

**MOSES LAKE PLANNING COMMISSION**  
**May 30, 2013**

**3535**

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

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

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

**Staff Present:** Gilbert Alvarado, Anne Henning, Daniel Leavitt, and Sue Mahaney

**CONSENT AGENDA**

**Minutes:** The minutes of the April 25 meeting were presented.

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

**GRANTCO FEDERAL CREDIT UNION - SITE PLAN REVIEW - PUBLIC HEARING**

Granco Federal Credit Union submitted an application for a site plan review to construct a 4,129 building in two phases. The proposed project site is located at 401 E. 5<sup>th</sup> Avenue. The site is zoned C-2, General Commercial and Business. The Comprehensive Plan designation is Commercial.

Daniel Leavitt, Assistant Planner, explained the location and mentioned that the site is accessed from 5<sup>th</sup> Avenue and Chestnut Street. There is a requirement for an on-site pedestrian circulation system and there is a connection to the sidewalk on 5<sup>th</sup> Avenue and one to Chestnut. Seventeen parking spaces are required and 27 are shown on the site plan. The landscaping exceeds the minimum required number of points and meets all the requirements.

Brandi Johnson, Granco, stated that Granco Federal Credit Union was organized in 1956 by Grant County PUD and they are now looking to expand into Moses Lake.

Rick Driftmier, Driftmier Architects, representing Granco, explained the project and stated that they would address the issues raised by the City staff.

The public hearing was opened. There were no comments.

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

Action Taken: Ms. Heimark moved that the site plan be approved with the following condition:

- A. The comments of the Development Engineer, Building Official, and Stormwater Program Manager shall be addressed.

seconded by Mr. Hepburn, and passed unanimously.

#### MARINA MOBILE MANOR - NON-CONFORMING USE REVIEW

The Marina Mobile Manor is a non-conforming use located at 1123 West Marina Drive. Marina Mobile Manor was declared a legal non-conforming use on September 10, 1998, 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 C-2, General Commercial & Business zone, and the L-I, Light Industrial zone.

Action Taken: Mr. Hepburn moved that the item be removed from the table, seconded by Mr. Nofziger, and passed unanimously.

Daniel Leavitt, Assistant Planner, stated that all the violations have been corrected.

Action Taken: Mr. Nofziger moved that the non-conforming use be approved with the stipulation that it be reviewed in 24 months, seconded by Mr. Hepburn, and passed unanimously.

#### RESIDENTIAL LANDSCAPE ENFORCEMENT

Gilbert Alvarado, Community Development Director, stated that a question had come to the attention of staff on the role of the department in enforcing landscape requirements.

Mr. Lengenfelder pointed out that some properties seem to be overlooked when it comes to enforcement on code violations.

Mr. Alvarado stated that the properties that are in foreclosure become a problem because the property owners no longer care about the property and the enforcement process takes time.

#### INTERNATIONAL CONFERENCE OF SHOPPING CENTERS

Gilbert Alvarado, Community Development Director, mentioned that representatives from the Grant County Economic Development Council attended the conference in Las Vegas of the International Council of Shopping Centers and they will be in attendance next month to report on their findings..

#### LEGAL RESPONSIBILITIES

Gilbert Alvarado, Community Development Director, stated that a memo from the City Attorney will be provided that discusses the legal duties and responsibilities of the Planning Commission member. The memo deals with the appearance of fairness and exparte communications and what is appropriate and what is not.

The regular meeting was adjourned at 7:40 p.m.



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Todd Voth, Planning Commission Chairman