

MOSES LAKE PLANNING COMMISSION  
April 10, 2014

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

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

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

Staff Present: Joseph K. Gavinski, Billie Jo Muñoz, Daniel Leavitt, Shawn O'Brien, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the March 27 meeting were presented.

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

HERON BLUFF TRAIL - SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT

The City of Moses Lake Municipal Services Department submitted an application for a Shoreline Substantial Development Permit to construct an extension of the City's Neppel trail through Blue Heron Park, by placing 3,000 linear feet of walkway within the park. All of the work will be performed outside the wetland buffer. The site is zoned public and is located at 111 Westshore Drive. The Comprehensive Plan Designation is Public.

Billie Jo Muñoz, Assistant Planner, stated that no new information is being provided to the Commission because the public hearing has been closed but clarification was provided on the location of wetlands in relation to the trail, the width of the shoulders on Westshore Drive, location of activity trails relative to residential neighborhoods, statistics on crime in the area, value of homes in areas with adjacent activity trails, and the Determination of Non-Significance on the project. She reminded the Commissioners that the only issue before the Commission is the shoreline permit.

Mr. Hepburn stated that he could find no activity trails that actually went through a residential neighborhood and felt that Westshore Drive should have been designed with an activity trail in mind.

Mr. Schield was in favor of the activity path since providing paths away from traffic is a positive thing.

Action Taken: Mr. Hepburn moved that the Shoreline Management Substantial Development Permit be approved with the following conditions and be forwarded to the Department of Ecology:

1. The project shall be located and constructed per the site plan and in a manner that meets the requirements of agencies with jurisdiction.
2. The contractor shall notify City staff at least 24 hours before start of construction and within three business days after completion of construction to check that the work meets permit approval.

Seconded by Mr. Penhallurick, and passed unanimously.

REFFETT ELITE FIREARMS AND AMMUNITION - LANDSCAPE ALTERNATION

Western Pacific Engineering, on behalf of Reffett Elite Firearms and Ammunition located at 1210 W. Broadway, has requested a landscape alteration for the required parking lot landscaping. Landscaping is being triggered by MLMC 18.57.020 (3), Applicability. The property is located in the C-2, General Business and Commercial Zone.

Mr. Nofziger declared a conflict of interest and exited the room.

Daniel Leavitt, Assistant Planner, stated that the street frontage landscaping will include drought tolerate plants will be placed in the existing buffer. The parking lot requires trees but because of the existing asphalt and the use of herbicides used to keep the weeds down placing trees in the parking lot is not practical. The alternation includes 5,712 square feet of landscaping with 7 trees and 26 bunches of ornamental grasses worth 324 points. The landscaping is located outside of the parking lot in places where it is felt that the soil can support plant life. This landscaping is proposed to be used in place of each parking space being within 50' of a tree and 880 square feet of landscaping within the parking lot.

Jordan Reffett, 604 S. Bayside, stated that intent was to have the drought tolerant plants and to provide an aesthetically pleasing site.

There was some discussion by the Commission on the need for trees in the large parking lot and the difficulty in planting trees because of the possible sterilization of the ground under the asphalt.

Action Taken: Mr. Schield moved that the request be granted, seconded by Mr. Starcher, and passed unanimously.

Findings of Fact:

- A. The alteration would be in keeping with and preserve the intent of the landscaping chapter.
- B. The alteration would not be contrary to the public interest.
- C. The proposed landscaping represents a superior result or is more effective than that which would be achieved by strictly following requirements of MLMC 18.57.

SIGNS REGULATIONS

Kim Foster, ASPI Group, stated that the Moses Lake Town Center is nearing completion of its renovation. He described the difficulty in interesting large retail businesses to this area. He mentioned that Joann Fabrics has committed to locating in Moses Lake and possible a major fashion store and a sporting goods store. Many of the stores will refuse to locate in an area where a pylon sign is not allowed. The proposed sign for the site will be placed near Highway 17 in a landscaped island. The sign would be 50' high and includes about 300 square feet of signage on each side. He is requesting that the sign regulations be amended to allow for a 50' high pylon sign near Highway 17.

There was some discussion and it was the consensus of the Commissioners that staff look into amending the sign regulations.

The regular meeting was adjourned at 8:15 p.m.

  
Vicki Heimark, Planning Commission Chair