

**MOSES LAKE PLANNING COMMISSION**  
**January 26, 2017**

Commissioners Present: , Nathan Nofziger, Jason Avila, Roderick Davis, David Eck, Charles Hepburn, Rick Penhallurick, Todd Lengenfelder, Don Schmig, Absent: Gary Mann

Name	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Avila	P	P										
Davis	P	P										
Eck	P	P										
Hepburn	P	P										
Legenfelder	P	P										
Mann	P	E										
Nofziger	P	P										
Penhallurick	P	P										
Schmig	P	P										

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

**Staff Present:** Senior Planner, Anne Henning; Recording Secretary, Lori Witters

Chair Nofziger called the meeting to order at 7 p.m.

Chair Nofziger called the roll. The following were:

**Present:** Chair Nofziger, Co-Chair Hepburn, and Commissioners Avila, Davis, Eck, Schmig, Penhallurick, with Commissioner Lengenfelder arriving 10 minutes late.

**Absent:** Commissioner Mann

**Action Taken:** Commissioner Eck moved to excuse Commissioner Mann, Seconded by Commissioner Avila. Motion carried unanimously.

**Consent Agenda:**

- A. Meeting Minutes for January 12, 2016
- B. GCRR 101, LLC. - SSDP Findings of Fact

**Action:** Commissioner Eck moved to approve the consent agenda, seconded by Commissioner Avila. Motion carried unanimously

**Development Regulation Review**

Chair Nofziger explained the regulation reviewing process for the new Commissioners. The regulations will be taken by page and section, discuss any proposed changes. The chapter will be returned to the Planning Commission the following meeting. The changes will be in red and the old language will be struck out and new language underlined. Once the Commission agrees the desired changes are correct, the whole Title 18 will be forwarded to the City Council to adopt.

Senior Planner Henning, provided history on Chapter 18.20 in which she explained; chapter had gone through an overhaul with making separate chapters for Residential, Commercial and Industrial. This was done in 1999.

**MLMC 18.20.030 Allowed Uses -**

1. Commissioner Penhallurick suggested removing Rental Apartment appurtenant to single family residential from Table 1: Land Uses In Residential Zones, since accessory dwelling units are allowed
2. Commissioner Penhallurick brought up the idea of allowing small field agriculture opportunities in the residential zones. Keeping the size small, to ¼ or less with outright approval. Any larger would require a Conditional Use Permit.
3. Clarify that "poultry" does not include chickens to Table 1: Land Uses In Residential Zones.
4. Commissioners discussed removing boarding houses from the list of uses as a use that is no longer relevant.

**MLMC 18.20.050 Development Standards for Residential Zones**

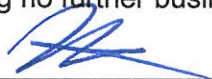
1. Change the shoreline setback information, item one on Table 2: to state refer to Shoreline Master Plan.
2. Footnote #5 referring to high water mark setbacks to be removed and replaced with directing to Shoreline Master Plan.

**MLMC 18.20.055 Accessory Dwelling Units -** Commissioner Davis recommended moving item #5 to item #1 in the purpose statement

**MLMC 18.20.110 Satellite Receiving Antennas -** Commissioner Hepburn recommended removing this section since the giant antennas it was meant to regulate are no longer used.

**MLMC 18.20.150 Performance Standards Residential Structures -** Section G, roof pitch, was discussed in length. Some Commissions felt that a recognized house style with a flat or nearly flat roof should be allowed. Some felt the City should not be regulating building aesthetics at all. Senior Planner Henning will provide more the Commission with more information about the history of this requirement.

There being no further business, Chair Nofziger adjourned the meeting at 8:15 p.m.



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**Nathan Nofziger, Planning Commission Chair**