

MOSES LAKE PLANNING COMMISSION
March 10, 2016

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

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

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

Staff Present: Senior Planner, Anne Henning; Assistant Planner Billie Jo Muñoz; Recording Secretary, Lori Witters.

Meeting called to order

CONSENT AGENDA

Minutes: Regular Meeting Minutes for March 10, 2016

Action Taken: Commissioner Hepburn moved to approve the consent agenda, seconded by Commissioner Eck. Motion passed unanimously.

MOSES LAKE VETERINARY CLINIC SHORT PLAT – DEFERRAL REQUEST

Commissioner Hepburn moved to remove the tabled item into the active agenda, Seconded by Commissioner Penhallurick. Motion passed unanimously.

Senior Planner, Anne Henning presented the staff report and visual attachments; The site is located on East Broadway Avenue, almost to Road 4. The details of the deferral have changed slightly in which the only request is to defer the sidewalks improvement and driveway relocation. Currently the area is without sidewalks, and the staff is in agreement to waive those Improvements with a covenant. If there is a project to install sidewalks in that area, the proponent then would pay their share and move the driveway at that time.

Action Taken: Commissioner Penhallurick moved to approve the deferrals with the following conditions:

- A. Defer construction of sidewalks along East Broadway. The owner would sign a covenant for sidewalk improvements in the future.
- B. Defer relocation of the driveway until sidewalks are constructed. The owner would sign a covenant to move the driveway.

Commissioner Hepburn seconded the motion. Motion passed unanimously.

NEPPEL DATA BUILDING – LANDSCAPING ALTERATION

Assistant Planner Billie Muñoz presented the staff report and photo attachments; the subject property is located at the corner of Randolph Road and Tyndall in the Heavy Industrial Zone. The existing building had a previous use as a storage facility. The new use as a data center has initiated landscaping frontage improvements, per Moses Lake Municipal Code 18.57.

The area required for the improvements is located within the 20' frontage buffer along Tyndall and Randolph Roads. The subject area is in a Public Utility Easement along both street frontages. The area has existing power poles, an electrical transformer cabinet, landscaping rock, and a perimeter utility fence. There are no sidewalks, curbs, or planter strips on Tyndall and Randolph Road.

The proponent is requesting to move the required landscaping improvements from the already developed 20' PUD frontage strips, to the inside corners of the fenced lot with exception of the north corner, proposed to be improved outside the fence. The interior lot is mostly asphalted, and the corners are the practical areas to install the necessary landscaping.

Action Taken 1: Commissioner Lengenfelder moved to approve the landscaping alteration

Action Taken 2: Findings of fact:

5 – An existing or proposed structure precludes installation of the total amount of required landscaping. In such cases the landscaping materials shall be incorporated on another portion of the site.

Seconded by Commissioner Hepburn. Motion passed unanimously.

There being no further business, Co-Chair Nofziger adjourned the meeting at 7:16 p.m.


Vicki Heimark, Planning Commission Chair