

MOSES LAKE PLANNING COMMISSION
June 28, 2012

3488

Commissioners Present: Todd Voth, Vicki Heimark, Nathan Nofziger, Charles Hepburn, Kevin Starcher, Todd Lengenfelder, Rick Penhallurick, and Carly Griffith Hotvedt **Absent:** Steve Schield

Name	Jan	Feb	Mar			Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Molitor Hotvedt	P	A	A	A	P	A								
Starcher	P	P	E	P	A	A	P	E	P	P	A	P		
Lengenfelder	P	P	P	P	P	P	P	P	P	P	A	P		
Schield	A	P	P	P	P	P	P	A	A	P	P	A		
Heimark	P	P	P	P	P	P	P	P	P	P	P	P		
Penhallurick	P	P	A	P	P	P	A	A	A	P	A	P		
Hepburn	P	P	P	A	P	A	P	P	P	P	P	P		
Nofziger	P	P	P	P	A	P	P	P	P	P	P	P		
Voth	P	P	P	P	P	P	P	P	P	P	P	P		

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

Staff Present: Joseph K. Gavinski, Anne Henning, Billie Jo Muñoz, Daniel Leavitt, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the June 14 meeting were presented.

Tacos Mi Casa - Site Plan Review - Findings of Fact: The Findings of Fact for the site plan review of Tacos Mi Casa were submitted for approval.

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

BLUE HERON PARK MAJOR PLAT AND SHORELINE PERMIT - CON'T PUBLIC HEARING

The Municipal Services Department submitted an application for a major plat and shoreline permit at Blue Heron Park located at 111 Westshore Drive. The public hearing was postponed to July 12, 2012.

INTERNATIONAL PAPER FINAL MAJOR PLAT AND FINDINGS OF FACT

International Paper Corporation submitted a final plat for a 17.96-acre one-lot plat located at 13594 Wheeler Road. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial.

Anne Henning Senior Planner, stated that there are no significant differences between the preliminary and final plats.

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

1. The comments of the Development Engineer shall be addressed.
2. The comments of the East Columbia Basin Irrigation District and the United States Bureau of Reclamation shall be addressed.

seconded by Mr. Lengenfelder, and passed unanimously.

Action Taken: Ms. Heimark moved that the Findings of Fact be approved, seconded by Mr. Starcher, and passed unanimously.

LAKE POINT MOBILE MANOR - NON-CONFORMING USE

The Lake Pointe Mobile Manor is located at 936 South Division Street on Parcel 'A' of Lingg Addition Alteration Plat. City staff declared the park a non-conforming use in August 26, 1993 as it was not a permitted nor a conditional use since it did not conform to the requirements of Moses Lake Municipal Code, Chapter 18.65, Manufactured Home Parks. The park contains 35 mobile homes units.

Billie Jo Muñoz, Assistant Planer, stated that after a review of a non-conforming mobile home park a letter is mailed to the property owner and, as a courtesy, to the tenants. The new Code Enforcement Officer was unaware that courtesy letters are sent to the tenants, so the tenants were not notified. The property owner uses the City's letter to discuss the violations with the tenants. The property owner has notified the City that he would be unable to attend the meeting and requested that consideration of the non-conforming use be delayed. Notification letters will be sent to the tenants on June 29 and they are given two weeks to correct any violations.

Action Taken: Mr. Hepburn moved that the non-conforming use be tabled until the July 26 meeting, seconded by Ms. Hotvedt, and passed unanimously.

COMPREHENSIVE PLAN UPDATE

Billie Jo Muñoz, Associate Planner, stated that the changes proposed to the Comprehensive Plan at this time are land use designations of publicly owned property that are not currently designated Public. The properties are owned either by the City or the Grant County PUD and need to be designated as Public.

Anne Henning, Senior Planner, explained that no action is being requested by the Commission at this time. This is just to provide information on the proposed land use designations to the Commissioners.

Ms. Muñoz explained those areas that were questioned by the Commissioners.

Mr. Voth had some questions about the population projections, coordination with the county, water rights, and charging stations for electric vehicles.

Staff explained the City's responsibilities with regard to the various issues.

Mr. Penhallurick mentioned that there are some areas that are designated High Density Residential that should be changed to Medium Density or Low Density.

Ms. Henning stated that those areas will be addressed in the near future.

The meeting was adjourned at 7:45 p.m.



Todd Voth, Planning Commission Chairman