

MOSES LAKE PLANNING COMMISSION
April 12, 2012

3477

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

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	P							
Lengenfelder	P	P	P	P	P	P	P							
Schield	A	P	P	P	P	P	P							
Heimark	P	P	P	P	P	P	P							
Penhallurick	P	P	A	P	P	P	A							
Hepburn	P	P	P	A	P	A	P							
Nofziger	P	P	P	P	A	P	P							
Voth	P	P	P	P	P	P	P							

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

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

RESIGNATION

Mr. Voth mentioned that Mitch Molitor has submitted a letter of resignation from the Planning Commission.

ELECTION OF VICE-CHAIRMAN

Mr. Voth mentioned that a vice-chairman must be elected since Mr. Molitor has resigned.

Nominations were opened.

Mr. Nofziger nominated Charles Hepburn for vice-chairman, seconded by Mrs. Heimark.

The nominations were closed and Mr. Hepburn was elected Vice-Chairman.

CONSENT AGENDA

Minutes: The minutes of the March 29 meeting were presented.

Basin Propane Site Plan Review - Findings of Fact: Findings of Fact for the Basin Propane Site Plan Review were presented for approval.

Moses Lake School District/Central Washington Regional Transportation Cooperative Bus Garage/Landscape Alteration - Findings of Fact: Findings of Fact for the Moses Lake School District/Central Washington Regional Transportation Cooperative Bus Garage Site Plan Review and Landscape Alteration were presented for approval.

Action Taken: Mr. Starcher moved that the Consent Agenda be approved, seconded by Mr. Schield, and passed unanimously.

WESCO PAINT - LANDSCAPE ALTERATION

Wesco Paint, 332 Commerce, 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.

Billie Jo Muñoz, Assistant Planner, stated that this property is located on a designated aesthetic corridor and specific trees and turf grass are required. A 10' wide street frontage landscaping buffer is required along Commerce Street and Broadway Avenue. She mentioned that 286 landscape points are required, which includes 73 site points. They are proposing 285 points. The requested alteration is for the required 10' wide landscape buffer adjacent to the building along Commerce since the building is approximately 3' from the property line. No landscaping was proposed for this area because this side of the building has two man doors and a roll up vehicle door.

There was some discussion by the Commission.

Action Taken: Mr. Starcher 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. The existing structure precludes installation of the total amount of required landscaping.

GRANT COUNTY SKILL CENTER - SITE PLAN REVIEW

Brent Harding of NAC Architecture, representing the Moses Lake School District, has requested a site plan review for the Grant County Skill Center. The project is located at 900 E. Yonezawa Boulevard and is a new technical skills educational building. The site is zoned Public, which matches the Comprehensive Plan designation.

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

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

Daniel Leavitt, Assistant Planner, provided the site plans for the Grant County Skill Center.

Mark Johnson, Executive Director, Business and Operation, Moses Lake School District, stated that, in answer to questions that were raised during the public hearing, the skills center operates on a different schedule than the high school and enrollment will be about 125 to 150 students. He mentioned that a natural pedestrian path would be available between the high school and the skill center and there will also be a shuttle bus for the students.

Ken Johnson, 2125 Perch, felt that the shuttle would be a good idea rather than having all the students driving through the neighborhood. He was concerned about the bus traffic using the access that is 200' from the residential area and he suggested that the City require some kind of landscaping to buffer the residential area from this traffic. He requested information on the traffic study that was conducted.

Gary Harer, Municipal Services Director, stated that the traffic report prepared by WPES showed that there will be about 650 traffic trips per day to and from the skill center.

Mr. Johnson felt that the traffic could be rerouted to keep it away from the residential area.

There was considerable discussion and the School District agreed to consider noise reduction by a berm or landscaping between the residential neighborhood on Perch and the skill center. There was also discussion on the traffic patterns.

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

1. 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.

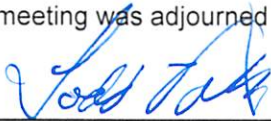
2. The buildings and site improvements, when constructed, appear essentially as presented.

seconded by Ms. Heimark, and passed unanimously

SHORELINE MASTER PROGRAM

A study session was set for after the Planning Commission meeting on April 26.

The meeting was adjourned at 8:10 p.m.



Todd Voth, Planning Commission Chairman