

MOSES LAKE PLANNING COMMISSION
March 29, 2012

3473

Commissioners Present: Todd Voth, Rick Penhallurick, Vicki Heimark, Steve Schield, Nathan Nofziger, and Todd Lengenfelder **Absent:** Charles Hepburn, Kevin Starcher, and Mitch Molitor

Name	Jan	Feb	Mar			Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Molitor	P	A	A	A	P	A								
Starcher	P	P	E	P	A	A								
Lengenfelder	P	P	P	P	P	P								
Schild	A	P	P	P	P	P								
Heimark	P	P	P	P	P	P								
Penhallurick	P	P	A	P	P	P								
Hepburn	P	P	P	A	P	A								
Nofziger	P	P	P	P	A	P								
Voth	P	P	P	P	P	P								

P - Present E = Excused A = Absent C = Canceled

Staff Present: Joseph K. Gavinski, Gilbert Alvarado, Billie Jo Muñoz, Dan Leavitt, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the March 15 meeting were presented.

Action Taken: Ms. Heimark moved that the Consent Agenda be approved, seconded by Mr. Penhallurick, and passed unanimously.

BASIN PROPANE - SITE PLAN REVIEW - PUBLIC HEARING

Mark Lolkus, Basin Propane, has requested a site plan review for a propane store located at 955 E. Broadway Avenue. The site is zoned C-2, General Commercial and Business, which matches the Comprehensive Plan designation of General Commercial.

Billie Jo Muñoz, Assistant Planner, stated that the project includes a new building, parking lot, and landscaping. Access will be provided through a private drive adjacent to the site and will require storm drain construction. Along East Broadway there is a 10' planter strip that is maintained by the City and landscaping consists of grass and trees. Because the City maintains the landscaping along East Broadway, additional street frontage landscaping is not required. She pointed out that a pedestrian connection from the building to the sidewalk is required and the only one shown on the site plan is through the existing landscaped planter. No parking lot landscaping is required because there are fewer than 10 parking spaces.

The public hearing was opened. There were no comments.

It was noted that a letter was received from Stephen Mills, representing Basin Propane, concerning the landscaping.

Action Taken: Mr. Penhallurick moved that the public hearing be closed, seconded by Mr. Nofziger, and passed unanimously.

Action Taken: Mr. Schield moved that the site plan be approved with the following conditions:

- A. The comments of the Fire Chief shall be addressed before the building permit is issued.
- B. The comments of the Development Engineer shall be addressed before the building permit is issued.
- C. The Parks and Recreation Department should review the landscape plan/pedestrian connection and the comments shall be addressed before the building permit is issued.
- D. The building, as constructed, shall appear essentially as presented to the Planning Commission.
- E. The pedestrian connection will meet the requirements of MLMC 18.30.160D.2.
- F. The required 6 parking spaces shall be provided for the site and all parking spaces shall be 9' x 20'.

seconded by Mr. Lengenfelder, and passed unanimously.

GRANT COUNTY SKILL CENTER AND CENTRAL WASHINGTON REGIONAL TRANSPORTATION COOPERATIVE - SITE PLAN REVIEW - PUBLIC HEARING AND LANDSCAPE ALTERATION

Brent Harding of NAC Architecture, representing the Moses Lake School District, has requested a site plan review and landscape alteration for the Grant County Skill Center and the Central Washington Regional Transportation Cooperative. The project is located at 940 E. Yonezawa Boulevard on 9.9 acres and includes a new shop and office building for school district bus maintenance, dispatch, and transportation department administrative functions. It includes a 1,261 square foot covered fueling station, two 33,374 square foot covered bus parking areas, and a 22,551 square foot maintenance building, landscaping, parking, storm drainage, utilities, fencing, and signs. The site is zoned Public, which matches the Comprehensive Plan designation.

Mr. Nofziger declared a conflict of interest and exited the room.

Daniel Leavitt, Assistant Planner, mentioned that the Planning Commission previously determined that a bus garage would be allowed in a public zone. He went over the site plans for both structures. He mentioned that the current residential property owners have suggested an internal connecting road from the high school to the skill center in order to keep the bus and student traffic out of the neighborhood. It has been determined by the Municipal Services Director that the traffic generated by this project will not lower the level of service on the existing streets but that the buses should be using Sharon, Pilgrim, Clover and Yonezawa.

Mr. Harding, representing the School District, stated that the request is to alter the landscaping requirements so that landscaping is only required on the developed portion of the property. He also stated, more specifically, that if the Grand County Skill Center is not built, the landscape alteration would include not creating the required landscape buffer along the entire frontage on Yonezawa Blvd. He mentioned that the property owners on Perch have expressed concern about glare from headlights and he pointed out that the buses will access Yonezawa and head toward Highway 17 so the headlights should not impact the residential area.

There was some discussion by the Commission concerning the traffic pattern in the area.

The public hearing was opened.

Esther Barlow, 608 E. Trout, stated that she was concerned about the residential property values with an adjacent bus garage and fueling station, how many buses will be using the site, the possibility that Tanglewood Drive could be used to access the site which would increase traffic through the neighborhood, and what would happen to the site if the funding for the skill center fails. She felt that the bus garage is incompatible with the school children walking to and from school on Monroe and felt it was being placed at this site because the area is already owned by the school district and that it should be located in another area.

Mr. Harding stated that there are about 70 buses in the fleet and the site can handle up to 100, including spaces for employee vehicles. There is no intent to use the Tanglewood access and if that area is developed it will probably be for an educational use or more play fields. He mentioned that the fueling station was located as far from the residential area as possible. He stated that it is possible that the curved area of the interior road near the Skill Center could be landscaped in order to block the bus headlights.

John Eschenbacher, Transportation Director, stated that the buses would start leaving the site by 5:50 a.m. and are done by 7 a.m. and return between 8 a.m. and 9:30 a.m.. There are 15 buses that run throughout the day and then the afternoon schedule is from 2:30 p.m. to 5:30 p.m.

Ken Johnson, 2125 Perch, stated that he felt the location is poor since it will increase traffic through the neighborhood and devalue the residential property. He felt the development should be moved to another location. He also objected to the noise and the diesel smell.

Rita Morfin, 2107 Perch, stated that she agreed with the comments of Mr. Johnson.

Debbie Carlos, 2103 Perch, stated that the noise from the bus garage is very invasive and agree with the others concerning the traffic. She mentioned that the traffic in the area is already bad with the high school kids speeding. She mentioned that she had heard the bus garage would also be used by other school districts and she would be opposed to that.

Mr. Eschenbacher stated that the bus garage is a co-op with the Warden, Soap Lake, and Ephrata School Districts. It is strictly a maintenance co-op and no buses except the Moses Lake buses will be housed on site. He mentioned that they are already doing maintenance for Warden and Soap Lake and this is just to formalize that relationship. He mentioned that the School District evaluated other sites and this one was deemed the most feasible.

James Kuntz, 2013 Perch, stated that his son has asthma and he was concerned about the health risks due to the dust and diesel fumes and that he agreed with the other comments.

Beau Campbell, 17747 Road 3 SE, co-manager of property to the east, stated that he was concerned that there seems to be no landscaping between the fuel island and their property to the east. He was concerned that the salability of their property could be affected by the fueling station. He also wanted to know what was planned for the southeast corner of the property which is currently vacant at this time.

Mr. Harding stated that the adjacent property to the east is a commercial zone and there is no requirement for landscaping between a public zone and a commercial zone so no landscaping has been proposed. There is a sight obscuring fence the full length of the but site. The southeast corner of the site will remain undeveloped at this time. He mentioned that he has no information on the noise but pointed out that the bus garage was deliberately located on the east side of the property which is between 700 and 900 feet for the residential area.

Gilbert Alvarado, Community Development Director, pointed out that there are minimum standards in the municipal code that deal with sound and the site will have to meet those requirements. He mentioned that the City has received no complaints from the residents on Ivy Street where the bus garage is currently located.

Mike Evans, 2025 Perch, stated that he is concerned about the increase in traffic and safety for the children in the area and agreed with the other comments.

Bruce Bending, 1702 Monroe, stated that there is already too much traffic on Monroe from the high school both night and morning.

Mr. Harding pointed out that the site plan review is two separate projects and requested that the Commission review them that way. He pointed out that the bus garage will be developed but the skill center is still subject to funding from the state.

Mr. Johnson, 2125 Perch, felt that this project would devalue their property.

Ms. Barlow suggested that the school district look at an industrial site rather than a residential area for their bus garage

Nathan Nofziger, Western Pacific Engineering, stated that he did the traffic memo for this project. He stated that there will be a certain number of students from the high school to the skill center and it is difficult to determine the route they would take. A walking path from the high school to the skill center was not addressed in the traffic memo.

Mr. Nofziger exited the room.

Action Taken: Ms. Heimark moved that the public hearing be closed, seconded by Mr. Penhallurick, and passed unanimously.

There was considerable discussion by the Commission.

Action Taken: Mr. Lengenfelder moved that the site plan for the bus facility and the landscape alteration be approved with the following conditions:

- A. The comments of the Building Official, Assistant Fire Chief, Development Engineer, Municipal Services Director, Stormwater Program Manager, Bureau of Reclamation, and East Columbia Irrigation District shall be addressed.
- B. The buildings and site improvements, when constructed, appear essentially as presented.

seconded by Mr. Penhallurick, and passed with Mr. Schield opposed as he would like additional information on the reasons for not landscaping the property line adjacent to the residential properties and why other sites were not considered.

Action Taken: Mr. Lengenfelder moved that the skill center site plan review be tabled until more information is available on the traffic issue, seconded by Mr. Penhallurick, and passed unanimously.

Findings of Fact:

- A. The alteration would be in keeping with and preserve the intent of the landscaping chapter.
- B. The alteration would not be contrary to the public interest.

SUKO - LANDSCAPE ALTERATION

On February 9, 2012, Gary Suko, the owner of 508 E. Third Avenue, requested that an alternate landscape plan substitute for the landscaping required by the specific standards of Moses Lake Municipal Code (MLMC) 18.57, Landscaping. Landscaping is being triggered by a change of occupancy of this building in the C-2 General Commercial Zone.

Action Taken: Ms. Heimark moved that this item be removed from the table, seconded by Mr. Penhallurick, and passed unanimously.

Billie Jo Muñoz, Assistant Planner, stated that because of the changes proposed to the landscaping ordinance and tentatively approved by the Council, Mr. Suko has submitted a new landscape plan based on the proposed changes. Because of the concern over sight distance, the Municipal Services Director inspected the site and has recommended that no landscaping be taller than 3' within 10' of the entrance. The landscape plan as proposed includes boulders on each side of the driveway with shrubs on one side and shrubs and a tree on the other side. She stated that based on the new requirements, they need 79 points and their landscaping provides 104 points.

Action Taken: Mr. Lengenfelder moved that the landscape alteration be approved, seconded by Mr. Schield, and passed unanimously.

Findings of Fact:

- A. The alteration would be in keeping with and preserve the intent of the landscaping chapter;
- B. The alteration would not be contrary to the public interest;
- C. Existing conditions on the site would render application of the chapter ineffective.

SHORELINE MASTER PROGRAM

A study session was set for April 11 at noon in the City Hall Conference Room.

The meeting was adjourned at 9:15 p.m.



Todd Voth, Planning Commission Chairman