

MOSES LAKE PLANNING COMMISSION
November 14, 2013

3531

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

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

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

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

CONSENT AGENDA

Minutes: The minutes of the October 24 meeting were presented.

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

FAMILY AUTO CENTER - SITE PLAN REVIEW - PUBLIC HEARING

Adam Burns requested a site plan review to construct a new building for Family Auto Center located at 1571 Yonezawa Boulevard. The site is zoned C-2, General Commercial and Business, which matches the Comprehensive Plan designation of General Commercial.

Billie Jo Muñoz, Assistant Planner, stated that the owner is proposing to construct a new 4,000 square foot building with three service bays, a display room, and associated parking. Water and sewer service will need to be extended to the new building. A pedestrian connection is required but is not shown on the site plan. Landscaping is only required along Highway 17 with 320 points and they are proposing 432.

Adam Burns, Moses Lake Family Center, stated that this building will be separate from the existing building.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Eck moved that the site plan be approved with the following conditions:

- A. The comments of the Development Engineer and Assistant Fire Chief shall be addressed before the building permit is issued.
- B. The building, as constructed, shall appear essentially as presented to the Planning Commission.
- C. The 50' shade tree requirement shall be met.
- D. The pedestrian connection shall meet the requirements of the code.
- E. All areas that are to be driven on will need to be hard surfaced.

seconded by Mr. Schield, and passed unanimously.

PELICAN WAY 1 FINAL MAJOR PLAT AND FINDINGS OF FACT

Hayden Homes has submitted a final plat application for a 20-lot residential plat on 5.58 acres east of Wapato Drive. The site is zoned R-1, Single Family Residential, which corresponds with the underlying Comprehensive Plan Land Use Designation of Low Density Residential. The plat has been reduced by one lot since the preliminary plat was approved, and there have been some other adjustments to the lot lines.

Anne Henning, Senior Planner, stated that the final plat is substantially the same as the preliminary plat.

Gilbert Baily, Columbia Northwest Engineering, stated that the changes from the preliminary plat to the final plat included a change in the right-of-way on Trillium Drive from 60' to 53' and the loss of one lot.

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

1. The comments of the Development Engineer shall be addressed before the plat is recorded.
2. The plat shall not be recorded until the city fees and reimbursements are paid to the City of Moses Lake.
3. Per MLMC 17.03.060, a fee in lieu of water rights is required before plat approval. Per Resolution 2901, the fee in lieu of water waters is \$1200 per equivalent residential unit. For this plat with 20 single family lots, the fee is $20 \times \$1200 = \$24,000$.

seconded by Mr. Nofziger, and passed unanimously.

Findings of Fact:

Action Taken: Mr. Nofziger moved that the Findings of Fact be approved, seconded by Mr. Eck, and passed unanimously.

MOSES LAKE TRAILER PARK - NON-CONFORMING USE REVIEW

The Moses Lake Trailer Park is a non-conforming use located at 1505 Wheeler Road. The property is currently zoned Light Industrial. The park contains 13 mobile homes units.

Billie Jo Muñoz, Assistant Planner, stated that 9 violations were discovered during the inspection of the park on November 26 and all the violations were corrected by November 6.

Action Taken: Mr. Schield moved that the non-conforming use be allowed to continue for 24 months with the following conditions:

1. 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.
2. The non-conforming use shall be continued for twenty-four months.

seconded by Mr. Starcher, and passed unanimously.

Staff Comments

Staff asked whether Commissioners could bring the agenda packets they receive in the mail, or if they needed staff to continue to make an additional copy for each Commissioner for the meeting. The Commissioners agreed they could bring the packet they received in the mail and they did not need an extra copy provided at the meeting.

The regular meeting was adjourned at 7:30 p.m.



Vicki Heimark, Planning Commission Co-Chair