

MOSES LAKE PLANNING COMMISSION
June 11, 2015

Commissioners Present: Vicki Heimark, Charles Hepburn, Nathan Nofziger, Rick Penhallurick, Tim Adams, and Todd Lengenfelder Absent: Gary Mann, David Eck

Name	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Eck	E C	P P	P E	A P	P P	E						
Starcher	P C	A P	A P	A								
Lengenfelder	A C	P P	P P	P P	P P	P P						
Adams						P P	P P					
Heimark	P C	P P	P P	P P	P P	P P						
Penhallurick	P C	P P	A A	P P	A P	P						
Hepburn	P C	P P	P P	P P	P P	P P						
Nofziger	P C	P P	E P	P P	P P	P P						
Mann	P C	P E	P P	P P	E P	E						

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

Staff Present: Anne Henning, Billie Jo Muñoz, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the May 28 meeting were presented.

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

VENTURA - LANDSCAPE ALTERATION

Michael Ventura requested an alternate landscape plan for 1180 N. Stratford Road. The landscaping requirements are triggered by a request for a conditional use permit to allow a residence in the existing building.

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

Billie Jo Muñoz, Assistant Planner, mentioned that the entire lot is paved and there are 26 parking stalls. The required landscaping is along Stratford and Kinder Roads and parking lot landscaping. They are proposing to install trees and shrubs along the north side of the property and four planters in front of the store. There is no landscaping along Stratford Road or Kinder Road since the asphalt goes clear out to the roads.

Mr. Ventura explained that many of the shrubs and trees have been planted.

Action Taken: Mr. Hepburn moved that the landscape alternation be approved, 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.
- C. Existing conditions on the site, including existing asphalt in good repair, would render application of the chapter ineffective.

IMPOUND LOT - INDUSTRIAL ZONE - REQUEST FOR DIRECTION

Staff was requested to approve a vehicle impound yard in the Moses Lake Industrial Park Zone at the site of a long time towing service. The Municipal Code prohibits towing services and vehicle impound yards in this zone. Towing services and impound lots seem suited to the area and it is unclear why they should be prohibited.

Billie Jo Muñoz, Assistant Planner, stated that this is a unique zone and towing and impound yards are allowed in the industrial areas adjacent to this zone.

Action Taken: Mr. Hepburn moved that it be recommended to the Council that the ordinance be amended to allow towing services or vehicle impound yards, seconded by Mr. Penhallurick and passed unanimously.

ITINERANT VENDOR STANDARDS

Change to the regulations for itinerant vendors were provided.

Anne Henning, Senior Planner, stated that she based the proposed changes on the regulations used by the City of Walla Walla and requested comments from the Commission.

There was some discussion on removing references to a fixed location, clarify the control of garbage, remove the requirement for a site plan, and require that the trucks remain a certain distance from an established restaurant.

Staff was requested to make the changes and bring it back for additional review.

LANDSCAPING REQUIREMENTS

Changes to the landscaping requirements were presented.

Billie Jo Muñoz, Assistant Planner, explained the proposed changes to the landscaping requirements.

There was considerable discussion by the Commission on the need to protect the developer from having to replace trees if they are abused by the home owner and whether or not to include "how to plant a tree" in the ordinance.

Mr. Lengenfelder arrived.

There was additional discussion whether or not to provide a credit on the water rights fee if drought tolerant plants are installed and what time frame should be required for the landscaping to remain drought tolerant, establish a minimum height of sculptures and allow 15 points for those sculptures and grant extra points for anything over the minimum height, and combination of drought tolerant plants and use of water sources other than city water could reduce the required number of points by 30%.

There was also discussion on what constitutes a hardship that would allow for a landscape alteration and the need for additional findings of fact to grant an alternate landscape plan. Those findings could include providing green space somewhere else on property but that serves the purpose of the code, providing xeriscape or waterless landscaping (rocks, etc), or facade improvements that would serve the purpose of enhancing a visibly attractive city.

CROSSROADS NORTH PHASE IV TO VI MAJOR PLATS - PUBLIC HEARING

Hayden Homes applied for five preliminary plats to subdivide 34 acres into 153 single family lots. Deferrals to allow temporary cul-de-sacs have been requested. Deviation to block length standards for all east-west streets in the development and a deviation for lot width of one lot have also been required. The site is located east of Highway 17, between Wheeler Road and Nelson Road. The site is zoned R-1, Single Family Residential at the south end and R-3, Multi-family Residential, at the north end.

Two letters in favor of the project from Vic Hansen were received.

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

Anne Henning, Senior Planner, explained that the proposed layout conforms to the previous developments. The lot width deviation is because the lot is short of the required width by 2" and staff has no issues with the request for a deviation. Because the lots in the R-3 portion are narrow, the 5' public utility easements along the side and rear lot lines severely restrict the size of homes that can be built. Current practice is to install the public utilities in the 10' easement abutting the street so it is recommended that the easements along the side and rear lot lines be eliminated. The easement request was routed to utility companies and no comments were received from them. She explained the required traffic mitigation.

A letter was received from Mr. & Mrs. George Griffith opposed the block length deviation and elimination of the public utility easements.

The Commission had some concerns about how to route traffic through the development.

Kevin Richards, Western Pacific Engineering, representing the development, requested some clarification of the requirement to provide a pedestrian connection to Wheeler Road. He pointed out that to provide that pedestrian connection the property owners to the north would have to be willing to sell property for that connection. The logical location of the path would be the sewer easement.

Ms. Henning pointed out that the intent was the developer would provide the pedestrian access to the edge of their property but it would have to be a location where the City could acquire access on the abutting property.

Brian Thoreson, Hayden Homes, suggested that the instead of the path extending to Wheeler that it be turned west to connect to Highway 17, if allowed by the Department of Transportation.

The public hearing was opened. There were no comments.

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

Action Taken; Mr. Hepburn moved that it be recommended to the City Council that the preliminary plats be approved with the following conditions:

- A. The comments of the Development Engineer shall be addressed before final plat submittal.
- B. The plats shall meet the requirements of the East Columbia Irrigation District and the United States Bureau of Reclamation.
- C. A deviation for block length for all east-west streets shall be granted, due to the shape of the property, and the location of existing development.
- D. A deferral of cul-de-sac improvements to allow temporary gravel cul-de-sacs at the edge of each plat shall be granted, with the condition that a covenant be required for the construction of the cul-de-sacs to current standard within 5 years if the streets are not extended.
- E. A deviation of lot width for Lot 3, Block 2, Phase III shall be granted, to allow 69.88' lot width.
- F. Based on no objections from public utility providers, public utility easements are not required along side and rear lot lines.
- G. As noted in the MDNS, a pedestrian connection to Wheeler Road is required. The exact location needs to be determined through consultation with City staff. The lots in Phase IV and/or Phase VI may need to be reconfigured to allow for the path. Per MLC 17.21.040.B, the plat shall specify which abutting property owner is responsible for the service and maintenance of the path.
- H. Any fencing on the SR-17 side of the property shall be east of the required 20' wide landscape buffer. Any fencing shall include a gate or opening for each lot so that the property owner can maintain the required landscaping.

seconded by Mr. Adams, and passed unanimously.

The regular meeting was adjourned at 8:45 p.m.


 Vicki Heimark, Planning Commission Chair