

MOSES LAKE PLANNING COMMISSION
March 28, 2013

3530

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

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

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

Staff Present: Gilbert Alvarado, Anne Henning, Billie Jo Mufoz, Dan Leavitt, Mike Moro, and Sue Mahaney

CONSENT AGENDA

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

Living Word Lutheran Church - Conditional Use Permit - Findings of Fact: The Findings of Fact for the Living Word Lutheran Conditional Use Permit were presented.

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

STRATFORD ROAD LIFT STATION - SHORELINE PERMIT - PUBLIC HEARING

The Municipal Services Department of the City of Moses Lake submitted an application for a Shoreline Management Substantial Development Permit to rebuild the existing OMNI lift station and install 350 feet of sewer force main and 350 feet of sewer gravity main. A 4,500 square foot area near the lift station will be graded and fill will be used on the property to enhance accessibility to the OMNI. The existing access road to the OMNI will be paved. The site is located at 603 N Stratford Road.

Daniel Leavitt, Assistant Planner, stated that there will be little or no impacts to the lake with the upgrade to the city's facilities in this area.

Mike Moro, Engineer, stated that the existing Kmart Lift Station handles all the sewer from the lakeside of Stratford Road and is in need of repair. The Omni Lift Station handles only two sewer services at this time. Instead of upgrading and servicing two lift stations in this area, it was decided to upgrade the Omni Lift Station and abandon the Kmart Lift Station. All the sewer lines will be rerouted to the Omni Lift Station.

The public hearing was opened.

Trisha, Quick Cash, 611 N. Stratford Road, wanted to know if the construction would block their access.

Mr. Moro stated that there are two different routes being considered, both of which will leave at least one access open to the parking lot for Quick Cash.

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

Action Taken: Ms. Heimark moved that the Shoreline Management Substantial Development Permit be approved and forwarded to the Department of Ecology, seconded by Mr. Shield, and passed unanimously.

GREGSON PARK - NON-CONFORMING USE REVIEW

The Gregson Park is a non-conforming use located at 1716 Lee Street, formerly known as Starlite Mobile Home Park. The park was declared a legal non-conforming use on June 10, 1993, through formal review action where it was determined that the park was neither a permitted, nor a conditional use since it did not conform to the requirements of Manufactured Home Parks, Chapter 18.65 of the Moses Lake Municipal Code (MLMC). The property is currently bisected by the R-3 Multi-Family Residential and C-2 General Commercial Zone.

Billie Jo Muñoz, Assistant Planner, stated that during an inspection of the park a few minor code enforcement violations were discovered and have already been corrected.

Tyler Frank, 1716 Lee Street, owner of the park, stated that they plan to redevelop the park over the years.

Action Taken: Mr. Schield moved that the non-conforming use be approved for 24 months, seconded by Mr. Hepburn, and passed unanimously.

AMEND 18.20 - RESIDENTIAL SETBACKS

Gilbert Alvarado, Community Development Director, stated that the Council considered the proposed changes to the residential setbacks at their March 26 meeting. After discussing the issues, the Council did not approve the proposed changes to the regulations.

The Planning Commission requested additional information from staff with regards to the Council's action. The Commission also discussed additional work with the public on the proposed changes to the residential setbacks.

COMPREHENSIVE PLAN

Billie Jo Muñoz, Assistant Planner, explained the process the City is going through to update the Comprehensive Plan and that there have been four visioning meetings to gain public input.

The regular meeting was adjourned at 8:05 p.m.



Todd Voth, Planning Commission Chairman