

**MOSES LAKE PLANNING COMMISSION**  
**January 11, 2018**

**Commissioners Present:** Chair Nathan Nofziger, Vice-Chair Charles Hepburn, Commissioners, Jason Avila, Roderick Davis, David Eck, Gary Mann, Richard Penhallurick Todd Lengenfelder. and Don Schmig

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

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

**Staff Present:** Deputy City Manager / Community Development Director, Gilbert Alvarado; Associate Planner, Daniel Leavitt; Community Development Technician, Ian Williams; Recording Secretary, Lori Witters.

Chair Nofziger called the meeting to order at 7:03 p.m.

Secretary Witters called the roll. The following were:

**Present:** Chair Nofziger, Vice-Chair Hepburn, Commissioners Avila, Davis, Eck, Lengenfelder, Mann and Schmig.

**Absent** Commissioners Penhallurick.

**Action:** Commissioner Davis moved to find Commissioner Penhallurick unexcused. Seconded by Commissioner Eck, motion carried unanimously.

**Consent Agenda:**

**A. Minutes for November 30, 2017**

**Action:** Commissioner Hepburn moved to approve the consent agenda as presented. Seconded by Commissioner Davis, motion carried unanimously.

**Election of Chair and Vice Chair:** Commissioner Eck moved to retain Chair Nofziger and Vice Chair Hepburn for another term. Seconded by Commissioner Avila, motion carried 7-1.

Commissioner Penhallurick arrived late at 7:15 p.m. Commissioner Davis moved to remove the unexcused absent to being present. Seconded by Commissioner Eck, motion carried unanimously.

**Crossroads North IV Final Major Plat and Findings of Fact:**

Associate Planner, Daniel Leavitt provided the staff report and visual attachments; Hayden Homes submitted a final plat application for a 29-lot plat on 6.00 acres located east of Highway 17, north of Nelson Road, and south of Wheeler Road. The plat extends Lakeland Drive to the north and creates the westerly portions of Nen Drive and Brecken Drive. The site is zoned R-3, Multi-Family Residential. The zoning corresponds with the underlying Comprehensive Plan Land Use Designation of High Density Residential.

The final major plat is consistent with the preliminary plat, which was approved on July 14, 2015 and is a continuation of the Crossroads North Development.

**Presentation by Proponent:** Hayden Homes representative, Brian Thoreson of 2464 SW Glacier Place, Suite 110, Redmond, OR 97756 reaffirmed the staff report presented by Associate Planner, Leavitt.

Citizen Presentation: Richard Teals of 311 Northshore Drive and Chair of the Trails Planning Team (TPT) commended the participation by Hayden Homes for providing pedestrian trail access from their future development.

**Action 1:** Commissioner Mann moved to recommend to City Council to approve Crossroads North IV Final Major Plat with Staff recommendations:

1. The comments of the Development Engineer and ECBID shall be addressed.
2. The plat shall not be recorded until the city fees and reimbursements are paid to the City of Moses Lake.
3. The required covenant for cul-de-sac improvements will be recorded with the plat.

Seconded by Commissioner Hepburn, motion carried unanimously.

**Action 2:** Commissioner Eck moved to accept the Findings of Fact as presented. Seconded by Commissioner Hepburn, motion carried unanimously.

**Commercial Vehicles in Residential Zones - Request for Direction**

Community Development Technician, Ian Williams provided a staff report and visual attachments regarding Commercial Vehicles in Residential Zones. Code complaint driven, it was found commercial vehicles are being parked in residential zones. The violators are typically home based businessperson or company provided vehicle. Complainants have reported oversized vehicles narrows residential traveling lanes, diminish expected suburban aesthetics, and obstructs neighbors view while backing from driveways.

Mr. Williams further explained the Moses Lake Municipal Code is vague in addressing this issue and if prohibiting them practice outright, could be problematic for the City without further assessment and action at this time.

To address some of the commercial vehicle concerns, the Planning Commission directed staff to assemble a work group to review, discuss, and provide input back to the Planning Commission.

Work session committee members will be Jason Avila, Roderick Davis, Charles Hepburn and Richard Penhallurick as well as City Planning staff.

**Staff Report and Comment:**

Deputy City Manager / Community Development Director, Gilbert Alvarado addressed the Planning Commission by providing information on upcoming projects and staffing.

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

  
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**Nathan Nofziger, Planning Commission Chair**