

**MOSES LAKE PLANNING COMMISSION**  
**May 10, 2018**

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

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

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Jul	Aug	Sep
Avila	P	P	P	P	E	C	P	E				
Davis	P	P	P	P	P	C	P	P				
Eck	P	P	P	P	P	C	E	P				
Hepburn	P	P	P	P	P	C	P	P				
Lengenfelder	P	P	E	P	E	C	P	E				
Mann	P	E	P	P	P	C	P	P				
Nofziger	P	P	E	E	P	C	P	P				
Penhallurick	P	E	P	P	E	C	A	P				
Schmig	P	P	P	P	P	C	P	P				

**Staff Present:** Associate Planner, Daniel Leavitt; Associate Planner, Kris Robbins; Recording Secretary, Lori Witters.

Chair Nofziger called the meeting to order at 7:00 p.m.

Secretary Witters called the roll. The following were:

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

**Absent:** Commissioners Avila, Lengenfelder and Penhallurick.

**Action:** Commissioner Eck moved to excuse Commissioner Avila. Seconded by Commissioner Davis, motion carried unanimously.

**Action:** Commissioner Eck moved to excuse Commissioner Lengenfelder. Seconded by Commissioner Hepburn, motion carried unanimously.

**Action:** Commissioner Davis moved to declare Commissioner Penhallurick absent. Seconded by Commissioner Hepburn, motion carried 4-2 with Commissioner Mann and Eck abstaining.

**Consent Agenda:**

**A. Minutes for April 26, 2018**

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

**Moses Lake Community Health Center CUP Continuance of the Public Hearing**

Commissioner Hepburn moved to remove the item from the table. Seconded by Commissioner Eck, motion carried unanimously.

Associate Planner, Kris Robbins provided the additional information requested from the last meeting held on April 26, 2018 regarding the traffic study and the DNS..

**Presentation by Proponent:** Mark Neal of MJ Neal Associates, Architects PLLC reaffirmed the proposal presented by Associate Planner Robbins.

There being no public input, Commissioner Mann moved to close the public hearing. Seconded by Commissioner Hepburn, motion carried unanimously.

Commissioner Eck moved to approve the Moses Lake Community Health Clinic's conditional use permit with staff recommendations:

1. All development and performance standard requirements within the Moses Lake Municipal Code Chapter 18.20 are applicable.
2. A detailed landscape plan is to be submitted prior to or at the time of application for any permits for this project.
3. Structural plans, storm water design and other applicable information noted in the geotechnical report submitted as part of the application shall be submitted and approved prior to construction of the parking lot.
4. The geogrid surface cover for the parking lot (APN 311047000) as proposed within the geo-tech report cannot be used over city utilities or easements. An alternative plan or relocation of city utilities needs to be addressed prior to construction of the parking lot.
5. Erosion and sediment control best practice measures are required during and after construction of both the expansion and parking lot.
6. All storm water be controlled on-site and not flow on to the public sidewalk or adjacent properties.
7. The mid-block pedestrian crossing shall provide safety components such as bulb out or node from the curb on the southeast side of the crossing. Construction design can be worked out during plan review process.
8. Fire hydrants and fire apparatus access around the building shall be provided.

- 3.2 The final plat is consistent with the approved preliminary plat, as modified by the City Council.
- 3.3 The required street frontage, buffer landscaping and utilities will be installed or bonded prior to a Certificate of Occupancy being issued for any building in the development.
- 3.4 All improvements will be bonded or installed prior to recording of the mylars.
- 3.5 All reimbursement fees assessed will be paid prior to, or at the time, the mylars are provided for signatures.

4. DECISION OF THE PLANNING COMMISSION.

On the basis of the foregoing findings of fact and conclusions, it is the recommendation of the Planning Commission that the plat be approved with the following conditions:

- 4.1. The comments of the Development Engineer shall be addressed.
- 4.2 The mylars cannot be recorded until all improvements or bonds are in place.
- 4.3 The plat shall not be recorded until any city fees and reimbursements are paid to the City of Moses Lake.
- 4.4 That the owners work with the Moses Lake Fire Department to provide a secondary fire access gate at Magnolia Place and 9<sup>th</sup> Avenue intersection that is furnished with a Knox Box for fire and emergency personnel only.

Approved by the Planning Commission on May 24, 2018

  
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Nathan Nofzinger  
Planning Commission Chair