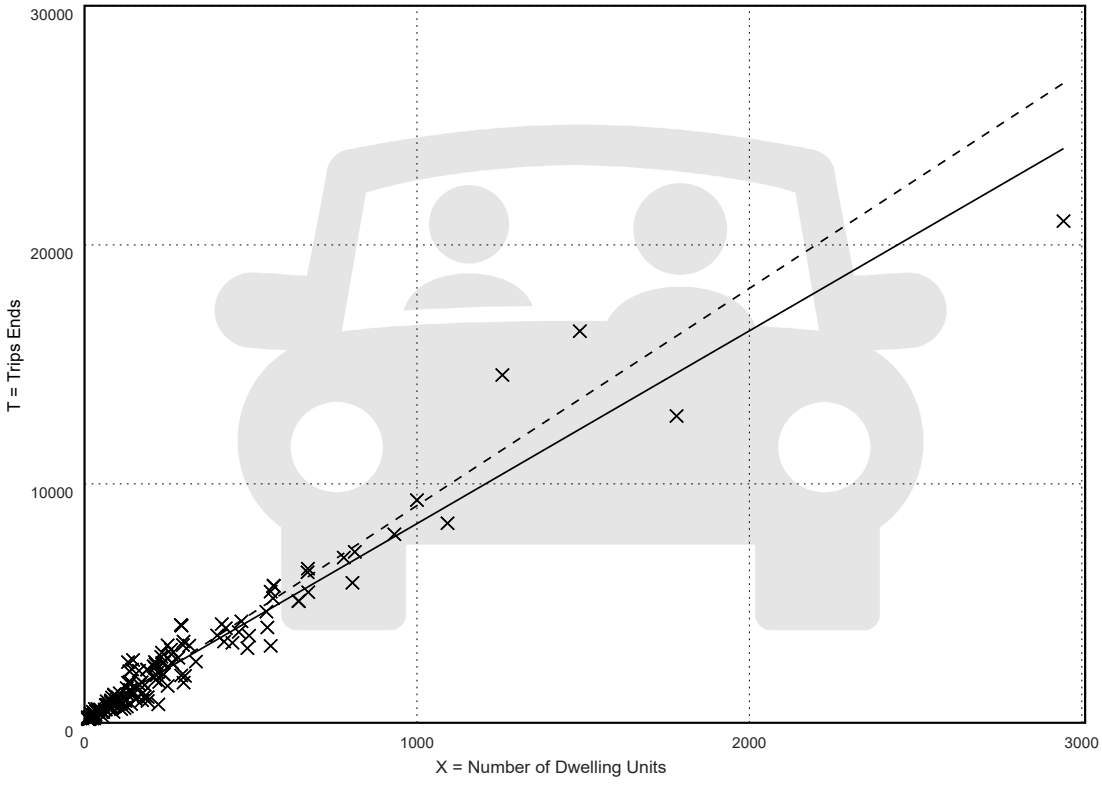
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

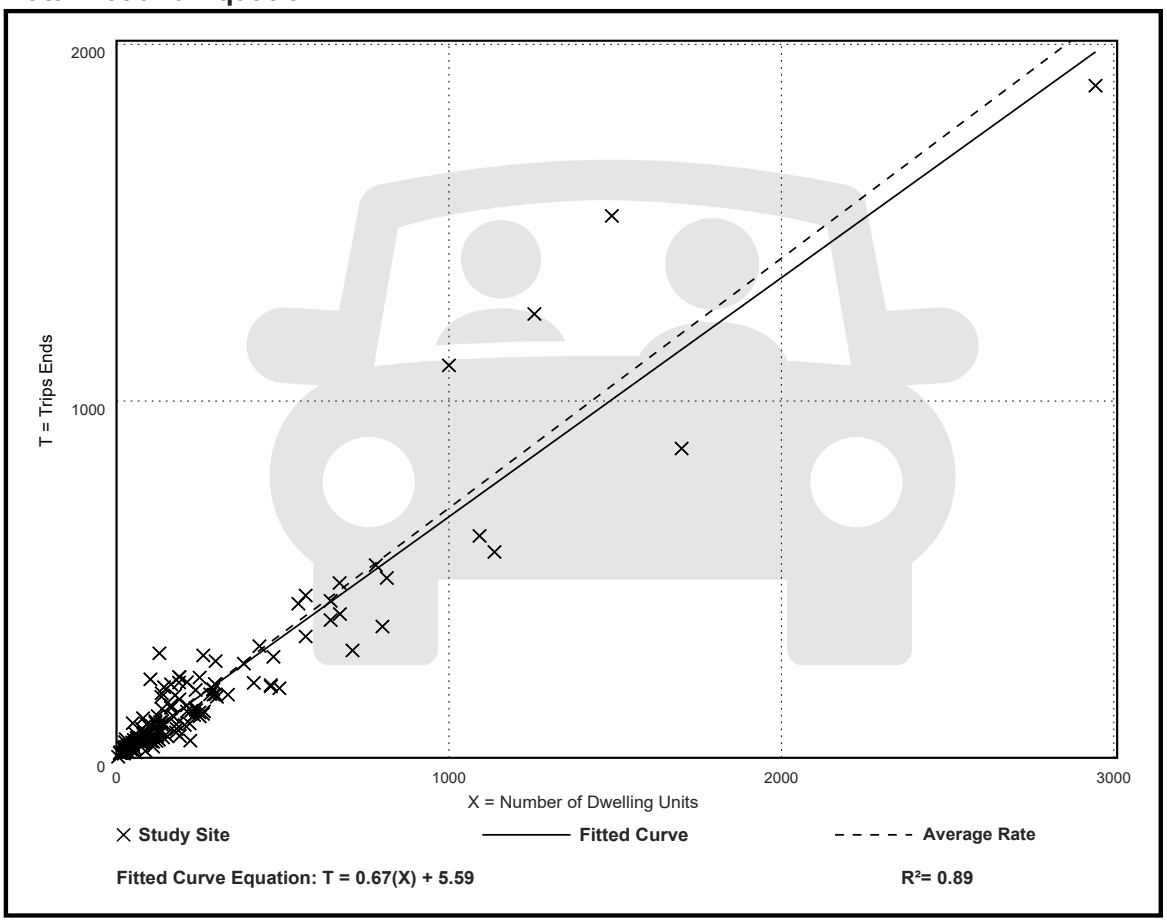
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



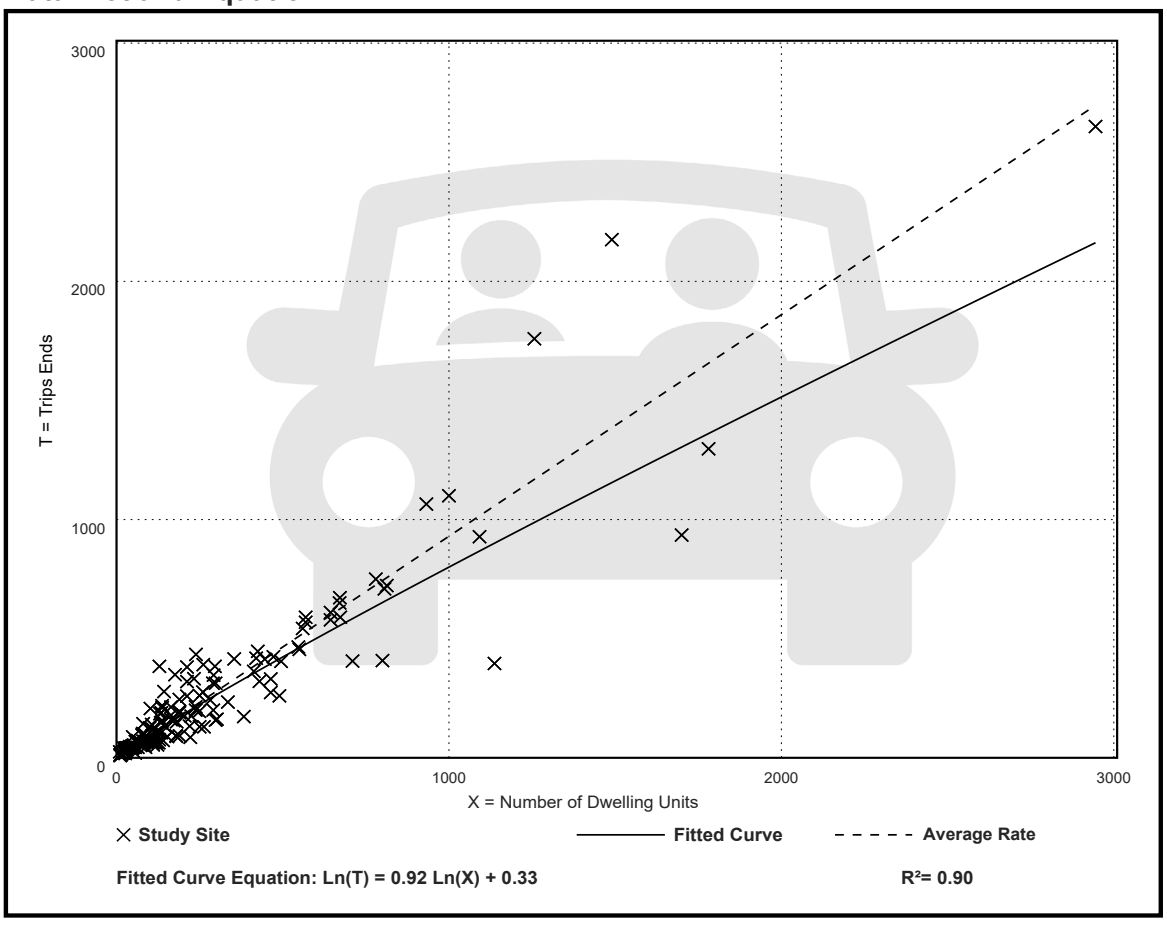
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Single-Family Detached Housing
(210)

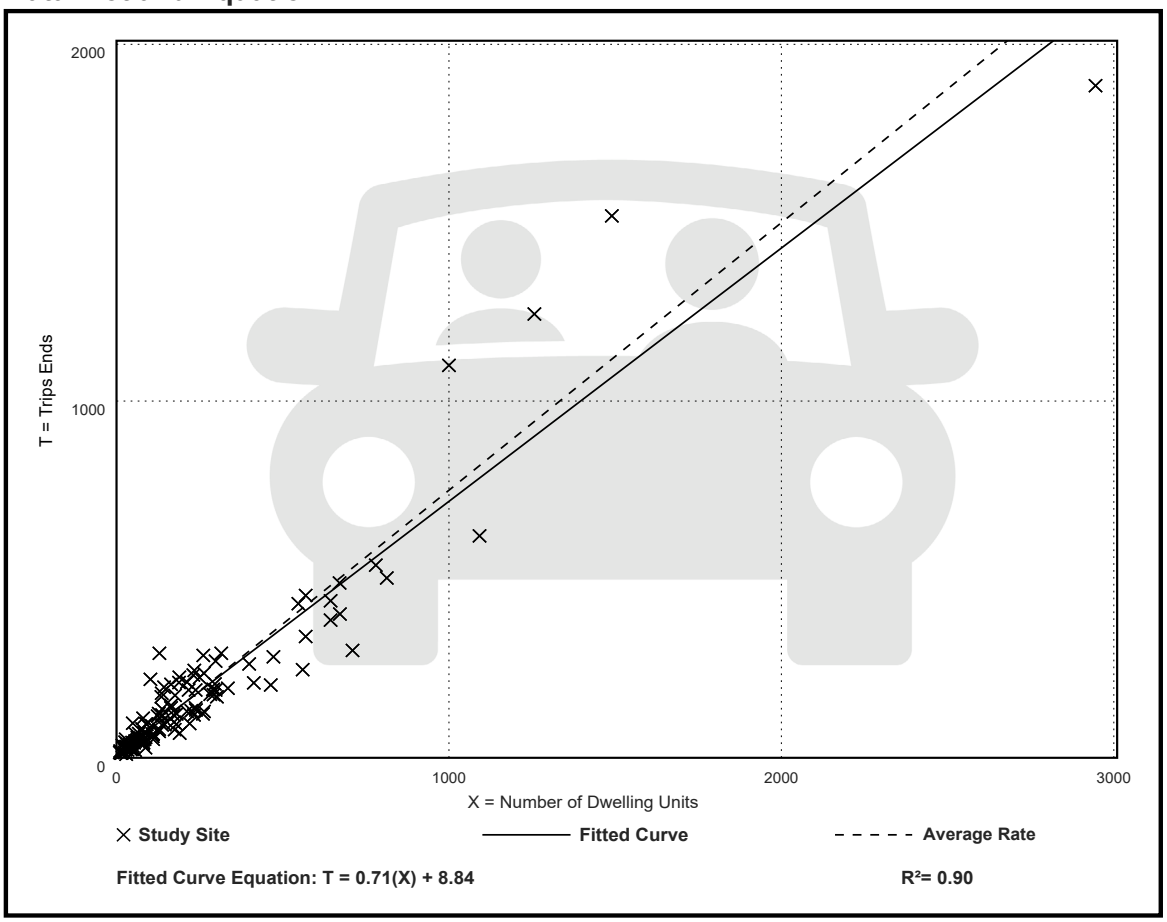
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 132
Avg. Num. of Dwelling Units: 232
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.32 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing
(210)

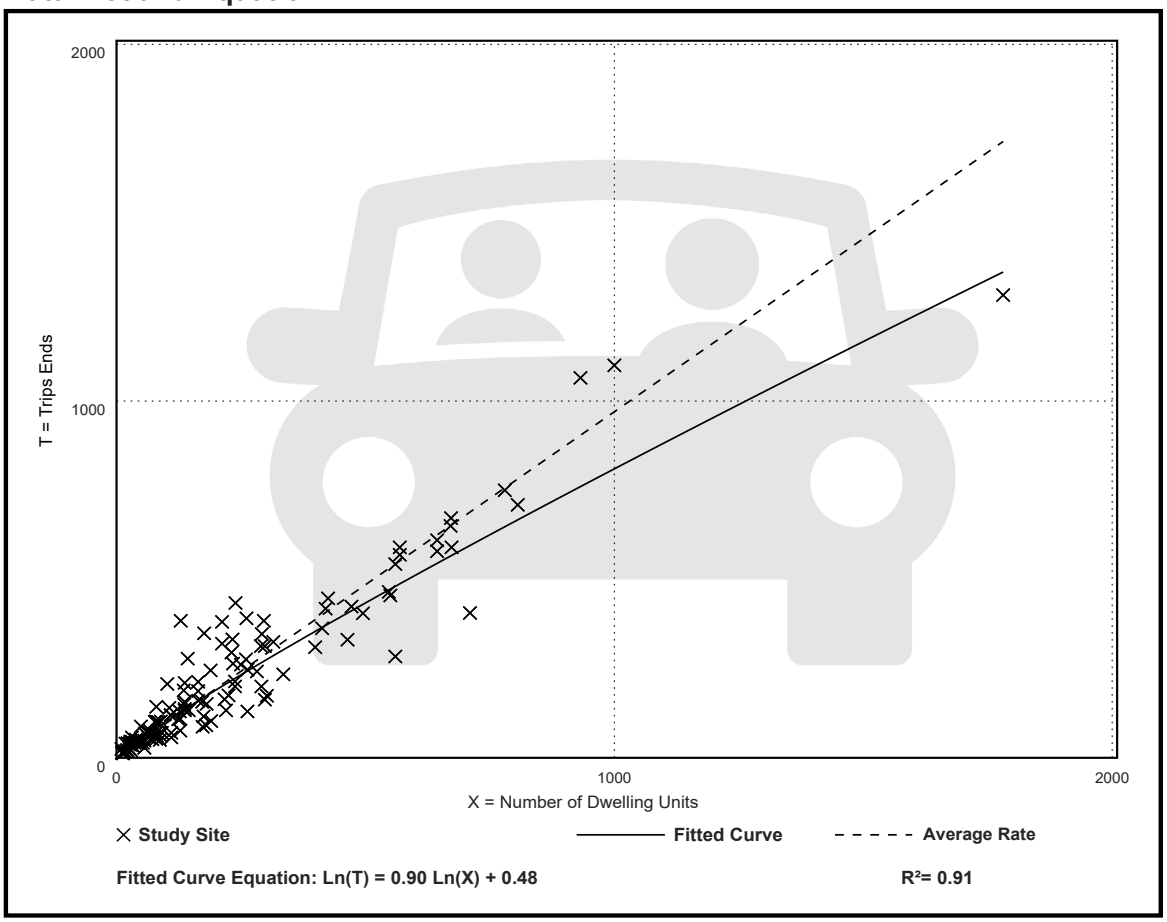
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 138
Avg. Num. of Dwelling Units: 214
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.97	0.49 - 2.98	0.32

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 0.48 **R^2= 0.91**

Single-Family Detached Housing
(210)

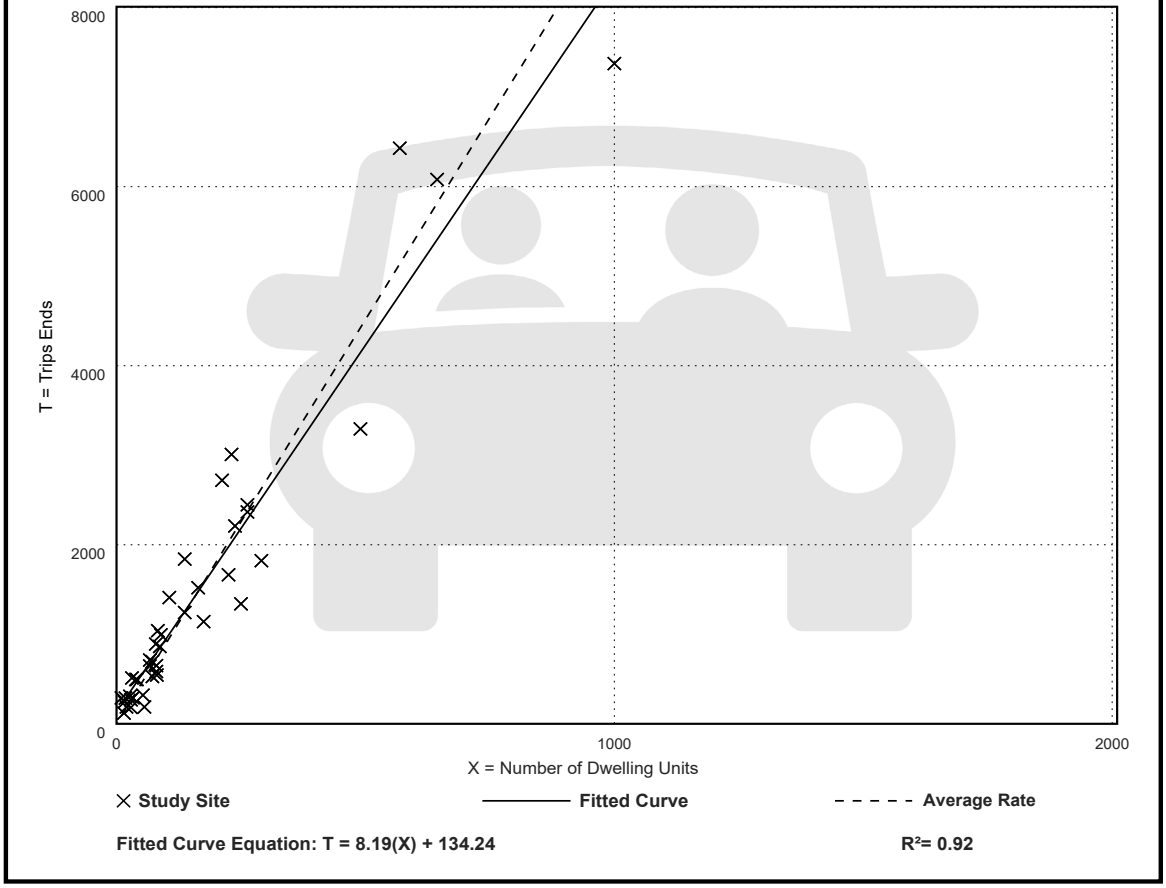
Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 42
Avg. Num. of Dwelling Units: 159
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.03	3.36 - 28.90	2.51

Data Plot and Equation



Single-Family Detached Housing
(210)

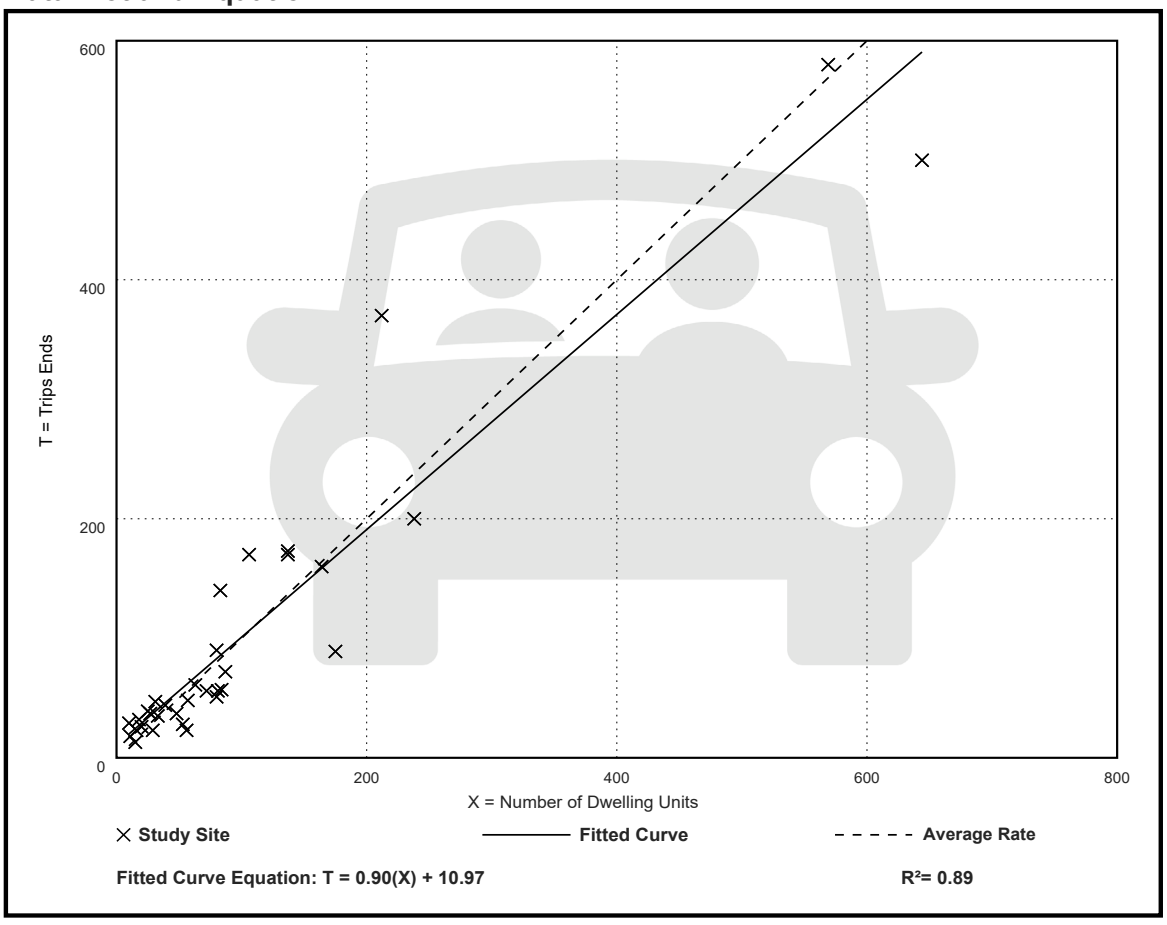
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 33
Avg. Num. of Dwelling Units: 106
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.41 - 2.90	0.36

Data Plot and Equation



Single-Family Detached Housing
(210)

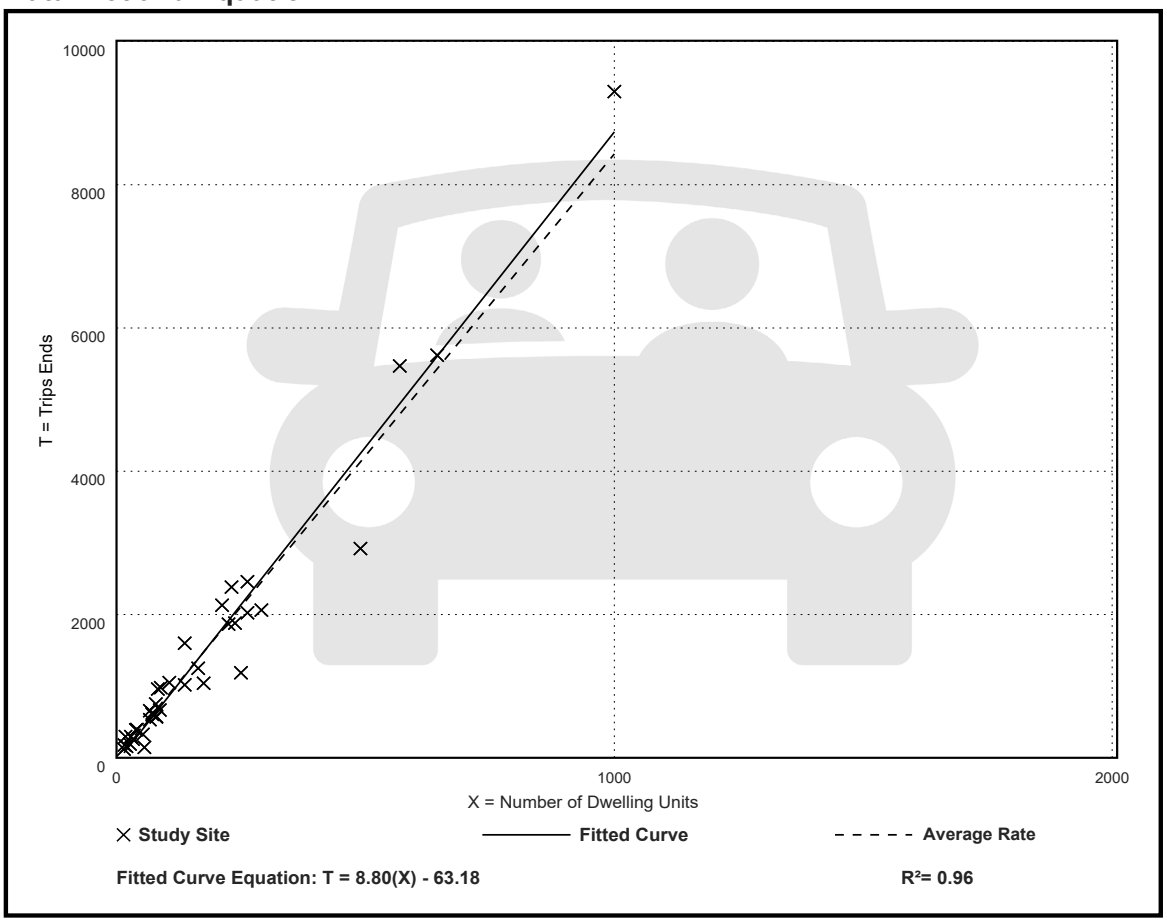
Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

Setting/Location:	**General Urban/Suburban**
Number of Studies:	38
Avg. Num. of Dwelling Units:	172
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.43	2.61 - 16.44	1.73

Data Plot and Equation



Single-Family Detached Housing
(210)

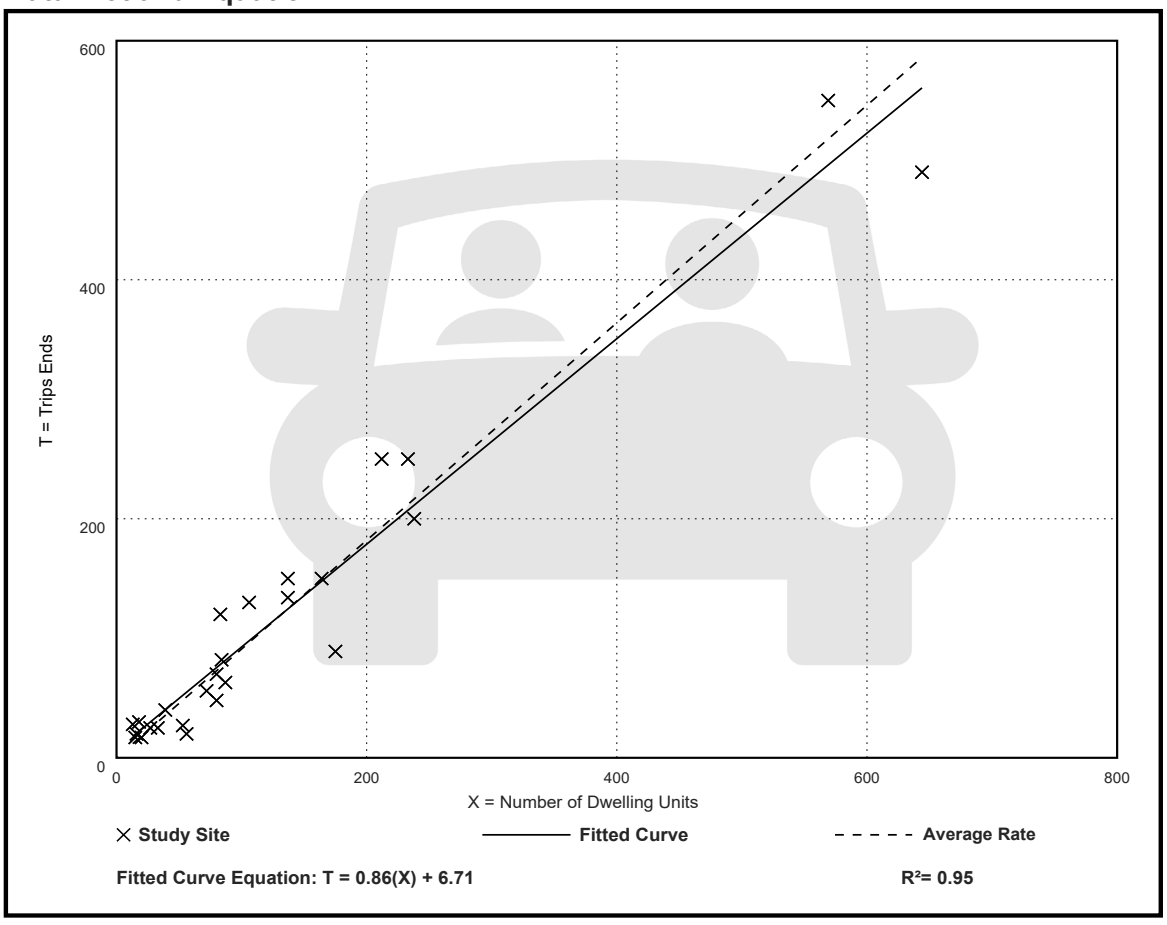
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Sunday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. Num. of Dwelling Units: 130
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.91	0.36 - 2.15	0.23

Data Plot and Equation



Single-Family Detached Housing
(210)

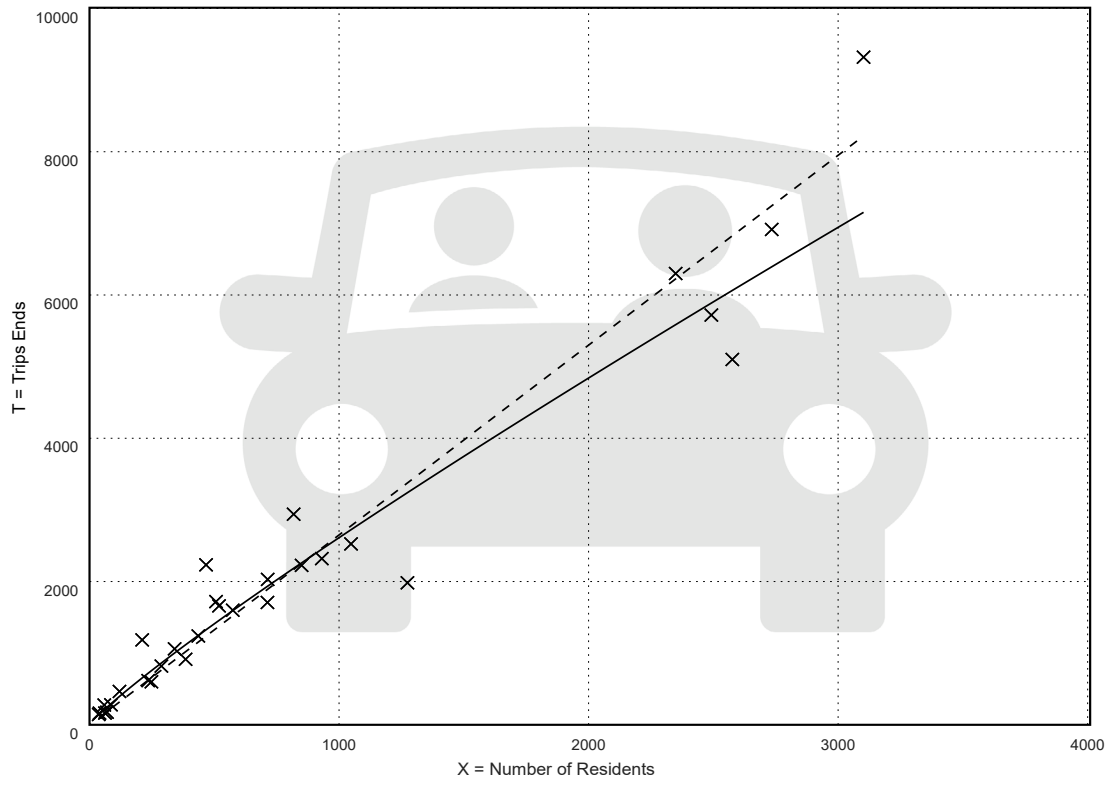
Vehicle Trip Ends vs: **Residents**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. Num. of Residents: 810
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.65	1.56 - 5.62	0.64

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.89 Ln(X) + 1.72 **R^2= 0.96**

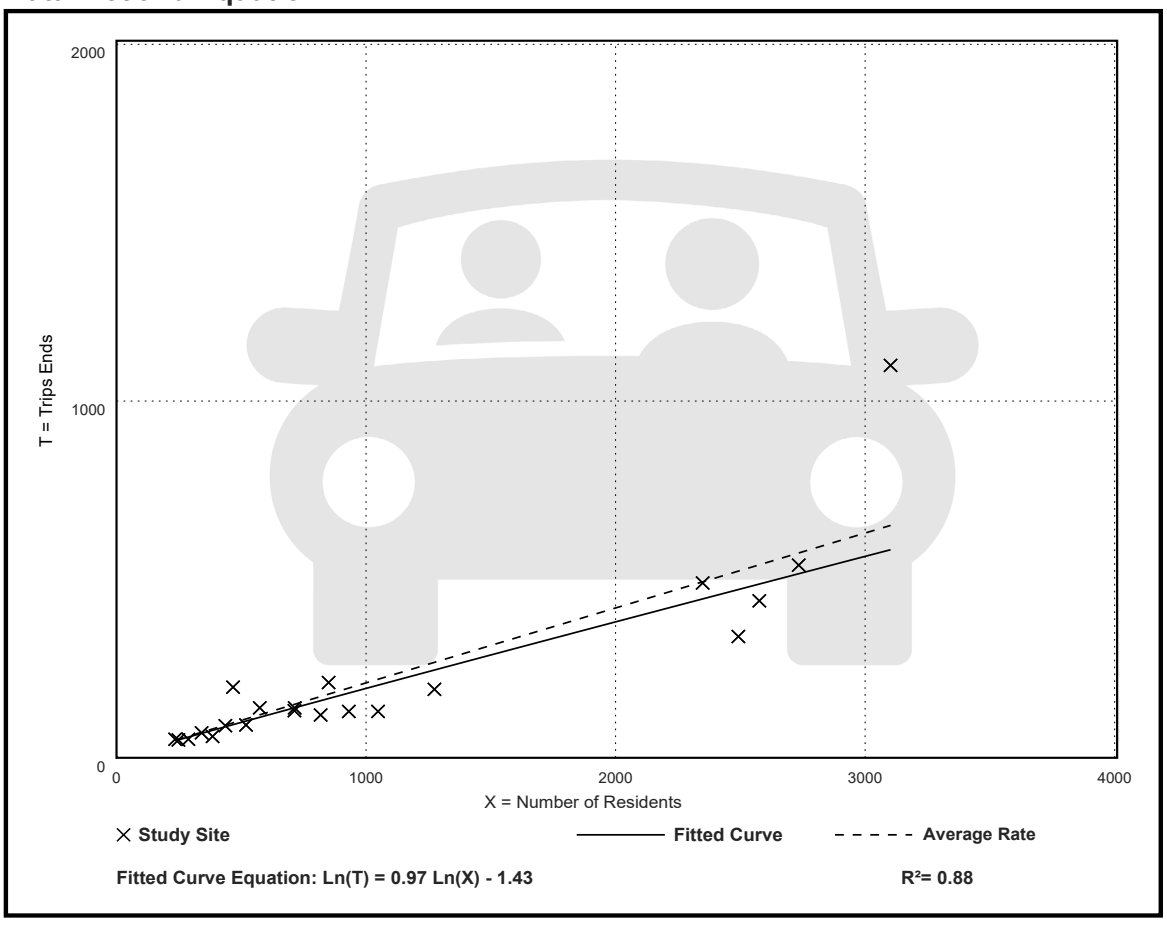
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Residents**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	21
Avg. Num. of Residents:	1100
Directional Distribution:	31% entering, 69% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



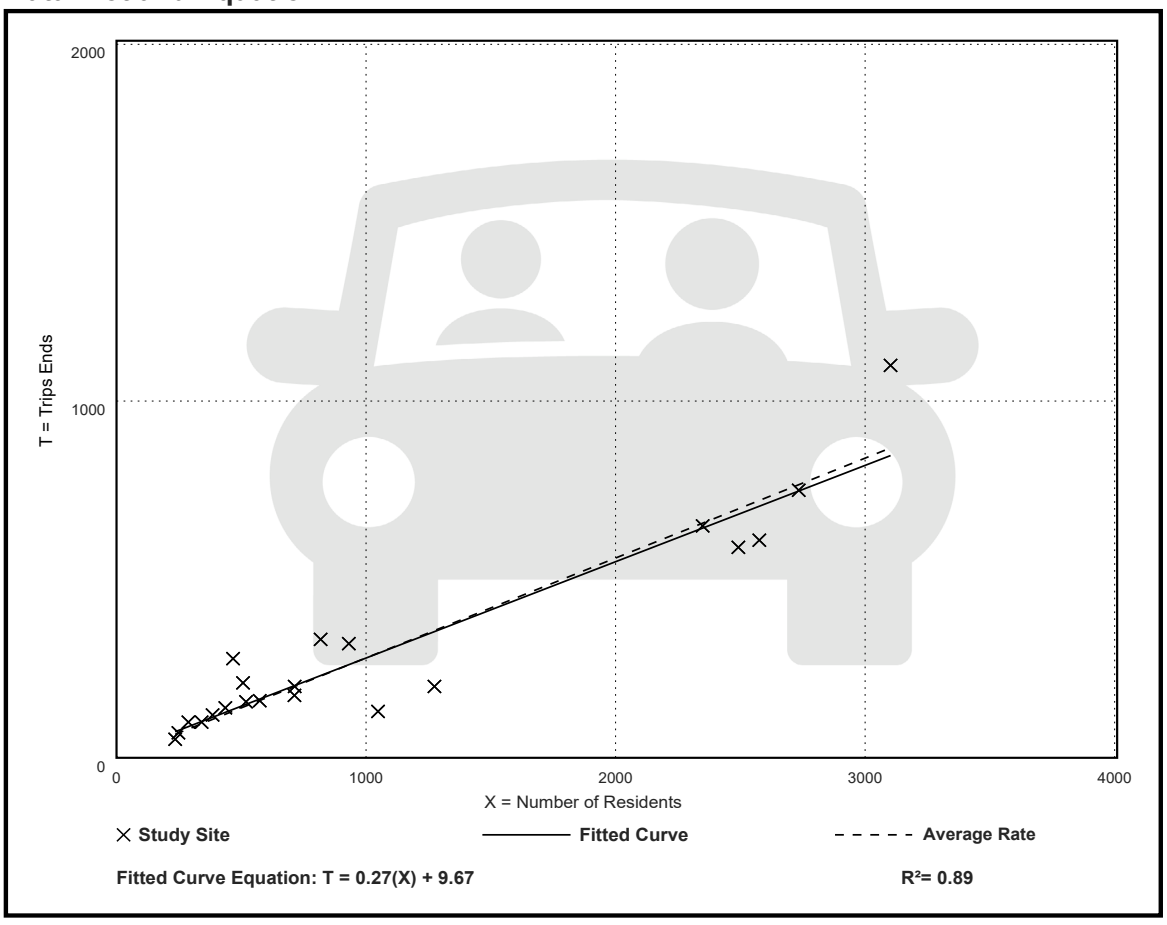
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Residents**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	21
Avg. Num. of Residents:	1083
Directional Distribution:	66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

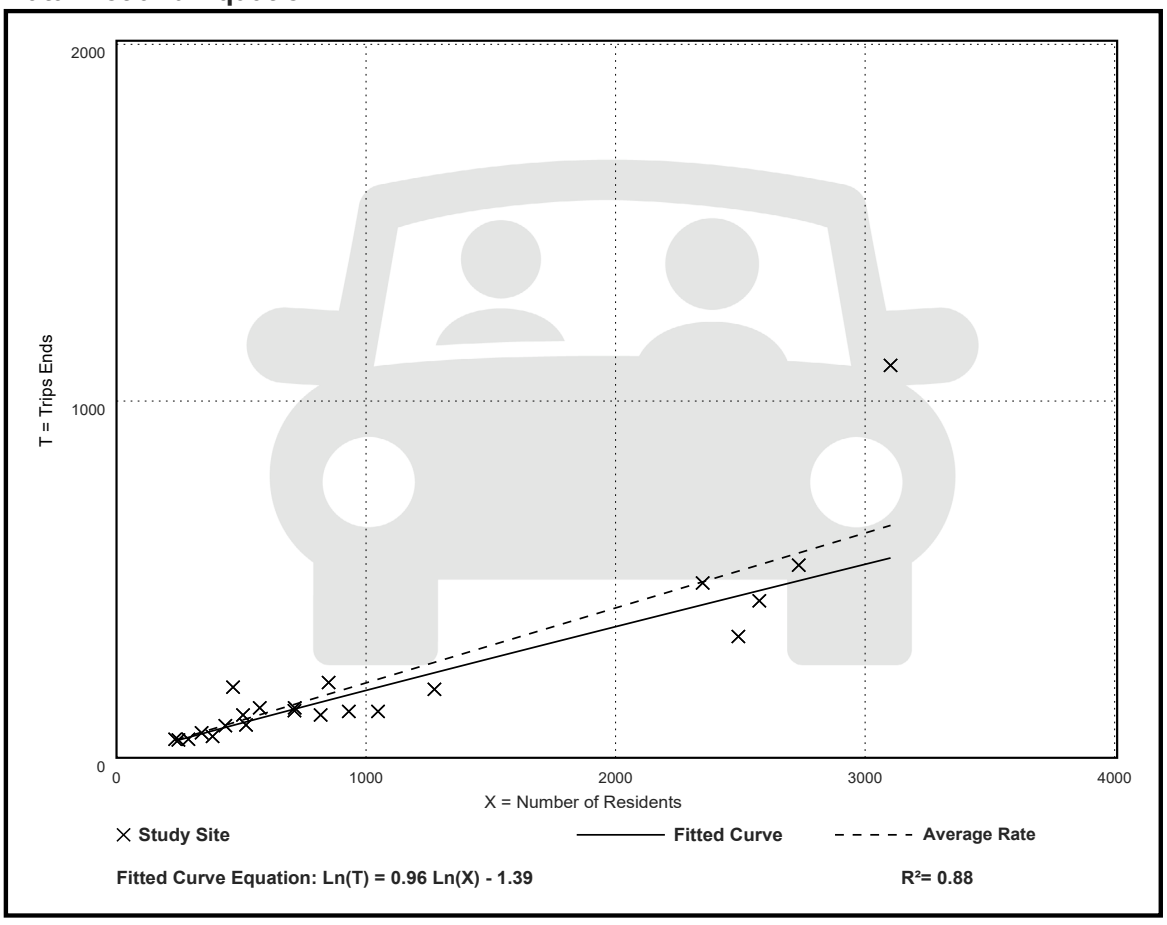
Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Residents: 1073
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

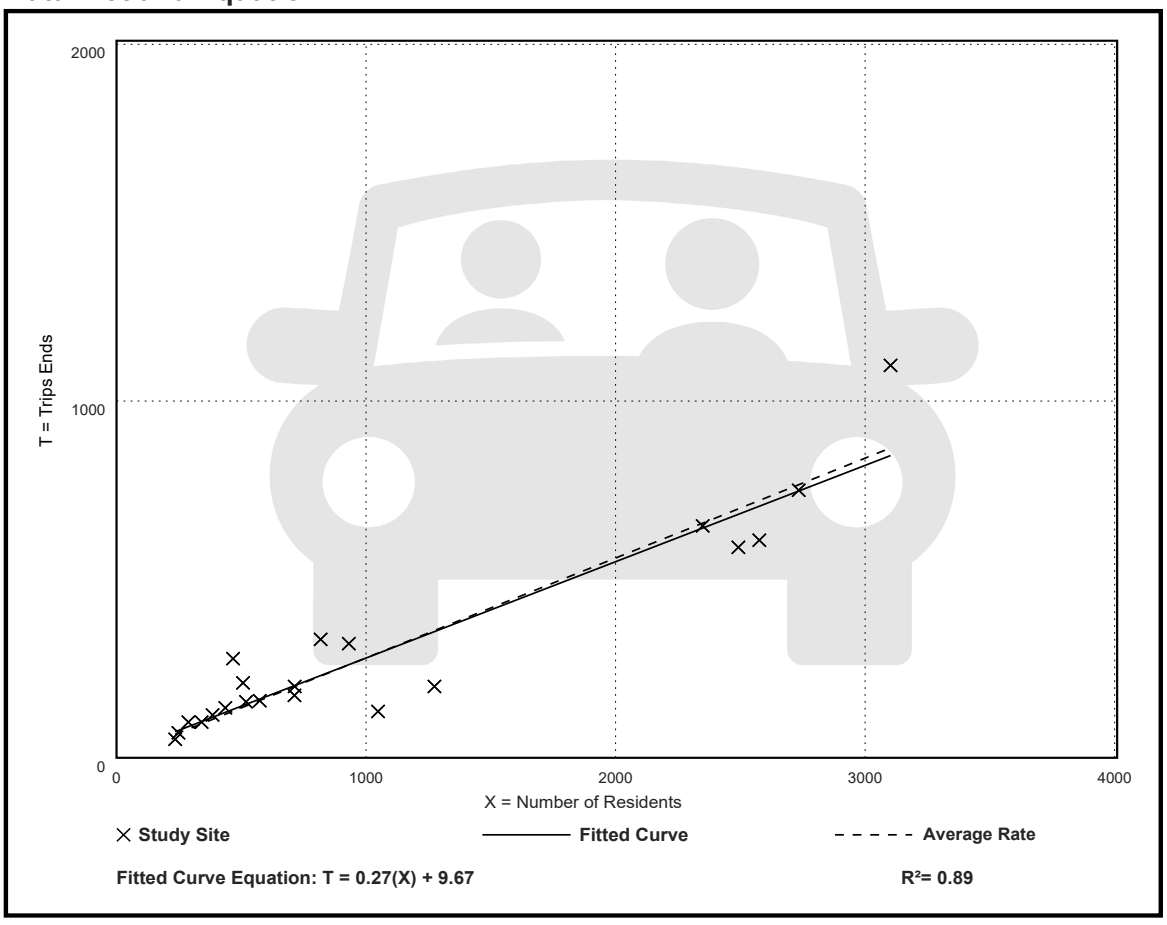
Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 21
Avg. Num. of Residents: 1083
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

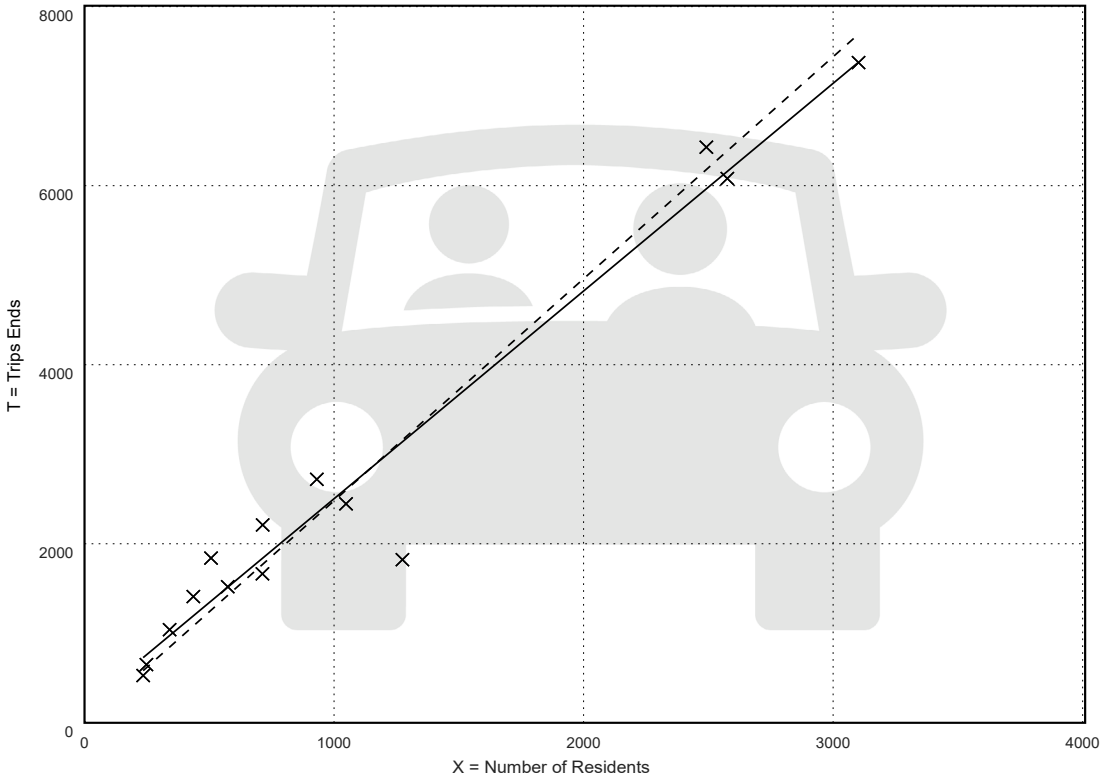
Vehicle Trip Ends vs: **Residents**
On a: **Saturday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.48	1.43 - 3.63	0.46

Data Plot and Equation



Fitted Curve Equation: T = 2.32(X) + 183.13

R^2= 0.96

Single-Family Detached Housing
(210)

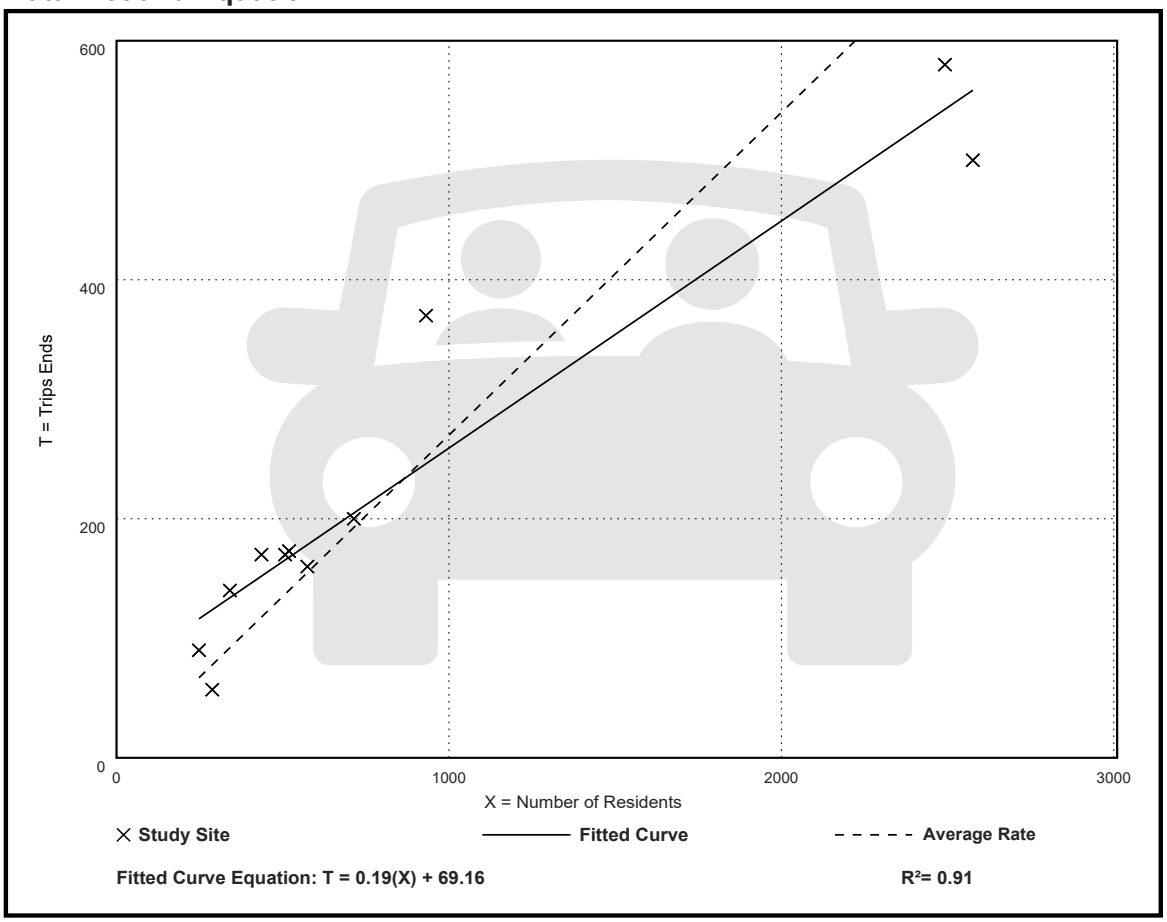
Vehicle Trip Ends vs: **Residents**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Residents: 875
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.27	0.19 - 0.41	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

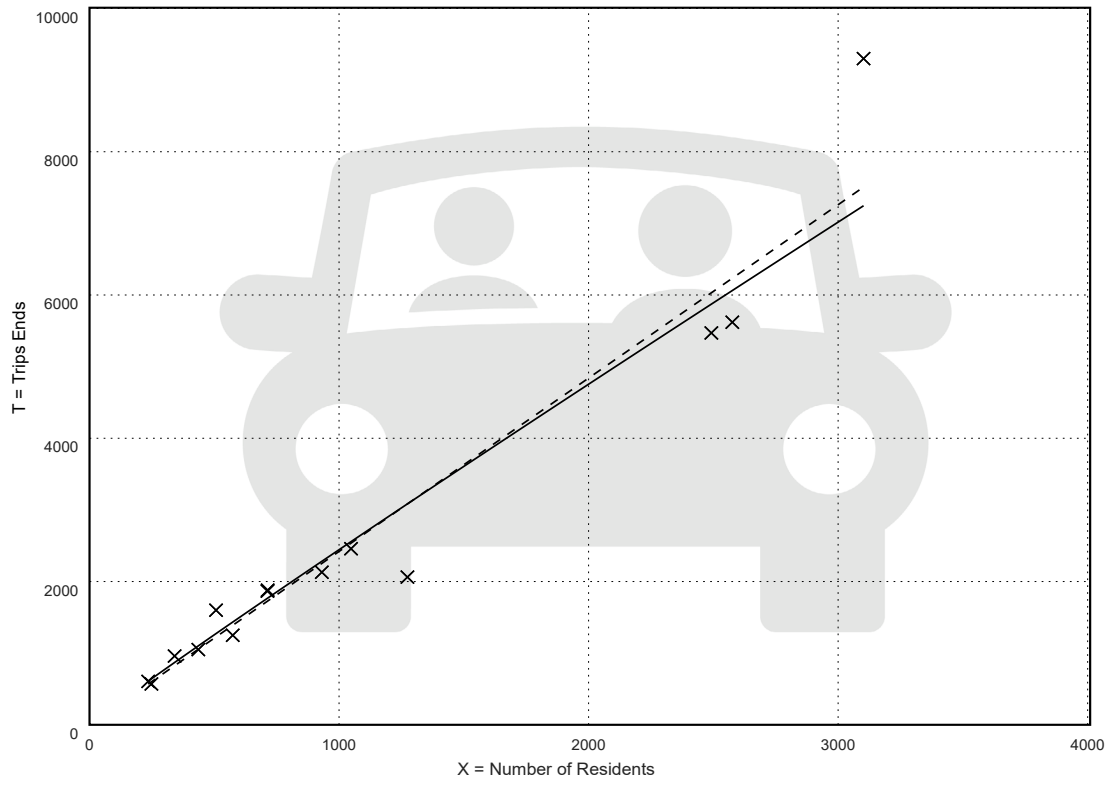
Vehicle Trip Ends vs: **Residents**
On a: **Sunday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.42	1.62 - 3.16	0.43

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 1.17 **R^2= 0.96**

Single-Family Detached Housing
(210)

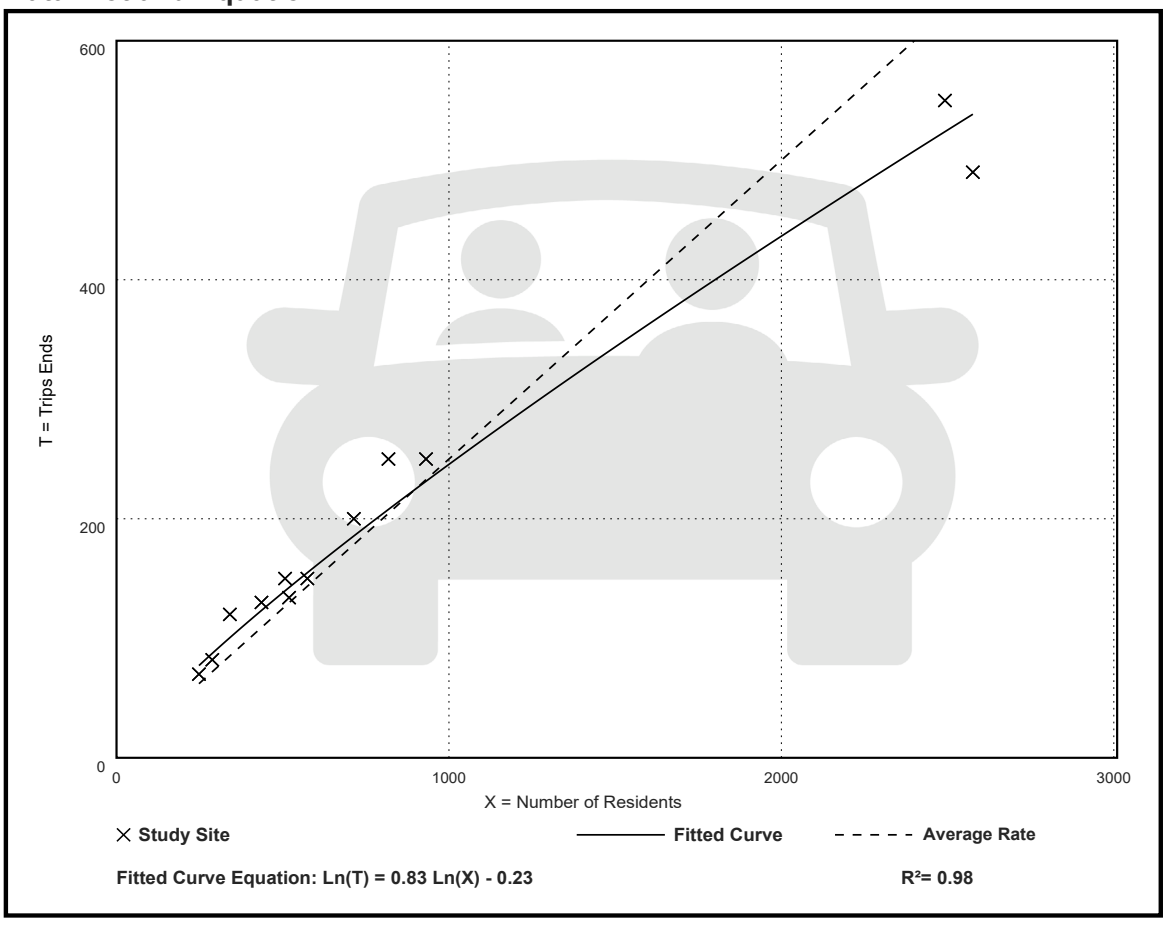
Vehicle Trip Ends vs: **Residents**
On a: **Sunday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. Num. of Residents: 870
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.35	0.05

Data Plot and Equation



Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. This land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, and Wisconsin.

Source Numbers

357, 390, 418, 525, 571, 583, 638, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing
(215)

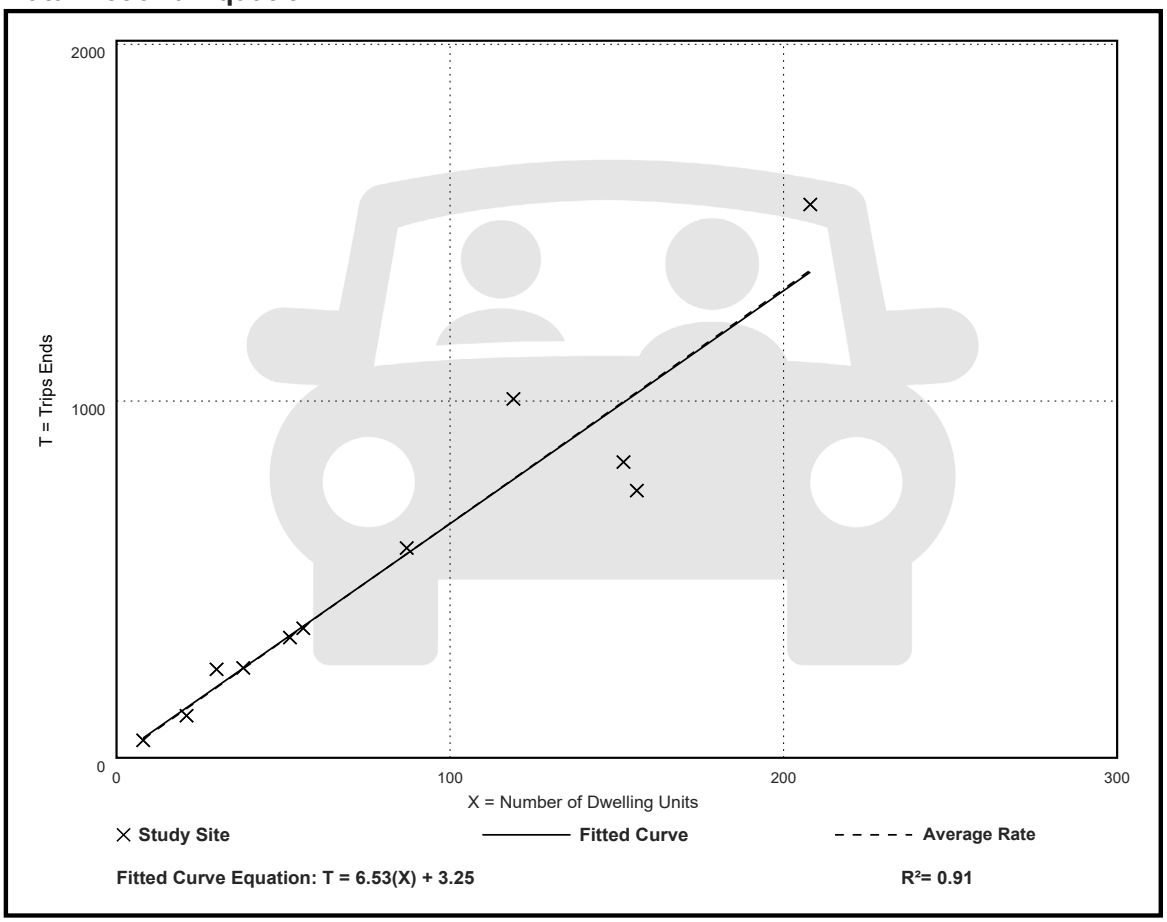
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



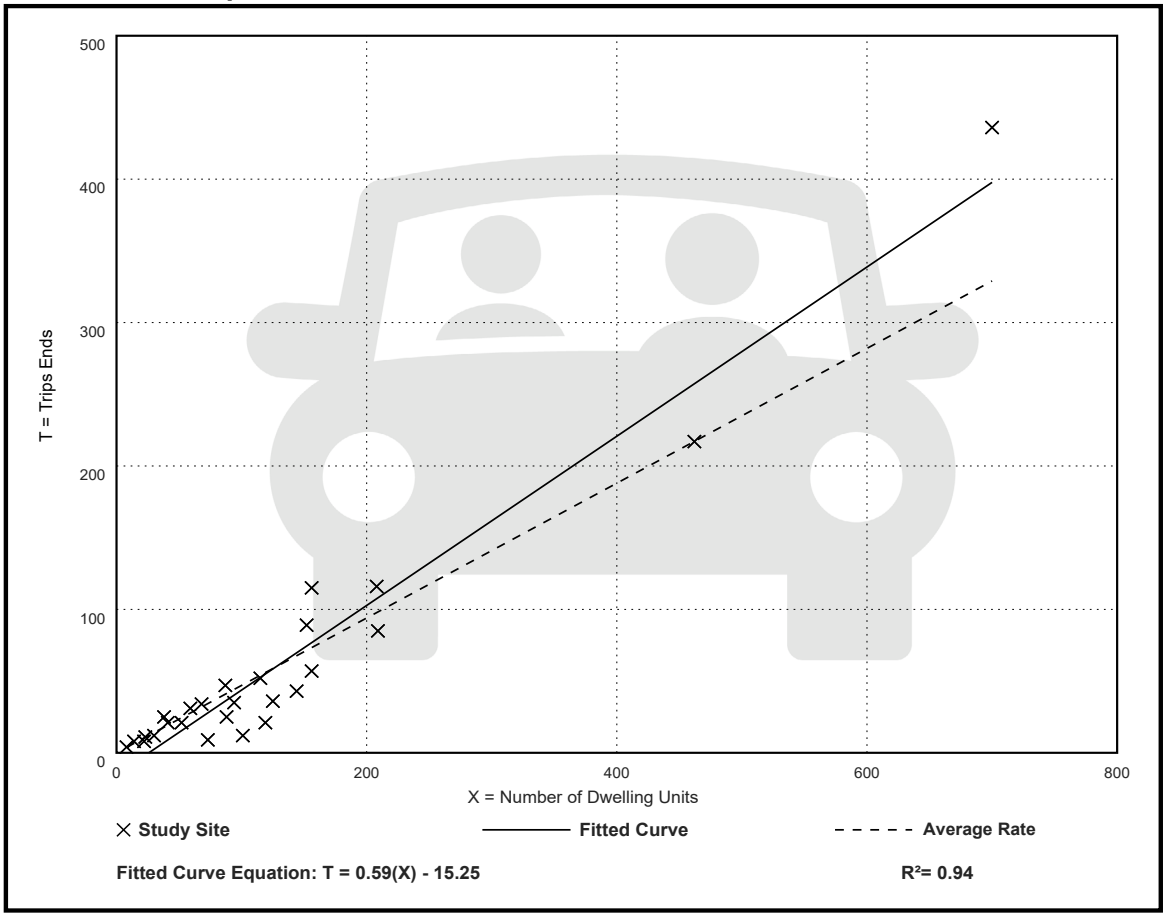
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	26
Avg. Num. of Dwelling Units:	129
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



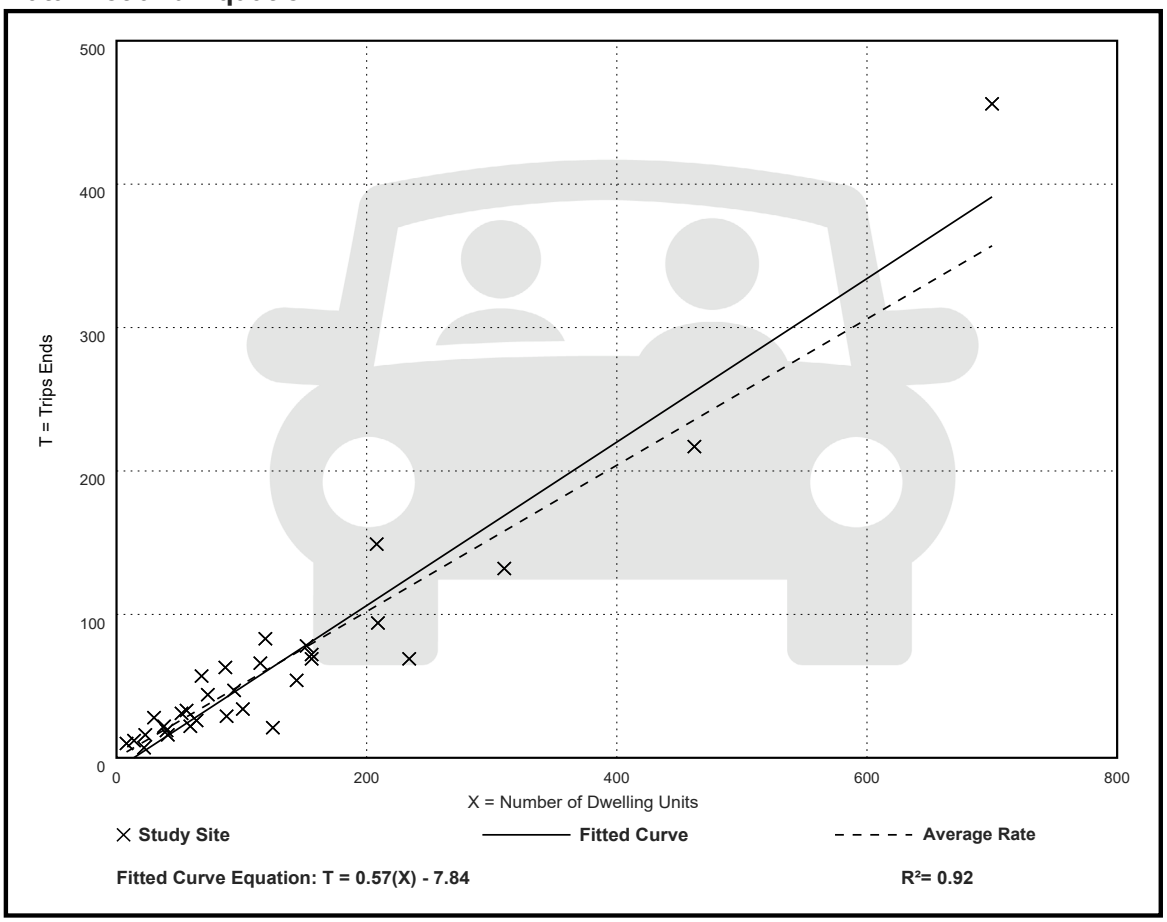
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	31
Avg. Num. of Dwelling Units:	131
Directional Distribution:	57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

Data Plot and Equation



Single-Family Attached Housing
(215)

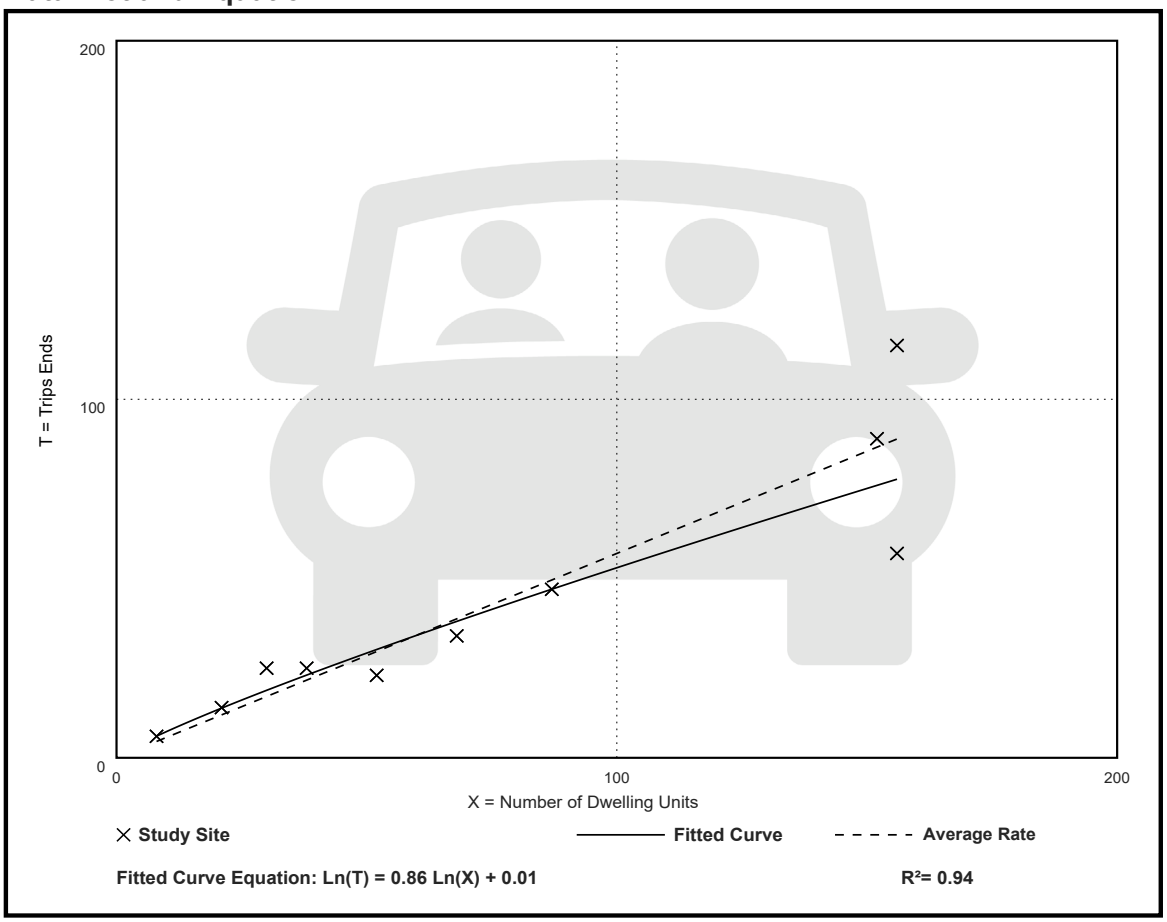
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. Num. of Dwelling Units: 77
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.37 - 0.83	0.15

Data Plot and Equation



Single-Family Attached Housing
(215)

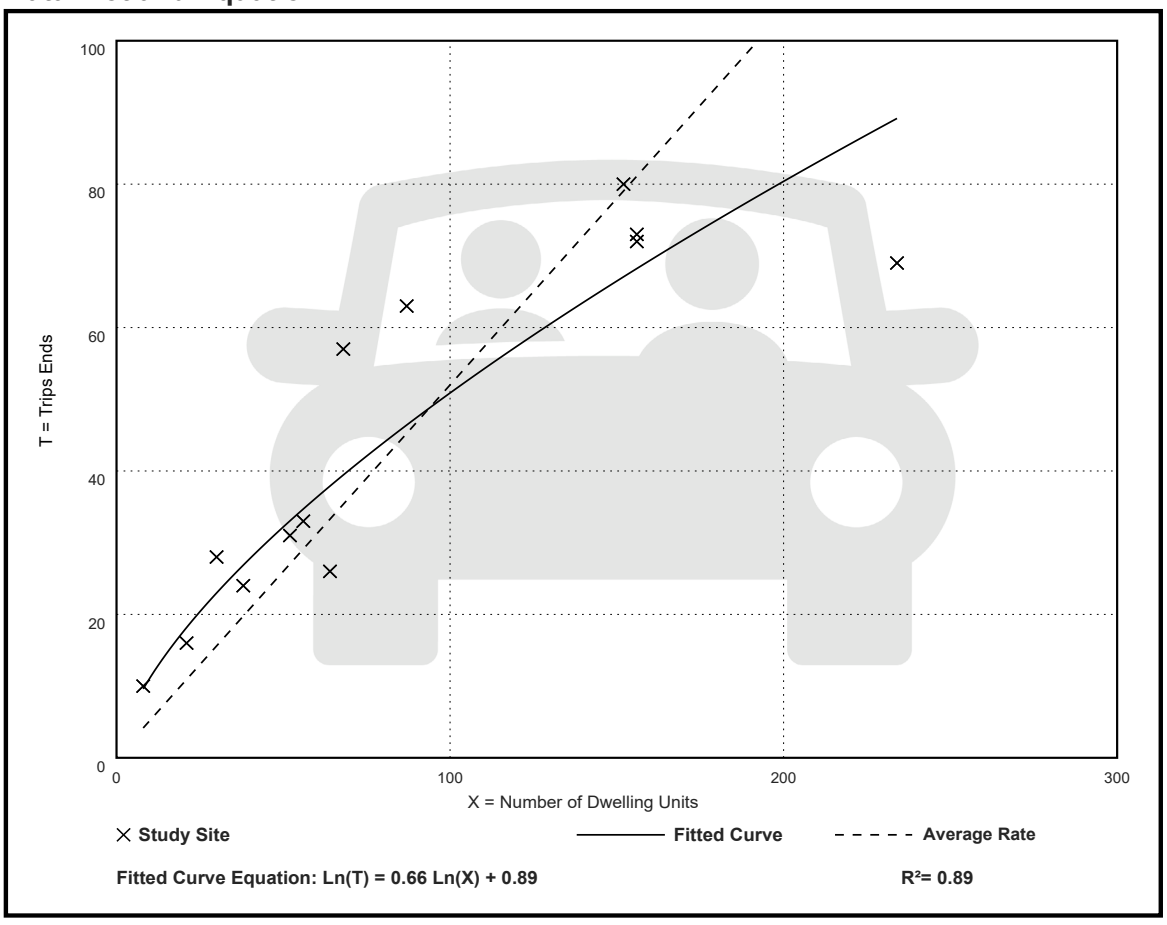
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.29 - 1.25	0.19

Data Plot and Equation



Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

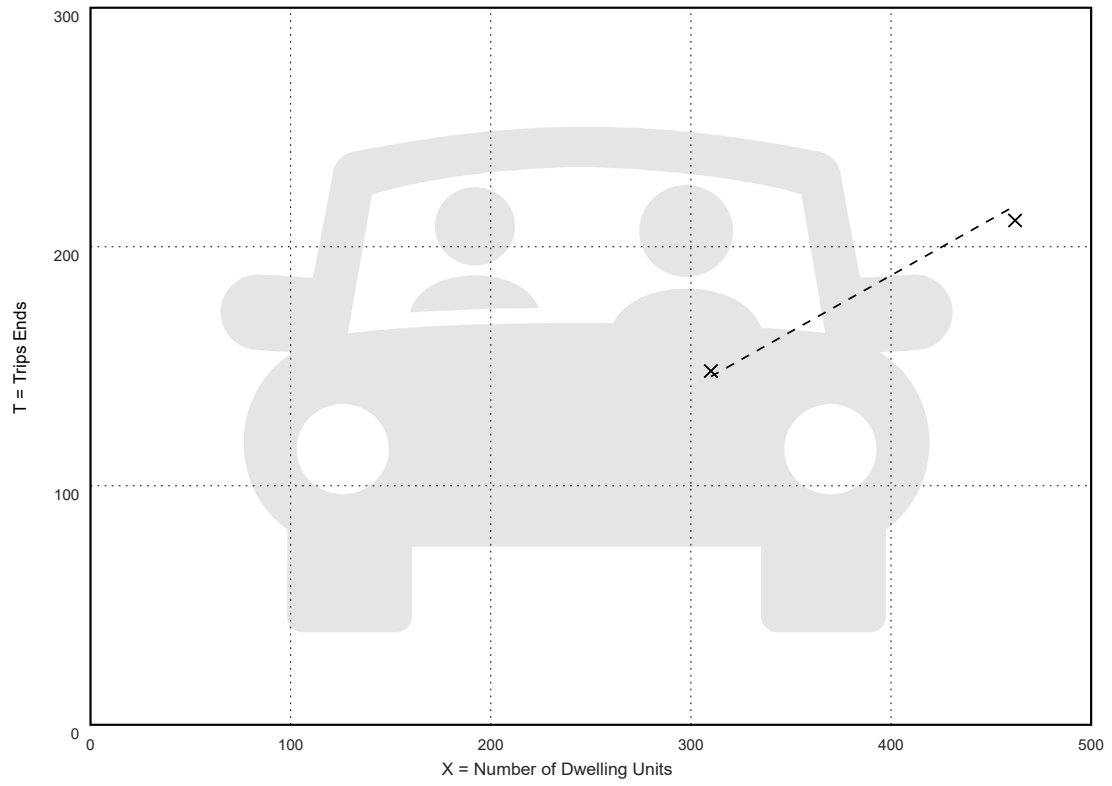
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Dwelling Units: 386
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.46 - 0.48	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Residents
On a: Weekday

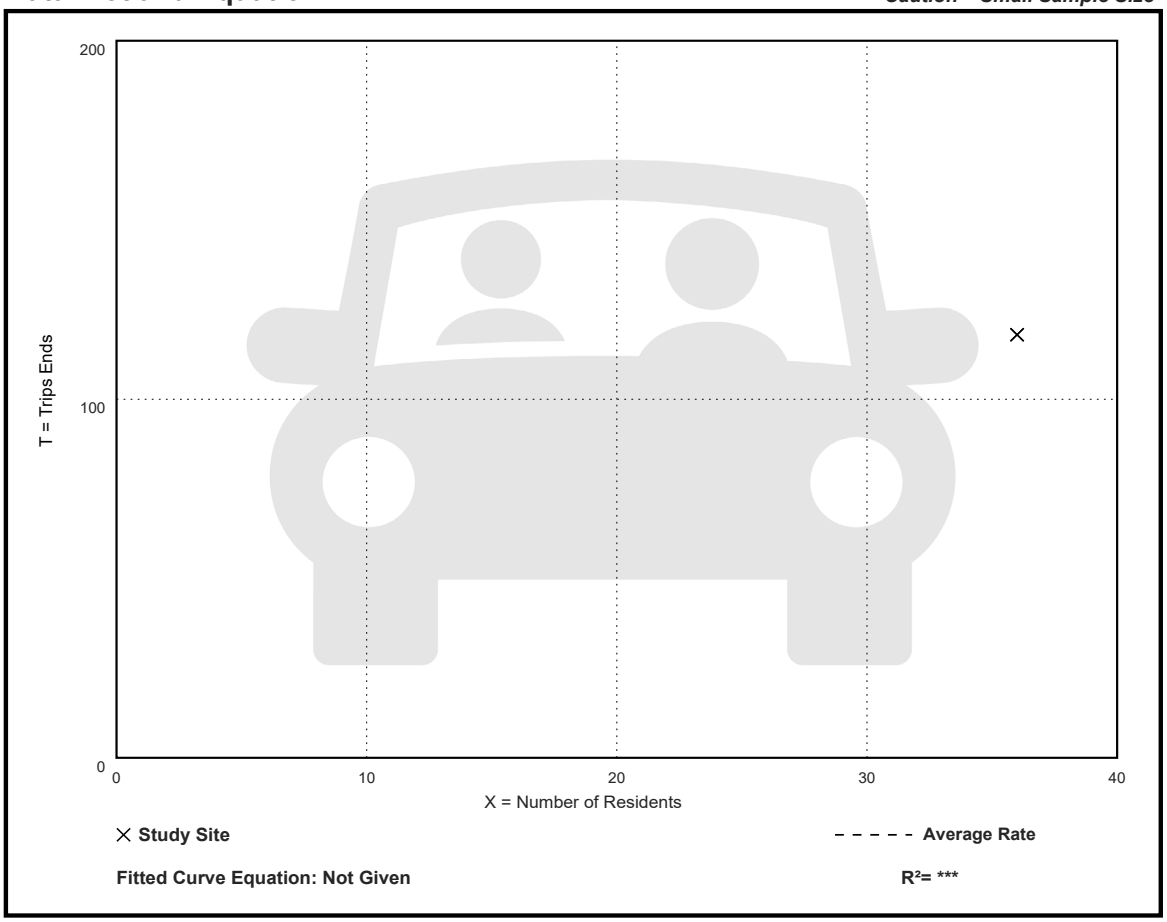
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Residents: 36
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
3.28	3.28 - 3.28	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
AM Peak Hour of Generator

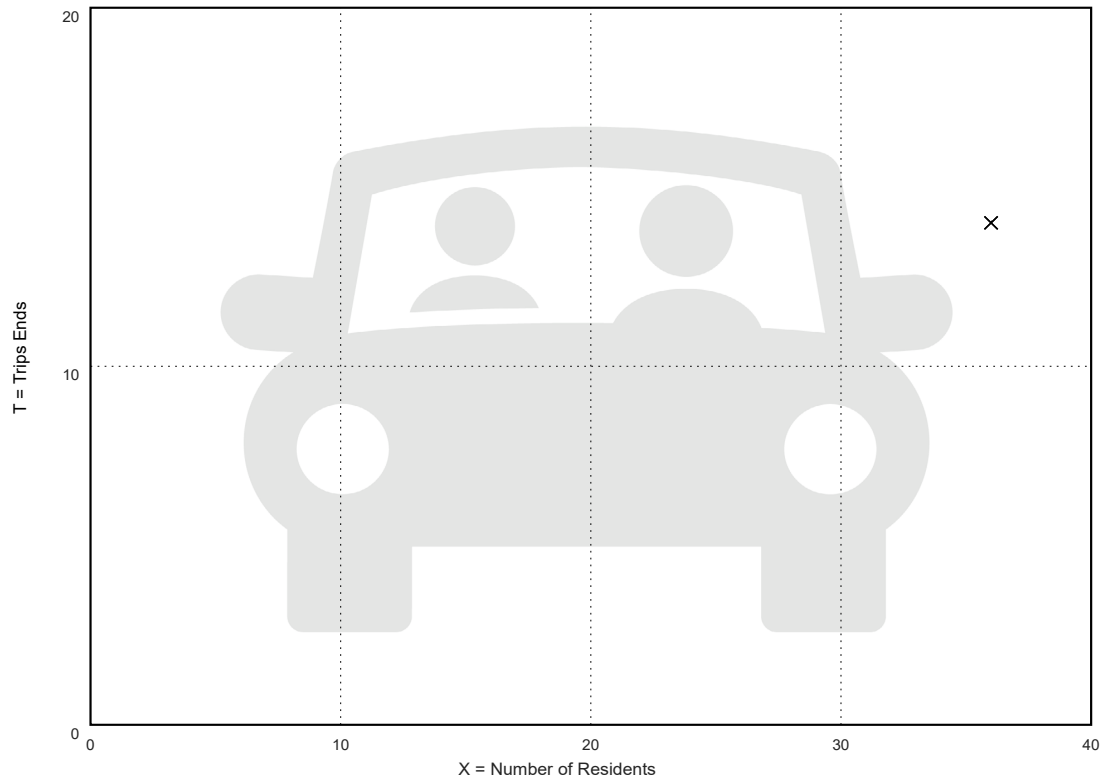
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Residents: 36
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.39	0.39 - 0.39	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
PM Peak Hour of Generator

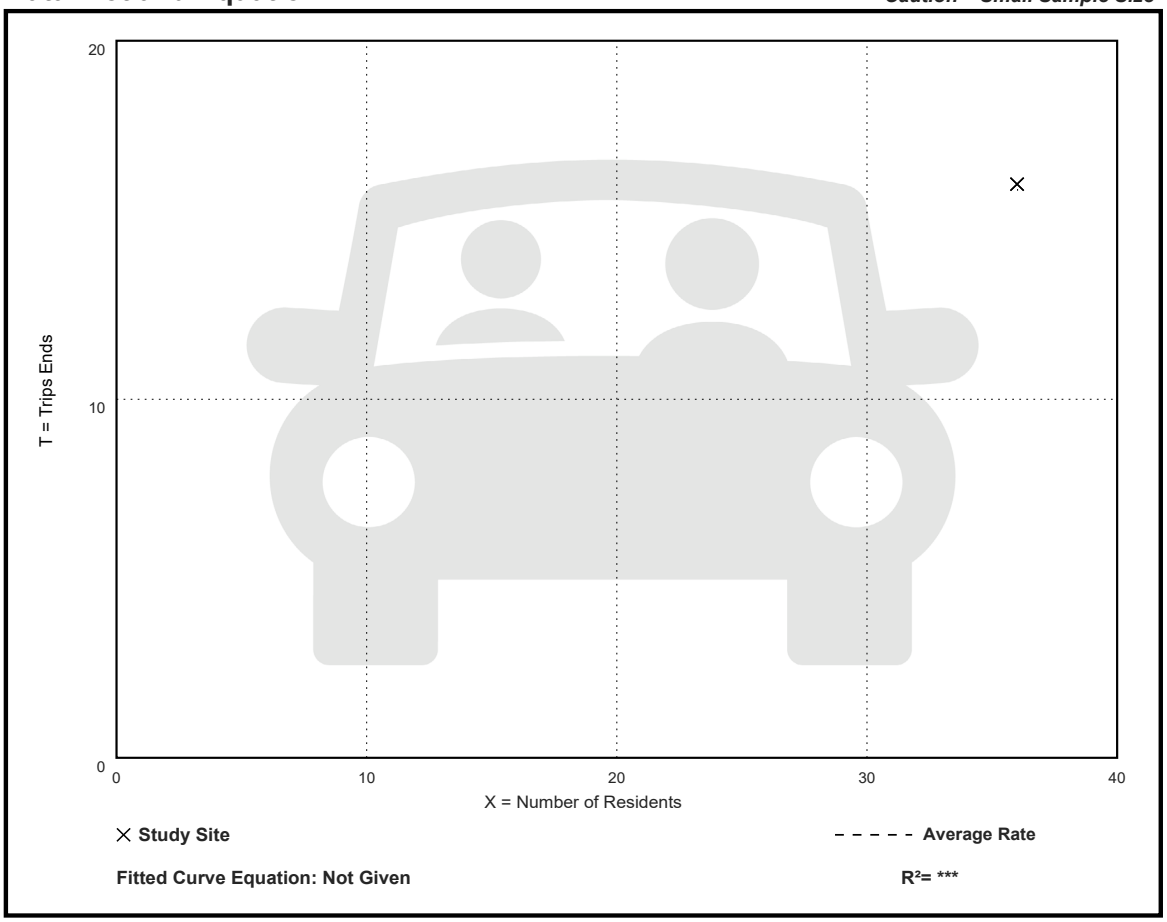
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Residents: 36
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.44	0.44 - 0.44	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

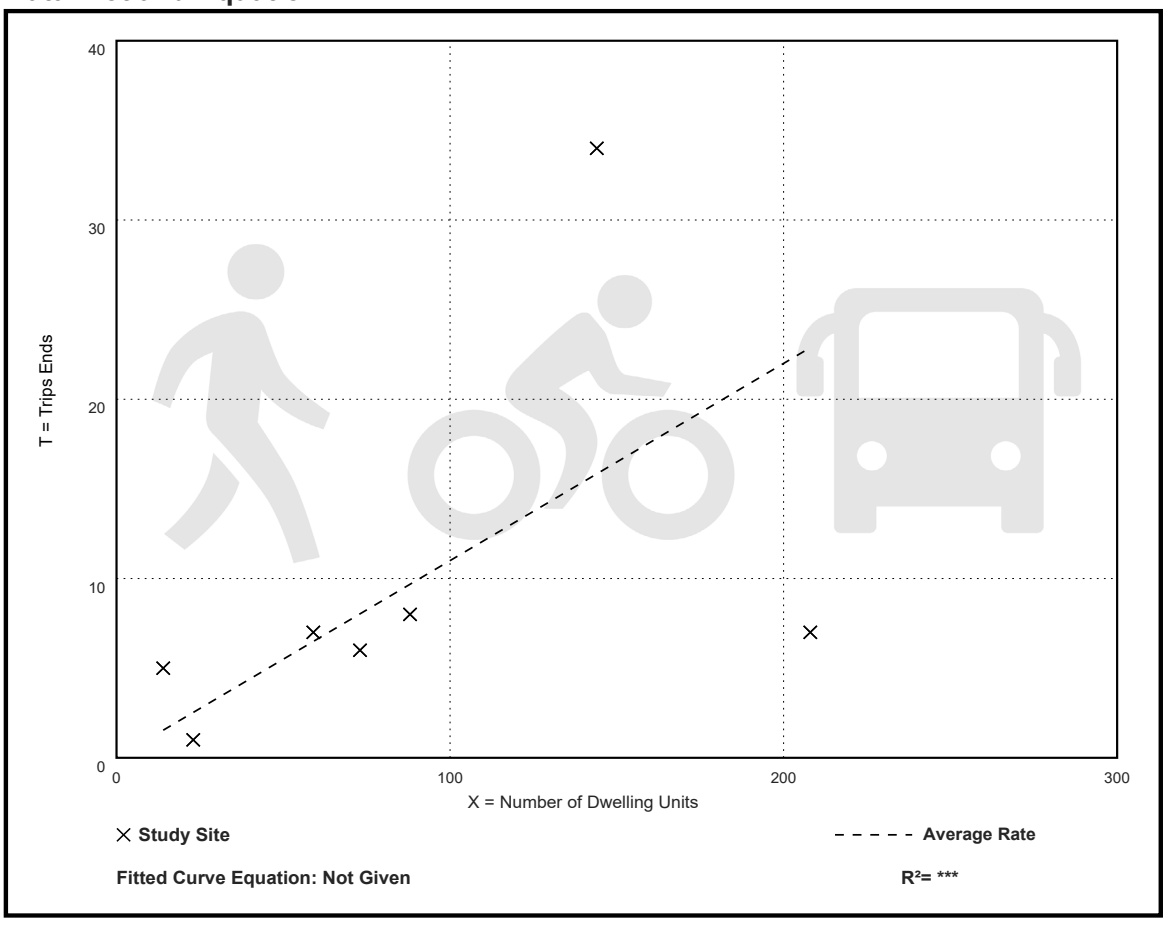
Single-Family Attached Housing
(215)

Walk+Bike+Transit Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	25% entering, 75% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.36	0.09

Data Plot and Equation



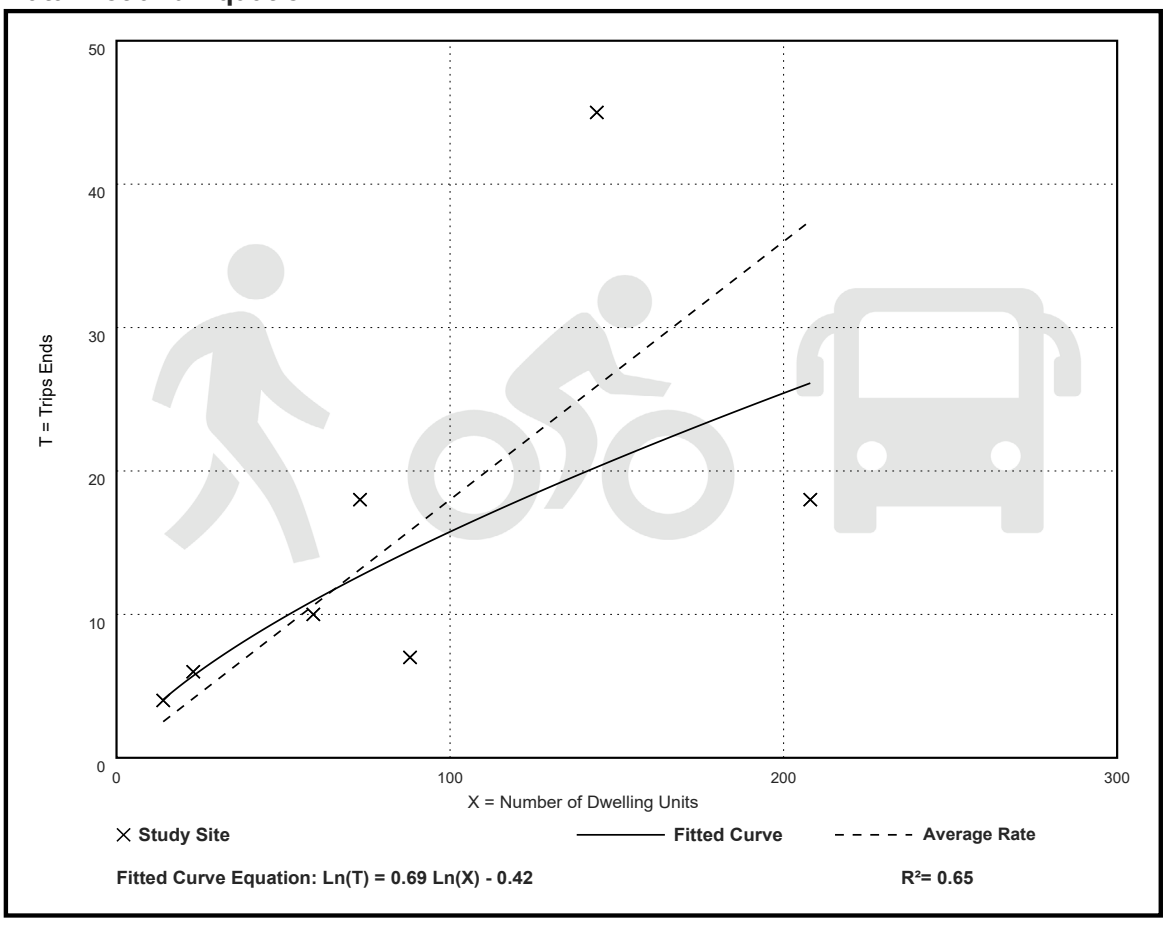
Single-Family Attached Housing
(215)

Walk+Bike+Transit Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	62% entering, 38% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.31	0.11

Data Plot and Equation



TitleOne
a title & escrow co.

TitleOne: Kennewick
Authorized Agent for:
Title Resources Guaranty Company

File Number: 26591212

Contact Information

We would like to thank you for your business and we appreciate the opportunity to serve you. The Title Commitment has been sent to the parties listed below.

If you have any title questions, please contact your Title Officer:

Jaimie Hall Blank
jaimie.hallblank@titleonecorp.com
(509) 361-6045

TitleOne: Kennewick Address:
1919 N. Pittsburgh St., Suite A
Kennewick, WA 99336

Agents / Brokers and Transaction Coordinators

Subdivision Guarantee Face Page

Order No.: 26591212 Guarantee No.: 2656-SG-26591212

Liability:	$2,500.00
Charge:	$250.00
Tax:	$22.00
Total:	$272.00

Subject to the Exclusions from Coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Guarantee, and subject to the further exclusion and limitation that no guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

Title Resources Guaranty Company
a corporation here in called the Company
Guarantees

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated herein which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Date: February 13, 2026

Jamie Hall Blake

An authorized signature

Title Resources Guaranty Company

By: Paul McNulty
Executive Vice President

Michael P. Haydar
Secretary

TRGC Form No.: 2647 Subdivision Guarantee

Guarantee Conditions and Stipulations (09-12-08)

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
   The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.
2. Notice of Claim to be Given by Assured Claimant.
   An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. No Duty to Defend or Prosecute.
   The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
   Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or

waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.
   This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

   The liability of the Company under this Guarantee to the Assured shall not exceed the least of:
   (a) the amount of liability stated in Schedule A or in Part 2;

   (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
   (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.
8. Limitation of Liability.
   (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
   (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
   (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.
9. Reduction of Liability or Termination of Liability.
   All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.
10. Payment of Loss.
    (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
    (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.
11. Subrogation Upon Payment or Settlement.
    Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

    The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

    If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.
12. Arbitration.
    Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the

Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.
    (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
    (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
    (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.
14. Notices, Where Sent.
    All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 8111 Ibj Freeway, Ste. 1200, Dallas, TX 75251, or trgcclaims@trgc.com.

Subdivision Guarantee
Issued By
Title Resources Guaranty Company

Schedule A

Order No.: 26591212 Guarantee No.: 2656-SG-26591212

1. **Name of Assured: City of Prosser, Washington and Benton County, Washington**

2. **Date of Guarantee:** January 26, 2026

3. **The assurances referred to on the face page hereof are:**

   a. That, according to those public records which, under the recording laws, impart constructive notice of matters affecting title to the following described land:

      See Exhibit A attached hereto.

   b. Title to the estate or interest in the land is vested in:

      Spencer Moore and Hilary Moore, husband and wife and Randy Studdard, a single person, and Marvin Studdard, a single person and Branden Parli and Britnie Parli, a married couple and Wade Bruskland and Pyper Bruskland, a married couple

   c. The estate or interest in the land which is covered by this Guarantee is:

      A fee simple estate

Subject to the Exceptions shown below, which are not necessarily shown in order of their priority.

Exceptions:

1. NOTE: According to the available records, the purported address of the land referenced herein is:
1821 Highland Dr, Prosser, WA 99350

2. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.
Abbreviated Legal: Portion of Tracts 7 & 8, P.F.L. & I. Company's Highland Addition

3. General taxes for 2026, and which cannot be paid until February 15, 2026.
First Half Amount: $1,124.33
Second Half Amount: $1,124.28
Full Year Amount: $2,248.61
Assessed Value: $215,390.00
Parcel Number: 1-0184-106-0007-001

4. The Land described herein is located within the boundaries of Sunnyside Valley Irrigation District and is subject to any assessments levied thereby and any easements.

5. The Land described herein is located within the boundaries of City of Prosser Irrigation District and is subject to any assessments levied thereby and any easements.

6. Liability to future assessments levied by the City of Prosser Irrigation District, if any.

7. Liability to future assessments levied by the Sunnyside Valley Irrigation District, if any.

8. Easements, reservations, restrictions, and dedications as shown on the official plat of P.F.L. & I. Co's Highland Addition to Prosser.

9. Terms and conditions contained in a/an document by and between Prosser Falls Land and Power Company, a corporation and Clinton C. Moffat and William Turner.
Recorded: November 20, 1907
Recording No.: 7467, records of Benton County, Washington.

10. Terms and conditions contained in a/an document by and between Prosser Falls Land and Irrigation Company, a corporation and L. Erlandson.
Recorded: March 22, 1909
Recording No.: 12724, records of Benton County, Washington.

11. Terms and conditions contained in a/an Agreement by and between United States of America and Town of Prosser, Washington, a municipal corporation.
Recorded: May 3, 1911
Recording No.: 25566, records of Benton County, Washington.

12. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in Right of Way Easement.
Granted to: Public Utility District No. 1 of Benton County, Washington, a municipal corporation
Purpose: Electric transmission line or distribution line or system
Recorded: August 16, 1963
Recording No.: 504546, records of Benton County, Washington.

13. All matters, and any rights, easements, interests or claims as disclosed by Record Survey No. 6090 recorded November 22, 2024 as Recording No. 2024-025895, records of Benton County, Washington.

Description of Matters Found:

(a) Fence location on east boundary
(b) Location of metal cargo container
(c) Location of wooden shed

14. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: $120,000.00
Trustor/Grantor: Spencer Moore and Hilary Moore, husband and wife and Randy Studdard, a single person, and Marvin Studdard, a single person and Branden Parli and Britnie Parli, a married couple and Wade Bruskland and Pyper Bruskland, a married couple
Trustee: TitleOne
Beneficiary: The Norman and Joanne Coates Family Revocable Living Trust, dated October 12, 2015, and any amendments thereto
Dated: May 29, 2025
Recorded: May 30, 2025
Recording No.: 2025-012123, records of Benton County, Washington.

Order No.: 26591212 Guarantee No.: 2656-SG-26591212

Exhibit "A"

SITUATE IN THE **COUNTY OF Benton**, STATE OF WASHINGTON.

A PORTION OF TRACT 7 & 8 OF THE PLAT OF P.F.L. & I. COMPANY'S HIGHLAND ADDITION TO PROSSER RECORDED IN VOLUME 1 AT PAGE 24 IN FEBRUARY 1906, RECORDS OF BENTON COUNTY, WASHINGTON, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PROSSER, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON SPIKE MARKING THE INTERSECTION OF HIGHLAND DRIVE WITH MERCER COURT; THENCE SOUTH 89°55'47" WEST ALONG THE CENTERLINE OF SAID HIGHLAND DRIVE A DISTANCE OF 39.16 FEET TO A 1 INCH IRON SPIKE ALONG SAID CENTERLINE, LOCATED NORTH 89°43'57" EAST ALONG SAID CENTERLINE A DISTANCE OF 993.36 FEET FROM A 1 INCH IRON SPIKE MARKING THE INTERSECTION WITH BROCK COURT; THENCE SOUTH 89°43'57" WEST ALONG SAID HIGHLAND DRIVE CENTERLINE A DISTANCE OF 267.28 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID TRACT 8; THENCE SOUTH 00°19'06" EAST ALONG SAID PROJECTION A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY MARGIN OF HIGHLAND DRIVE RIGHT OF WAY BEING A 25.00 FOOT SOUTHERLY OFFSET FROM SAID CENTERLINE, ESTABLISHED PER THE PLAT OF PROSSER GARDEN TRACTS PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 91 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 100647 AND PER INSTRUMENT RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 500606; THENCE CONTINUING SOUTH 00°19'06" EAST ALONG THE EAST BOUNDARY OF SAID TRACT 8 A DISTANCE OF 88.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°19'06" EAST ALONG SAID EAST BOUNDARY OF TRACT 8 A DISTANCE OF 549.44 FEET TO THE SOUTHEAST CORNER THEREOF AND NORTHERLY BOUNDARY OF THE PLAT OF FIRST ADDITION TO HIGHLAND ADDITION RECORDED IN VOLUME 2 OF PLATS AT PAGE 53, CIRCA JULY 1911, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 82°07'58" WEST ALONG THE COMMON BOUNDARY BETWEEN SAID TRACT 8 AND SAID PLAT OF FIRST ADDITION TO HIGHLAND ADDITION A DISTANCE OF 133.75 FEET TO THE CORNER COMMON WITH SAID TRACT 7; THENCE SOUTH 63°29'58" WEST ALONG THE COMMON BOUNDARY BETWEEN SAID TRACT 7 AND SAID PLAT OF FIRST ADDITION TO HIGHLAND ADDITION A DISTANCE OF 147.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 7 AND EASTERLY BOUNDARY OF SHORT PLAT NO. 2781 RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2003-062319; THENCE NORTH 00°21'33" WEST ALONG THE BOUNDARY COMMON TO SAID TRACT 7 AND SAID SHORT PLAT NO. 2781 A DISTANCE OF 720.73 FEET TO SAID SOUTHERLY MARGIN OF HIGHLAND DRIVE RIGHT OF WAY; THENCE NORTH 89°43'57" EAST ALONG SAID RIGHT OF WAY MARGIN A DISTANCE OF 152.14 FEET; THENCE SOUTH 00°19'06" EAST A DISTANCE OF 88.51 FEET; THENCE NORTH 89°43'57" EAST A DISTANCE OF 113.11 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 166,877 SQUARE FEET, 3.83 ACRES, MORE OR LESS.

2025-012122 D
05/30/2025 11:07:11 AM Page 1 of 3 Fees: $305.50
Brenda Chilton, County Auditor, Benton County, WA

When recorded return to:
Spencer Moore and Hilary Moore and Randy Studdard and
Marvin Studdard and Branden Parli and Britnie Parli and Wade
Bruskland and Pyper Bruskland
150302 W King Tull Rd
Prosser, WA 99350

188869 - $4,805.00 - NY - 05/30/2025 - Benton County

TitleOne
a title & escrow co.

Order Number: 25552019

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Norman L. Coates and Joanne M. Coates as Trustees of The Norman and Joanne Coates Family Revocable Living Trust, dated October 12, 2015, and any amendments thereto who acquired title as Norman and Joanne Coates Family Revocable Living Trust

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Spencer Moore and Hilary Moore, husband and wife and Randy Studdard, a single person, and Marvin Studdard, a single person and Branden Parli and Britnie Parli, a married couple and Wade Bruskland and Pyper Bruskland, a married couple

the following described real estate, situated in the County of Benton, State of Washington:

See Attached Exhibit "A"

Abbreviated Legal: PORTION OF TRACTS 7 & 8 OF P.F.L. & I. COMPANY'S HIGHLAND ADDITION TO PROSSER
Tax Parcel Number(s): 1-0184-106-0007-001

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: 5.21.2025

The Norman and Joann Coates Family Revocable Living Trust dated October 12, 2015, and any amendments thereto

Norman L. Coates
By: Norman L. Coates, Trustee

Joanne M. Coates
By: Joanne M. Coates, Trustee

STATE OF WA }
COUNTY OF Pierce } SS: Norman L. Coates.

I certify that I know or have satisfactory evidence that Joanne M. Coates. is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 5.21.2025 }

Notary Public in and for the State of WA
Residing at: Tacoma.
My Commission Expires: 5.31.27

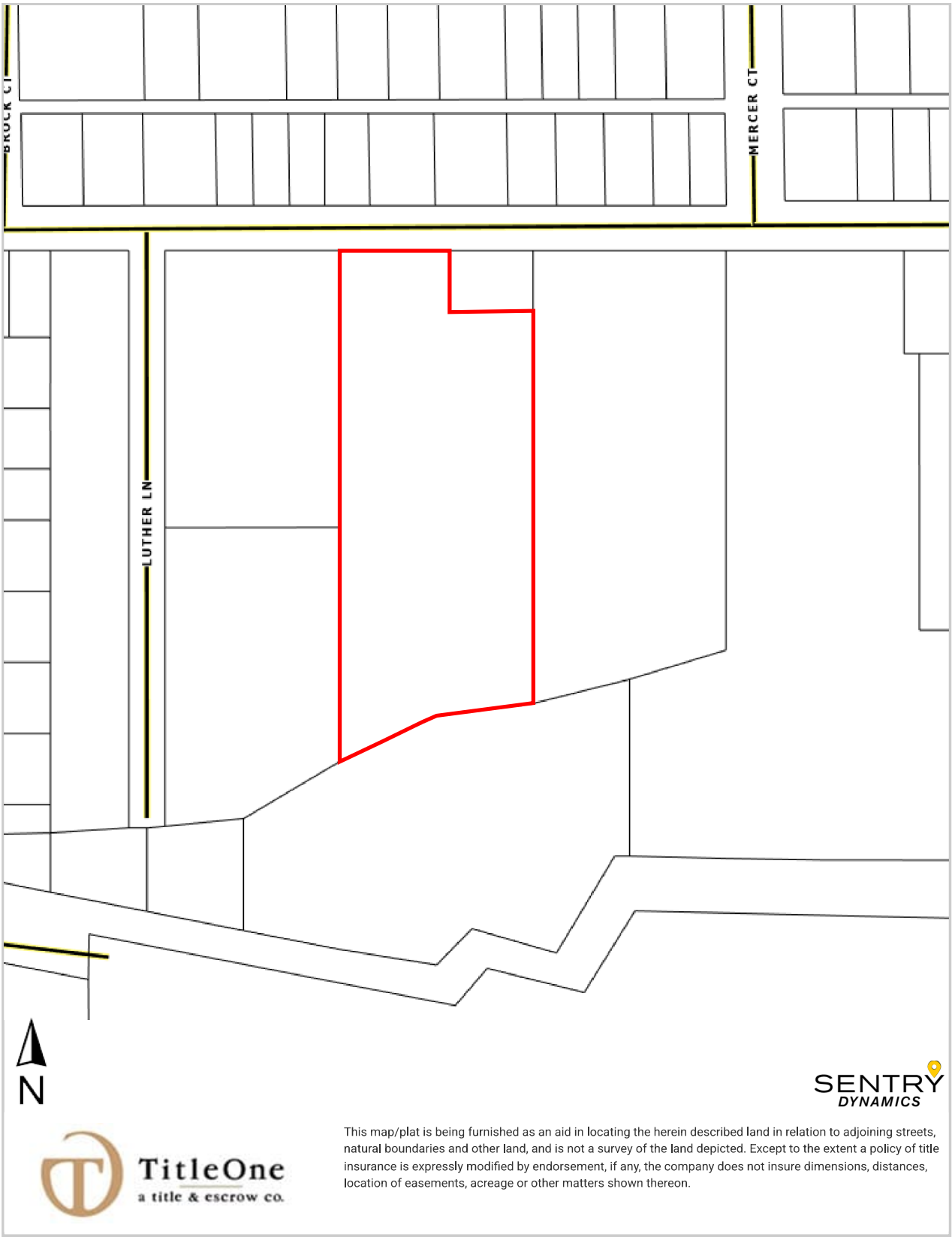
HEIDI MAYBERRY
Notary Public
State of Washington
Commission # 207631
My Comm. Expires May 31, 2027

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BROCK CT
MERCER CT
LUTHER LN
N
SENTRY
DYNAMICS
TitleOne
a title & escrow co.
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

BEFORE THE PLANNING COMMISSION
OF THE
CITY OF PROSSER, WASHINGTON

IN THE MATTER OF

APPLICATION OF HIGHLAND VENTURES LLC, FOR APPROVAL OF PRELIMINARY PLAT FOR HIGHLAND MEADOWS SUBDIVISION LOCATED OFF OF HIGHLAND DRIVE, EAST OF THE MEADE AVE AND HIGHLAND DRIVE INTERSECTION, PROPERTY CURRENTLY ZONED LOW DENSITY RESIDENTIAL (RL).

FINDINGS AND CONCLUSIONS

Before the Planning Commission of the City of Prosser, Washington, in the matter of the request of Highland Ventures, LLC, (on behalf of owners Spencer Moore and Hilary Moore) (hereinafter referred to as Applicant) for the approval of Highland Meadows subdivision parcel # 101841060007001, located 1000 feet East of the intersection of Meade Ave. and Highland Dr.

FINDINGS OF FACT

I.

FINAL DETERMINATION OF CONSISTENCY

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, curbs, gutters, and sidewalks.

II.

STATE ENVIRONMENTAL POLICY ACT

The approval of the preliminary plat is 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 determination of non-significance on April 3, 2026. The SEPA determination is hereby incorporated herein as if fully set forth and the mitigation measures in that determination are conditions of approval for this application and shall be added as notes to the preliminary and final plats.

III.

ADDITIONAL FINDINGS/CONCLUSIONS

1. The Applicant filed for an application for preliminary plat for the Highland Meadows Subdivision on February 17, 2026, with the City of Prosser, Washington, and the application was determined to be complete by administration on April 26, 2026. The correct and revised submittals were completed by the applicant on March 27, 2026.
2. The Benton County Assessor's records indicate that Applicant's Property is vested in the names of Spencer Moore and Hilary Moore.
3. The Applicant's Property is situated ~1000 feet East of Meade Ave. and Highland

Intersection and consists of vacant land and one single-family dwelling property.

4. The single-family dwelling will be maintained in the new subdivision. The subdivision plans for 13 lots – six lots for single-family detached homes and six lots for which duplexes are planned.
5. The surrounding properties are Residential Low Density (RL).
6. The Comprehensive Plan designates Applicant's Property as Residential on the Land Use Map.
7. Notice of the Application was published in the Prosser Record Bulletin on April 7, 2026, and posted in accordance with the Prosser Municipal Code.
8. Notice of this hearing was posted on the Property, published in the City's Official Newspaper, and mailed to affected parties in accordance with the Prosser Municipal Code.
9. The City issued an MDNS for this application on April 3, 2026.
10. _____ testified at the hearing.
11. The following submitted written comments: the Benton Clean Air Agency, Jeff Blair, Lois Lyon, and the Washington State Department of Ecology.
12. Sidewalks are included on all public streets within the plat.
13. The Prosser School District did not request that land be set aside for future school construction.
14. The Property and subdivision development are not subject to potential flood, inundation or swamp conditions.
15. The development regulations for RL provide that open space shall be addressed in the City's SEPA determination.
16. The Subdivision at full build out will connect to Highland Dr.
17. Highland Drive connects directly to SR 22 and to both Meade Ave. and Alexander Ct. which both connect directly to Wine County Road, the City's major arterial which connects to I-82 and to SR 22.
18. The City's Comprehensive Plan GOAL H-3: Ensure that housing is compatible in quality,

design, and intensity with surrounding land uses, traffic patterns, public facilities and environmentally sensitive features; GOAL H-2: Promote reinvestment in existing neighborhoods; GOAL H-5: Encourage a variety of residential densities located in areas that maximize connectivity to jobs, goods and services, and recreation; GOAL T-1: Provide a balanced, multimodal transportation system that supports the safe and efficient movement of people and goods; GOAL LU-6: Encourage future growth to take place in coordination with existing and planned infrastructure investments.

19. The sewer main will be extended down Highland Drive to serve the development.
20. A storm water facility will be constructed to allow for capture and filtration of any stormwater.
21. The proposed project area does not have any Critical Areas.
22. 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 million gallons per day.
23. The preliminary plat provides for connection to the City's public water 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, subject to the SEPA conditions, the water treatment plant has adequate capacity to treat water to serve the site.
24. At the time of final plat approval the Proponent shall provide detailed construction drawings and detailed specifications showing construction of public water, and sewer lines in the subdivision connecting the subdivision to the City's water, and sewer main lines, in accordance with City Standards and subject to the approval of the City Engineer or Public Works Director.
25. Fire Hydrants will be provided for upon final plat approval in accordance with the requirements of the City's Fire Official.
26. The Proponent's property is not within the jurisdiction of the City's Shoreline Master Program.
27. 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.

28. CivTech completed a Trip Generation and Distribution Letter (TGDL).

IV.

CONCLUSIONS

1. The approval of the preliminary plat promotes the public necessity, convenience and general welfare.

2. All notices were provided in accordance with the Prosser Municipal Code.

3. This application has been determined to be a minor action and to have a non-significant adverse effect on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030. This application is not an action requiring an environmental statement under WAC 197-11. This decision is made upon a determination into the guidelines of WAC 197-11 and City Ordinances.

4. The proponent has complied with the City's Critical Areas Ordinance.

5. The proposed subdivision is in conformity with the Prosser Comprehensive Plan, Prosser Zoning Ordinance, and any other existing land use controls.

6. The proposed subdivision makes appropriate provisions for: the public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, sites for schools and school grounds, sidewalks, assures safe walking conditions for students who walk to or from school, and the public interest is served by the subdivision.

7. The conclusions are hereby adopted by the Planning Commission:

V.

RECOMMENDATION TO THE CITY COUNCIL

The Planning Commission recommends to the City Council that approve the land use action for the preliminary plat of the Highland Meadows Subdivision, subject to the conditions in these findings and subject to the City's SEPA mitigation measures.

THE PLANNING COMMISSION SO FINDS.

ADOPTED BY THE PLANNING COMMISSION on this 21st day of May, 2026.

_____
CHAIR – TREVOR DAY

_____
SECRETARY – RACHEL SHAW

CITY OF PROSSER, WASHINGTON

AGENDA BILL

Agenda Title:	Meeting Date:
2026 Comprehensive Plan Periodic Update Item Type: Discussion	May 21, 2026 Planning Commission Meeting

Department:	Director:	Contact Person:	Phone Number:
Planning Commission	Rachel Shaw	Rachel Shaw	509-786-8218

Cost of Proposal:	Fund Name and Number:
N/A Amount Budgeted: N/A	N/A

Reviewed by Finance Department:

N/A

Attachments to Agenda Packet Item:

1. Presentation on Comprehensive Plan Update
2. Draft Capital Facilities Element of Comprehensive Plan
3. Draft Utilities Element of Comprehensive Plan
4. Draft Environment Element of Comprehensive Plan
5. Draft Climate Element of Comprehensive Plan

Summary Statement:

All elements of the Comprehensive Plan are being finalized and ready for the Planning Commission's review and discussion. For this meeting, the Capital Facilities, Utilities, Environment, and Climate Elements will be the focus for discussion as to provide staff direction on any amendments needed for the plan. These drafts include initial findings, background context, and initial amendments to the goals and policies.

The presentation for the Planning Commission is intended for a general discussion to elicit feedback on the Comprehensive Plan, as well as a general progress report on the Comprehensive Plan Update.

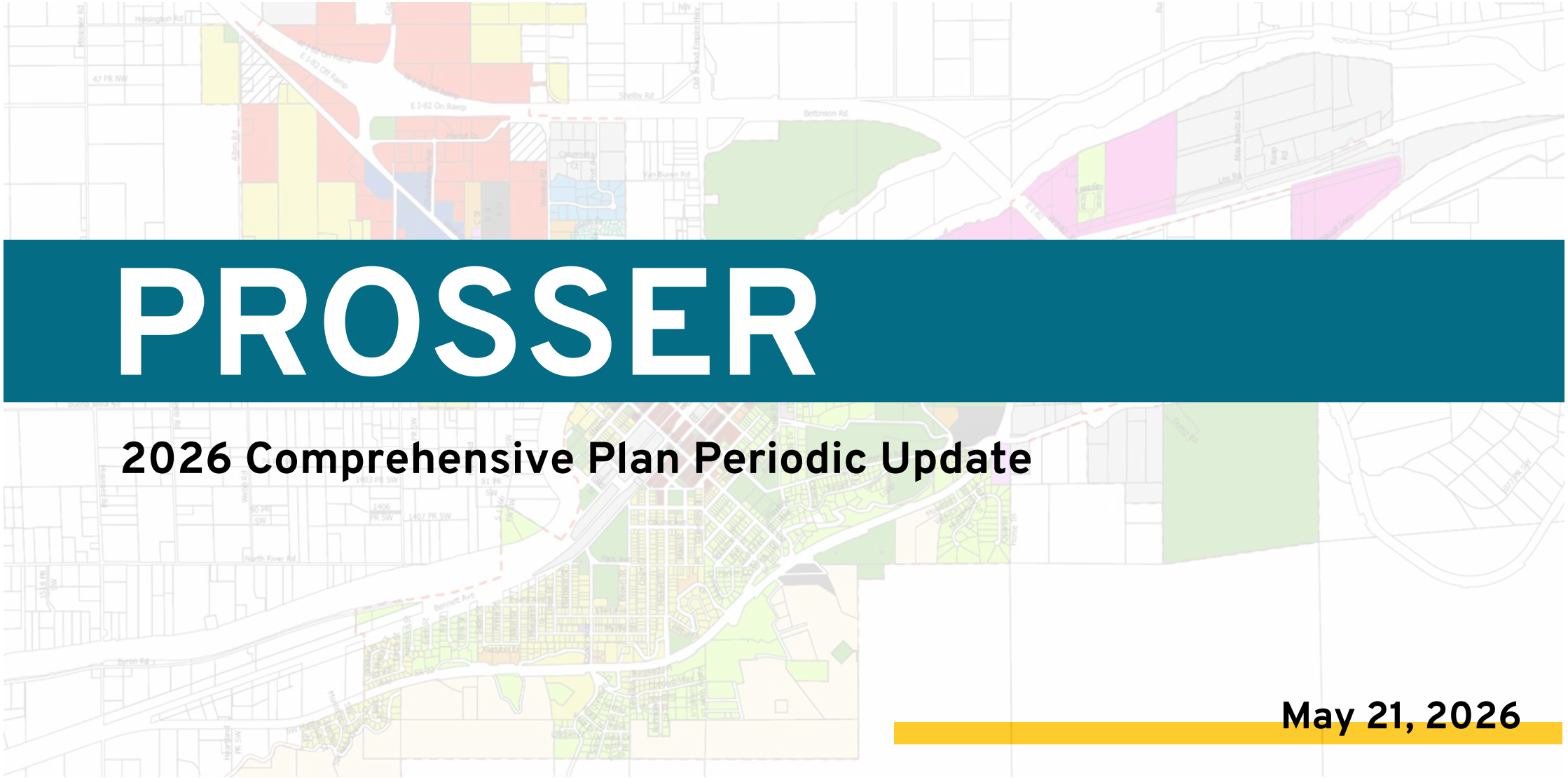
Consistent with Council Goal:

Goal #1: Livability & Quality of Life

Recommended Action/Suggested Motion:

Recommended Motion: No action at this time. Review and discuss the 2026 Comprehensive Plan Periodic Update, Capital Facilities, Utilities, Environment and Climate Elements and provide Staff with direction with any proposed changes.

Reviewed by Department Director:	Reviewed by City Attorney:	Approved by City Administrator:
Rachel Shaw	N/A	Rachel Shaw
Date: May 19, 2026	**Date:**	**Date:** May 19, 2026



PROSSER

2026 Comprehensive Plan Periodic Update

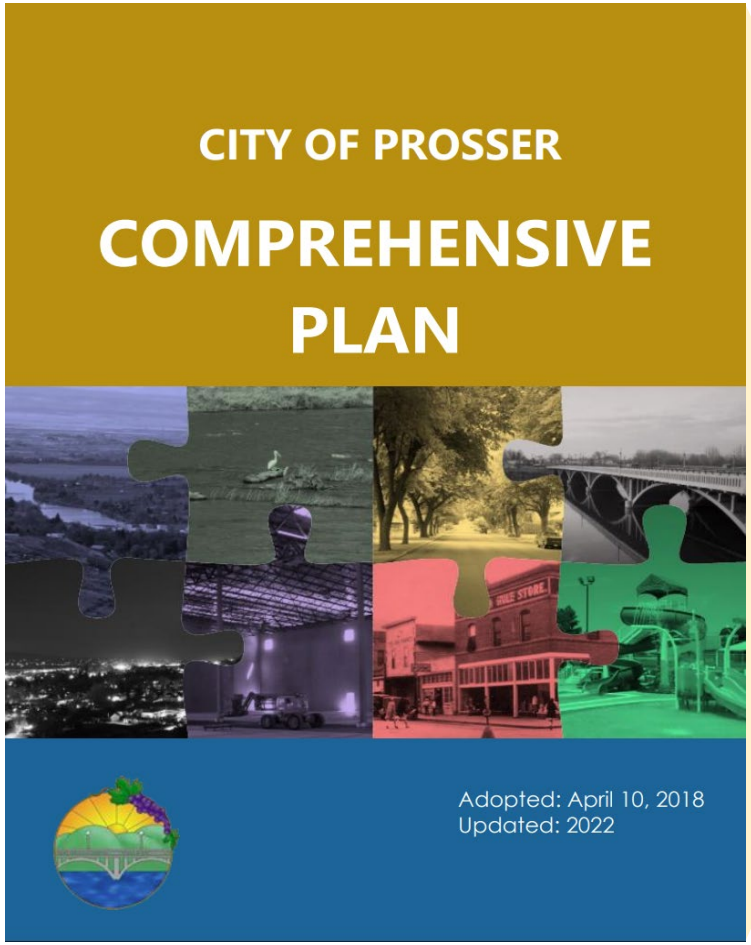
May 21, 2026

PROSSER Washington

PLAN PROSSER 2026

- Overview
- Focus of Discussion:
  - Capital Facilities
  - Utilities
  - Environment
  - Climate Resiliency
- Next Steps
- Discussion Items

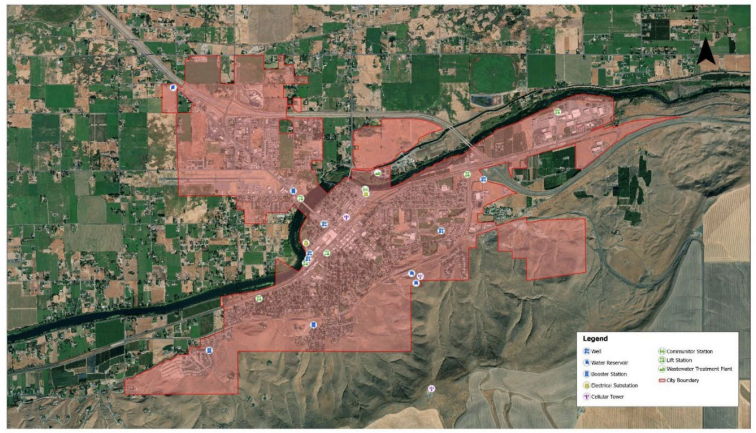
Comprehensive Plan Periodic Update





Capital Facilities & Utilities

Irrigation Water	
Water availability	36 inches per acre per year delivered via a pressurized system
Potable Water	
Water availability	353 gallons per Equivalent Residential Unit (ERU) as contained in Prosser's current WSP
Sanitary Sewer	
Maximum Month Flow	176 gallons per capita day
Peak Hydraulic or Peak Instantaneous Flow	228 gallons per capita day
Storm Water Management	
Storm System Design	Greater of 25 year, 24 hour or 25 year 3-hour duration SCS Type 1A Storm

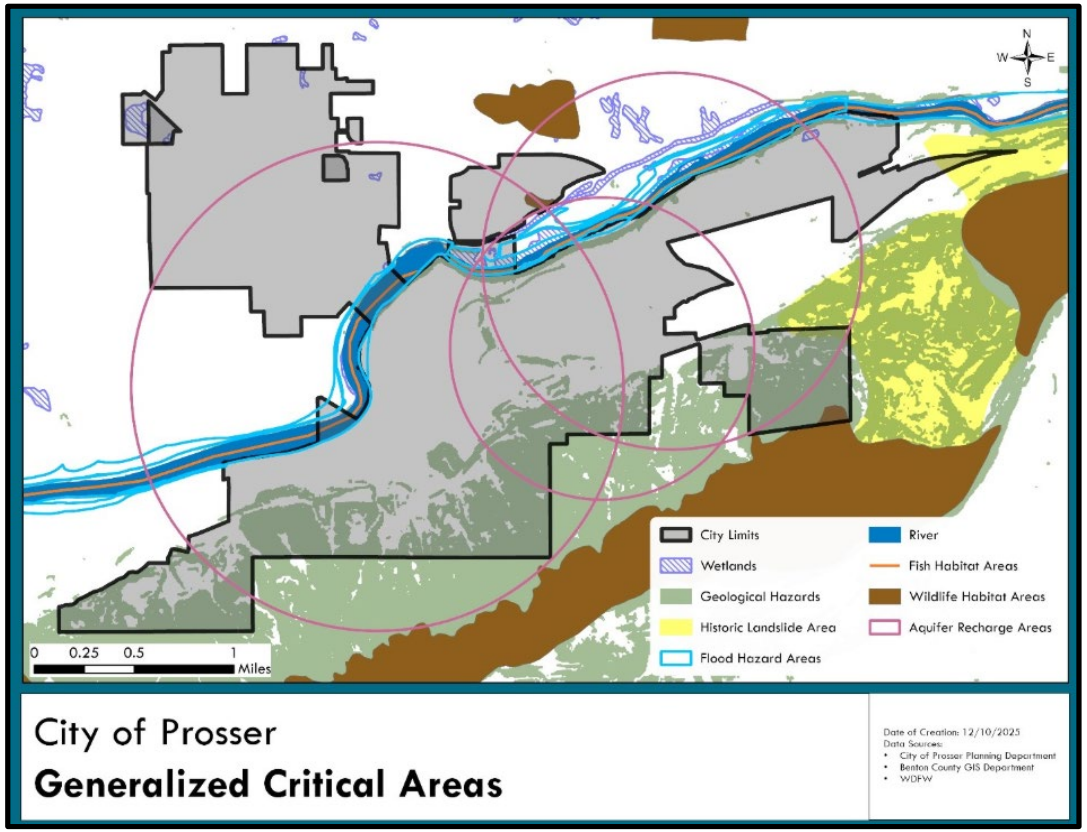


City of Prosser Infrastructure Map
November 3rd, 2025

- The Utilities and Capital Facilities elements were updated to meet GMA requirements and reflect the Land Use changes made during the update process.
- The **Utilities Element** focuses on the general location and capacity of existing and future utility systems to provide essential urban services such as:
  - Electricity
  - Water
  - Sewer Services
- The **Capital Facilities Element** addresses publicly owned facilities and infrastructure that the City or other public entities finance and maintain. It includes:
  - An inventory of existing facilities
  - A forecast of future needs
  - Adopted Level-of-Service (LOS) standards
  - A six-year financing plan known as a Capital Improvement Plan (CIP).

Environment

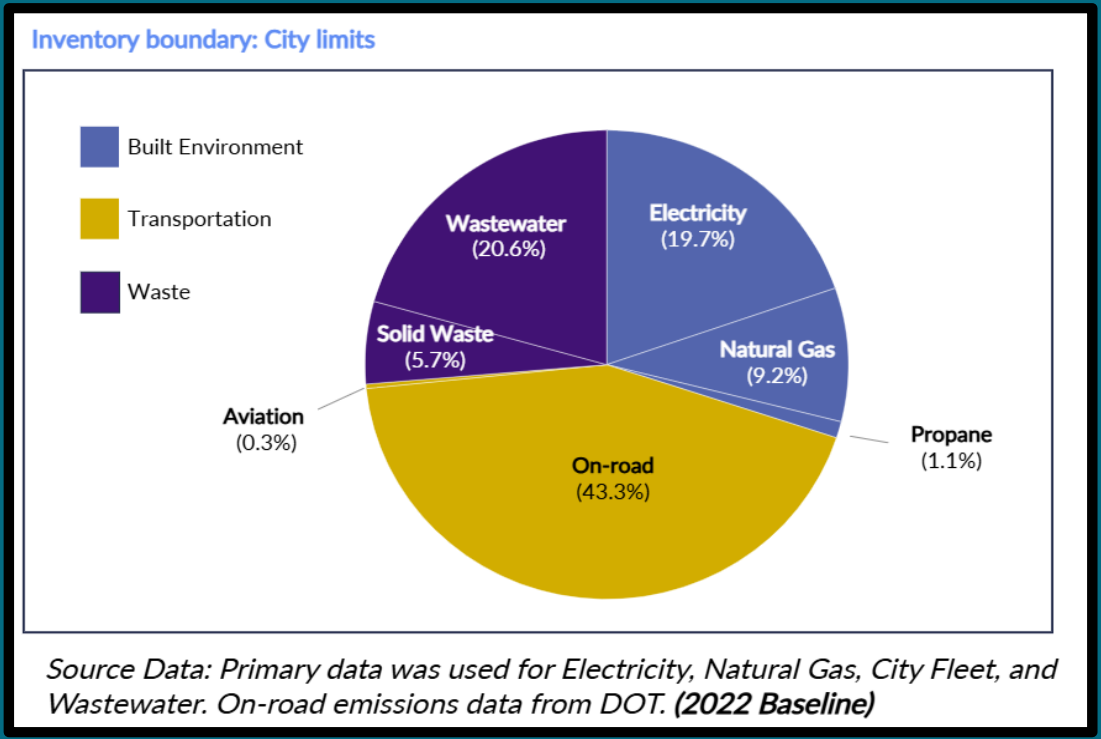
- The Environment Element includes a continuation of efforts to sustain the **Yakima River** and **Horse Heaven Hills.**
- Parameters for Fish and Wildlife Critical Areas have been updated through **Washington Department of Fish & Wildlife guidance.**
- Goals & Policies were updated to reflect findings from the Climate Element project, while **limiting major redundancies** between the two elements.
- The **Shoreline Management** section has remained the same as in the 2021 Comp Plan, as any changes would require a **separate amendment process.**



Revisiting the Climate Element

- Since the last Climate discussion with the Planning Commission, an error was found in the original GHG analysis (due to misunderstood information we received regarding the wastewater treatment plant).
- The corrected inventory shows far fewer emissions from the WWTP.

Old Numbers



Source Data: Primary data was used for Electricity, Natural Gas, City Fleet, and Wastewater. On-road emissions data from DOT. ***(2022 Baseline)***

New Numbers

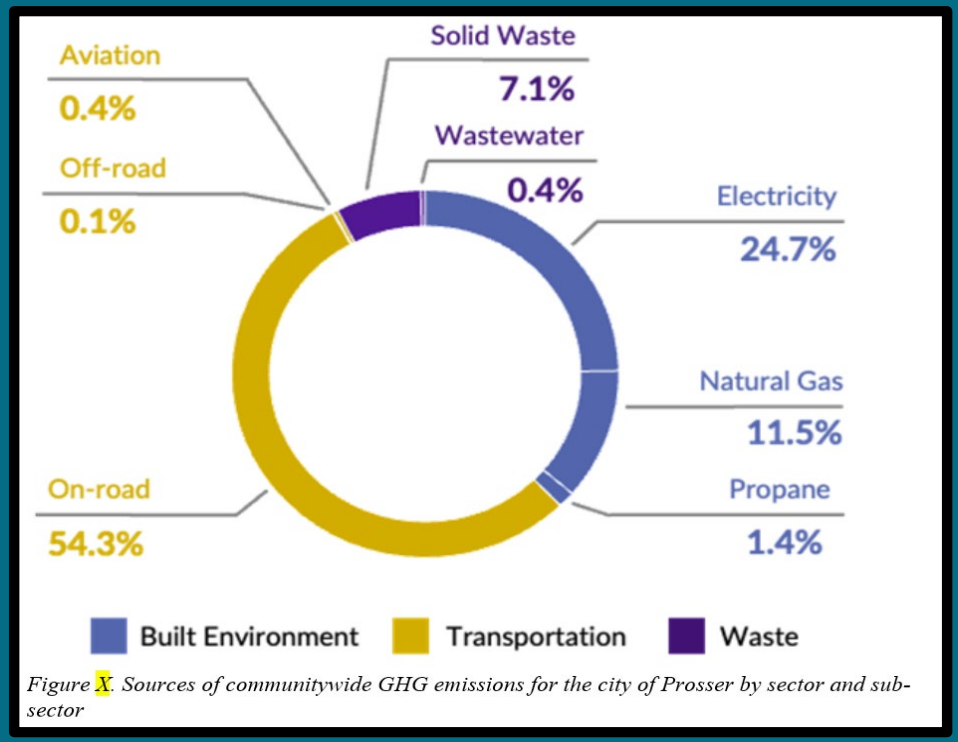


Figure X. Sources of communitywide GHG emissions for the city of Prosser by sector and sub-sector

Next Steps

- Implement comments from this meeting into the drafts.
- Finalize full design layout of the Comprehensive Plan.
- Return to Planning Commission with updated drafts.
- Send Plan to the WA Department of Commerce for 60-day review.

Discussion Items

- Are there any goals and policies in the Capital Facilities & Utility Elements that could be reworded, removed, or combined?
- Is there any natural resources in/around Prosser that should be highlighted more in the Environment Element?
- Are there any policies that could be added to strengthen the plan overall?

City of Prosser
2026 Comprehensive Plan
Capital Facilities Element

05/13/2026

FINAL DRAFT

Introduction

The Capital Facilities Element establishes the framework for planning, financing, and prioritizing public infrastructure necessary to support the City of Prosser's long-term growth and community vision. Capital facilities include transportation systems, water, sewer, stormwater, public buildings, parks, and public safety facilities. These facilities form the physical foundation that allows the City to serve existing residents while accommodating future development.

Under the Washington State Growth Management Act (GMA), the Capital Facilities Element must demonstrate consistency with all other elements of the comprehensive plan, particularly the Land Use, Transportation, and Utilities Elements. The GMA requires jurisdictions to ensure that future development is supported by adequate public facilities and services, and that financing is clearly identified to maintain adopted Level of Service (LOS) standards. Aligning capital facilities planning decisions with population growth, land use designations, and level of service policies ensures that growth in Prosser occurs in a coordinated and sustainable manner consistent with state law and community priorities.

Concurrency

One of the requirements of the Washington GMA is for public facilities and services to be concurrent with development. Concurrency denotes that adequate public facilities will be in place to support new development when the impacts of that development take place. Concurrency requires that facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted. While the GMA requires concurrency only for transportation facilities, the GMA also requires all other public facilities to be "adequate."

Essential Public Facilities

The City of Prosser recognizes the importance of planning for and accommodating Essential Public Facilities (EPFs), as defined under *RCW 36.70A.200* and *WAC 365-196-550(1)*. EPFs are facilities that provide critical public services and are often difficult to site due to their nature or potential community concerns. These may include, but are not limited to, airports, regional transit authority facilities, correctional and rehabilitation centers, solid waste handling facilities, and inpatient treatment facilities.

Consistent with **Benton County Countywide Planning Policies (CWPPs)**, Prosser follows Benton County policies for siting public facilities of a countywide or statewide nature, as described in Section 4 of the CWPPs. This process ensures efficient evaluation of potential sites while promoting consistency with local and regional goals, as well as compliance with the GMA.

Connection between Utilities and Capital Facilities

The Utilities and Capital Facilities elements of a Comprehensive Plan serve distinct but complementary purposes under the GMA. The Utilities Element focuses on the general location and capacity of existing and future utility systems that provide essential services such as electricity, telecommunications, and water. It identifies all public and private utility providers and requires jurisdictions to coordinate and plan for adequate utility service delivery as growth occurs. The emphasis is on ensuring that these essential systems are planned in coordination with land use and development patterns, while maintaining efficiency and reliability.

In contrast, the Capital Facilities Element addresses publicly owned facilities and infrastructure that the City or other public entities finance and maintain, such as roads, water and sewer systems, parks, fire stations, and schools. It includes an inventory of existing facilities, a forecast of future needs, adopted Level-of-Service (LOS) standards, and a six-year financing plan known as a Capital Improvement Plan (CIP). While utilities are often provided by external entities, capital facilities are typically city-managed and

directly tied to local investment and concurrency requirements. Together, these two elements ensure that both public infrastructure and utility services are coordinated and financially feasible, supporting sustainable growth and maintaining quality of life consistent with community vision.

Capital Facilities Plan (CFP)

Prosser's Capital Facilities Plan (CFP) is a financially constrained planning document that identifies specific capital projects, their estimated costs, timelines, and funding sources needed to maintain adopted levels of service and support anticipated growth. It implements the policy framework established in the Capital Facilities Element of Prosser's Comprehensive Plan, which fulfills the GMA *(RCW 36.70A.070)* requirement for long-range planning of public facilities. While the Capital Facilities Element sets broad goals and policies to guide capital investment over a 20-year horizon, the Capital Facilities Plan provides the detailed project lists and fiscal analysis necessary to carry out those policies.

Prosser's current **Capital Facilities Plan (CFP)** is hereby adopted by reference. Review the plan for any additional information that is not present in this chapter.

The CFP includes the following components, as required by the GMA:

- A six-year plan (at minimum) that will finance capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities.
- If impact fees are collected: identification of public facilities on which money is to be spent.

Financing

The State Department of Commerce, which is the agency responsible for oversight of local government comprehensive planning, recommends that capital facilities plan's cover a 20-year planning horizon. Because capital projects are often very expensive, financing often requires multiyear commitments of financial resources. Therefore,

financial planning and implementation of capital facilities may not be effectively carried out on an annual basis and a long-range plan is necessary to assure that funding is available to implement the plan. Thus, development of the Plan is also a tool for effective governmental management. Prosser's Capital Facilities Plan gets updated periodically and includes a list of capital projects for the next 6 years and beyond.

Community Needs

The Capital Facilities Plan includes several street projects that focus on street reclamation. Many of these projects are focused in neighborhoods within the southwest region of the city (north of SR-22). Throughout the community engagement process for the Comprehensive Plan, residents expressed a desire to have sidewalks installed within this region. To improve pedestrian safety, sidewalk considerations are recommended for planned street reclamation projects. The City of Prosser has adopted a Complete Streets ordinance, as outlined in the Prosser Municipal Code **Chapter 12.04 Complete Streets**, which results in increased grant funding opprotunities for pedestrian projects.

Capital Facilities Inventory

The City provides various services through capital facilities such as parks, police and fire stations, transportation, and utility infrastructure. This section summarizes existing publicly-owned capital facilities that serve community members.

General Government Facilities	**Parks and Recreation Facilities**
City administrative functions are housed at Prosser City Hall, generally located in the downtown core. The facility accommodates city administration, finance, planning, engineering, public works, and public service functions, and includes public meeting space for the City	Prosser's park system includes 8 neighborhoods, community, and pocket parks, amounting to approximately 22 acres. Park facilities include a variety of amenities that require maintenance. Adopted in 2024, Prosser's *Parks, Recreation, and Open Space Master Plan*

Council and advisory bodies. There is also a centrally located Prosser Community Center that serves as a venue for local events.	outlines facility improvements needed to serve current and future populations.
Fire and Emergency Medical Services Facilities Fire protection and emergency medical services within Prosser are provided by Benton County Fire District No. 3, which operates 2 fire stations serving the city and surrounding areas. Fire stations are strategically located to meet adopted response time standards and provide fire suppression, rescue, and emergency medical services throughout the service area.	**Police Facilities** The Prosser Police Department operates from one centralized police station, providing patrol, emergency dispatch services, and public safety for the City of Prosser. Staffing levels are scaled to serve a community of approximately 6,000 residents.
Water System Facilities The City of Prosser owns and operates a municipal water system consisting of approximately 41 miles of domestic water piping, 3 booster stations, and a Water Treatment Plant. Primary water sources include 5 groundwater wells and 3 reservoirs. Water system capital facilities provide potable water supply, fire flow capacity, and system pressure management.	**Wastewater (Sewer) Facilities** Prosser operates a municipal wastewater collection and treatment system that includes gravity sewer lines, manholes, lift stations, and a wastewater treatment plant. Prosser's wastewater treatment facilities are located on the north bank of the Yakima River, below Prosser Dam, and immediately adjacent to the Chandler Canal.

Stormwater Facilities The City maintains stormwater infrastructure designed to manage runoff and protect water quality. Facilities include storm drainage pipes, catch basins, storm drain manholes, underground storm drainage trench systems, and outfall structures.	**Transportation Facilities** The City of Prosser owns and maintains a local transportation system consisting of approximately 42 miles of streets and 3 bridges. Prosser's Street Department maintains local roadways, roadsides, traffic control devices, street signage, lighting, street cleaning, parking facilities, as well as ice and snow removal. Certain regional transportation facilities serving Prosser are owned and maintained by the Washington State Department of Transportation and Benton County.
Public Educational Facilities Public educational facilities serving Prosser are owned and operated by the Prosser School District. These facilities include: • Housel Middle School • Keene-Riverview Elementary • Prosser Heights Elementary • Prosser High School • Whitstran Elementary	**Library Facilities** Library services are provided through a branch facility operated by the Mid-Columbia Libraries. The single library facility is centrally located near City Park.
Medical Service Facilities Prosser Memorial Health is the primary and only medical hospital located at the far north part of Prosser, north of I-82. It is a 25-bed Critical Access Hospital operated by the Prosser Public Hospital	**Power Facilities** Energy services in Prosser are provided by Benton Public Utility District (PUD) and Benton Rural Electric Association (REA), which own and operate substations, distribution lines, transformers, and

District. It serves the area with emergency, surgical, and various specialty services.	related infrastructure serving residential, commercial, and industrial customers.

Figure 1 shows the location of Prosser's capital facilities.

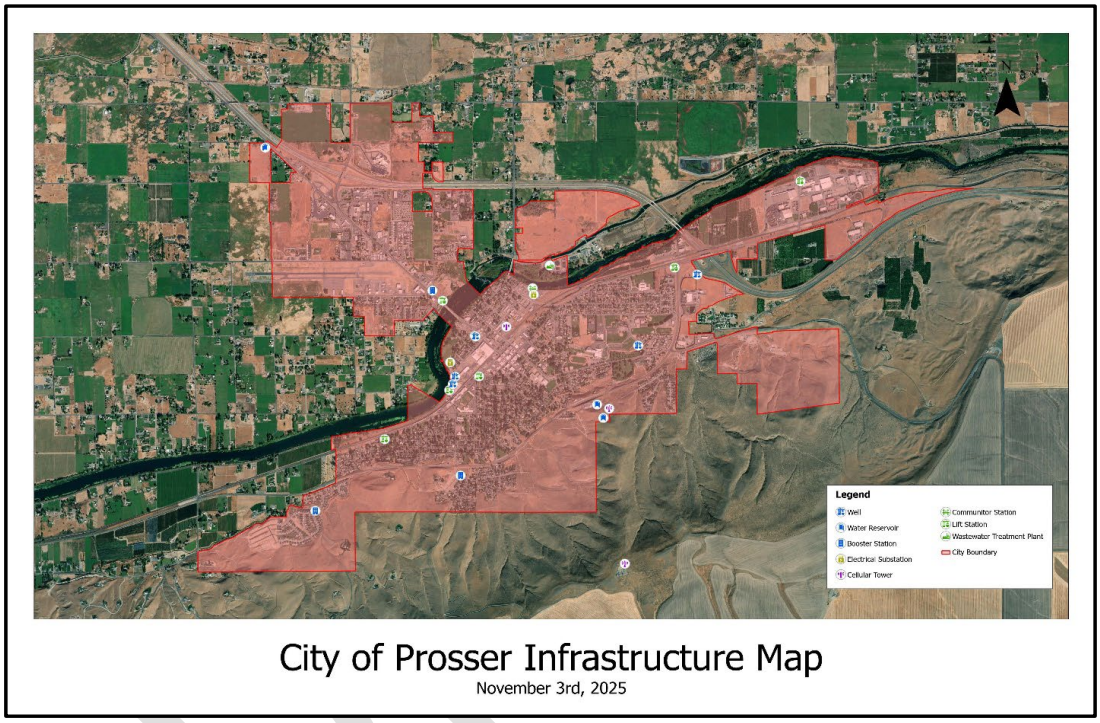


Figure 1: City of Prosser Infrastructure Map

Levels of Service

Levels of service (LOS) are the minimum standards at which a local government provides services to customers/residents in an area. LOS can be quantitative or qualitative and are a measure of the quality and effectiveness of a municipal service or facility; while gauging how well it meets the needs of the population. LOS can be tailored to specific contexts and can vary in its criteria and measurement methods, but the core idea remains the same: assessing and ensuring the quality of service delivered to Prosser residents.

Table 1: Prosser Public Utility Levels of Service (LOS)

Irrigation Water	
Water availability	36 inches per acre per year delivered via a pressurized system
Potable Water	
Water availability	353 gallons per Equivalent Residential Unit (ERU) as contained in Prosser's current WSP
Sanitary Sewer	
Maximum Month Flow	176 gallons per capita day
Peak Hydraulic or Peak Instantaneous Flow	228 gallons per capita day
Storm Water Management	
Storm System Design	Greater of 25 year, 24 hour or 25 year 3-hour duration SCS Type 1A Storm

Table 2: Prosser Non-Motorized Transportation Levels of Service (LOS)

LOS	Description
Sidewalks	Sidewalks on both sides of arterials and collectors, crosswalks every 600 feet where feasible.
Bicycle	Network of bicycle lanes available to provide alternative modes of transportation along arterials, collectors, and roads connecting significant residential developments to commercial hubs.

Table 3: Roadway Moter Vehicle Levels of Service (LOS)

LOS	Description
A – Free flow	Free flow. Low volumes and no delays.
B – Reasonably free flow	Stable flow. Speeds restricted by travel conditions, minor delays. Presence of other users in the traffic stream.
C – Stable flow	Stable flow. Speeds and maneuverability reduced somewhat by higher volumes.
D – Approaching unstable flow	Stable flow. Speeds considerably affected by change in operating conditions. High density traffic restricts maneuverability.
E – Unstable flow	Unstable flow. Low speeds, considerable delay, volume at or near capacity. Freedom to maneuver is extremely difficult.
F – Forced or breakdown flow	Forced flow. Very low speeds, volumes exceed capacity, long delays and queues with stop-and-go traffic.

Table 4: Two Way Stop Controlled Intersection LOS Applied

LOS	Control Delay-Seconds
A	< 10.0
B	> 10.0 and < 15.0
C	> 15.0 and < 25.0
D	> 25.0 and < 35.0
E	> 35.0 and < 50.0
F	> 50.0

Table 5: Four Way Stop Controlled Intersection LOS Applied

LOS	Control Delay-Seconds
A	< 10.0
B	> 10.0 and < 15.0
C	> 15.0 and < 25.0
D	> 25.0 and < 35.0
E	> 35.0 and < 50.0

F	> 50.0

Table 6: Prosser LOS Specific Roadways Applied

LOS Specific Roadways	
Residential roads that serve single family dwelling units (excludes Multifamily)	LOS B
Wine Country Road	LOS C
Historic Downtown to include all intersections	LOS F
All Other Roads (excluding State and Federal highways)	LOS C
All intersections on arterials	LOS C

Future Demand for Capital Facilities

Future Capital Facility Demand and LOS Implications

Over the next 20 years, Prosser is projected to accommodate approximately 2,230 additional residents, which equates to 765 new housing units, as derived from Benton County population and housing allocations process. This growth is expected to occur largely through infill, redevelopment, and moderate increases in residential density rather than outward expansion primarily by utilizing a “middle housing” strategy. Middle Housing types have a "house-scale" width, depth, and height, enabling them to blend into detached housing neighborhoods without creating out-of-scale buildings. As a result, future capital facility needs will be shaped not only by population growth, but also by how efficiently existing infrastructure can serve higher-density development patterns.

Water, Wastewater, and Irrigation Utilities

Using the City’s adopted potable water LOS of 353 gallons per Equivalent Residential Unit (ERU), an estimated 765 new ERUs would generate approximately 270,000 additional gallons per day (gpd) of water demand at full buildout. Middle housing units are expected to consume less water per unit than single-family homes, due to less improvements needed to accommodate higher number of people and reduced need for yard irrigation per unit, consequently reducing potential per-capita demand over time. Meeting future water LOS is therefore anticipated to rely on incremental system upgrades, including well capacity, storage, and distribution improvements, rather than

new service areas.

For sanitary sewer, applying the adopted LOS of 174 gallons per capita per day (maximum month flow), an additional 2,230 residents would generate roughly 388,000 gallons per day of additional average peak demand, with peak instantaneous flows approaching 504,000 gallons per day based on the adopted 226 gpd standard. Middle housing concentrations may increase localized flows, indicating a need for targeted collection system improvements and ongoing monitoring of downstream treatment capacity.

Irrigation water demand is expected to remain stable or decline on a per-capita basis as urban development replaces irrigated agricultural land. However, maintaining the adopted irrigation LOS of 36 inches per acre per year will remain important for parks, landscaped rights-of-way, and remaining agricultural or open space uses, although efficiencies could be realized through the timing of irrigation, and deployment of computerized irrigation systems tied to weather and soil conditions, as well as the deployment of more efficient irrigation delivery system technologies.

Stormwater Management

Increased residential density and infill development will incrementally increase impervious surface coverage, resulting in higher runoff volumes during storm events. While individual middle housing projects may generate less runoff than low-density subdivisions, cumulative impacts will increase demand on existing systems. All new and redeveloped areas will be required to meet the City's adopted stormwater LOS, which requires facilities to accommodate the greater of a 25-year, 24-hour storm or a 25-year, 3-hour SCS Type 1A storm. Future capital needs are expected to focus on localized drainage improvements, system rehabilitation, and retrofits in older neighborhoods rather than construction of large new stormwater facilities.

Transportation and Non-Motorized Facilities

An additional 2,230 residents will generate increased vehicle trips, though middle

housing and infill development patterns may reduce vehicle miles traveled per household compared to single-family growth. The City's roadway LOS standards intentionally vary by area, allowing LOS C on most roads, LOS F in the Historic Downtown, and LOS B on residential streets. Maintaining these LOS standards is expected to require targeted intersection improvements, traffic calming, and access management, rather than widespread roadway widening.

Growth will also increase demand for sidewalks and bicycle facilities, particularly along arterials and collectors connecting residential areas to schools, parks, and commercial centers. Expansion of the non-motorized network will help offset vehicle demand and support LOS objectives for both roadways and intersections.

See the Transportation Element of the Comprehensive Plan for more information about transportation-related levels of service and future demand analysis.

Power Facilities

Benton PUD system is planned to meet projected peak demand with reserve capacity, and facilities are upgraded incrementally to maintain reliable service as the city grows.

Parks, Public Facilities, and Public Safety

Population growth of approximately 2,230 residents will increase demand for parks, recreational amenities, and civic facilities. New developments require Open Space mitigation of constructing a new park or park mitigation fee including a park impact fee. The fees collected will be applied for park upgrades, amenities, etc. Rather than requiring new major park sites, demand is expected to be met through incremental expansion of park facilities, improved amenities, and enhanced access, particularly in areas with higher-density housing. Public safety demand will also increase proportionally with population, though current facilities are expected to remain adequate in the near term. Long-range planning should account for future staffing, equipment, and facility capacity as service populations grow.

Overall LOS Capacity and Planning Implications

Based on adopted LOS standards and available land capacity, Prosser appears capable of accommodating projected population growth through incremental capital improvements and efficient use of existing infrastructure. The shift toward middle housing supports more cost-effective service delivery but may require targeted upgrades in older systems. Because growth rates are an estimate and development patterns may change over time, LOS assumptions and facility needs should be revisited during periodic plan updates to ensure continued compliance with the GMA and fiscal sustainability.

Capital Facilities Planning References

Functional plans guide the growth and planning of specific capital facilities. These plans are integral to ensuring that capital facilities are available and capacities are sufficient to accommodate growth as it occurs. The following plans have been adopted by the City. The most current version of these plans may be referred to for more detailed information about existing and planned facilities.

- Capital Facilities Plan (CFP)
- Water Systems Plan (WSP)
- General Sewer Plan (being updated in 2026)
- Parks, Recreation, and Open Space Master Plan (PROS)
- Six-Year Transportation Improvement Plan (STIP)
- Transportation Benefit District Plan (TBD) (these funds are for transportation improvements, sidewalks, ADA
- Emergency Operations Plan (EOP)

Capital Facilities Goals and Policies

GOAL CF-1: Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element.

Policy CF-1.1. Plan capital facilities that have the capacity and are located to serve existing development and future growth planned in the Land Use Element.

Policy CF-1.2. Provide all capital facilities necessary to support related services that are the responsibility of the City.

Policy CF-1.3. Coordinate with other agencies for their provision and maintenance of facilities which are not provided by the City.

Policy CF-1.4. Reassess the Land Use element if probable funding falls short of meeting existing capital facility's needs.

Policy CF-1.5. Protect, conserve and improve the quality of Prosser's water.

Policy CF-1.6. Coordinate with local and regional agencies in developing capital facilities, seeking cost-efficiencies and shared resource opportunities for Prosser.

GOAL CF-2: Provide adequate capital facilities that address past deficiencies, meet the needs of growth, and enhance the quality of life through acceptable levels of service.

Policy CF-2.1. Maintain appropriate levels of service (LOS) for City-provided capital facilities and services, as well as those facilities and services provided by other agencies.

Policy CF-2.2. Coordinate with other agencies to ensure that the LOS for water, sewer, fire protection, schools, library, and transit are consistent between the providers' plans and Prosser's Capital Facility Plan (CFP).

Policy CF-2.3. Maintain and improve police, fire, library, and other facilities managed by the City.

Policy CF-2.4. Identify needs for additional capital facilities based on adopted LOS and forecasted growth and determine the means and timing for providing needed additional facility improvements.

GOAL CF-3: Strive for planned capital facilities that are projected to be financially feasible.

Policy CF-3.1. Ensure capital budget decisions are in conformity with the Comprehensive Plan.

Policy CF 3.2. Identify the process and actions needed to develop and implement new or increased sources of revenue that are needed to make the CFP financially feasible.

Policy CF-3.3. Establish budget and funding methods for City facility and service needs, matching costs with available revenues.

Policy CF-3.4. Budget to implement plans and implementation programs adopted or supported by the City.

Policy CF-3.5. Provide or accept the provision of public facilities and services only

if the City or other entities are able to pay for subsequent operation and maintenance. costs.

GOAL CF-4: Design and locate capital facilities with features and characteristics that support the environment, consider social equity, and are energy efficient, cost-effective, and sustainable.

Policy CF-4.1. Provide capital facilities that support and implement sustainability, reduction of greenhouse gas emissions, environmental stewardship, and resiliency against natural disasters.

Policy CF-4.2. Promote the co-location of capital facilities, when feasible, to enhance efficient use of land, reduce public costs, reduce travel demand, and minimize disruption to the community.

GOAL CF-5: Ensure that Prosser accommodates the siting of essential public facilities (EPFs) in a manner consistent with state law, regional coordination efforts, and community goals – supporting public health, safety, and welfare while minimizing local impacts.

Policy CF-5.1. Coordinate with Benton County and other jurisdictions in implementing the Benton County Regional Siting Process for Essential Public Facilities to ensure a consistent and equitable approach for siting EPFs of countywide or statewide significance.

Policy CF-5.2. Review proposed essential public facilities for compatibility with surrounding land uses, infrastructure capacity, and environmental conditions while recognizing the regional importance and necessity of such facilities.

Also see the Climate Element of the Comprehensive Plan for more goals and policies related to capital facilities.

DRAFT

City of Prosser
2026 Comprehensive Plan
Utilities Element

05/13/2026

FINAL DRAFT

Introduction

High-quality dependable public services, such as clean water and reliable sewer service, are essential to Prosser's future success. Cost-effective and consistent services improve quality of life of residents and make Prosser a more attractive place to do business. The Growth Management Act (GMA) requires communities to plan for utilities to ensure that there are adequate levels of services (LOS) in place to meet community needs over time.

Development depends on the availability and capability of necessary facilities and services to support growth. For a variety of reasons, there may be some services that are not distributed equitably across the city. As growth and development occurs, existing facilities need to be upgraded or expanded, alongside construction of new facilities. The goals and policies in this chapter guide equitable, efficient, and adaptive approaches needed to provide high-quality facilities and services to all Prosser residents and its future generations.

The City of Prosser already provides some facilities and services within city limits such as water, sewer, irrigation, waste, police, and street services. Additional utility services like natural gas, propane, electric, and a variety of telecommunications are provided by private vendors in accordance with franchise agreements with the City.

Over the course of the 20-year planning period, the City plans to continue to work with service providers to maintain existing infrastructure and invest in expanded or new facilities to support planned growth and the development patterns that are called for in the Land Use Element and Capital Facilities Plan.

Connection between Utilities & Capital Facilities

The Utilities and Capital Facilities Elements of a Comprehensive Plan serve distinct but complementary purposes under the GMA. This Utilities Element focuses on the general location and capacity of existing and future utility systems that provide essential services such as electricity, telecommunications, and water. It identifies all public and private utility providers and requires jurisdictions to coordinate and plan for adequate utility service delivery as growth occurs. This plan emphasizes ensuring that these essential systems are planned in coordination with land use and development patterns while maintaining efficiency and reliability.

In contrast, the Capital Facilities Element addresses publicly owned facilities and infrastructure that the City or other public entities finance and maintain, such as roads, water and sewer systems, parks, fire stations, and schools. It includes an inventory of existing facilities, a forecast of future needs, adopted LOS standards, and a six-year financing plan, also called a Capital Improvement Plan (CIP). While utilities are often provided by external entities, capital facilities are typically city-managed and directly tied to local investment and concurrency requirements. Together, these two elements ensure that public infrastructure and utility services are coordinated, available, and financially feasible to support sustainable growth and maintain a quality of life consistent with community goals.

Prosser's Capital Facilities Plan (CFP) meets RCW 36.70A.070(4)(a) and WAC 365-196-420 requirements. The CFP helps to address capacity and future needs for the City's utilities by identifying the general and proposed locations, as well as the capacities of existing and planned utility systems. Implementation of the CFP in the Comprehensive Plan ensures the utilities element reflects current service levels and anticipated growth, aligning with the City's long-term planning objectives.

Prosser's latest Capital Facilities Plan (CFP) is hereby adopted by reference. Review the plan for any additional information that is not present in this chapter.

Concurrency

One of the requirements of the Washington State Growth Management Act (GMA) is for public facilities and services to be concurrent with development. Concurrency denotes that adequate public facilities will be in place to support new development when the impacts of such development take place. Concurrency requires facilities to have sufficient capacity to serve development without decreasing LOS below minimum standards adopted. While the GMA requires concurrency only for transportation facilities, the GMA also requires all other public facilities to be *adequate*.

Public Utilities

The City of Prosser provides and coordinates a range of essential utility services that support the community's current and future needs. In accordance with *RCW 36.70A.070(4)(b),* this section identifies all public entities and special purpose districts that own or operate utility systems within Prosser and its Urban Growth Area (UGA). These include City-operated utilities such as water, sewer, stormwater, and solid waste, as well as services provided by external public agencies and districts, including telecommunications and educational facilities. The City works in good faith with these entities to obtain and maintain up-to-date system and capacity information through direct coordination, review of system and capital plans, and ongoing communication.

The following tables summarize the utility providers serving Prosser and their general areas of responsibility, as well as their contact information and location. Collaboration with service providers ensures the City's Capital Facilities and Utilities Elements remain consistent, coordinated, and responsive to evolving community demands.

Table 1: Prosser public utility and service providers

Utility Services Provided by City of Prosser		
Type	**Provider**	**Contact Info**
Water	Public Works Department, Water Department	509-786-7303 620 Market Street, 1st Floor Prosser, WA 99350
Storm & Wastewater	Public Works Department, Wastewater Department	509-786-1101 620 Market Street, 1st Floor Prosser, WA 99350
Sewer	Public Works Department	509-786-7300 620 Market Street, 1st Floor Prosser, WA 99350
Irrigation	Public Works Department, Sunnyside Valley Irrigation District	509-786-7300 620 Market Street, 1st Floor Prosser, WA 99350
Streets	Public Works Department, Street Department	509-786-1112 620 Market Street, 1st Floor Prosser, WA 99350
Police	Public Works Department	509-786-1500 205 Hagarty Lane Prosser, WA 99350
Solid Waste	Basin Disposal Incorporated (Contracted Service)	509-786-2332 620 Market Street, 1st Floor Prosser, WA 99350

Table 2: Public utility and service providers in Prosser

Utility Services Provided by *External* Entities		
Type	**Provider**	**Contact Info**
Natural Gas	Cascade Natural Gas	888-522-1130
Propane	Amerigas	509-534-1581 501 E Wine Country Road Grandview, WA 98930
	Connell Oil dba CO-Energy	1015 N. Oregon Ave. Pasco, WA 99301
	Marathon	940 Wine Country Road Grandview, WA 98930
Electric	Benton Rural Electric Association	509-786-2913 402 7th Street Prosser, WA
	Benton Public Utility District	509-582-2175 2721 W 10th Avenue Kennewick, WA 99336
Phone	Lumen	409 S 5th Street Sunnyside WA 98944
Cable	Charter-Spectrum	1005 North 16th Ave Yakima WA 98902
Satellite	Dish Network, DirectTV	
Internet	Charter, Lumen, Ziply, Benton Rural Electric Association	
Cellular	All Major Carriers	
Fire Protection	West Benton Fire & Rescue	509-786-3873 1200 Grant Avenue Prosser, WA 99350
Library	Mid-Columbia Libraries	509-786-2533 902 7th Street Prosser, WA 99350
Museums	Prosser Museum Association	509-786-3842 1000 Paterson Road Prosser, WA 99350

Schools	Prosser School District	509-786-3323 1203 Prosser Avenue Prosser, WA 99350
Hospitals	Prosser Memorial Hospital	509-786-2222 200 Prosser Health Drive Prosser, WA 99350
Highway	Washington State Department of Transportation	509-577-1600 2809 Rudkin Rd. Union Gap WA 98903Spokane at 2714 N Mayfair Street
Railroad	Burlington Northern Santa Fe	(206) 625-6135

Table 3: Prosser Public Utility Levels of Service (LOS)

Irrigation Water	
Water Availability	36 inches per acre per year delivered via pressurized system
Potable Water	
Water Availability	353 gallons per Equivalent Residential Unit (ERU) as contained in Prosser's current Water System Plan (WSP)
Sanitary Sewer	
Maximum Month Flow	176 gallons per capita day
Peak Hydraulic or Peak Instantaneous Flow	228 gallons per capita day
Storm Water Management	
Storm System Design	Greater of 25 year, 24 hour or 25 year 3-hour duration SCS Type 1A Storm

Figures 1-3 show the utility networks in Prosser.

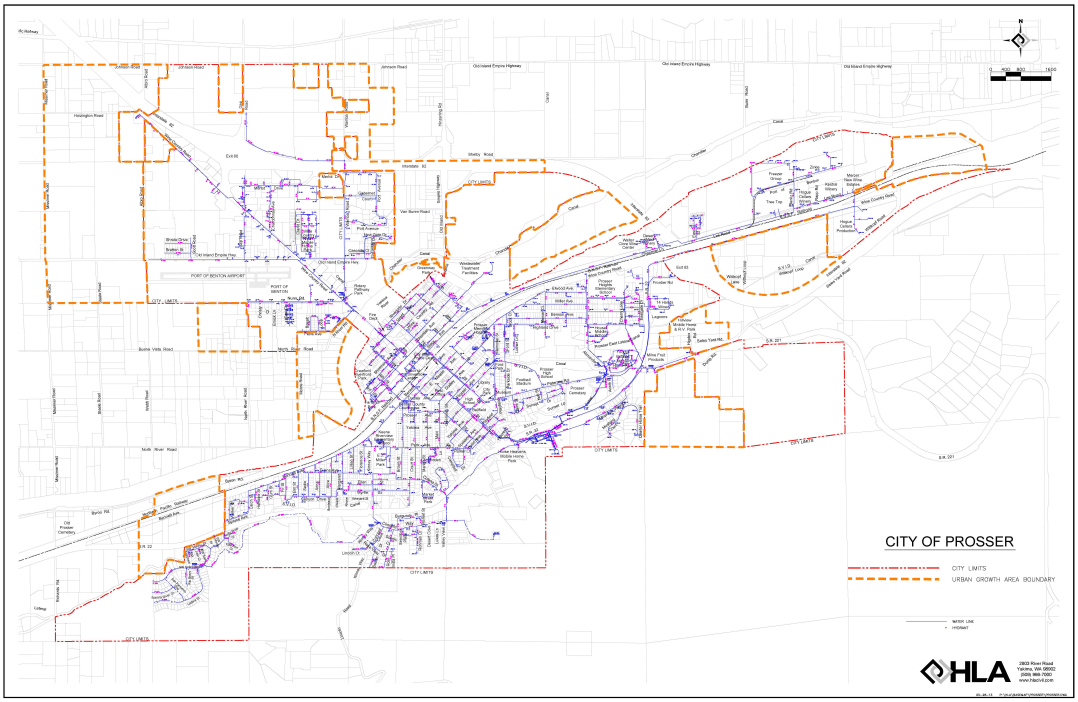


Figure 1: Prosser Water utility network map

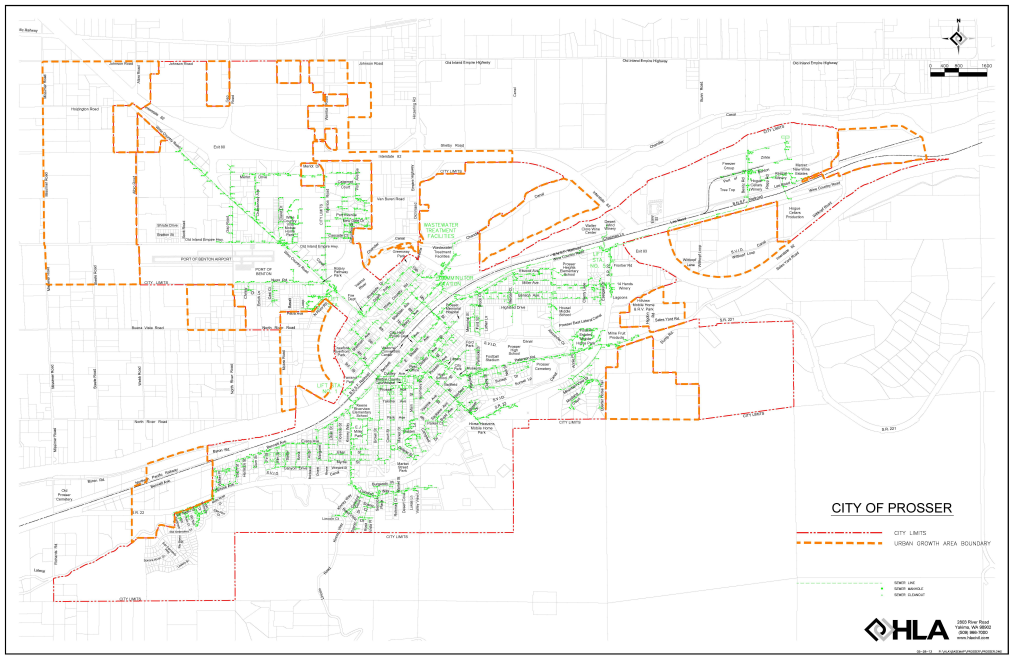


Figure 2: Prosser Sewer utility network map

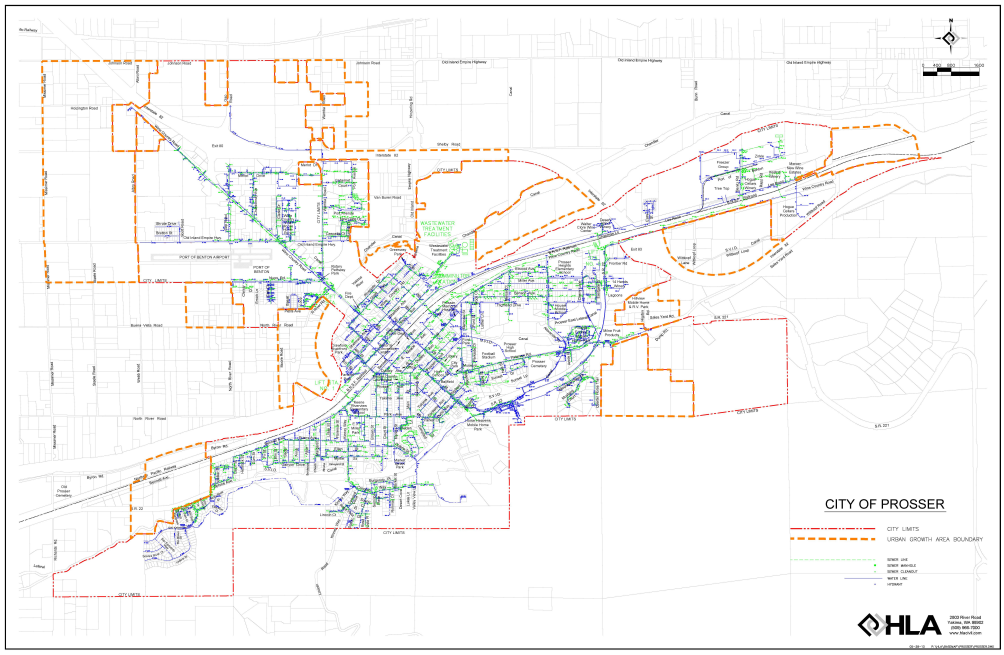


Figure 3: Prosser Utility network (Water and Sewer) map

Community Priorities & Needs

Throughout the public engagement process, community members expressed that public utilities should still be a major priority for improvements and future growth considerations.

During the 2024 Harvest Fest, a penny budget poll was conducted to determine which elements of the Comprehensive Plan the community believes should receive the most priority, resources, and future planning. Around 300 participants ranked Utilities as the fourth highest priority, as seen in the figure below. Throughout the stakeholder engagement process, some interviewees discussed how growing the city with more residential sprawl would significantly hurt the City's finances and budget. If it is even feasible, the cost of extending utility services outside of the main city development would be high, and current residents would have to provide significant subsidies to enable sprawling development.

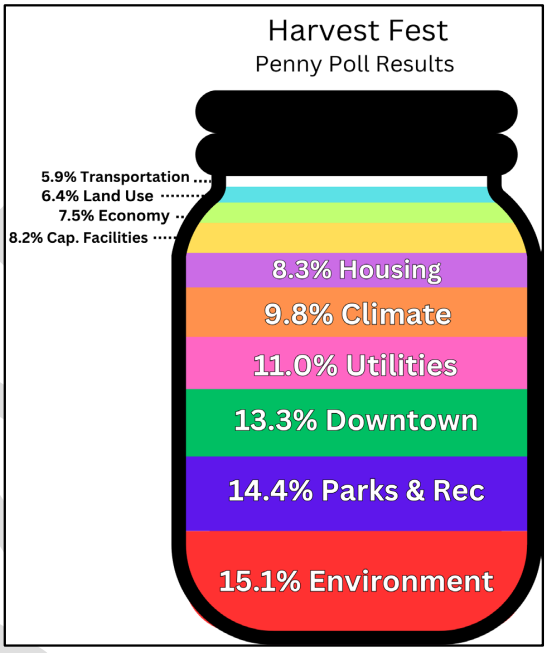


Figure 2: 2024 Harvest Fest Penny Poll Results

Utilities Goals & Policies

GOAL U-1: Provide utilities concurrently with a growing population to meet the safety, utility, transportation, educational, and cultural needs of residents.

Policy U-1.1. Review and update written level of service standards (LOS) on an annual basis for each type of public facility or utility service and plan for capital improvements to achieve and maintain such standards for existing and future development.

Policy U-1.2. Explore potential opportunities for the City of Prosser to expand its Irrigation Utility to provide pressurized irrigation and expand services to all areas of the city.

Policy U-1.3. Support the timely expansion, maintenance, operation, and replacement of utility infrastructure to meet anticipated demand for growth identified in the Land Use Element.

GOAL U-2: Collaborate with regional partners to provide essential public services in an equitable and practical manner.

Policy U-2.1. Consider water, sewer, irrigation, power, gas, waste management, and communications as essential public services.

Policy U-2.2. Coordinate with public and private utility providers to advocate for affordable utilities.

Policy U-2.3. Recognize communication and high-speed data transmission as essential utility services that should be included in all expansions of city services.

Policy U-2.4. Develop and establish essential public facilities in a timely and

orderly manner as to not adversely affect the safety, health, and welfare of the citizens residing in surrounding areas.

Policy U-2.5. Establish a dig once policy to ensure that utilities are also installed during the time of construction, replacement, or repair.

Policy U-2.6. Coordinate the timing of construction activities with public and private utilities to minimize disruption to the public and reduce costs of utility delivery.

GOAL U-3: Ensure that planned public facilities are financially feasible.

Policy U-3.1. Identify and pursue all practical and equitable ways to fund capital improvement projects necessary to serve existing and future development.

Policy U-3.2. Ensure that private developers pay for some or all of the cost of capital improvements or new facilities that are deemed necessary by reason of their respective impact on LOS.

Also see the Climate Element of the Comprehensive Plan for more goals and policies related to utilities and services.

DRAFT

City of Prosser
2026 Comprehensive Plan
Environment Element

5/13/2026

FINAL DRAFT

Introduction

Prosser is home to many unique topographical and ecological assets that significantly contribute to the city's culture, identity, and economy. The Yakima River and its floodplains, the rolling Horse Heaven Hills, and many other natural resources provide a variety of ecosystem services that benefit citizens and wildlife alike. The City of Prosser recognizes there is a link between a healthy environment and overall quality of life. It is important to not only protect and preserve the environment, but to allow for its enjoyment and use by current and future generations.

As Prosser's growth threatens to impact these natural resources, the City is dedicated to implementing policies that integrate environmental protection into the development process. These environmental policies work in conjunction with those in the Climate Element of this plan. While this element covers a broad framework of environmental protection, the **Climate Element** is primarily focused on addressing local climate hazards and building community resilience. Both elements provide unique insights and policies that are interrelated, not just to one another but also throughout all elements of a comprehensive plan. The following goals and policies reinforce Prosser's commitment to protecting, enhancing, and preserving natural resources in sustainable and meaningful ways.

Critical Areas

According to the Washington State Department of Ecology, critical areas are defined as "areas with critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands." Within Prosser, these critical areas are regulated through the City's Critical Areas Ordinance (CAO) to protect public health, safety, environmental functions, and natural resources while guiding future growth and development. Critical areas identified within and around Prosser include wetlands associated with the Yakima River corridor, fish and wildlife habitat conservation areas, critical aquifer recharge areas, geologically hazardous areas such as erosion-prone slopes, and frequently flooded areas. The CAO establishes standards for the identification, protection, mitigation, and management of

these environmentally sensitive areas to ensure compliance with the Washington State Growth Management Act and related state environmental regulations.

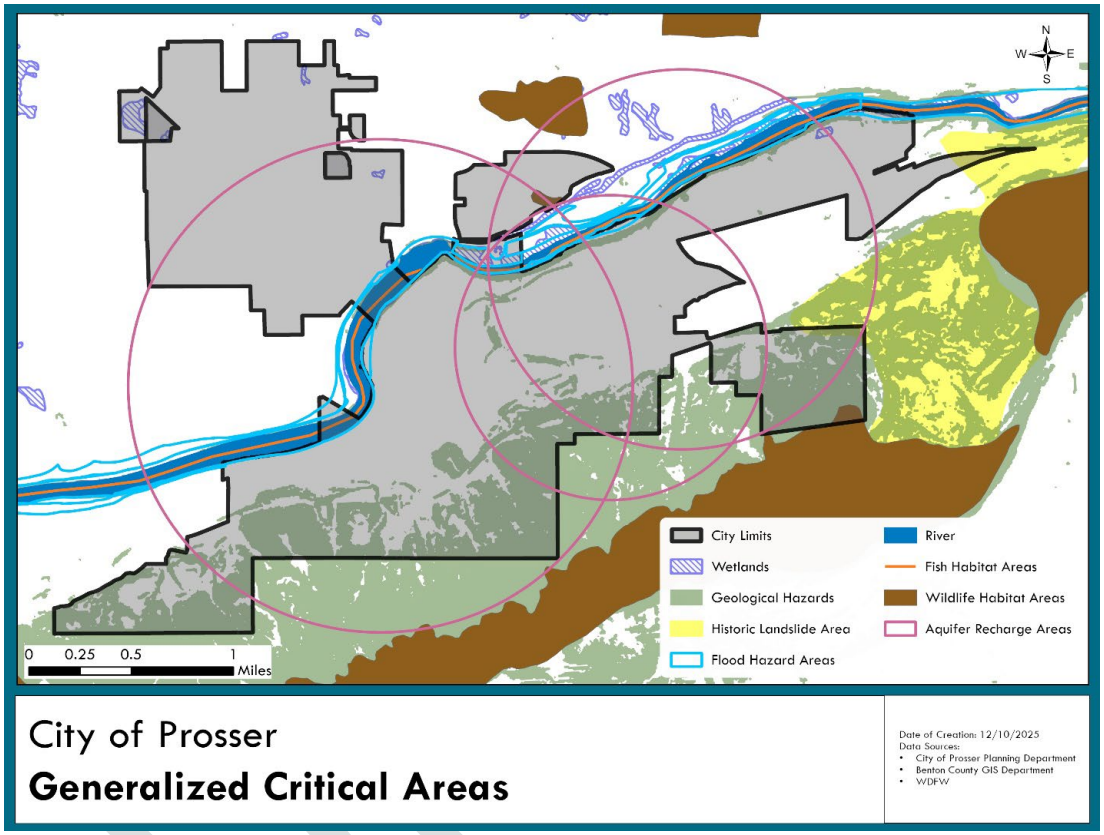


Figure 1: Generalized Critical Areas in Prosser

Hillside And Ridgeline Preservation

The backdrop of Prosser is the Horse Heaven Hills to the south. The scenic hillside and ridgeline are cultural assets that should be protected and preserved from development that may detract from their natural beauty, ecological functions, and visual character. The area also contains shrubsteppe habitat, which the Washington Department of Fish and Wildlife defines as a native ecosystem characterized by sagebrush, bunchgrasses, and a diversity of wildlife species adapted to arid conditions. Shrubsteppe habitat has experienced substantial decline throughout Washington State due to agricultural

conversion, infrastructure development, invasive species, and wildfire, making the remaining habitat areas regionally significant for biodiversity and ecological connectivity. Protecting future development from wildfires should be a consideration for preserving both the natural landscape and sensitive shrubsteppe habitat.

The Hillside is generally considered to be the area south of Prosser city limits between Lincoln Grade and State Route 221.

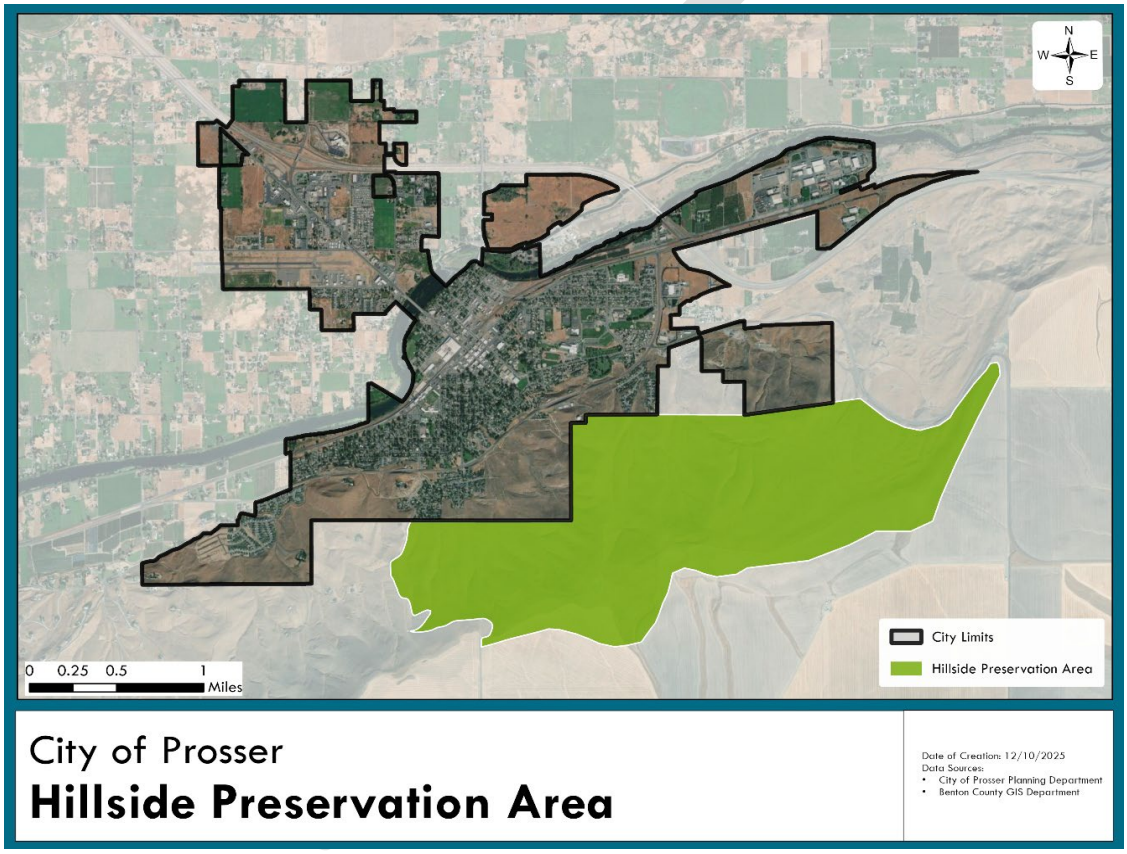


Figure 2: Hillside Preservation Area

Community Values & Vision

Community feedback gathered during the Comprehensive Plan update process emphasized the importance of balancing growth with preservation of Prosser's character, environmental resources, and quality of life. Increased river access, trail improvements, shade trees, and preservation of open spaces were identified as priorities that contribute to both environmental quality and community livability. Residents also emphasized the importance of protecting the Yakima River and Horse Heaven Hills, while maintaining open space and access as development occurs. Public comments strongly supported retaining the Hillside Preservation zone and conserving the area's natural landscape, shrubsteppe habitat, and scenic character. Community members expressed concerns regarding urban sprawl, increased traffic, infrastructure capacity, and wildfire risk associated with future development, while advocating for growth strategies that prioritize redevelopment within existing developed areas. Overall, the community expressed a desire for future growth that is environmentally responsible and reflective of Prosser's natural setting.



Figure 3: Yakima River and Hillside Preservation Area (Source: Sveta Imnadze)

Environment Goals & Policies

GOAL E-1: Preserve and protect the natural environment ensuring natural resources are available for the use and enjoyment of future generations.

Policy E-1.1. Use the best available science in all aspects of planning and permitting, mitigation, delineation, and developing regulations.

Policy E-1.2. Protect key significant wildlife habitats as designated critical areas, open space, and wetland areas.

Policy E-1.3. Ensure the preservation of a variety of habitat types, sizes, and locations.

Policy E-1.4. Regulate any impacts or disturbances of wetlands and wetlands vegetation and the surrounding riparian buffer.

Policy E-1.5. Maintain the following areas as fish and wildlife critical areas while updating along with the best available science:

- Areas in the WDFW “Priority Habitats and Species List” which is updated periodically;
- Habitats of local importance including, but not limited to, areas designated as priority habitat by the Department of Fish and Wildlife;
- Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds;
- Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface waters and watercourses within the jurisdiction of the state of Washington;
- Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;

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- State natural area preserves and natural resource conservation areas; and
- Land essential for preserving connections between habitat blocks and open spaces.

Policy E-1.6. Identify natural drainage ways and educate the public on their roles of importance in the area.

Policy E-1.7. Designate as “Geologically hazardous” critical areas, areas that may not be suited to development consistent with public health, safety, or environmental standards because of their susceptibility to erosion, sliding, earthquake, or other geological events while updating with best available science (BAS).

GOAL E-2: Mitigate adverse environmental impacts.

Policy E-2.1. Require mitigation of impacts from development adjacent to critical areas.

Policy E-2.2. Establish and update regulations that require engineering, architectural, or geo-technical investigations and certifications of approval of development permits or authorizations to proceed in hazardous areas.

Policy E-2.3. Identify and designate "Aquifer recharge critical areas" lands that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation.

Policy E-2.4. In aquifer recharge critical areas, restrict development (except for City wells) that significantly degrades or depletes surface waters or groundwater.

GOAL E-3 Protect the hillside and ridgeline as cultural resources that should be preserved for future generations.

Policy E-3.1. Work with Benton County to maintain hillside and ridgeline protection in areas beyond city limits and the Urban Growth Area (UGA), yet visually and culturally enhance Prosser and its citizens.

Policy E-3.2. Protect views and features that are unique to the Prosser area.

Policy E-3.3. Plan for acquisition of undeveloped ridgelines and hillsides surrounding Prosser to preserve them from development that will fundamentally change the landscape and natural features of the area.

Policy E-3.4. Create a conservation plan for the managed use of the hillside.

Goal E-4: Support the conservation-designated Natural Resource areas.

Policy E-4.1. Recognize natural resource lands are essential for the long-term viability of Prosser.

Policy E-4.2. Support the designation of natural resource areas in the county comprehensive plan and avoid actions that may result in converting agricultural lands to non-agricultural related uses.

Policy E-4.3. Require all plats, short plats, development permits, and building permits issued for development activities on or within 500 feet of lands designated as mineral resource lands contain a notice that the subject property is within or near designated agricultural lands, or mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development.

SHORELINE MANAGEMENT GOALS & POLICIES

The City of Prosser recognizes the intent of the voters and Legislature in adopting the Shoreline Management Act of 1971 (SMA) and adopts by reference the finding that Washington's shorelines are among the state's most valuable and fragile natural resources. The City acknowledges the increasing development pressures on shorelines and the need for coordinated management to ensure their protection, restoration, and appropriate use. The SMA's primary objectives are to protect and restore shoreline resources while allowing reasonable and appropriate water-dependent uses and public enjoyment. To carry out this mandate, the SMA establishes a cooperative planning and regulatory framework implemented at the local level under state guidance.

Local governments are required to develop shoreline master programs (SMPs) and regulate shoreline development through a permit system, while the Washington State Department of Ecology oversees local actions, approves SMPs, and reviews permits, variances, and conditional uses. Collectively, local SMPs form the State Shoreline Master Program.

Prosser adopted its first SMP in 1973 with citizen involvement and has amended it periodically since. For this comprehensive update, the City completed an inventory of shoreline natural features, land uses, and ownership to inform policies and regulations. Developed with input from citizens, agencies, and stakeholders, this SMP serves as a planning guide and regulatory framework, including goals, policies, shoreline environment designations, use regulations, and administrative provisions.

The City's shorelines consist of the Yakima River and associated areas, including floodways, lands within 200 feet of the ordinary high-water mark, floodplains extending up to 200 feet from floodway edges, and related wetlands. The City includes the minimum shoreline jurisdiction required under RCW 90.58.030.

Goal SH-1: Ensure appropriate conservation and development of the City of Prosser's shorelines by allowing those uses which are water-dependent, as well as other development which provides an opportunity for a substantial number of

people to enjoy the shorelines. This should be done in a manner which will achieve an orderly balance of shoreline uses that improves the quality of the environment.

Policy SH-1.1. Ensure that all uses and developments do not result in a net loss of shoreline ecological functions.

Policy SH-1.2. Accommodate water-dependent and associated water-related uses that are the highest priority for shorelines unless protection of the existing natural resource values of such areas precludes such uses.

Policy SH-1.3. Accommodate water-related and water enjoyment uses that are compatible with ecological protection and restoration objectives as the second highest priority.

Policy SH-1.4. Limit non-water-oriented uses to those locations where access to the water is not practical or where the non-water-oriented use contributes to the objectives of the SMA in providing ecological restoration and public access.

Policy SH-1.5. Reserve the shoreline areas for uses which allow optimal uses for future generations by recognition of potential long-term benefits to the public, and discouragement of short-term gain or convenience.

Policy SH-1.6. Provide site development performance standards and other appropriate criteria to developers indicating acceptable standards to be achieved.

Policy SH-1.7. Allow multiple uses of shoreline areas where integration of compatible uses or activities is feasible.

Policy SH-1.9. Allow uses, on a specified interim basis, which are not shoreline related, if not permanent and if not requiring permanent modifications of natural

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shorelines.

Policy SH-1.10. Respect private property owner's rights when drafting development regulations for use of the shorelines.

Goal SH-2: Give priority to those industrial, commercial, and recreational developments that are particularly dependent on their location on the City of Prosser's shoreline. Encourage development that will provide the public with an opportunity to enjoy the shorelines. No net loss of ecological function is envisioned in the implementation of this goal.

Policy SH-2.1. Minimize the adverse effects of new commercial, industrial, and recreational development upon the physical environment and natural processes, through careful siting and design.

Policy SH-2.2. Locate commercial and industrial development as infill in areas already developed as a first priority, so long as such areas have not reached their functional capacity.

Policy SH-2.3. Locate new commercial, industrial, and recreational activities in areas with existing public services as a second priority.

Policy SH-2.4. Provide for effective flood protection for the City of Prosser.

Goal SH-3: Develop safe, convenient, and diversified shoreline circulation systems to assure efficient movement of goods and people with minimum disruptions to the shoreline environment and minimum conflict between the different users.

Policy SH-3.1. Locate and design major circulation systems well away from the

shoreline, except for necessary crossings, so that natural shorelines remain substantially unmodified.

Policy SH-3.2. Encourage existing corridors for transportation facilities along shorelines to better accommodate public access to the shoreline and provide safe overcrossings to shoreline public access facilities.

Policy SH-3.3. Encourage joint uses of any necessary roads.

Policy SH-3.4. Encourage alternate modes of transportation, such as pedestrian and bicycle to the shoreline.

Goal SH-4: Assure protection, preservation, and restoration of City of Prosser's, fragile and scenic nonrenewable resources, while encouraging the best management practices to assure no net loss of shoreline ecological functions.

Policy SH-4.1. Existing natural resources should be conserved through regulatory and non-regulatory means that may include:

- Implementation of the Comprehensive Plan, local development regulations, and state, tribal, and federal programs;
- Regulation of development within the shoreline jurisdiction;
- Ecologically sound design;
- Restoration programs; and
- Education programs.

Policy SH-4.2. Provide for the use of shoreline and floodplain related resources without harming other natural systems or the overall quality of the natural environment.

Policy SH-4.3. Effectively manage natural features and resources as well as scenic vistas, parkways, and habitats of rare or endangered species.

Policy SH-4.4. Preserve the scenic and aesthetic qualities of shorelines, floodplains, and vistas.

Policy SH-4.5. Provide for restoration of degraded ecological functions through appropriate regulations, including emphasis on non-water-dependent uses and as part of publicly-funded facilities.

Goal SH-5: Ensure safe, convenient, and diversified access for the public to the publicly-owned shorelines of the City of Prosser and assure that the intrusions created by public access will recognize the rights of private property owners, and will not adversely affect fragile natural areas.

Policy SH-5.1. Provide public access consistent with the existing character of the shoreline and with consideration of opportunities and constraints for physical and visual access, as well as consideration of ecological functions and public safety.

Policy SH-5.2.Increase public access to and along the water's edge available throughout publicly-owned shoreline areas, although direct physical access to the water's edge may be restricted to protect shoreline ecological values.

Policy SH-5.3. Future developments and redevelopments shall not adversely affect existing public access, and should provide new opportunities for the public to reach, touch, and enjoy the water's edge.

Policy SH-5.4. Public access should be located, designed, developed, and maintained in a manner that enhances the natural environment.

Policy SH-5.5. Purchase, or otherwise make available to the public, shoreline properties if their value for public use merits such action.

Policy SH-5.6. Existing highway and railroad corridors along shorelines should better accommodate public access to the shoreline and provide safe overcrossings to shoreline public access facilities.

Policy SH-5.7. Coordinate shoreline public access with local, state, and federal agencies.

Policy SH-5.8. Respect and protect the enjoyment of private rights in shoreline property when considering public access development.

Goal SH-6: Provide additional opportunities for diverse forms of public recreation and improvement of present facilities.

Policy SH-6.1. Identify, obtain, preserve, and protect areas with high values for recreation.

Policy SH-6.2. Consider allowing recreational uses as part of private development where compatible with other uses and activities.

Policy SH-6.3. Provide a balanced choice of recreational opportunities, including those requirements of the elderly and the physically challenged.

Policy SH-6.4. Cultivate innovative and cooperative techniques among public agencies and private persons or groups which increase and diversify recreation opportunities.

Policy SH-6.5. Allow compatible recreational uses including bicycle and foot-paths in transportation and utility corridors where feasible.

Policy SH-6.6. Locate, design, and operate recreation facilities in a manner consistent with the purpose of the environment designation in which they are

located so that no net loss of shoreline ecological functions or ecosystem-wide processes result.

Policy SH-6.7. Coordinate with local, state, and federal agencies so that shoreline recreational developments are consistent with the City and Regional Parks Recreation, Open Space and Trails Plan.

Goal SH-7: Protect, preserve, and encourage restoration of those sites and areas on the shoreline which have significant historical, cultural, educational, or scientific value.

Policy SH-7.1. Identify historic, cultural, and archaeological resources within the shoreline in cooperation with federal, state, local, and tribal agencies.

Policy SH-7.2. Plan for preservation of significant historic, scientific, and educational areas of the shoreline while providing for public use and enjoyment of such areas.

Policy SH-7.3. Preserve for the public benefit, with opportunity for appropriate public utilization significant historic, scientific, and educational areas of the shoreline.

Policy SH-7.4. Ensure that the review and construction of development permits includes professional assessment of historic, cultural, and archaeological resources and that such resources are preserved or conserved in compliance with applicable laws.

Goal SH-8: Minimize flood hazards to human life and to property while enhancing the ecological processes of the shoreline.

Policy SH-8.1. Manage flood protection through implementation of the City's

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Comprehensive Plan, stormwater regulations, and the regional flood hazard control plans for the Yakima River.

Policy SH-8.2. Protect existing development and restore floodplain and channel migration functions to the extent feasible.

Policy SH-8.3. Integrate bioengineering and/or soft engineering approaches where feasible into local and regional flood control measures, infrastructure, and related capital improvement projects.

Policy SH-8.4. Prohibit development within the floodplains associated with the City's shorelines that would individually or cumulatively result in an increase to the risk of flood damage while preserving the rights of individual property owners.

Policy SH-8.5. Support measures to increase the natural functions of floodplains including flood storage, off-channel habitat, associated wetlands, and buffers of native vegetation.

NATURAL RESOURCE AREAS

Goal NR-1: Support the conservation-designated Natural Resource areas in the Prosser area.

Policy NR-1.1. Recognize that natural resources, defined as agricultural lands, or mineral resource lands, are essential for the long-term viability of Prosser.

Policy NR-1.2. Support the designation of natural resource areas in the county comprehensive plan and avoid actions that may assist in converting agricultural lands to non-agricultural related uses.

Storm And Surface Water Management

Goal SW-1: Manage storm and surface water flows in a manner that reduces risk of contamination to aquifers and surface water bodies.

Policy SW-1.1. The City should consider developing and implementing a Stormwater Management Program (SWMP) as needs change.

Policy SW-1.2. Design the SWMP to reduce the discharge of any pollutants to the Maximum Extent Practicable (MEP), by applying All Known, Available, and Reasonable methods of prevention, control and Treatment (AKART) prior to discharge.

Policy SW-1.3. Implement a public participation program as part of the SWMP.

Policy SW-1.4. Detect and eliminate illicit discharges.

Policy SW-1.5. Review development proposals to reduce discharges of pollutants from the development to the Maximum Extent Practicable (MEP), by applying AKART prior to discharge.

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City of Prosser
2026 Comprehensive Plan
Climate Element

5/13/2026

FINAL DRAFT

Acknowledgements

The City of Prosser 2024 Climate Change Planning Grant is supported with funding from Washington's Climate Commitment Act (CCA). The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov.

El "City of Prosser 2024 Climate Change Planning Grant" cuenta con el respaldo del financiamiento proveniente de la Ley de Compromiso Climático de Washington. CCA (Climate Commitment Act, Ley de Compromiso Climático) apoya los esfuerzos de acción climática de Washington y utiliza el dinero del programa de límite e inversión para reducir la contaminación climática, crear empleos y mejorar la salud pública. Para obtener información sobre la CCA, visite www.climate.wa.gov.

Introduction

The City of Prosser is actively addressing climate change by both reducing greenhouse gas emissions and advancing goals and policies that minimize risks to people, infrastructure, natural resources, and the local economy.

In 2023, the Washington State Legislature passed House Bill 1181, which amended the state's Growth Management Act (GMA) to require local jurisdictions to integrate climate change considerations into their comprehensive plans. These updates are codified in RCW 36.70A.070 and establish two new required components: a greenhouse gas emissions reduction sub-element and a climate resilience sub-element.

The goals and policies in this chapter were co-created by City leaders and the City of Prosser's Climate Advisory Team (CAT) – a volunteer committee consisting of members of the Prosser community from various sectors including agriculture, economic development, utilities, transportation, public health, education, environmental conservation, seniors, and community-based organizations supporting low-income residents. Members of the Yakama Nation Fisheries Department also participated on the advisory team.

The development of these goals and policies was informed by a robust community engagement process, including monthly meetings with the Prosser Climate Advisory Team, one-on-one interviews with subject matter experts, in-person workshops, and two online public surveys.

Glossary

Built-canopy structures – man-made features such as awnings, overhangs, and covered walkways that provide shade and weather protection, enhance pedestrian comfort, and contribute to the overall usability and character of streets and public spaces.

Climate Resilience – "The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure and communities" (WA State Department of Commerce).

Complete streets – a transportation planning approach that designs and manages streets to safely accommodate all users, including pedestrians, bicyclists, transit riders, and motorists, by providing accessible, connected, and multimodal infrastructure that supports safe and efficient travel.

Commute trip reduction (CTR) – a transportation strategy that encourages reducing single-occupancy vehicle commutes by promoting alternatives such as transit, carpooling, bicycling, walking, telework, and flexible schedules to help decrease congestion, improve air quality, and support more efficient transportation systems.

Critical areas – environmentally sensitive areas defined under the Washington GMA, including wetlands, fish and wildlife habitat, frequently flooded areas, geologically hazardous areas, and critical aquifer recharge areas, that counties and cities must identify, protect, and manage to maintain public safety, environmental health, and long-term ecosystem function.

Disproportionately Exposed – individuals or communities that experience higher levels of contact with climate hazards—such as extreme heat, wildfire smoke, or flooding—due to physical location or environmental conditions. These populations include underhoused populations, first responders, outdoor workers and farmers, athletes, and communities of color (Adapted from the Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR6) Glossary and Washington State Department of Health Climate and Health Profiles).

Disproportionately Susceptible – refers to individuals or groups who are more likely to suffer serious health or social consequences from climate change due to age, health status, income, or lack of access to resources. These populations include children, seniors, people with pre-existing health conditions, and people with a lack of access to healthcare or transportation (Adapted from the Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR6) Glossary and Washington State Department of Health Climate and Health Profiles).

Greenhouse gas (GHG) emissions– Gases emitted by human activity that trap heat in the atmosphere and warm the planet, including carbon dioxide, methane, and nitrous oxide.

Transit-oriented development (TOD) – a planning approach that concentrates housing, jobs, and services within walkable, compact areas surrounding high-quality public transit to reduce car dependence and support sustainable, efficient land use.

Urban Growth Area (UGA) – a designated boundary established under Washington's GMA through collaboration between counties and their cities, identifying where urban development will occur so that growth is efficiently served by urban services while rural and resource lands outside the UGA are protected.

Urban Heat Island – a phenomenon in which urban areas experience higher temperatures than surrounding rural areas due to heat-absorbing surfaces, limited vegetation, and concentrated human activity, resulting in increased cooling demand, health risks, and environmental impacts.

Watershed-scale processes – the interconnected cycle of water through a drainage basin. Key steps in the cycle include precipitation, infiltration, percolation, groundwater flow, and evapotranspiration. This cycle is vital to maintain and support ecosystems.

Vision

The City of Prosser is committed to building a resilient future by protecting our environment, safeguarding our community and economy from climate hazards, and promoting sustainable, inclusive growth. We will prioritize actions that are effective, affordable, and equitable — especially for those most at risk—while preserving our ecosystems and guiding development that allows people and habitats to thrive.

City of Prosser's Guiding Principles for Climate Planning

The City of Prosser is dedicated to fostering a resilient and sustainable community that promotes the well-being of its residents, supports a thriving economy, and preserves natural resources. Members of the Climate Advisory Team (CAT) emphasized the importance of ensuring that the climate goals and strategies outlined in this plan are both effective and affordable. They also stressed that Prosser must build resilience to help both its own community and neighboring communities mitigate the risks associated with climate change. Guided by these values, the CAT developed a set of principles to inform the goals and strategies presented in this Climate Element.

- Take action that is effective, affordable, efficient, and sustainable
- Protect and preserve the environment and local ecosystems
- Mitigate climate hazards to reduce risks to the local economy and public health
- Prioritize resilience efforts for community members, especially those most at risk
- Ensure that future land use and growth reduce both pollution and vulnerabilities

Current Conditions & Future Projections

To develop this Climate Element, the City of Prosser, in collaboration with the Climate Advisory Team (CAT), conducted two foundational assessments: a greenhouse gas (GHG) emissions inventory and a climate vulnerability assessment. The findings from these assessments directly informed the development of the goals, policies, and strategies outlined in this chapter. Drawing on this data, the City crafted targeted actions to reduce emissions and strengthen community resilience to climate hazards.

Greenhouse Gas Inventory

The City of Prosser undertook its first comprehensive Greenhouse Gas (GHG) Emissions Inventory in 2024, utilizing 2022 data to establish a baseline for future planning and policy development. The 2022 GHG Inventory reveals that Prosser's total communitywide emissions amounts to approximately 22,894 metric tons of carbon dioxide equivalent ($MTCO_2e$).

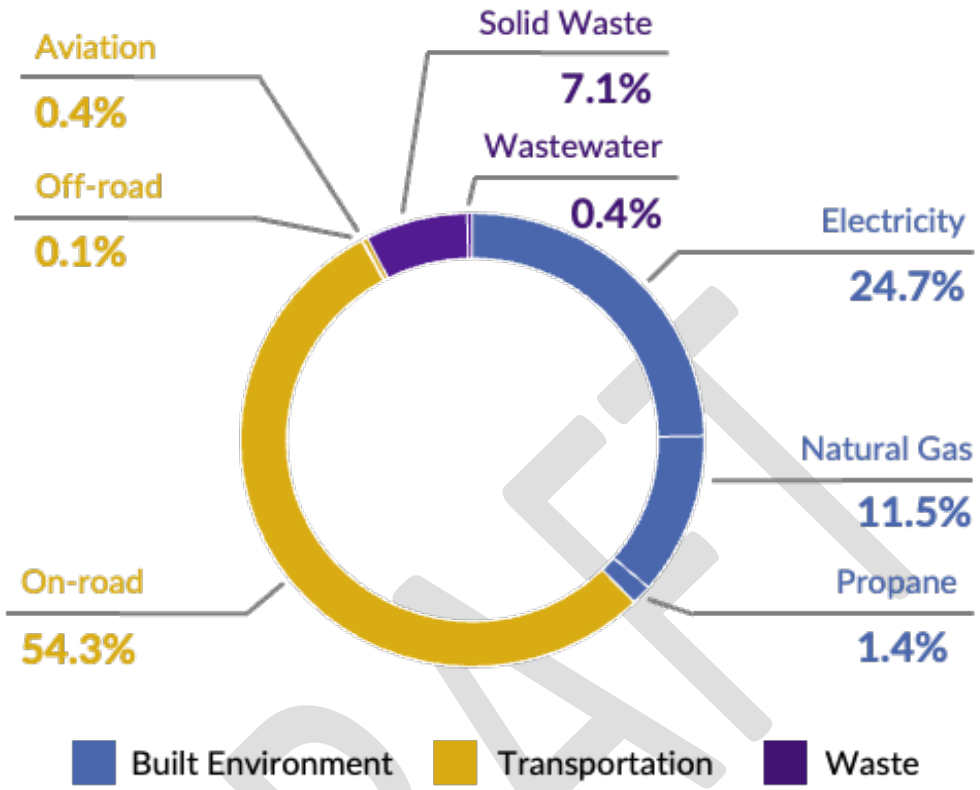


Figure 1. Sources of communitywide GHG emissions for the city of Prosser by sector and sub-sector

The primary sources of Prosser's communitywide emissions are the transportation sector (55%) and the built environment sector (38%). The waste management sector, including solid waste and wastewater treatment, contributes 7% of Prosser's communitywide emissions. Municipal operations account for 4% of the communitywide emissions, with wastewater treatment being the most significant source.

On-road transportation is the largest source of GHG emissions within the city boundaries. In addition to contributing to climate pollution, tailpipe emissions also expose people to hazardous pollutants such as carbon monoxide, nitrogen oxide, particulate matter, and sulfur dioxide. People living near high-traffic areas will experience compounded health impacts, especially during wildfire season. As seen in the map below, a 600 ft buffer zone (shown in blue) depicts the areas that are more likely to experience health impacts due to their close proximity to major traffic corridors. For Prosser, these corridors are not only I-82 and SR-22, but also the truck stops off of I-82 due to a higher number of vehicles staying idle for extended periods of time. The 600 ft buffer was derived from a 2014 EPA document detailing the impacts on air pollution and how

air quality can be influenced generally within 500-600 feet downwind of major roadways, with certain location-based variances.[1]

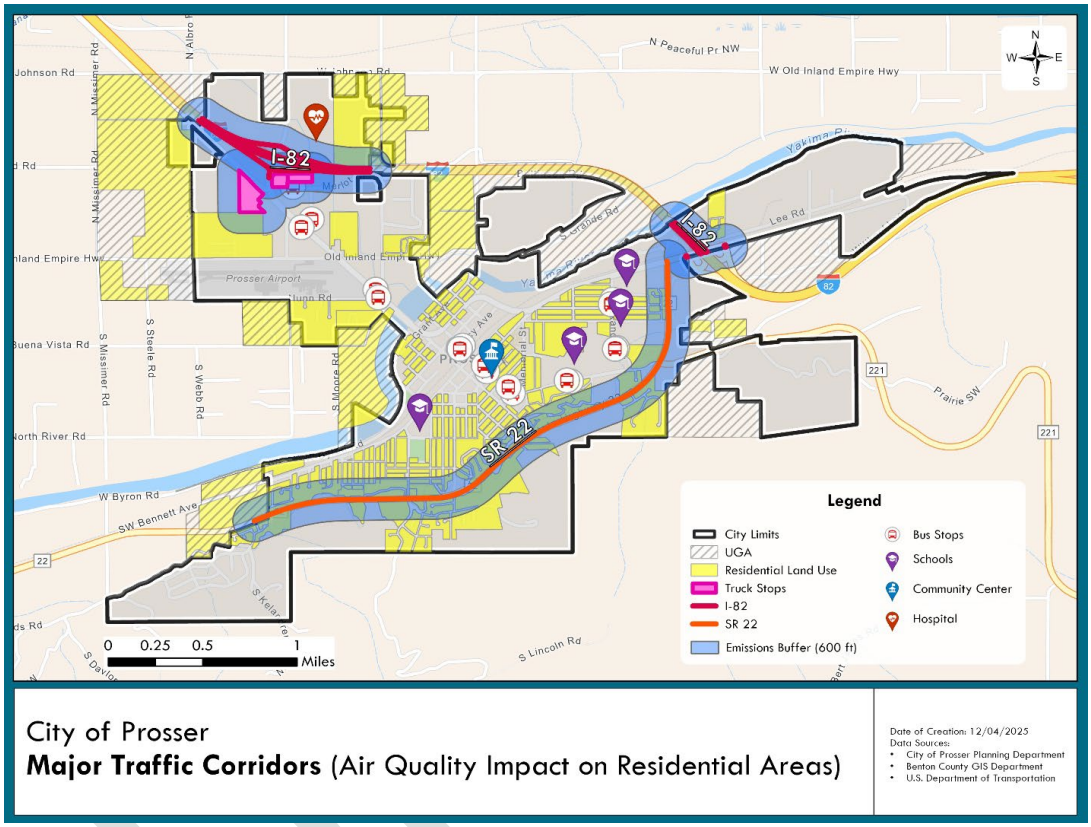


Figure 2. Major traffic corridors for the City of Prosser

See the Methodology & Findings Report in Appendix X, for more information on the City's GHG emissions.

[1] Near Roadway Air Pollution and Health: Frequently Asked Questions. Office of Transportation and Air Quality, United States Environmental Protection Agency (EPA). August 2014.

Climate Vulnerability Assessment

In addition to quantifying current emissions, the City of Prosser conducted a Climate Vulnerability Assessment to understand the potential future risks of climate change. The planning team utilized best available science under multiple climate scenarios to better understand how climate is expected to shift throughout this century. Future climate projections indicate that the Prosser area may experience an increase in average annual temperatures by up to 7.5°F by the end of the century. During this same period, average summer temperatures are expected to increase by 12°F from the historical average. This warming trend is expected to result in more frequent and severe heatwaves, with the number of days exceeding 100°F potentially increasing by 30 days annually. Such changes pose risks to public health, agriculture, infrastructure, and the economy.

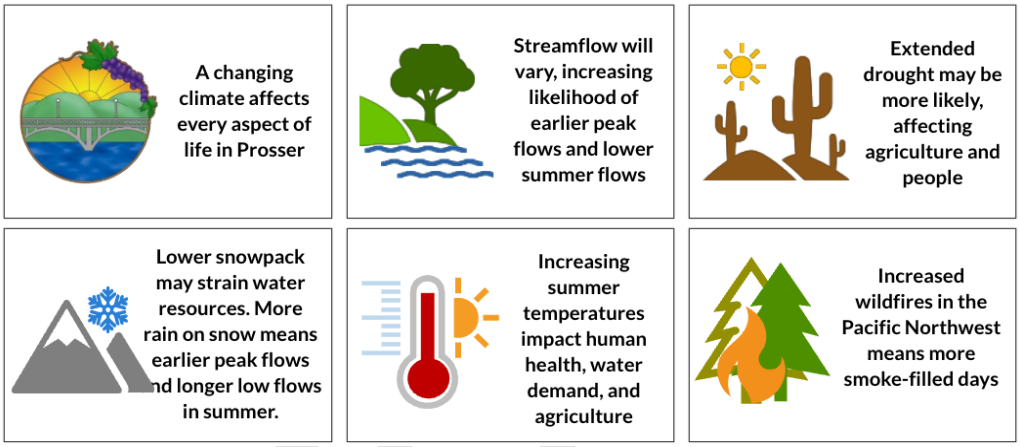


Figure 3. Summary of future climate impacts for the City of Prosser

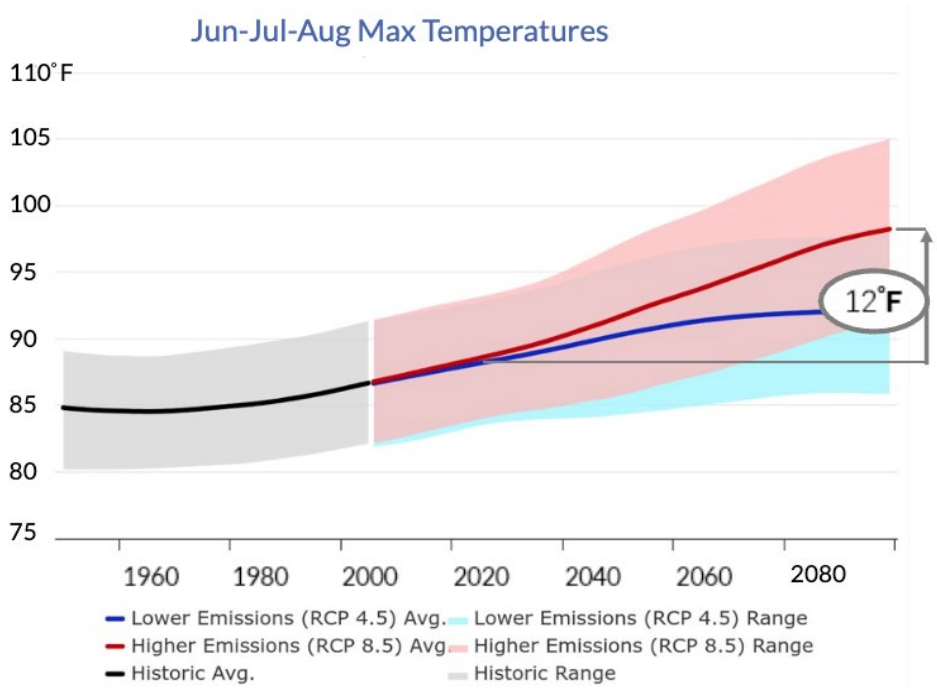


Figure 4. Projected change in maximum summer temperatures. Source: Climate Toolbox, *accessed Oct 2024*

Additionally, diminished snowpack and intensified drought conditions are expected to reduce aquifer levels and streamflow in the Yakima River, which is critical for irrigation and aquatic ecosystems. These hydrological and temperature changes will also increase wildfire risks in the region.

See the Methodology and Findings Report in Appendix X for more information on climate impacts in Prosser.

Climate Vulnerability for the Prosser Community

To better understand the risks posed by climate change the City of Prosser, in collaboration with the Climate Advisory Team (CAT), conducted a comprehensive climate risk and vulnerability assessment. Adapted from the U.S. Climate Resilience Toolkit and consistent with the Washington State Department of Commerce guidance, we used the following seven-step approach:

1. **Identify** future climate projections, key community assets, and non-climate stressors.
2. **Evaluate exposure and sensitivity** by analyzing how projected climate hazards may affect each asset.
3. **Assess probability** of climate hazards using best available science from tools such as the University of Washington's Climate Mapping for a Resilient Washington, the University

of California Merced's Climate Toolbox, and Washington State Department of Ecology reports, supplemented by local expertise.

4. **Determine magnitude of consequence** for each hazard, based on expert judgment from CAT members.
5. **Calculate risk ratings** by considering the likelihood of the climate impact affecting each asset and the magnitude of consequence should that impact occur.
6. **Assess adaptive capacity** by evaluating existing City policies, partnerships, and resources currently available to mitigate the potential risk.
7. **Determine vulnerability ratings** by considering assessed risk and adaptive capacity. Assets that ranked as having medium or high vulnerability are addressed through targeted strategies in the Climate Resilience Sub-Element.

Note: The word "asset" is used broadly in this context to refer to people, systems, infrastructure, and resources that have special significance to the community. The assets assessed through this process were identified by the City of Prosser in collaboration with the CAT.

Understanding the relative vulnerability of Prosser's assets provides a foundation for prioritizing actions that reduce climate risks and enhance community resilience.

See Appendix X to read the Methodology and Findings Report for additional details on the City's Climate Risk and Vulnerability Assessment

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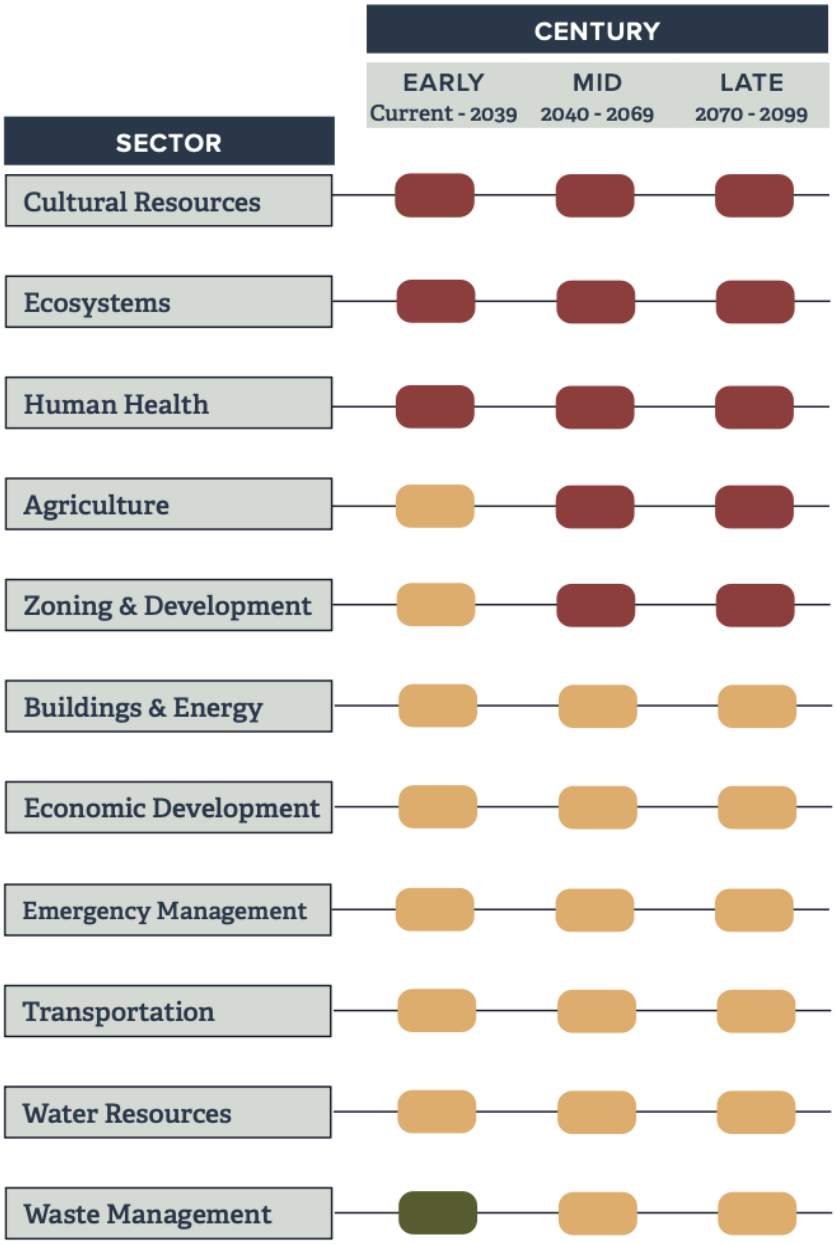


Figure 5. Vulnerability assessment results by sector

Wildfire Risk

Prosser has experienced multiple wildfires over the years due to its dry climate, surrounding grasslands, hilly terrain, and human activity. While not every fire has been large, wildfire activity occurs regularly enough to make it an ongoing community concern. *Figure 6* shows the annual probability of wildfire burning in Prosser, with the highest probability being primarily on the hillside of Horse Heaven Hills. The Burn Probability data comes from the USDA Forest Service's "Wildfire Risk to Communities" dataset, which models the likelihood of wildfire burning (Burn Probability) at any given location in a typical year using nationally consistent fire-behavior simulations. This dataset integrates fuels, vegetation, topography, and historical weather patterns to provide a reliable measure of annual wildfire likelihood.

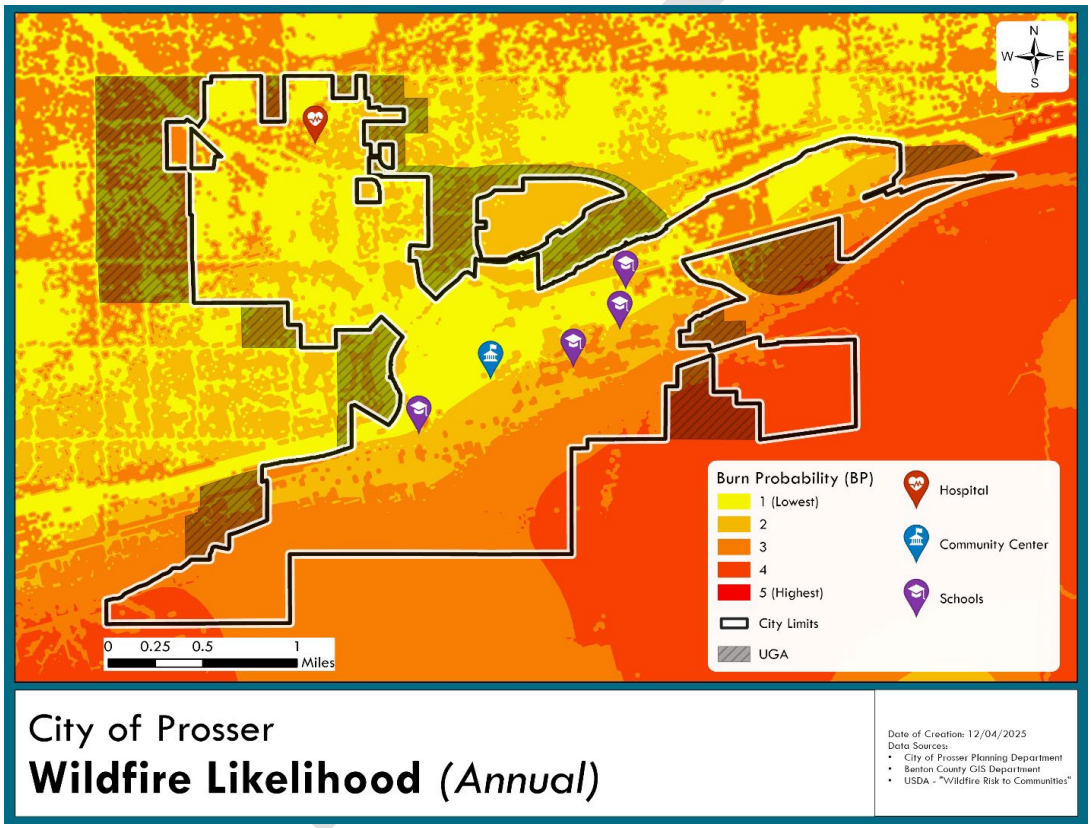


Figure 6. Wildfire likelihood (annual burn probability) map for the City of Prosser

Urban Heat Islands

As temperatures increase, heat island mapping becomes crucial for identifying areas of Prosser that will experience hotter temperatures. According to the U.S. Environmental Protection Agency, heat islands are urban areas that tend to be significantly warmer than more rural or vegetated areas. Structures such as buildings and parking lots absorb heat and trap it near the surface, whereas trees and green spaces have a more cooling effect on surface temperatures. However, barren land can also contribute to higher heat severity, such as on the southern hillside of the city. *Figure 7* below indicates the areas of Prosser most impacted by heat islands. The areas of the map that are not covered by the heat severity color-scale represent places that experience average temperatures for the City of Prosser. In other words, the uncolored areas of the map do not experience elevated temperatures from the heat island effect. The heat severity scale shows how hot certain areas are in comparison to the average city temperature. Areas in darker orange or red should be given priority when taking actions to mitigate the impacts of heat.

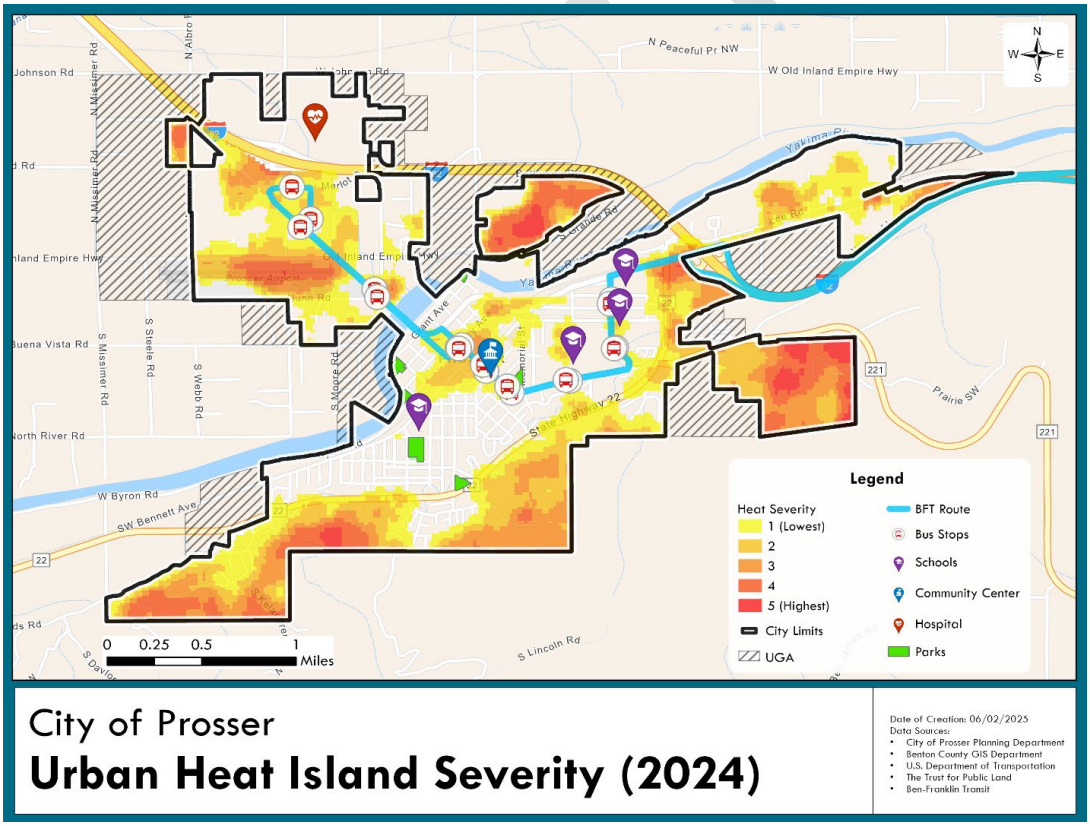


Figure 7. Urban heat island severity for the City of Prosser, 2024 Data

People Most At-Risk from Climate Change



Engaging the public during Harvest Fest, 2024.
Photo credit: Nexus Planning Services

While climate change will impact all residents living in Prosser, several groups within the community are identified as being most at risk. Children and youth are especially vulnerable due to increased exposure to extreme heat and wildfire smoke during outdoor activities such as school recess and sports. People with pre-existing health conditions are also at high risk, as they are more susceptible to respiratory and heat-related illnesses intensified by higher temperatures and poor air quality. Additionally, individuals without reliable access to healthcare, housing, or transportation may face increased challenges during heatwaves, smoke events, or power outages. These vulnerabilities are expected to grow more severe under future climate scenarios, highlighting the need for targeted protections and adaptive strategies for these populations.

When identifying communities most at-risk from climate change, it is important to consider the terms *disproportionately exposed* and *disproportionately susceptible*.

Disproportionately Exposed refers to individuals or communities that experience higher levels of contact with climate hazards—such as extreme heat, wildfire smoke, or flooding—due to physical location or environmental conditions.[2]

Disproportionately Susceptible refers to individuals or groups who are more likely to suffer serious health or social consequences from climate change due to age, health status, income, or lack of access to resources.[3]

[2] Adapted from the Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR6) Glossary and Washington State Department of Health Climate and Health Profiles.
[3] Ibid

Table 1 identifies individuals and communities within the City of Prosser that are most at risk from climate change. This table is illustrative and not an exhaustive list.

Disproportionately Exposed	***Disproportionately Susceptible***
• Children • Athletes & recreationists • Outdoor workers • People experiencing homelessness • Low-wealth & low-income communities • First responders	• People with pre-existing respiratory and cardiovascular disease • Low-wealth & low-income communities • Children • Seniors • Pregnant people • People without access to health care • People without access to transportation • Farmers and farm-workers

GHG Reduction Sub-Element

The Greenhouse Gas Reduction Sub-Element outlines the City of Prosser's strategy for reducing emissions in alignment with state mandates and local priorities. Developed in response to RCW 36.70A.070, this section identifies actionable policies that target the primary sources of communitywide emissions while promoting co-benefits such as improved public health, economic opportunity, environmental resource conservation, and environmental justice. Goals and policies outlined in this section are also applicable to other Comprehensive Plan chapters and should inform planning efforts for land use, environmental policies, housing, transportation, utilities, economic development practices, and capital facilities.

State requirements for the GHG Reduction Sub-Element include[4]:

1. Reduce overall GHG emissions from transportation & land use without increasing greenhouse gas emissions elsewhere in the state
2. Reduce per capita vehicle miles traveled without increasing greenhouse gas emissions elsewhere in the state
3. Prioritize reductions that benefit overburdened communities to maximize the co-benefits of reduced air pollution & environmental justice

City of Prosser's GHG Reduction Targets

By 2030: Reduce emissions to 25% below 2022 levels
By 2040: Reduce emissions to 50% below 2022 levels
By 2050: Reduce emissions to 75% below 2022 levels

[4] Revised Code of Washington 36.70A.070

Co-Benefits

Each of the GHG Reduction goals in this sub-element has been evaluated for their effectiveness in reducing GHG emissions[5] and for potential co-benefits to the Prosser community. In the context of climate policy, co-benefits refer to the additional positive outcomes that result from actions taken to address climate change.[6] For example, a policy aimed at reducing GHG emissions by increasing transit ridership may also provide the co-benefit of promoting equity because it provides a lower cost transportation option for people who may not have access to a car.

Goal GHG-1: Foster higher-intensity land uses, especially in mixed-use urban neighborhoods and transit corridors.

Policy GHG 1.1. Prioritize infill development through zoning and permitting processes.

Policy GHG 1.2. Establish form-based codes where appropriate to better integrate higher-density development.

Policy GHG 1.3. Reduce parking minimum requirements and establish parking maximums, with special considerations around transit-oriented development (TOD).

Policy GHG 1.4. Discourage future development of surface parking lots while promoting the conversion of existing parking lots to other uses.

Goal GHG – 2: Support buildings transitioning towards renewable energy, efficiency practices, and the adaptive reuse of buildings.

Policy GHG 2.1. Encourage renewable energy installations and electrification in new and existing buildings, with prioritized programs and outreach for overburdened communities.

Policy GHG 2.2 Prioritize preservation, adaptive reuse, and weatherization of buildings, especially for housing in overburdened communities and existing buildings in the downtown core.

[5] Goals in this sub-element are adopted from the Washington State Department of Commerce's Climate Policy Explorer and meet the state's definition for effective GHG reduction strategies.
[6] 5th National Climate Assessment

Goal GHG – 3: Reduce vehicle miles traveled to achieve greenhouse gas reduction goals.

Policy GHG 3.1. Support travel demand management (TDM) strategies, such as Commute Trip Reduction, senior shuttles, vanpools, and other programs relevant to Prosser.

Policy GHG 3.2. Encourage multimodal infrastructure in coordination with the location of large employers, higher-density housing, and commercial centers.

Policy GHG 3.3. Integrate "Complete Streets" principles into the roadway designs of commercial and residential developments to create a safe and well-connected bicycle and pedestrian transportation network designed for active transportation.

Policy GHG 3.4. Promote functionally interconnected routes across the jurisdiction that protect bicycle and pedestrian movement, including mid-block crossings where practical.

Policy GHG 3.5. Support GHG reduction goals by addressing active transportation concurrency in collaboration with Ben Franklin Transit.

Goal GHG – 4: Expand electric vehicle (EV) infrastructure.

Policy GHG 4.1. Encourage all new and retrofitted buildings to be EV charger ready.

Policy GHG 4.2. Create development regulations and streamline the EV charging station permitting process for siting and installation, including in the public right-of-way.

Policy GHG 4.3. Prioritize siting of EV charging infrastructure on public property (library, parks, schools, etc.) to increase charging access for all levels of income and homeownership.

Policy GHG 4.4. Encourage large employers and organizations with fleet vehicles to install on-site EV chargers.

Goal GHG – 5: Preserve land for long-term local and regional agricultural use, recreation, open spaces, and other uses consistent with rural character.

Policy GHG 5.1. Foster conservation and carbon sequestration through protection of farmland and open space.

Policy GHG 5.2. Encourage regenerative agriculture and aquaculture practices where feasible.

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Policy GHG 5.3. Seek to preserve land outside of the unincorporated UGA for long-term agricultural use, recreation, open spaces, forestry, mineral resources, habitat connectivity, GHG reduction goals, climate resilience, and other uses consistent with rural character.

Goal GHG – 6: Reduce emissions in local government operations.

Policy GHG 6.1. Evaluate wastewater treatment facilities for lower-emitting technology and practices while prioritizing investment in upgrades.

Policy GHG 6.2. Prioritize low- and zero-emission vehicles when replacing city fleet vehicles.

Policy GHG 6.3. Develop a process for collecting City emissions data and conducting GHG emissions inventories every 3 to 5 years to support 5-year Climate Element progress reports.

Policy GHG 6.4. Include GHG reduction and climate resilience considerations when prioritizing funding for capital improvements.

Policy GHG 6.5. Require that City plans include both GHG reduction potential and climate risk mitigation as evaluation criteria.

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Climate Resilience Sub-Element Goals & Policies

The goals and policies in the Climate Resilience Sub-element have been identified for their potential to reduce risks associated with climate change to people, infrastructure, natural resources, and the economy. Per state GMA requirements, the Climate Resilience Sub-element must[7]:

1. Identify, protect, and enhance natural areas to foster resilience to climate impacts
2. Identify, protect, and enhance community resilience to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice
3. Address natural hazards created or aggravated by climate change
4. Equitably enhance the resilience of communities and ecological systems to climate change
5. Be consistent with best available science and scientifically credible climate projections and impact scenarios
6. Prioritize and benefit overburdened communities that will suffer disproportionately from environmental impacts and climate-related natural hazards

Goals and policies outlined in this section are also applicable to the other elements in the Comprehensive Plan and should direct planning efforts for climate-resilient land use, environmental policies, housing, transportation, utilities, economic development practices, and capital facilities.

Goal CR – 1: Encourage the protection and restoration of streams, riparian zones, estuaries, wetlands, and floodplains to achieve healthy watersheds that are resilient to climate change.

Policy CR 1.1. Participate in regional efforts to protect and restore riparian vegetation to reduce erosion, provide shade, and support other functions that improve the climate resilience of the Yakima River.

Policy CR 1.2. Encourage the implementation of actions identified in local restoration and salmon recovery plans to improve the climate resilience of streams and watersheds when conducting City operations.

Policy CR 1.3. Protect and restore watershed-scale processes to maximize the ecological benefits and climate resilience of riparian ecosystems.

Policy CR 1.4. Promote collaboration between the City, the community, the Yakama Nation Fisheries, and regional environmental institutions to reduce negative impacts of water stargrass on the Yakima River.

[7] Revised Code of Washington 36.70A.070

Policy CR 1.5. Maintain a critical areas ordinance to maximize the climate resilience benefits provided by critical areas, including: flood control, aquifer recharge, wildlife habitat, and air and water quality.

Goal CR – 2: Protect and restore shrub-steppe and other arid ecosystems to increase resilience to fire, drought, and invasive species.

Policy CR 2.1. Utilize state resources and partnerships to identify and protect areas of shrub-steppe with high wildlife connectivity value to increase climate resilience.

Policy CR 2.2 Encourage public and private landowners to restore shrub-steppe habitat, especially where habitat has been disturbed by large wildfires.

Policy CR 2.3. Collaborate with and support Benton Conservation District's ecosystem and species conservation efforts.

Goal CR – 3: Protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change.

Policy CR 3.1. Coordinate with local, regional, and state partners to enhance reservoir and groundwater management and prepare for future needs while ensuring projects do not negatively impact wildlife habitat.

Policy CR 3.2. Coordinate with local, regional, and state partners to develop and implement a comprehensive strategy to increase water storage for agricultural purposes that has neutral or positive environmental benefits and does not negatively impact fish.

Policy CR 3.3. Manage water resources sustainably in the face of climate change through smart irrigation and delivery infrastructure, stormwater and groundwater management, preventative maintenance, water conservation, wastewater reuse, climate-adapted plant selection, and sustainable landscape practices.

Policy CR 3.4. Support public education and awareness regarding climate impacts on water and how to address them through conservation efforts.

Policy CR 3.5. Evaluate the long-term adequacy of water delivery infrastructure to ensure that changes in hydrological patterns (e.g., lower water tables or reduction of late-summer water availability associated with climate change) can be anticipated and managed effectively.

Policy CR 3.6. Develop and implement a comprehensive water conservation and drought resilience strategy that accounts for projected climate impacts.

Policy CR 3.7. Prioritize protecting instream flow rules for the Yakima River in policymaking.

Goal CR – 4: Establish land use patterns that increase the resilience of the built environment, ecosystems, and communities to climate change.

Policy CR 4.1. Establish overlays, special zoning districts, design standards, or other strategies to increase resilience to climate hazards.

Policy CR 4.2. Prohibit the expansion of polluting industries in overburdened communities via local zoning and development regulations.

Policy CR 4.3. Integrate affordable and below market rate housing as an anti-displacement measure when increasing densities.

Policy CR 4.4. Identify and implement strategies for reducing residential development pressure in the wildland urban interface.

Goal CR – 5: Increase shade in public spaces to reduce heat islands, improve air quality, and boost carbon sequestration, prioritizing overburdened communities.

Policy CR 5.1. Encourage open space set-asides for new development, such as parks or other green spaces.

Policy CR 5.2 Utilize the City's Parks, Recreation, and Open Space plan to prioritize shading strategies, including maximizing tree canopy coverage throughout the city, particularly in parks, downtown, along the Yakima River, and near bus stops.

Policy CR 5.3. Promote built-canopy structures for shade in areas where tree coverage is less feasible.

Goal CR – 6: Ensure that development and redevelopment projects are resilient to the impacts of climate change.

Policy CR 6.1. Establish development regulations that incorporate best practices for reducing the risk of wildfire, drought, extreme heat, flooding, and other climate-exacerbated hazards.

Policy CR 6.2. Factor climate risks, such as flooding and wildfire, into siting and development regulations, especially for critical infrastructure and areas that flood frequently in the downtown core.

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Policy CR 6.3. Review required buffers and setbacks for steep slopes and shorelines vulnerable to erosion exacerbated by climate change, and establish new minimums, if necessary, so that improvements are not required to protect structures during their expected life.

Policy CR 6.4. Consider future climate conditions during siting and design of capital facilities, including changes to temperature and precipitation, to help ensure they function as intended over their planned life cycle.

Policy CR 6.5. Collaborate with Benton County on a joint commission to plan for growth and encourage consistent development standards for climate resilience and GHG reduction throughout the UGA.

Goal CR – 7: Support the local economy – including food and materials producers, distributors, and sellers – to adapt to the impacts of extreme weather and other natural hazards worsened by climate change.

Policy CR 7.1. Prioritize addressing local food security and expanding the food-related economy to address climate impacts and increase access to healthy and affordable foods.

Policy CR 7.2. Support the local agricultural sector's efforts to capitalize on sustainable business opportunities.

Policy CR 7.3. Consider opportunities to support climate-smart technical assistance for farmers, especially related to soil health, organic practices, and water quality protection.

Policy CR 7.4. Support adoption of climate smart agricultural practices and drought-resistant varietals in collaboration with Benton Conservation District and agencies in the Irrigated Agriculture Research and Extension Center (IAREC), including the US Department of Agriculture/Agricultural Research Service (USDA/ARS), the Washington State Department of Agriculture (WSDA), and the research and extension faculty of Washington State University (WSU).

Policy CR 7.5. Support conservation programs and resources that provide financial assistance to farmers to implement best management practices that address impacts of climate change.

Policy CR 7.6. Support pest eradication, such as Japanese beetle quarantine efforts, conducted by the Washington State Department of Agriculture (WSDA).

Goal CR – 8: Ensure environmental justice by providing all residents with equitable opportunities to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience.

Policy CR 8.1. Seek partnerships with community-based organizations to convene diverse coalitions of residents, provide education on greenhouse gas reduction and climate resilience, and empower them to implement climate resilience actions, prioritizing access for individuals most impacted by climate change.

Policy CR 8.2. Engage overburdened communities in participatory budgeting efforts to support equitable distribution of funding that helps reduce local emissions and build resilience.

Goal CR – 9: Enhance emergency preparedness, response, and recovery efforts to mitigate risks associated with extreme weather and other hazards worsened by climate change.

Policy CR 9.1. Integrate climate risks into hazard mitigation and emergency management planning.

Policy CR 9.2. Provide emergency alert notifications in all relevant languages and through multiple platforms in coordination with community-based organizations to optimize reach for underserved populations.

Policy CR 9.3. Support the adoption of Yakima or other community wildfire preparedness measures.

Policy CR 9.4. Ensure the municipal water system maintains adequate pressure during a major wildfire event under current and projected drought conditions.

Policy CR 9.5. Work with existing resources and partners to create a plan for supporting residents during high heat, wildfire, and other extreme weather events.

Policy CR 9.6. Factor climate impacts into preparedness, response, and recovery activities for public health, law enforcement, fire, school, and emergency medical services (EMS) personnel. This includes providing access to data on climate impacts projected for the City of Prosser and Benton County.

Policy CR 9.7. Collaborate with regional partners to develop and implement an education and awareness campaign on climate-related emergency preparedness and health threats.

Goal CR – 10: Protect community health and well-being from climate-exacerbated hazards —ensuring that the most vulnerable residents do not bear disproportionate health impacts.

Policy CR 10.1. Link climate adaptation strategies with public health strategies.

Policy CR 10.2. Develop a wildfire and smoke resilience strategy that includes education for residents, utilizes regional partnerships for design and implementation, and prioritizes residents most vulnerable to smoke.

Policy CR 10.3. Develop and implement an urban heat resilience strategy that considers land use, urban design, urban greening, waste heat reduction actions, and prioritizes residents most vulnerable to high heat.

Policy CR 10.4. Ensure that all community members have equitable access to green space within a half mile from their home.

Policy CR 10.5. Review land use maps and identify opportunities or barriers to responding to rapid population growth or decline, rebuilding housing and services after disasters, and other extreme climate impact scenarios.

Policy CR 10.6. Support the protection of outdoor workers exposed to extreme heat and other climate-exacerbated hazards.

Policy CR 10.7. Support the development of mobility hubs in overburdened communities, especially for areas with existing multi-modal transportation options.

Goal CR – 11: Increase local capacity for climate planning.

Policy CR 11.1. Develop a 3- to 7-year implementation plan to ensure progress is made toward climate goals and policies outlined in the Climate Element.

Policy CR 11.2. Develop and maintain City staff members' technical expertise related to climate change and environmental justice to improve policy implementation, equity, and climate resilience.

Policy CR 11.3. Create a continuous improvement process for climate planning, including by exploring opportunities for ongoing community feedback.

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Co-Benefits for GHG Reduction Goals

Each greenhouse gas (GHG) reduction goal in this plan was evaluated not only for its effectiveness in lowering emissions, but also for its potential to deliver additional community benefits. These co-benefits include improved public health, expanded economic opportunity, enhanced environmental protection, greater equity, and additional resilience to climate hazards.

The co-benefits identified in the GHG Reduction Sub-element include:

 Improves Human Health & Wellbeing

 Creates Economic Opportunity

 Protects Natural Resources

 Promotes Equity & Justice

 Enhances Climate Resilience

GHG Reduction Goal	Improves Human Health	Creates Economic Opportunity	Protects Natural Resources	Promotes Equity & Justice	Enhances Climate Resilience
GHG – 1: Foster higher-intensity land uses, especially in mixed-use urban neighborhoods and transit corridors.	X	X	X	X	
GHG – 2: Support buildings transitioning towards renewable energy, efficiency practices, and the adaptive reuse of buildings.	X	X	X	X	X
GHG – 3: Reduce vehicle miles traveled to achieve greenhouse gas reduction goals.	X	X	X	X	X
GHG – 4: Expand electric vehicle (EV) infrastructure.	X	X	X	X	X
GHG – 5: Preserve land for long-term local and regional agricultural use, recreation, open spaces, and other uses consistent with rural character.	X	X	X		X
GHG – 6: Reduce emissions in local government operations.	X	X		X	