

MOSES LAKE PLANNING COMMISSION
October 11, 2012

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

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

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

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

CONSENT AGENDA

Minutes: The minutes of the September 27 meeting were presented.

Harmony Investments - Site Plan Review - Findings of Fact: The Findings of Fact for the Site Plan for the office and supply building at 846 E. Broadway were presented.

Rathbone Preliminary Major Plat - Findings of Fact: The Findings of Fact for the Rathbone Preliminary Major Plat were presented.

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

COMPREHENSIVE PLAN AMENDMENTS - CON'T PUBLIC HEARING

The public hearing was continued.

Land use Designations - Amendments Requested by Kile

Mary Kile has requested the land use designation for 1549 to 1556 Bailey Street be changed from low density residential to medium density residential.

A letter in opposition to the change in the land use designation was received from Glen and Teresa Johnson, Travis and Stephanie Meacham, and John and Jill Janak.

Glen Johnson, 1516 Bailey Avenue, stated that he is opposed to the change

Laurel Malin, 1514 Eastlake, stated that he objected to changing the designation to help one individual to the detriment of the entire community.

Mary Kile, 1534 Lakeway, the proponent of the change, stated that the medium density designation would allow duplexes which would be appropriate since the property is across from the PUD substation. The size of the lots would only allow two duplexes on the site. She felt that the medium density designation would be a good buffer between the substation and the single family area.

Laurel Malin, 1514 Eastlake, pointed out that if the zoning is changed for this area, an adjoining property owner could also request a change.

Land Use Designations - Amendments Requested by Daschel

John and Jacie Daschel have requested that 202, 208, 212, 218, and 222 E. Hill be changed from low density residential to medium density residential.

There were no comments from the public.

Land Use Designations - Amendments Requested by Fancher

Bob Fancher has requested that 5.7 acres located south of and adjacent to I-90 be changed from Business and Office Center to Commercial.

There were no comments from the public.

Land Use Designations - Amendment Requested by McCullough

Joe McCullough has requested that the north 50' of the property at the corner of Broadway and Burrese be changed from High Density Residential to General Commercial and Business.

There were no comments from the public.

Land Use Designations - Amendments to Property in the UGA

It is proposed to change land use designations of certain parcels in the City's UGA to match the Grant County designations, to change designations of 13 parcels in the UGA to more closely match the existing or likely future use of the property, and to designate publicly-owned property as Public Facilities or Parks/Open Space.

There were no comments from the public.

Comprehensive Plan Update - Transportation Element

Updates to the Transportation Element of the Comprehensive Plan were provided.

There were no comments from the public.

Comprehensive Plan - Capital Facilities Element

Updates to the Capital Facilities element of the Comprehensive Plan were provided.

There were no comments from the public.

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

Action Taken: Mr. Schield moved that it be recommended to the City Council that the request to change the land use designation of 1549 to 1556 Bailey Avenue from Low Density Residential to Medium Density Residential be denied, seconded by Mr. Starcher, and passed with Mr. Lengenfelder, Mr. Penhallurick, Mr. Nofziger, Ms. Heimark, Mr. Schield, and Mr. Starcher in favor and Mr. Voth, Mr. Hepburn, and Ms. Hotvedt opposed.

Action Taken: Mr. Starcher moved that it be recommended to the City Council that the request to change the land use designation of 202 to 222 Hill from Low Density Residential to Medium Density Residential be approved, seconded by Mr. Hepburn, and passed with Mr. Schield opposed.

Action Taken: Mr. Schield moved that it be recommended to the City Council that the request to change approximately 5 acres south of Highway 17 from Business and Office Center to General Commercial be approved, seconded by Ms. Hotvedt, and passed unanimously.

Action Taken: Mr. Starcher moved that it be recommended to the City Council that the request to change a portion of 2300 W. Broadway from High Density Residential to General Commercial be approved, seconded by Mr. Schield, and passed unanimously.

Action Taken: Mr. Schield moved that it be recommended to the City Council that the proposed land use designations be changed to match Grant County designations except for the school district property in Cascade Valley, seconded by Mr. Starcher, and passed unanimously.

Action Taken: Mr. Hepburn moved that it be recommended to the City Council that the land use designations on 13 parcels of property be changed to more closely match the existing or future use of the property except for the property south of Randolph Road and east of Arnold Drive remain as is, seconded by Mr. Nofziger, and passed unanimously.

Action Taken: Mr. Schield moved that it be recommended to the City Council that publicly owned property be designated as Public Facilities or Parks/Open Space, seconded by Mr. Nofziger, and passed unanimously.

Action Taken: Mr. Starcher moved that it be recommended to the City Council that the updates to the Transportation Element be approved, seconded by Mr. Schield, and passed unanimously.

Action Taken: Ms. Hotvedt moved that it be recommended to the City Council that the updates to the Capital Facilities Element be approved with the condition that wording concerning dog parks be included, seconded by Ms. Heimark, and passed unanimously.

BLACKSTONE PRELIMINARY MAJOR PLAT AND DEFERRAL REQUEST - PUBLIC HEARING

Blackstone OTR LLC has submitted an application for a one-lot plat of 27.34 acres at 8037 Randolph Road. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. A deferral was requested for street improvements.

Anne Henning, Senior Planner, stated that this is a simple plat located on Randolph Road. She pointed out that Randolph Road is a county road and not developed to City standards so the property owners have requested a deferral of street improvements at this time.

Eric Taylor, project manager, stated that the request for the deferral of street improvements is due to the fact that the streets in the area are all currently constructed to county standards.

The public hearing was opened. There were no comments.

Action Taken: Ms. Hotvedt moved that the public hearing be closed, seconded by Mr. Hepburn, and passed unanimously.

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

1. The comments of the Development Engineer shall be addressed before final plat submittal.
2. The discrepancy in ownership between the plat dedication statement and the Grant County Assessor's records shall be addressed before final plat submittal.

3. A deferral shall be granted for design and construction of street improvements. Improvements shall be to Community Standards current at the time of construction, and a covenant shall be recorded with the plat to guarantee installation of required improvements.

seconded by Mr. Penhallurick, and passed unanimously.

TACOS MÍ CASA - SITE PLAN REVIEW - PUBLIC HEARING

Guadalupe Madrigales has requested a site plan review to add a raised seating area and additional walls outside an existing drive through taco stand located at 711 N. Stratford Road. The site is zoned C-2, General Commercial and Business, which matches the Comprehensive Plan designation of General Commercial.

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

Billie Jo Muñoz, Assistant Planner, stated that the building was originally a drive through espresso stand which was converted to a taco stand without any changes to the building. The requirement for a site plan review was triggered when the proponent increased the square footage of the building by adding additional walls and a raised patio area. She pointed out that this taco stand is surrounded by commercial uses and an existing parking lot.

There was some discussion by the Council.

Paula Garcia, proponent, stated that the improvements were to cover the outside freezer and to provide a seating area.

The public hearing was opened. There were no comments.

Action Taken: Mr. Starcher moved that the public hearing be closed, seconded by Ms. Hotvedt, and passed unanimously.

Action Taken: Mr. Lengenfelder moved that the site plan be approved with the following condition:

1. The comments of the Building Inspector and Development Engineer shall be addressed except for the request to verify that the water is in compliance with appropriate codes

seconded by Mr. Schield, and passed unanimously.

MARIA'S MARKET - LANDSCAPE ALTERATION

Mike Forman, the owner of 1202 W. Broadway Avenue, requested that an alternate landscape plan be substituted for the landscaping required by the specific standards of Moses Lake Municipal Code 18.57, Landscaping. Landscaping is being triggered by a change of occupancy of this building in the C-2 General Commercial Zone.

Billie Jo Muñoz, Assistant Planner, stated that the building has had many different uses in the past and it is currently being used as a small restaurant. The parking area will need to be paved. The change of occupancy triggers the landscaping requirements. The requirement is for parking lot and street frontage landscaping. There is 220 square feet of parking lot landscaping required and they are proposing 580 square feet. The site required 53 landscaping points and they are showing landscaping worth 208 points. The alternation is for the street frontage landscaping as most of their frontage is taken up by the driveway. There is a planter bed proposed.

Mr. Forman explained the proposed landscaping.

Action Taken: Mr. Starcher moved that the landscape alteration be approved, seconded by Mr. Schield, and passed unanimously.

Findings of Fact:

- A. The alteration would be in keeping with and preserve the intent of the landscaping chapter;
- B. The alteration would not be contrary to the public interest;
- C. Existing conditions on or adjacent to the site, such as significant topographical differences, vegetation, structures, or utilities would render application of the chapter ineffective.
- D. The proposed landscaping represents a superior result or is more effective than that which would be achieved by strictly following requirements of the landscape chapter.

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

Todd Voth, Planning Commission Chairman