

MOSES LAKE PLANNING COMMISSION
September 10, 2015

Commissioners Present: Vicki Heimark, Charles Hepburn, Nathan Nofziger, Gary Mann, David Eck, Tim Adams, and Don Schmig Absent: Todd Lengenfelder and 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	E P	E P	P			
Starcher Schmig	P C	A P	A P	A				P	P	P		
Lengenfelder	A C	P P	P P	P P	P P	P A	P P	P P	A			
Adams					P	P	P	P	P	P		
Heimark	P C	P P	P P	P 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	E P	E			
Hepburn	P C	P P	P P	P P	P P	P P	P P	E P	P P			
Nofziger	P C	P P	E P	P P	P P	P E	P P	P P	P P			
Mann	P C	P E	P P	P P	E P	E P	P P	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 August 27 meeting were presented.

Sleep Inn Shoreline Permit - Findings of Fact: The Findings of Fact for the Sleep Inn Shoreline Management Substantial Development Permit were presented.

Sunset Shores - Findings of Fact: The Findings of Fact for the Sunset Shores Shoreline Management Substantial Development Permit, Shoreline Conditional Use Permit, and C-R Zone Conditional Use Permit were presented.

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

CROSSROADS NORTH PHASE 1 FINAL MAJOR PLAT

Hayden Homes has submitted a final plat application for a 28-lot residential plat on 8.54 acres located east of Highway 17, north of Crossroads 5 and 6, west of Crossroads Park and The Lakes Manufactured Home Park, and south of Wheeler Road. The site is zoned R-1, Single Family Residential, which corresponds with the underlying Comprehensive Plan land Use Designation of Low Density Residential.

Anne Henning, Senior Planner, stated that the final plat conforms to the conditions of the preliminary plat except that one street name needs to be finalized. She mentioned that the park is under construction.

Action Taken: Mr. Mann moved that it be recommended to the City Council that the final plat be approved with the following conditions:

1. The comments of the Development Engineer, USBR, 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 improvement shall be recorded with the plat.
4. The east-west street shall be named "Egeland Drive" or another name approved by the Fire Department, Multi-Agency Communication Center, and City Council.

seconded by David Eck, and passed unanimously.

Action Taken: Mr. Hepburn moved that the Findings of Fact be approved, seconded by Mr. Mann, and passed unanimously.

NELSON ROAD APARTMENTS - CONDITIONAL USE PERMIT - PUBLIC HEARING

Molitor Development submitted an application for a Conditional Use Permit to change the use of the property, located in the 1300 block of Nelson Road, from a golf course to a 228 unit apartment complex. The property is zoned C-2 General Commercial and Business. The Comprehensive Plan designation is Commercial.

Daniel Leavitt, Assistant Planner, explained the project and mentioned that traffic will be increased by this project and a traffic impact analysis has been requested and if any traffic improvements are warranted the developer will be required to construct those improvements.

There was some discussion by the Commission.

Mitch Molitor, 4104 W. Peninsula Drive, explained the project and mentioned that they have been discussing the traffic issue with the appropriate agencies and the developer of the residential area across Nelson Road. He pointed out that the junior high, high school, Samaritan Hospital, and Pioneer Medical Center are within walking distance of this project.

The public hearing was opened.

Dennis Olson, 1362 E. Oasis Circle, stated that his biggest concern is traffic since it is already difficult to enter Nelson Road. He felt that another access is needed from the residential area.

Linda Schoonmaker, Big Bend Community College, owner of adjacent property, stated that they currently operate an agricultural program and train on irrigation equipment. She was concerned about what development might occur on the remainder of the parcel since they will be continuing to use the area for this program.

Dan Smith, Fire Chief, Grant County Fire District #5, was concerned about the increase in traffic as their main station is located on Lakeland Drive which accesses Nelson Road. He mentioned that with cars parked on both sides of Lakeland Drive it is essentially a one lane road for a fire truck.

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

Action Taken: Mr. Eck moved that the conditional use permit be granted with the following conditions:

1. The comments of the Washington State Department of Transportation, Grant County Public Works Department, and Grant County Health District shall be addressed.

seconded by Mr. Nofziger, and passed unanimously.

Mr. Hepburn was concerned about the traffic in this area since there is only one access from the Lakeland and Crossroads developments.

Anne Henning, Senior Planner, explained the traffic improvements required by the proposed developments.

Mr. Molitor pointed out that condensing the population in one spot creates less traffic congestion overall than if that population was spread out, by reducing the need to drive.

The motion passed unanimously.

BB ENTERPRISES - LANDSCAPE ALTERNATION

Western Pacific Engineering on behalf of BB Enterprises, located at 830 E. Broadway Avenue, has requested a landscape alteration of the required parking lot landscaping. Landscaping is being triggered by the cost of a tenant improvement permit to remodel part of the building. The property is located in the C-2, General Business and Commercial Zone.

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

Daniel Leavitt, Assistant Planner, pointed out that there is no street frontage at this location. The landscaping required includes 20 square feet of landscaping for each parking space. There are 32 parking spaces and so 640 square feet of landscaping are required. Also, only 12 of the 32 parking spaces are within 50' of a tree. The proposed landscape plan is to leave the parking lot as is except for the six spaces being used by the tenant of Unit C. That area will be landscaped to meet or exceed the landscape requirements. He pointed out that the required

points will be met but the site is 20 square feet short of the required amount of landscaping and 20 of the parking spaces are not within 50' of a tree.

Ralph Kincaid, representing the proponent, pointed out that the area is industrial in nature and there are no customers coming to the building and only one employee.

There was some discussion by the Commission.

Action Taken: Mr. Mann moved that the landscape alteration be approved, seconded by Mr. Hepburn, and passed unanimously.

Findings of Fact:

1. The alteration would be in keeping with and preserve the intent of the landscaping chapter.
2. The alteration would not be contrary to the public interest.
3. The alteration is justified since existing conditions on the site, including the existing paved parking lot and the lack of visibility from a street, would render application of the chapter ineffective.

COMPREHENSIVE PLAN UPDATE - LAND USE DESIGNATION CHANGE AND REZONE - MOSES LAKE POLICE FIRING RANGE

The Growth Management Act allows the Comprehensive Plan to be amended only once per year. Staff is requesting direction from the Commission on the proposal to re-designate and re-zone the former Police Firing Range from Public to Industrial.

Anne Henning, Senior Planner, stated that the former Police Firing Range is located at 8213 Randolph Road and is no longer being used as a firing range at the request of SGL. Since there is no longer a benefit to the City to having it designated as Public, the City proposes that it be re-designated and re-zoned to match the surrounding industrial area, so that it may be sold and used for an industrial purpose.

It was the consensus of the Commission that the City proceed with the amendment to the Comprehensive Plan to re-designate the property as Industrial.

ITINERANT VENDOR AND TEMPORARY LOCATION REGULATIONS

The amendments to Moses Lake Municipal Code 5.06 and 5.07, the temporary location and itinerant vendor regulations, were presented.

Anne Henning, Senior Planner, stated that the changes requested by the Commission were made.

Mr. Mann requested that 5.07.060 C be changed to read "in addition to the application fee, the applicant shall pay a one time fee of one hundred five dollars (\$105) to help defray the cost of screening the applicant for the license. Fingerprinting costs are included in the screening fee."

Ms. Heimark pointed out some typographical errors.

It was the consensus of the Commission that the ordinances be forwarded to the City Council.

The regular meeting was adjourned at 8:15 p.m.



Vicki Heimark, Planning Commission Chair