

MOSES LAKE PLANNING COMMISSION
January 12, 2012

DRAFT

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

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

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

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

ELECTION OF CHAIRMAN/VICE-CHAIRMAN

Mr. Penhallurick nominated Todd Voth as Chairman, seconded by Ms. Heimark.

Mr. Hepburn nominated Mitch Molitor as Chairman, seconded by Mr. Starcher.

Action Taken: Mr. Voth moved the nominations be closed, seconded by Ms. Heimark, and passed unanimously.

Mr. Voth was elected chairman.

Mr. Hepburn nominated Mitch Molitor as Vice-Chairman, seconded by Mr. Nofziger.

Mr. Molitor nominated Charles Hepburn as Vice-Chairman, seconded by Ms. Heimark.

Action Taken: Mr. Penhallurick moved the nominations be closed, seconded by Mr. Hepburn.

Mr. Molitor was elected as Vice-Chairman.

CONSENT AGENDA

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

Dental Village Site Plan Review - Findings of Fact: The Findings of Fact for the Dental Village Site Plan Review were presented.

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

NATIONAL FROZEN FOODS PRELIMINARY MAJOR PLAT/DEVIATION REQUESTS - PUBLIC HEARING

National Frozen Foods Corporation has submitted an application for a one-lot plat of 63.76 acres at the existing plant site. The site is located at 14406 Wheeler Road, and is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. A deviation was requested from the requirement that platted lots front on a street. The site has no street frontage and is accessed via easements.

Anne Henning, Senior Planner, described the project. She pointed out that the property has no street frontage so they are requesting a deviation to the requirement that plats front on a dedicated street.

Larry Angell, Columbia Northwest Engineering, representing National Frozen Foods, stated that the plat meets the city requirements except for the street frontage and access is provided through existing easements across adjacent properties to both Wheeler Road and Road N.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Lengenfelder moved that it be recommended to Council that the National Frozen Foods Preliminary Major Plat be approved with the following conditions:

- A. The comments of the Development Engineer shall be addressed before final plat submittal.
- B. The comments of the East Columbia Irrigation District and USBR shall be addressed before final plat submittal.
- C. The requested deviation to not front on a street shall be granted.
- D. Before the plat is recorded, the proponent shall complete the connection to City sewer and abandon the existing septic system.

seconded by Mr. Penhallurick, and passed unanimously.

INTERNATIONAL PAPER MAJOR PLAT AND DEFERRAL REQUEST - PUBLIC HEARING

International Paper has submitted an application for a one-lot plat of 17.96 acres at 13594 Wheeler Road, the existing plant location. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. Deferrals were requested for street lighting and street improvements for Wheeler Road.

Anne Henning, Senior Planner, explained the project and mentioned that the request is to defer the requirements improvements to Wheeler Road.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Penhallurick moved that it be recommended to City Council that the preliminary major plat be approved with the following conditions:

- A. The comments of the Development Engineer shall be addressed before final plat submittal.
- B. The comments of the East Columbia Irrigation District and USBR shall be addressed before final plat submittal.
- C. A deferral shall be granted for design and construction of street improvements, including street lighting for Wheeler Road, and curb, gutter, asphalt widening, sidewalk, and storm drainage for the north side of Wheeler Road. Improvements shall be to Community Standards current at the time of construction, and a covenant shall be recorded with the plat to guarantee installation of required improvements.

seconded by Mr. Molitor, and passed unanimously.

HARRISON K. DANO PARK FINAL MAJOR PLAT AND FINDINGS OF FACT

The City of Moses Lake Municipal Services Department has submitted a final plat application for a one-lot plat on 4.48 acres located adjacent to Virginia Street, east of Paxson Drive and north of Park Orchard Elementary. The site is zoned R-1, Single Family Residential. The zoning corresponds with the underlying Comprehensive Plan Land Use Designation of Low Density Residential.

Anne Henning, Senior Planner, stated that the final plat is consistent with the preliminary plat.

Action Taken: Mr. Penhallurick moved that it be recommended to the Council that the final plat be approved with the condition that the comments of the Development Engineer be addressed, seconded by Mr. Hepburn, and passed unanimously.

Action Taken: Ms. Heimark moved that the Findings of Fact be approved, seconded by Mr. Nofziger, and passed unanimously.

The meeting was adjourned at 7:30 p.m.

Todd Voth, Chairman