

**MOSES LAKE PLANNING COMMISSION**  
**January 10, 2018**

**Commissioners Present:** Chair Nathan Nofziger, Vice-Chair Charles Hepburn, Commissioners, Jason Avila, Roderick Davis, David Eck, Gary Mann, Don Schmig. And Todd Lengenfelder

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

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avila	P											
Davis	P											
Eck	P											
Hepburn	P											
Lengenfelder	P											
Mann	P											
Nofziger	P											
Penhallurick	P											
Schmig	P											

**Staff Present:** Associate Planner, Daniel Leavitt; Associate Planner, Kris Robins and Recording Secretary, Lori Witters.

Chair Nofziger called the meeting to order at 7:00 p.m.

Recording Secretary, Lori Witters called the roll. All Commissioners were present.

**Election of 2019 Chair and Vice-Chair**

**Action:** Commissioner Eck moved to nominate Nathan Nofziger for Chair. Seconded by Commissioner Mann, motion carried unanimously.

Commissioner Eck moved to nominate Nathan Nofziger for Chair. Seconded by Commissioner Mann, motion carried unanimously.

**Consent Agenda:**

- A. Minutes for Special Meeting on December 10, 2018**
- B. Minutes for Meeting on December 13, 2018**
- C. North Point CUP Findings of Fact**

**Action:** Commissioner Eck moved to approve the consent agenda as presented. Seconded by Commissioner Avila, motion carried unanimously.

**Pure Country Harvest – Non-Conforming Use Review**

Pure Country Harvest is a legal non-conforming use located at 2721 Peninsula Drive and operates a slaughterhouse and meat packing company. Previously Vern’s Meats, the facility has been in operation since 1951. The Non-Conforming Use is subject to a compliance review by staff every two years.

Prior to the biennial review a request was received by an authorized agent of Pure Country for expansion to the of the existing facility for a 2,500 square foot cooler, and 400 square foot loading ramp addition.

Associate Planner Kris Robbins provided a staff report to address both the non-compliance review and the requested addition. MLMC18.69.050 provides in part that City Council may, after a public hearing before the Planning Commission, issue a permit for replacement, rebuilding or addition to an existing non-conforming building or structure.

**Presentation by Proponent:** Owner Paul Klingeman of 2721 W. Peninsula explained the need and use of the proposed additions.

Chair Nofziger opened the public hearing.

Tammy Hieronymus of 2506 W. Lakeside Drive requested clarification on the loading zone. No loading will be conducted on the Winona Street side of the property.

Abel Sabedra Sr. expressed concern over the current noise level and if the addition would create more.

May Pugh 2837 W. Lakeside Drive requested clarification if trucks would be allowed to use the rear property as a turn-around.

Nieves Hernandez of 727 Winona Street expressed concern over increase in noise and additionally, if the proponent would consider changes to the entrance sign for higher visibility.

Owner Paul Klingeman thanked the residents for their comments as he was unaware of some of the noise issues and will seek measure to mitigate them.

Commissioner Eck moved to close the Public Hearing. Seconded by Commissioner Davis. Motion carried unanimously.

**Action:** Commissioner Penhallurick moved to approve the non-conforming use for an additional two years, with the requirement that measures for sound attenuation be initiated prior to the next regular review. Seconded by Commissioner Eck, motion carried unanimously.

**Action:** Commissioner Hepburn moved to approve the addition and recommend to City Council for building permit, provided expansion meets all aspects of the Building Code. Seconded by Commissioner Avila, motion carried unanimously.

**Harbor Freight Tools Shoreline Substantial Development Permit and Shoreline Conditional Use Permit**

Harbor Freight Tools has requested a 5,000 square foot addition to the existing 10, 000

square foot building and create a 42-space parking lot. The property is located at 304 E. Broadway Avenue, previously Able Building Supply.

The site is separated from the lake by a separate parcel, railroad tracks, and railroad right-of-way, but is within the 200-foot wide shoreline jurisdiction area.

Chair Nofziger opened the Public Hearing. There were no public comments.

**Presentation by Proponent:** Owner representative, John Walker of Kennewick Washington was available for any questions from the Planning Commission. There were no questions.

Commissioner Eck moved to close the public hearing. Seconded by Commissioner Avila, motion carried unanimously.

**Action:** Commissioner Mann moved to approve the Harbor Freight Tools Shoreline Substantial Development Permit and Shoreline Conditional Use Permit with staff recommendation:

- A. The building will be constructed and the site developed essentially as presented.

Seconded by Commissioner Eck, motion carried unanimously.

**Administrative Reports**

Associate Planner, Kris Robbins discussed the latest information regarding the impact fee assessment.

Adjourned at 8:11 p.m.

  
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Nathan Nofziger, Planning Commission Chair