

MOSES LAKE PLANNING COMMISSION
October 16, 2014

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

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

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

Staff Present: Anne Henning, Daniel Leavitt and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the September 25 meeting were presented.

Loiseau Shoreline Management Substantial Development Permit and C-R Zone Conditional Use Permit - Findings of Fact: The Findings of Fact for the Loiseau Shoreline Management Substantial Development Permit and C-R Zone Conditional Use Permit were presented.

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

Bernhardt Major Plat Shoreline Management Substantial Development Permit - Findings of Fact: The Findings of Fact for the Bernhardt Major Plat Shoreline Management Substantial Development Permit were presented.

Action Taken: Mr. Lengenfelder moved that the Findings of Fact be approved with the following addition to the Conclusions by the Planning Commission:

- E. The Planning Commission concluded that the wetland study mentioned by the Department of Ecology in 2.7 of the Findings is sufficient to meet the requirements of this permit.

C-1A ZONE/C-1 ZONE EXPANSION - REQUEST FOR DIRECTION

In an effort to collect information for the possible creation of a C-1A Zone or the expansion of the C-1 Zone, Planning staff recently conducted a survey of two areas located to the east and west of the downtown area, C-1 Zone. Both areas are adjacent to the C-1 Zone. The data collected is specific to off-street parking, street frontage landscaping, and front yard setbacks. The areas surveyed are currently zoned C-2. 79 buildings were counted in the survey.

Daniel Leavitt, Assistant Planner, provided some background on the C-1A Zone and mentioned that no

property is zoned C-1A. This zone was created in the 2003 update to the Zoning Code to address areas that did not meet the standards of either the C-1 or C-2 Zones. He explained the results of the survey on the off-street parking, landscaping and setbacks. He explained the differences between the C-1 and the C-1A Zones.

There was considerable discussion on the impacts to those businesses that would be affected if they were changed to C-1A and the Commission requested that information be provided on those properties that meet the C-1 standards and those that would benefit from being changed to C-1A.

The Commission also felt that the property owners should be notified of the possibility of any zone changes in the area.

Staff Comments - Shoreline Master Program

Anne Henning, Senior Planner, reported that the City Council approved the second reading of the ordinance adopted the Shoreline Master Program update. The submittal package will be provided to the Department of Ecology soon.

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



Nathan Nofziger, Planning Commission Vice-Chair