

MOSES LAKE PLANNING COMMISSION  
April 30, 2015

Commissioners Present: Vicki Heimark, Charles Hepburn, Todd Lengenfelder, Gary Mann, Nathan Nofziger, and Rick Penhallurick, David Eck, and Tim Adams

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

P - Present

E = Excused

A = Absent

C = Canceled

Staff Present: Anne Henning, Daniel Leavitt, Billie Joe Muñoz, and Sue Mahaney

#### PLANNING COMMISSION

Ms. Heimark introduced Tim Adams who has been appointed to take the place of Steve Schield, and also mentioned that Kevin Starcher has resigned from the Commission.

#### CONSENT AGENDA

Minutes: The minutes of the April 16 meeting were presented.

Inspire Development Centers - Conditional Use Permit - Findings of Fact: The Findings of Fact for the Inspire Development Centers Conditional Use Permit were presented.

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

#### C-1/C-1A ZONE CHANGE - PUBLIC HEARING

The City of Moses Lake is proposing to change areas located east and west of downtown from C-2, General Commercial and Business, to C-1-A, a transitional zone between C-2 and C-1, Central Business District. The Comprehensive Plan designation for both areas is General Commercial.

Daniel Leavitt, Assistant Planner, showed the areas proposed to be changed to C-1A and gave some background on the reason for the change in the zoning. He mentioned that the main reason for the new zone is to eliminate off-street, street frontage landscaping, and front yard setback requirements.

Mr. Adams was concerned about the lack of street frontage landscaping and suggested that those businesses who have a setback be required to put in landscaping.

The public hearing was opened. There were no comments.

Action Taken: Mr. Penhallurick moved that the public hearing be closed, seconded by Mr. Eck, and passed unanimously.

Action Taken: Mr. Mann moved that it be recommended to the City Council that the ordinance be adopted, seconded by Mr. Eck, and passed unanimously.

2015 COMPREHENSIVE PLAN AMENDMENTS

Amendments to the Comprehensive Plan have been submitted by the Moses Lake School District and the North American Foreign Trade Zone and are provided to the Commission for a preliminary review.

Billie Jo Muñoz, Assistant Planner, stated that the request from the School District was presented to the Council to determine if the Council was in favor of amending the UGA and they were. The site is located in the county at the intersection of Stratford Road and Harris Road and is about 163 acres in size. The existing Urban Growth Area is south of Harris and west of Stratford.

There was some discussion about the proximity of the property to the Urban Growth Area. The property is contiguous to the UGA only at a point. Additional properties would need to be included in order to make a good connection. Either properties east of Stratford and south of Harris, or west of Stratford and north of Harris would extend the UGA to abut the School District property. Mr. Hepburn was concerned that other property owners would be required to annex if the School District wanted to annex. Ms. Henning explained that no annexation was requested. Sewer and water can be extended to the School District property but only if it is within the UGA. Because the property is more than half a mile from City limits, annexation would not be required.

Ms. Muñoz stated that the North American Foreign Trade Zone is requesting a land use designation change from Commercial to High Density Residential and is requesting that the property be zoned R-3 Multi-Family Residential Zone. The property is located on Harris Road adjacent to the Gateway Estates area. The R-3 Zone would be a buffer between the existing single family residential area to the south and the commercial area to the north.

It was the consensus of the Commission that the requested changes were appropriate. The Commission had some concerns about traffic on Statford related to the School District's proposal.

CHAPTER 18.50 - RECREATIONAL MARIJUANA BUSINESSES

Mark and Bob Fancher appeared before the Council and requested a change to the zoning regulations to allow marijuana producers and processors in the Heavy Industrial Zone with some development standards.

Anne Henning, Senior Planner, explained the changes that were made to the chapter to allow marijuana producers and processors in the Heavy Industrial Zone.

Mark Fancher, 301 E. Inglewood Drive, stated that the parcels in the Heavy Industrial Zone are typically quite large and the intent of the setbacks was to place the structures away from the main roads for security purposes but the way the changes have been made, the large setbacks would affect all producers and processors, not just those in the Heavy Industrial Zone.

There was considerable discussion concerning the proposed setbacks.

It was the consensus of the Commission that no setbacks should be required but the other proposed changes should be approved.

Action Taken; Mr. Hepburn moved that it the proposed setbacks be removed and it be recommended to Council that the proposed changes to Chapter 18.50 be approved, seconded by Mr. Mann, and passed unanimously.

The regular meeting was adjourned at 7:50 p.m.

  
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Vicki Heimark, Planning Commission Chair