



EPHRATA PLANNING COMMISSION
AGENDA
December 12, 2019

Board: Joe Dennis
Jo Maedke
Tom Moncrief
Don Guillemette
David Spencer

- A. Regular Commission Meeting: Open to the Public.
- B. Ephrata City Hall - 121 Alder Street S.W.
- C. Call meeting to order - 7:00 p.m.
- D. Roll Call
- E. Approval of Commission Minutes: October 10, 2019
- F. Correspondence:
- G. Additions and/or revisions to Published Agenda:

Business:

- 1. Swenco LLC/Ephrata Machinery- Landscape Alteration Request

Adjourn

Please contact Stacy Hooper at 754-4601 extension 123 if you will not be able to attend this meeting.

December 5, 2019

TO: Planning Commission

SUBJECT: Swenco LLC/Ephrata Machinery 1299 SE A Street- Alteration of Landscape Requirements

Anitra Castillo of H&H Steel Buildings LLC, on behalf of Swenco LLC and Ephrata Machinery, has requested that the existing landscaping be used as a substitute for the landscaping required by the standards of Ephrata Municipal Code (EMC) 19.07, Landscaping. Proposed construction of a new 15,750 square foot building at the site has initiated the requirement for street frontage landscaping and Highway 282 frontage landscaping.

Attachments:

- Attachment 1: Aerial photograph
- Attachment 2: Letter from Anitra Castillo
- Attachment 3: Photos of existing landscaping
- Attachment 4: Site plan showing the location of new proposed building

Staff Comments:

1. As shown in the pictures there is landscaping next to the existing building. No additional landscaping is proposed.
2. The site has approximately 130' of frontage on A Street where a 5' wide Type III landscaped buffer consisting of trees and shrubs is required. The existing building is approximately 30' from the edge of City right-of-way on A Street. There is parking and asphalt between the building and the street. Due to the location of driveways and parking, the required street frontage landscaping could affect site access and staff parking.
3. The site's south property line is approximately 450' long and is adjacent to Highway 282 right-of-way. A Type I, 20' wide landscaped sight-obscuring buffer is required along the Highway 282 side of the property. The elevation of Highway 282 is greater than the elevation of the Ephrata Machinery site so any attempt at sight-obscuring landscaping would be ineffective. Relief from landscaping this highway frontage is part of the alteration request.
4. EMC 19.7.110 specifies the findings the Commission must make in order to approve an alternate plan. The findings are:
 - A. The alteration would be in keeping with and preserve the intent of the landscaping chapter; and

- B. The alteration would not be contrary to the public interest; and
- C. The alteration is justified based on at least one of the following:
 - 1. Requirements of the chapter would result in more than fifteen percent of the site being landscaped. In such cases the planning commission may modify those requirements so that not more than fifteen percent of the site must be landscaped; provided, that the landscaping and corresponding setbacks required are those beneficial to the public. More intensive landscaping may be required if the reduction in area would reduce the effectiveness of landscaping to a point where the intent of the landscaping type cannot be satisfied.
 - 2. The inclusion of significant existing vegetation would result in as good as or better satisfaction of the purposes of the landscape chapter.
 - 3. Three-foot berms or six-foot architectural barriers are incorporated into the landscape design. Adjacent to the berm or barrier, the width of the perimeter landscaping strip may be reduced up to twenty-five percent if the landscaping materials are incorporated elsewhere on site.
 - 4. Existing conditions on or adjacent to the site, such as significant topographical differences, vegetation, structures, or utilities would render application of the chapter ineffective.
 - 5. An existing or proposed structure precludes installation of the total amount of required landscaping. In such cases, the landscaping material shall be incorporated on another portion of the site.
 - 6. The proposed landscaping represents a superior result or is more effective than that which would be achieved by strictly following requirements of the landscape chapter.

Recommendation: The Planning Commission should approve the proposed street frontage and Highway 282 landscape alteration based upon findings 4 and 5.

Action: The Planning Commission should consider the proposed landscape alteration and approve or deny the alteration. The Planning Commission should make findings of fact in support of its decision.

Respectfully submitted,



Daniel Leavitt
Community Development Director



Parcel: 140137000
District Information
Owner: Swenco LLC
Address: 1299 SE A ST

H & H Steel Buildings, LLC

1219 E. Wheeler Rd., Moses Lake, WA 98837
Office (509) 765-9525 Cell (509) 431-4562
Fax (509) 765-5810 email: hhsteelbuildings@yahoo.com

Landscape Alteration

Bo Swenson & Karl Swenson, of Ephrata Machinery located at 1299 A Street SE, is requesting approval of a landscape alteration. The current site landscaping is along the front of the building on A street and it wraps around the building towards the State Highway right-a-way. See attached pictures. Any additional landscaping closer to the road and corner of the lot would create a visual safety hazard.

We are asking for an alteration on the state highway right-of-way and acceptance of the current street frontage landscaping. We are requesting no landscaping on the State ROW. The elevation of the highway overpass and barriers prevents a visual of this landscaping.

Regards,

H&H Steel Buildings, LLC

By: _____



Anitra Castillo







