

**MOSES LAKE PLANNING COMMISSION**  
June 12, 2014

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

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

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

**Staff Present:** Anne Henning, Billie Jo Muñoz, Daniel Leavitt, and Sue Mahaney

### CONSENT AGENDA

**Minutes:** The minutes of the May 29 meeting were presented.

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

### LAKE POINTE - NON-CONFORMING USE

The Lake Pointe Mobile Manor is located at 936 South Division Street on Parcel 'A' of Lingg Addition Alteration Plat. City staff declared the park a non-conforming use in August 26, 1993 as it was not a permitted nor a conditional use since it did not conform to the requirements of Moses Lake Municipal Code, Chapter 18.65, Manufactured Home Parks. The park contains 35 mobile homes units. Staff toured the park and ten violations were noted. The violations were all in regards to stairs, landings, and inoperable vehicles.

Billie Jo Muñoz, Assistant Planner, stated that the violations noted by the Building Inspector and Code Enforcement Officer were mainly the need to repair decks steps, removal of garbage and debris. All violations have been corrected.

Harvey Koeplin, owner of the park, stated that the park has been in existence for 40 years and is home to 73 residents and plans to be in business for many years.

**Action Taken:** Mr. Eck moved that the non-conforming use be allowed to continue with the following conditions:

1. The permitted uses in Lake Pointe Mobile Manor shall be manufactured homes and accessory uses as listed in MLMC 18.65.030
2. The setback and separation requirements of Moses Lake Municipal Code Section 18.65.080 apply to Lake Pointe Mobile Manor, except that the manufactured home setback from the park boundary not abutting public right-of-way be 3', the private drive setback be 5', and that this apply to future placements of manufactured homes in the park.
3. The non-conforming use park be reviewed in twenty four (24) months.

seconded by Mr. Nofziger, and passed unanimously.

### GERBER - LANDSCAPE ALTERATION

Lee Gerber, Pacific Northwest Mechanical, requested that the existing landscaping at 6171 S. Frontage Road substitute for the landscaping required by the specific standards of Moses Lake Municipal Code (MLMC) 18.57, Landscaping. Landscaping is being triggered by a new building in the C-2 General Commercial Zone.

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

Billie Jo Muñoz, Assistant Planner, stated that the owner is requesting a Comp Plan amendment to change the zone from C-2 to Industrial. The proposed building would be about 200' from the frontage road and there are four existing trees on site. She mentioned that the existing trees are worth 350 points and there is an existing sign which will be landscaped to create another 405 points. The existing and proposed landscaping is worth 755 points. Since the landscaping is not within the 10' buffer, the requested alteration is to allow landscaping in other locations. She explained the landscaping that is required.

Mr. Gerber pointed out that because of the existing asphalt, the landscaping is proposed to be placed around the sign.

There was some discussion by the Commissioners and it was pointed out that the required landscaping will not be visible from I-90, due to the topography.

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

#### Findings of Fact:

1. The alteration would be in keeping with and preserve the intent of the landscaping chapter.
2. The alteration would not be contrary to the public interest.
3. Existing conditions on or adjacent to the site would render application of the chapter ineffective.
4. The proposed landscaping is more effective than that which would be achieved by strictly following requirements of the landscape chapter.

### RESIDENTIAL SETBACKS

An ordinance was presented which amends the residential setbacks by changing the front and exterior side yard setbacks.

Action Taken: Mr. Hepburn moved that it be recommended to the Council that the proposed ordinance be adopted and include the study session minutes and a letter of support from the Commission, seconded by Mr. Schield, and passed unanimously.

### ACCESSORY DWELLING UNITS

Daniel Leavitt, Assistant Planner, stated that he has been researching the issue of accessory dwelling units since the Growth Management Act states that cities over a population of 20,000 need to allow accessory dwelling units. The current code allows accessory dwelling units for family members only that require daily care or supervision or guardianship. The R-2 and R-3 zones allow the rental of apartments appurtenant to single family residences as a conditional use. He mentioned that in working on the update to the land use element of the Comp Plan, housing has been discussed. The City needs to find places for more homes or increase the density of the existing residential areas. Accessory dwelling units would increase the density, provide for affordable housing, and allow property owners additional income.

Mr. Leavitt provided proposed standards to be met by accessory dwelling units.

There was some discussion and it was the consensus of the Commission to discuss the issue at a study session.

A study session was set for after the meeting on June 26.

The regular meeting was adjourned at 7:45 p.m.

  
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Vicki Heimark, Planning Commission Chair