

MOSES LAKE PLANNING COMMISSION  
June 27, 2013

3541

Commissioners Present: Todd Voth, Todd Lengenfelder, Vicki Heimark, Charles Hepburn, Rick Penhallurick, Kevin Starcher, Nathan Nofziger, and David Eck Absent: 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	A	P
Lengenfelder	P	P	C	P	P	P	P	C	P	P	P	
Schield	E	P	C	P	P	P	P	C	A	P	A	
Heimark	P	P	C	P	P	P	P	C	P	P	P	
Penhallurick	P	E	C	P	P	P	P	C	E	A	P	
Hepburn	P	E	C	E	P	P	P	C	P	P	P	
Nofziger	P	P	C	E	A	P	P	C	P	E	P	
Voth	P	P	C	P	P	P	P	C	P	P	P	

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

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

CONSENT AGENDA

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

Moses Lake Irrigation District Dredging Shoreline Permit - Revision - Findings of Fact: The Findings of Fact for the Moses lake Irrigation District Dredging Shoreline Permit - Revision were presented.

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

INTERNATIONAL COUNCIL OF SHOPPING CENTERS CONVENTION

Debbie Doran-Martinez, Moses Lake Chamber of Commerce, provided information on the International Council of Shopping Centers Convention held in Las Vegas. She mentioned the information that was provided to the people attending the convention. There were 1100 vendors and 33,000 attendees. She mentioned that both the Chamber and EDC have been contacted by various vendors including Sonic Drive-in, Carl's Jr, and others that must remain anonymous at this time. She stated that the Chamber plans to attend the convention for the next five years, since it takes several years to build relationships and name recognition and now is the time to start booking appointments for next year. She mentioned that for many businesses looking for new locations, the magic number is 50,000 people within a 15-minute drive.

Emily Braunwart, Grant County EDC, mentioned that they were also at the convention and that economic development is a long term project.

SHOREWOOD MOBILE HOME PARK - NON-CONFORMING USE REVIEW

The Shorewood Mobile Home Park is a non-conforming use located at 1844 W. Broadway. The property is currently zoned R-3, Multi-family, and C-2, General Commercial and Business. The Comprehensive Plan designations match the zoning.

Daniel Leavitt, Assistant Planner, gave the background on this non-conforming use. He mentioned that the park has been sold and a review is required upon change of ownership. At the recent staff visit there were 16 violations found. He stated that all of the violations have been corrected.

Tyler Frank, owner, stated that only 3 of the mobile homes are owner-occupied and he is willing to comply with the recommendations of staff.

Action Taken: Mr. Starcher moved that the non-conforming use be allowed to continue for two years with the following conditions:

- A. The owner will ensure that all units and buildings will comply with the current building codes and regulations regarding: emergency egress, exits, all steps and landings, and utility hookups.
- B. Setbacks shall be no less than the minimum requirements as stated in the Uniform Housing Code for any additional manufactured homes that are brought into the park.
- C. All units must maintain required skirting materials such as, metal, vinyl, pressure treated wood, exterior grade siding material, or other materials approved by the City Building Department. Unacceptable materials such as plywood, hay bales, rocks, and the like materials, shall not be maintained or installed.

seconded by Mr. Eck, and passed unanimously.

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



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Todd Voth, Planning Commission Chairman