

MOSES LAKE PLANNING COMMISSION
June 30, 2016

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

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

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

Staff Present: Senior Planner, Anne Henning; Associate Planner, Dan Leavitt; Recording Secretary, Lori Witters

Co-Chair Nofziger called the meeting to order.

Consent Agenda

- A. Minutes: Regular Meeting Minutes for June 16, 2016

Action: Commissioner Mann moved to approve the consent agenda, seconded by Commissioner Hepburn. Motioned passed unanimously.

Shuey Shoreline Substantial Development Permit and C-R Conditional Use Permit

Associate Planner, Dan Leavitt, presented the staff report and visual attachments; Eric Shuey submitted an application for a Shoreline Substantial Development Permit and a C-R Zone Conditional Use Permit to install a jet-ski lift, and construct a 10' x 30' cantilever dock. The site is zoned R-1 Single-Family Residential, and is located at 1000 S. Laguna Drive. The Comprehensive Plan Designation is Low-Density Residential, and the Shoreline Designation is Urban. The site is approximately 0.45 acres in size, and has a single family dwelling currently under construction.

Further, Planner Leavitt explained the project falls into the C-R Zone - Conservation and Reclamation Zone, (land below 1,050 feet in elevation) and because the proposed dock is over 200 square feet in size, and extends more than 25 feet from the shoreline bulkhead, a conditional use permit is required.

The Determination of Non-Significance was issued on June 13, 2016

Presentation by Proponent: Project Representative Eldon Broughton, of 2403 Westshore Drive provided information regarding the size, construction and installation for the proposed project.

First Action: Commissioner Mann moved to approve the Shoreline Substantial Development Permit with the staff recommendations:

1. The comments of the project shall be located and constructed per the site plan, and other submitted construction plans and documents
2. That any approvals and/or permits from agencies with jurisdiction, including the Washington State Department of Fish and Wildlife, are obtained prior to the beginning of any construction.
3. City Staff are contacted for a final inspection once construction and installation are complete.

Seconded by Commissioner Hepburn. Motion passed unanimously.

Second Action: Commissioner Mann moved to approve the C-R Zone Conditional Use Permit with the staff recommendations:

1. The comments of the project shall be located and constructed per the site plan, and other submitted construction plans and documents
2. That any approvals and/or permits from agencies with jurisdiction, including the Washington State Department of Fish and Wildlife, are obtained prior to the beginning of any construction.
3. City Staff are contacted for a final inspection once construction and installation are complete.

Seconded by Commissioner Hepburn. Motion passed unanimously.

Pacific Northwest Mechanical – Request for landscape alteration

Associate Planner, Dan Leavitt provided the staff report and visual attachments; A landscaping alteration was brought to the Planning Commission on June 16, 2016, and was denied. The proponent representative submitted a new site plan accurately showing the existing landscaping. The site plan showed the addition of twenty-eight more yucca plants, located along the frontage road, then what was originally submitted. Therefore, with the additional landscape information provided, the point value increased to 1028, and exceeded the requirements of MLMC 18.57.

Action: Commissioner Mann moved to approve the landscape alteration, seconded by Commissioner Lengenfelder. Motion passed 6 to 1 with Commissioner Adams opposed.

MLMC 17.09 – Short Subdivisions

Senior Planner, Anne Henning presented to the Planning Commission a draft of the requested code amendment for the second review and discussion.

Action: Commissioner Hepburn moved to approve the MLMC 17.09 – Short Subdivision, and to forward the change to the City Council for adoption with the provision to change the language to read “by owner”

Seconded by Commissioner Adams. Motion passed unanimously.

Comprehensive Plan Update – Utilities Element – Water and Electrical


Senior Planner, Anne Henning provided the updates to the Comprehensive Plan for the Utilities Elements, Wastewater and Electrical Facilities. The changes are reviewed each year and provided to the Commission for “pre-view” to ensure there are no major issues that need addressed. The Planning Commission will formally review the changes to the Utilities Element as part of the Comprehensive Plan update public hearing in the fall.

Commissioner’s discussed with Staff Utility Element. No additions, deletions, or changes were recommended.

Comprehensive Plan Updates-

Commissioner Lengenfelder asked when policy changes to the Comprehensive Plan would be discussed. He requested that those changes include review of how the fee in lieu of parks and recreation is allocated, and allowing a reduced amount for the fee in lieu of water rights for projects that have irrigation water from an alternate source, such as the lake or USBR.

There being no further business, Co-Chair Nofziger adjourned the meeting at 7:45 p.m.


Vicki Heimark, Planning Commission Chair