

MOSES LAKE PLANNING COMMISSION
Meeting on April 23, 2020

Commissioners Present: Chair Nathan Nofziger, Vice-Chair Charles Hepburn, Commissioners, Gary Mann, Don Schmig, Commissioner, Roderick Davis.

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Davis	E	P	P	P	E	E	E	E	P			
Hepburn	P	P	P	P	P	P	P	P	P			
Mann	P	P	E	E	P	P	P	P	P			
Nofziger	P	P	P	P	P	P	P	P	P			
Schmig	P	P	P	P	P	P	P	E/P				

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

Staff Present: Virtual Zoom Meeting.

The meeting was called to order at 7:00 p.m.

Secretary Jovita Cantu called roll. The following were:

Absent: Commissioner Schmig.

Action: Commissioner Hepburn moved to accept absence due to technical difficulties. Seconded by Commissioner Davis, motion carried unanimously. Chair Nofziger recused himself and left the Zoom meeting.

Sydney Development Major Plat:

Associate Planner, Vivian Ramsey asked if Commissioner Hepburn had the conflict of interest script handy. City Attorney Katherine Kenison read over the questions regarding any conflicts of interest. Commissioner Mann stated he owned property within 300 feet. No other affirmative answers. Associate Planner Vivian Ramsey discussed the plat and the items for conditions of approval before the Commissioners.

Questions/Comments:

Commissioner Hepburn addressed the statement driveway on item #5. “Design for the possibility of secondary access to Quintanilla Dr. and the extension of Madison St.” Development Engineering Manager Rob Harris commented on the development and improved access for Quintanilla Street. Commissioner Hepburn asked about the hearing and what exactly was being determined at this meeting. City attorney Katherine Kenison replied that the hearing was only for the two items that were in dispute on the previous findings. Assistant Fire Chief and Fire Marshall for the City of Moses Lake, Derek Beach spoke in regards to item #5. He spoke about how going over 30 structures you would either have to do two entrances or sprinkle the residences. Commissioner Hepburn and Davis spoke about the proponent’s compliance with Fire and

the fact that this is fill property. At this point (7:10pm) Commissioner Schmig logged into the Zoom Meeting.

Commissioner Mann stated that perhaps the ordinances needed to be changed. Development Engineer Manager Rob Harris commented on the municipal code and stated that it “shall conform” to the city’s layout map. And this proposed plat does not meet that code. He stated that all they would have to do is sub the street out and make allowances for it in the future. The discussion continued and the fire code was read. It stated in Appendix D.107: Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

City Attorney Katherine Kenison stated that if the proposal on the table is 30 lots and it satisfies the fire code, then the requirements need to be clarified on the findings of fact. Discussion continued about the Staff Report and its clarity on the night this matter was on the table. The purpose of this meeting was to review the record and clarify the decision and that there needed to be findings of fact if there was going to be a deviation to the Staff Recommendations.

Action: Commissioner Hepburn asked Commissioner Davis if he wishes to amend number 5 to be what Staff Recommendation read. He stated yes. This was seconded by Commissioner Hepburn. Commissioners Davis, Schmig, and Hepburn also stated yes. Commissioner Davis repeated the motion on item #4 and Commissioners Hepburn and Schmig were in favor. Commissioner Hepburn clarified the Findings of Fact stating if proponent provides necessary final plat recording of a house plat suitable for that lot within 90 days, those structures become allowable because they will then be attached to a home.

At this time, Chair Nofziger was called to re-enter the meeting. Because Commissioner Schmig was absent during the appearance of fairness questions, they were read to him by City Attorney Katherine Kenison. There were no affirmative answers.

Comprehensive Plan Consultant Search Update: City Manager Allison Williams stated that they received nine proposals and the goal is to shortlist to four or five firms and put together a steering committee that would oversee this process. She asked if there were a couple planning commission members that would like to be a part of this.

Community Development Director Search Update: City Manager, Allison Williams stated that there are several applicants, but they may extend at a later time if necessary.

Meeting adjourned at 8:12 PM by Chair Nofziger.

Chair, Nathan Nofziger

