

MOSES LAKE PLANNING COMMISSION  
July 16, 2015

Commissioners Present: Vicki Heimark, Charles Hepburn, Nathan Nofziger, Rick Penhallurick, Gary Mann, Todd Lengenfelder, and Tim Adams Absent: 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	P	E
Starcher	P	C	A	P	A	P	A						
Lengenfelder	A	C	P	P	P	P	P	P	P	P	A	P	
Adams								P	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	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	E	P	
Mann	P	C	P	E	P	P	P	E	P	E	P	P	

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

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

MINUTES

The minutes of the June 25 meeting were amended to read as follows:

Third paragraph under Landscaping Requirements is changed to read "The Commission discussed the following:

Non-living beautification items should be assigned a point value."

Action Taken: Mr. Mann moved that the minutes be approved as amended, seconded by Mr. Penhallurick, and passed unanimously.

ARMSTRONG - CONDITIONAL USE PERMIT

A letter was received from Jody Armstrong which requested that the conditional use permit granted to her for the property at 219 E. 5<sup>th</sup> Avenue be allowed to house professional offices and not be specific to speech-language pathology services.

Anne Henning, Senior Planner, pointed out that when staff reviewed the file for the original conditional use permit, the speech-language pathology services was always referenced and never a general professional office.

There was some discussion by the Commission which felt that they had no authority to allow another professional business without going through the normal process. The Commission felt it would be important to review impacts of the proposed businesses, especially traffic, and that the neighborhood should be notified and allowed to comment.

Action Taken: Mr. Lengenfelder moved that the request to allow a change of use without going through the conditional use process be denied, seconded by Mr. Penhallurick, and passed with Mr. Mann opposed.

ITINERANT VENDOR STANDARDS

The amendments to the itinerant vendor regulations were presented.

Anne Henning, Senior Planner, stated that an email was received from Carly Janson concerning the distance

between a mobile vendor and a restaurant.

Carly Jansen, 2405 Road 10.2, felt that 300' was too much distance from "any restaurant" and gave the restaurant too much say in who can compete with them.

There was some discussion and It was suggested that the mobile vendor not be closer than 150' to a restaurant unless an agreement could be worked out as to a lesser distance between the two businesses.

It was the consensus of the Commission to change 5.07.090 I. 2. to read - Mobile and street vendors selling any type of food shall not locate within one hundred fifty feet (150') of any restaurant, café, or seating establishment during business hours of the eating establishment unless the eating establishment give the vendor written permission to be closer.

There was additional discussion on the requirement for a mobile vendor to provide a 30 gallon garbage receptacle.

The following changes were also suggested - combine mobile and street vendors in the definitions; in 5.7.040 C - change itinerant to mobile or street; and in 5.07.090 D - remove "on the licensed property or adjoining property"

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

#### LANDSCAPING REQUIREMENTS

Changes to the landscaping requirements were presented.

Mr. Penhallurick suggested that the Commission view a video showing what California is doing with drought tolerant landscaping.

It was the consensus that the video be shown at the next meeting.

There was discussion on the drop in the water table and the need to reduce water consumption by using stamped concrete, artificial turf, etc., a possible reduction in the fee for water services if an alternative water source is used; placing landscaping in alternate areas; and remove the requirement for mulch rings around the trees.

The regular meeting was adjourned at 8:30 p.m.



Vicki Heimark, Planning Commission Chair