

MOSES LAKE PLANNING COMMISSION
May 28, 2015

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

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

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 14 meeting were presented.

Bernhardt Shoreline Permit and C-R Zone Conditional Use Permit - Findings of Fact: The Findings of Fact for the Bernhardt Shoreline Management Substantial Development Permit and C-R Zone Conditional Use Permit were presented.

Ventura - Conditional Use Permit - Findings of Fact: The Findings of Fact for the conditional use permit for Michael Ventura were presented.

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

GREGSON PARK (STARLITE) MOBILE HOME PARK - NON-CONFORMING USE

The Gregson Park is a non-conforming use located at 1716 Lee Street owned by Frank Tyler.

Billie Jo Muñoz, Assistant Planner, stated that the park was formerly known as the Starlite Mobile Home Park. Staff reviewed the park on April 30 and noted 13 violations. As of May 12, all violations have been corrected.

There was some discussion by the Commission.

Action Taken: Mr. Penhallurick moved that the non-conforming use be approved with the following conditions:

1. The non-conforming use will be reviewed in 12 months

seconded by Mr. Eck, and passed unanimously.

HYDROFARMER - LANDSCAPE ALTERATION

Hydrofarmer, LLC requested an alternate landscape plan for a building located in the Light Industrial Zone that has had a change of occupancy.

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

Billie Jo Muñoz, Assistant Planner, stated that the property is located on Wheeler Road. The owner is proposing to install street frontage landscaping from the property line to the asphalt. The proposed landscaping will result in the required 285 points, but will not be for the full width of the street frontage.

Alan Heroux stated that the correct amount of landscaping is being provided.

Action Taken: Mr. Adams moved that the landscaping alteration be approved, seconded by Mr. Hepburn, 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 alteration is justified because an existing structure and asphalt preclude installation of the landscaping in the required area and the landscaping will be located in an alternate area.

ITINERANT VENDOR STANDARDS

Staff provided information on regulations in other cities on itinerant vendors.

Carly Jansen, 2405 Road 10.2 NE, owner of The Smoothery, pointed out some of the differences between the requirements in Moses Lake and other cities in Eastern Washington.

There was considerable discussion by the Commission and it was the consensus to take the requirements from Walla Walla and adapt them to Moses Lake. The Commission wished to retain the existing distance requirements from schools and similar businesses, but reduce the fees, eliminate the requirement for paving, and encourage mobile vendors to be mobile.

LANDSCAPING REQUIREMENTS

Changes to the landscaping requirements were presented.

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

There was considerable discussion by the Commission on landscaping for remodeling or retrofit projects, point values for drought tolerant plants and non-plant materials such as sculptures, use of irrigation water, and the preservation and care of significant trees.

PROJECTS UPDATE

Anne Henning, Senior Planner, provided a list of the on-going projects in the City.

The regular meeting was adjourned at 8:20 p.m.



Vicki Heimark, Planning Commission Chair