

MOSES LAKE PLANNING COMMISSION  
January 15, 2015

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

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

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

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

ELECTION OF CHAIR/VICE-CHAIR

Mr. Nofziger nominated Vicki Heimark as Chair, seconded by Mr. Hepburn.

There were no further nominations. The nominations were closed and Ms. Heimark was elected Chair by a unanimous vote.

Mr. Starcher nominated Nathan Nofziger as Vice Chair, seconded by Ms. Heimark.

There were no further nominations. The nominations were closed and Mr. Nofziger was elected Vice Chair by a unanimous vote.

CONSENT AGENDA

Minutes: The minutes of the December 11 and 24 meetings were presented.

Dress Preliminary Major Plat - Findings of Fact: The Findings of Fact for the Dress Preliminary Major Plat were presented.

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

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

WESTLAKE PLANNED UNIT DEVELOPMENT - REPEAL

In 2009, the Planning Commission recommended and the City Council adopted an ordinance approving the Westlake Planned Unit Development, consisting of mixed residential and commercial

development. The site is north of I-90 and west of Hansen Road.

Per Moses Lake Municipal Code (MLMC) 18.67.220, if a final development application has not been submitted within 3 years of adoption of the ordinance establishing the planned development, the Community Development Director shall submit to the Planning Commission a proposed ordinance providing for the repeal of the planned development, unless an extension has been received and approved by the Planning Commission. A notice was sent to the property owner and representative, but no extension request has been received.

Anne Henning, Senior Planner, stated that the owners do not intend to continue with this project so the City needs to formally repeal the ordinance creating the planned unit development.

Action Taken: Mr. Hepburn moved that it be recommended to the City Council that the ordinance repealing the Westlake Planned Unit Development be adopted, seconded by Mr. Penhallurick, and passed unanimously.

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

A draft ordinance was presented which provides for the changes to the C1-A Zone requested by the Commission. Staff requested direction on how to proceed with the proposed changes.

Daniel Leavitt, Assistant Planner, stated that staff was directed to eliminate as many conditional uses as possible and instead make the uses allowed. He explained the changes for the Commission.

The Commission had the following changes:

18.30.030 footnote 21 - change "this" to "multi-family"

18.30.040 A and B - delete "outside storage"

Mr. Leavitt stated that the property owners would be notified of the proposed changes and a public hearing be set to discuss it.

It was the consensus of the Commission that staff move forward with the notification of the property owners and the setting of a public hearing.

### VACATION RENTAL DWELLINGS

Gilbert Alvarado, Community Development Director, distributed the proposed regulations which would allow vacation rental dwellings in the City as a permitted use using an endorsement procedure. He mentioned that there is an issue of whether or not sprinkler systems would be required for dwellings used as a vacation rental. He mentioned that whether or not to require sprinkler systems is left up to the local jurisdiction.

Debbie Doran-Martinez, Chamber of Commerce and member of the stakeholders who reviewed this issue, stated that it was felt the vacation rental dwellings would be a positive thing for the City.

The regular meeting was adjourned at 7:40 p.m.



Vicki Heimark, Planning Commission Chair