

MOSES LAKE PLANNING COMMISSION  
Special Meeting  
December 10, 2015

Commissioners Present: Vicki Heimark, Charles Hepburn, Nathan Nofziger, Gary Mann, Tim Adams,  
Absent: Todd Lengenfelder and Don Schmig

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 P E P P P P A P P P											
Starcher Schmig	P C A P A P A											
Lengenfelder	A C P P P P P P P P P A P P P P A P A P A A E											
Adams												
Heimark	P C P											
Penhallurick	P C P P A A P P A P P P P P E E P A A A P A A P											
Hepburn	P C P P P P P P P P P P P P P E P P P P P P P P											
Nofziger	P C P P E P P P P P P E P P P P P P P P P P P											
Mann	P C P E P P P P E P E P P P P P P P P P P P P P											

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

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

**CONSENT AGENDA**

Minutes: The minutes of the November 12 and December 3 meetings were presented.

Sun Terrace No. 2 & 4 Major Plats - Alteration of Subdivision - Findings of Fact: The Findings of Fact for the alteration of the Sun Terrace No. 2 & 4 Major Plats were presented.

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

**LAKEVIEW PARK MAJOR PLAT AND WAIVER REQUESTS - PUBLIC HEARING**

The Municipal Services Department has submitted an application for a one-lot preliminary plat of 3.56 acres. The site is the existing Lakeview Park at 840 S. Clover Drive. The site is zoned Public, which corresponds to the Comprehensive Plan Land Use Designation of Public Facilities. Waivers were requested for all street and utility improvements. The park and the surrounding area is already developed.

Anne Henning, Senior Planner, stated that the park is surrounded by already developed property. She pointed out that there is no sidewalk on the east side of Clover Drive which is adjacent to the sound wall and while there are gaps in the sewer and water mains, all properties are currently served by city services.

Wayne Ostler, Municipal Services, stated that a new bathroom was constructed in 2004 and it was determined to now plat the property as it is City policy to plat all their property.

The public hearing was opened. There were no comments.

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

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

1. The comments of the Development Engineer shall be addressed before final plat submittal.
2. The requested waivers of street and utility improvements shall be granted.

seconded by Mr. Mann, and passed unanimously.

**BILL'S SELF STORAGE - LANDSCAPE ALTERATION**

Western Pacific Engineering, on behalf of Bill's Self Storage to be located at 1140 W. Broadway Avenue, has requested an alteration of the required blank wall facade and street frontage landscaping. Landscaping is required with the development of the new commercial self-storage facility that is planned for the site. The property is located in the C-2, General Business and Commercial Zone.

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

Dan Leavitt, Assistant Planner, stated that a previous request for a landscape alteration was denied. He explained the new proposed landscaping plan for the blank facade and the street frontage.

There was some discussion by the Commission.

Danielle Escamilla, Western Pacific Engineering, representing Bill's Self Storage, pointed out that there is a good deal of landscaping proposed and that there is not a great deal of landscaping in the area. She pointed out that the proposed use is a mini storage and will not have a great deal of traffic. The landscaping is drought tolerant and can be maintained. She pointed out that the site is below the street level so the buildings will not be that visible from the street.

**Action Taken:** Mr. Adams moved that the request for a landscape alteration be denied, seconded by Mr. Hepburn, and failed with Mr. Adams and Mr. Hepburn in favor and Mr. Penhallurick, Mr. Mann, Mr. Eck, and Mrs. Heimark opposed.

**Action Taken:** Mr. Penhallurick moved that the request for a landscape alteration be approved, seconded by Mr. Eck, and passed with Mr. Penhallurick, Mr. Mann, Mr. Eck, and Mrs. Heimark in favor and Mr. Adams and Mr. Hepburn opposed.

**Findings of Fact:**

1. The alteration would be in keeping with and preserve the intent of the landscaping chapter.
2. The alteration would not be contrary to the public interest.
3. The proposed landscaping represents a superior result or is more effective than that which would be achieved by strictly following requirements of MLMC 18.57.

**PLANNING COMMISSION CHAIR**

Gilbert Alvarado, Community Development Director, recommend that for continuity, the current chair, Vicki Heimark, remain as Chair until the Winco appeal has been completed.

**Action Taken:** Mr. Hepburn moved that Mrs. Heimark remain as Chair until the Winco appeal has been completed, seconded by Mr. Eck, and passed unanimously.

**WINCO APPEAL**

Anne Henning, Senior Planner, stated that the Winco documents have been sent to the Commissioners by email as they have come in. She reminded the Commissioners of the special meeting on December 21<sup>st</sup> at 7 p.m. to discuss pre-hearing matters relating to the appeal. The Commission will hold an executive session.

There was considerable discussion about the process and the role of the Planning Commission.

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

  
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Vicki Heimark, Planning Commission Chair