

MOSES LAKE PLANNING COMMISSION  
January 10, 2013

3518

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

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

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

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

ELECTION OF CHAIRMAN/VICE-CHAIRMAN

Mr. Lengenfelder nominated Todd Voth as Chairman, seconded by Ms. Heimark.

Action Taken: Ms. Hotvedt moved the nominations be closed, seconded by Mr. Penhallurick, and passed unanimously.

Action Taken: Ms. Hotvedt moved that the nomination of Mr. Voth as Chairman be accepted by consent, seconded by Ms. Heimark, and passed unanimously.

Mr. Hepburn nominated Vicki Heimark as Vice-Chairman, seconded by Ms. Hotvedt.

Action Taken: Mr. Penhallurick moved that the nominations be closed, seconded by Mr. Nofziger, and passed.

Action Taken: Ms. Hotvedt moved that the nomination of Ms. Heimark as Vice-Chairman be accepted by consent, seconded by Mr. Starcher, and passed unanimously.

CONSENT AGENDA

Minutes: The minutes of the December 13 meeting were presented.

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

NATIONAL FROZEN FOODS FINAL MAJOR PLAT AND FINDINGS OF FACT

National Frozen Foods Corporation has submitted a final plat application for a one-lot plat of 63.76 acres at 14406 Wheeler Road, the existing plant site and the agricultural land to the north. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial.

Anne Henning, Senior Planner, stated that there have been no significant changes from the preliminary plat.

Larry Angell, Columbia Northwest Engineering, representing the project, stated that they have no issues with the conditions recommended by staff.

Action Taken: Mr. Lengenfelder moved that it be recommended to the City Council that the National Frozen Foods Final Major 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, including the abandonment of the buried pipe drains.
3. The proponent shall provide documentation, acceptable to the City Attorney, that the person signing the plat is authorized by the property owner to do so.

seconded by Ms. Heimark, and passed unanimously.

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

RESIDENTIAL FRONT YARD SETBACKS

Amendments to the residential setback standards have been proposed that would reduce the front and exterior side yard setbacks from 25' to 20' and allow porches up to 6' into the setback.

Anne Henning, Senior Planner, stated that the request is from Aho Construction, which has also requested that the side yard setback remain at 5' no matter the size of the lot rather than 7' for lots wider than 65'. She mentioned that the Development Engineer is not in favor of the reduction of the front yard setback as it does not take into account the right-of-way width, planter strips, and other platting requirements and the side yard setbacks set the width between homes on adjoining lots and the need to get objects into the back yard.

Tom Arrowsmith, Aho Construction, stated that they would like the front yard setback to be 20' and the porches to be allowed to extend 6' into the front yard setback. He felt that the front of the house and the garage should be no closer than 20' to the front property line. Porches closer to the sidewalk brings the community closer together. He pointed out that the minimum lot width is 65' which requires a 5' side yard setback and a lot that is even 1" bigger requires a 7' side yard setback, so the larger lots are actually being penalized for being bigger. He also requested that the 25' rear yard setback be changed to 20' since the City already allows a covered patio within the rear yard setback. He provided information on cities in Eastern Washington that have the smaller setbacks.

Mel Aho, Aho Construction, stated that the setbacks are not conducive to marketing residential property and the general setbacks on a 7,000' square foot lot are usually 5' side yard setback, 20' front yard setback, and a 10' rear yard setback and then a maximum coverage of the lot. He showed the typical type of home that people are requesting at this time and mentioned that most of the homes will not fit on lots in Moses Lake because of the current setback requirements. The smaller setbacks contribute to the livability of a neighborhood. Mr. Starcher asked why they didn't create bigger lots when they had the land platted. Mr. Aho responded that market has changed significantly since the land was platted, and current customers are looking for bigger houses.

There was some discussion and the issues such as a smaller front yard setback would have large vehicles encroaching into the sidewalk, fire code issues, security, and other concerns.

It was the consensus of the Commission that a study session be set to discuss the request and additional information will be provided on livable communities.

### WAYFINDING SIGNS

Planning staff received a sign permit for a wayfinding sign. The City Council on August 14, 2007, adopted the Destination Development, Inc. documents on the proposed branding, marketing and signage for the City of Moses Lake, including the Wayfinding Program Design Intent Documents. Currently, the municipal code does not clearly permit pedestrian and vehicular Wayfinding signage. Staff has proposed adding a new sign type, Wayfinding Sign, to the code.

Billie Jo Muñoz, Assistant Planner, gave some background on the wayfinding signage and mentioned that such a sign is proposed to be installed at the Civic Center to direct people to the correct building. Such a wayfinding sign is not currently permitted under the existing sign code but such signs would meet the requirements as proposed by Destination Development, Inc. and adopted by the Council in 2007.

Mr. Hepburn felt that private business should also have the opportunity to be involved in wayfinding signs and not just public entities.

It was the consensus of the Commission that some clarification on the size, height, and other limitations is needed. Ms. Muñoz pointed out that these standards are in the Wayfinding Program Documents.

Action Taken: Ms. Heimark moved that it be recommended to the Council that the amendment to Chapter 18.58 concerning wayfinding signs be adopted, seconded by Mr. Penhallurick, and passed unanimously.

The regular meeting was adjourned at 7:20 p.m.



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Todd Voth, Planning Commission Chairman