

MOSES LAKE PLANNING COMMISSION
August 14, 2014

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

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

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

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

CONSENT AGENDA

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

Central Park Apartments Site Plan Review & Conditional Use Permit - Findings of Fact: The Findings of Fact for the Central Park Apartments Site Plan Review and Conditional Use Permit were presented.

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

WSDOT RADIO ANTENNA

The Washington State Department of Transportation is requesting approval to construct a 100' tall, 3-leg, radio tower at an existing facility located at 2381 Ramm Road. The underlying zone is Public. Moses Lake Municipal Code 18.48.040, Public Zone, states that no structure shall be constructed over forty feet (40') high, without Planning Commission approval.

Daniel Leavitt, Assistant Planner, pointed out the location and mentioned that Planning Commission approval is required for a structure over 40' tall.

John Thompson, Dept. of Transportation, explained the purpose of the tower and the need for the 100' height.

There was some discussion by the Commission.

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

ACCESSORY DWELLING UNITS

The proposed changes to the residential zones dealing with accessory dwelling units were presented.

Daniel Leavitt, Assistant Planner, explained the changes.

There was some discussion and it was the consensus of the Commission that the legal description be added to the required restrictive covenant, provide a two year time limit for removal of the accessory dwelling unit, and provide language allowing for the subdivision of property which includes an accessory dwelling unit and requiring that all subdivision requirements are met.

Staff will provided a revised ordinance and a draft of the restrictive covenant for Commission approval.

LANDSCAPE ALTERATION - SPARKS

Dave Sparks requested a landscape alteration for a new used car dealership at 12238 Frontage Road. The property was annexed by the City of Moses Lake as it currently exists. At the time of construction, the Grant County development standards for the site required that 8% of the site be landscaped. Despite those requirements not being met, the building was given a Certificate of Occupancy and was subsequently annexed. The occupancy was changed for a retail tenant and now needs to be changed back to the original occupancy for the new tenant.

The performance standards under MLMC 18.57, Landscaping requires approximately 164 points of a Type IV buffer and Mr. Sparks is proposing five (5) small trees and ten (10) medium shrubs, which comes to 135 points.

Gilbert Alvarado, Community Development Director, explained the history of the property.

Mr. Sparks felt that the existing landscaping area is sufficient and any additional landscaping becomes a hazard to the movement of vehicles. He mentioned that installing any additional landscaping would require the removal of asphalt.

Action Taken: Mr. Mann moved that the request be granted, seconded by Mr. Penhallurick, 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. The alteration is justified because existing conditions on or adjacent to the site, including the proximity to I-90, the existing location of the planter area, and the need for vehicle display to not be blocked by vegetation, would render application of the chapter ineffective.

COMPREHENSIVE PLAN UPDATE - TRANSPORTATION ELEMENT

Minor updates to the Transportation Element are being included as part of the 2014 Comprehensive Plan update. This chapter was extensively updated in 2012, with minor updates in 2013. The 2014 changes are to update the element to add the 2013 traffic counts and trail counts, adjust dates for projects that have changed construction dates, delete projects that are finished, and add one new sidewalk project so that it is eligible for a grant.

Anne Henning, Senior Planner, stated that the changes to the Transportation Element are straight forward.

The Commission had no comments.

COMPREHENSIVE PLAN UPDATE - CAPITAL FACILITIES ELEMENT

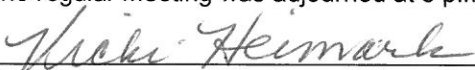
Minor updates to the Capital Facilities Element are being included as part of the 2014 Comprehensive Plan update. This chapter was extensively updated in 2012.

Anne Henning, Senior Planner, stated that the changes are updating the document to current capital improvement programs and dates.

It was pointed out that the Mr. Lengenfelder would like to discuss the Parks section of the Capital Facilities Element and since he was not in attendance it was the consensus of the Commission to schedule discussion of the Park section for the next meeting. The Commission had reviewed staff's proposed edits and had no comments.

Gilbert Alvarado, Community Development Director, stated that staff is researching the fee-if-lieu of dedication for parks and will provide a report at the next meeting. He mentioned that the way the level of service is determined is undergoing a change on the national level and that is also being researched by staff.

The regular meeting was adjourned at 8 p.m.



Vicki Heimark, Planning Commission Chair