

MOSES LAKE PLANNING COMMISSION  
July 30, 2015

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

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

P - Present

E = Excused

A = Absent

C = Canceled

Staff Present: Anne Henning, Daniel Leavitt, and Sue Mahaney

### CONSENT AGENDA

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

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

### DESERT GOLF LLC SHORT PLAT 2015 - DEVIATION AND DEFERRAL REQUESTS

Western Pacific Engineering, on behalf of Desert Golf LLC, submitted a request to defer street and utility improvements and deviate from lot design standards for a proposed 1-lot short plat currently under review by staff. Some of the street and utility improvements currently exist but do not meet current Community Standards. The short plat is located between Fairway Drive and the Moses Lake Country Club.

Mr. Nofziger declared a conflict of interest and exited the room.

Anne Henning, Senior Planner, explained the project and stated that the developer has requested the deferral of all required street and utility improvements for the full length of the street frontage, which include:

1. Extension of water and sewer mains in Fairway Drive from the existing end point to the intersection with Road F.2.
2. Sewer and water connections from the mains to the plat.
3. Sidewalks on the east side of Fairway Drive
4. Storm drain improvements in Fairway Drive

There was considerable discussion by the Commission.

Kevin Richards, Western Pacific Engineering, representing the developer, gave the background of the site and the reasons for the deferral and deviation requests.

Action Taken: Mr. Hepburn moved that it be recommended to the Council that the request to defer street and utility improvements on Fairway Drive, be approved with the stipulation that a covenant be recorded with the plat to guarantee installation of the improvements in the future, seconded by Mr. Mann, and passed unanimously.

Action Taken: Mr. Eck moved that it be recommended to the City Council that the request for a deviation of lot design standards be approved, seconded by Mr. Hepburn, and passed unanimously.

### ITINERANT VENDOR STANDARDS

The amendments to the itinerant vendor regulations were presented.

There was discussion on whether the proposed changes to the itinerant vendors should include vendors at temporary locations such as weekend car sales, non-food items, etc.

There was considerable discussion by the Commission and it was the consensus that Chapter 5.07 should just be regulating food vendors. The Commission asked staff to bring MLMC 5.06, Temporary Locations, to a future meeting for review.

There was also some discussion on whether or not the itinerant vendors should be allowed to use public streets, sidewalks, alley, or rights-of-way.

It was the consensus that insurance should be required for the use of public rights-of-way and the insurance industry should be contacted to determine what would be a reasonable amount of insurance.

It was suggested that "denial" be added in 5.07.100 and referenced in 5.07.060 C.

### LANDSCAPING REQUIREMENTS

Changes to the landscaping requirements were presented.

A video on drought tolerant landscaping was shown.

There was discussion by the Commission about drought tolerant landscaping.

Action Taken: Mr. Hepburn moved that it be recommended to Council that the proposed changes be adopted, seconded by Mr. Eck, and passed unanimously.

### SHORELINE MASTER PROGRAM UPDATE

Anne Henning, Senior Planner, explained to the Commission that the Council had approved the responses to public comments received on the draft Shoreline Master Program (SMP), and that the responses had been forwarded to Department of Ecology July 29. Ecology has 30 days to respond whether the SMP is approved, approved with conditions, or denied. If approved with conditions, the City will have 30 days to respond back.

### PROJECT UPDATE

Anne Henning, Senior Planner, informed the Commission that the project update report is being placed on the website monthly.

### YARD SALES

Ms. Heimark asked what was going on with yard sales. Anne Henning, Senior Planner, informed the Commission that the Council will be discussing the issue of yard sales due to a complaint from the neighbor of a property owner who purchases abandoned storage units and sells the items at a yard sale nearly every week.

There was some discussion and the Commission felt that yard sales would be difficult to regulate.

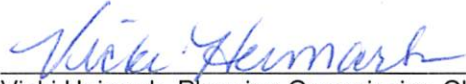
### WATER

Mr. Nofziger stated that there is a property that has been irrigated from the lake for many years. Now it is being subdivided and will be required to remove all the irrigation equipment and install city water. He felt there should be some mechanism that would allow a property owner to retain irrigation water and somehow

incorporate it into the developed property.

There was considerable discussion and it was pointed out that there is nothing that prohibits the use of lake water, a developer would just need to propose that to the City.

The regular meeting was adjourned at 8:30 p.m.



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Vicki Heimark, Planning Commission Chair