

**MOSES LAKE PLANNING COMMISSION**  
**April 28 2016**

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

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

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

**Staff Present:** Senior Planner, Anne Henning; Assistant Planner Billie Jo Muñoz; Recording Secretary, Judy Thompson.

Chair Heimark called the meeting to order.

**CONSENT AGENDA**

- A. Minutes: Regular Meeting Minutes for April 14, 2016
- B. Parker Horn Dredging Project SSDP / CUP Findings of Fact

Action Taken: Commissioner Mann moved to approve the consent agenda, Seconded by Commissioner Nofziger. Motioned passed unanimously

**Cascade Park Major Plat, Deviation and Deferral Request, and Shoreline Substantial Development Permit.**

The City of Moses Lake Municipal Services Department submitted an application for a shoreline substantial development permit and preliminary plat for the existing park and replacement of a vandalized restroom. Platting the site will include connecting it to the City sewer system. Cascade Park is located at 2001 Valley Road. The existing park is zoned Public, which corresponds with the Comprehensive Land Use Designation of Parks and Open Space. The shoreline environment designation is Conservancy, which is how all City parks were designated in the 1975 Shoreline Master Program.

Deviations were requested for the scale of the drawings, and the angle of the north property line at Valley Road. Deferrals were requested for sewer and water mains within Valley Road and Airway Drive.

Senior Planner, Anne Henning presented the staff report and visual attachments; The plat includes one lot of 34.48 acres for the existing park, one lot of 2.37 acres that includes a water reservoir and landscaping north of Valley Road, and a 1.4 acre tract that is the embankment to the northeast of Valley Road. Platting is policy for City owned land, which triggered the shoreline permit and replacement of the vandalized restrooms. Deviations were based on the configuration of the property and the deferral was for not extending the water and sewer within right-of-way at this time.

Presentation by Proponent City Engineer, Shawn O'Brian of 321 S Balsam Street. The sewer line extension will be a 6" forced main to connect with smaller connections servicing the proposed bathroom, another existing restroom, and existing RV dump. The new restroom is to arrive late this month, and a contractor has been named. The project is to start on May 16<sup>th</sup> 2016 with a two month planned construction period. The campground will continue to be operated during the construction period.

Commissioner Mann motioned to close the public hearing, Commissioner Eck seconded. Motion carried unanimously.

First Action taken: Commissioner Eck moved to approve the preliminary major plat with the condition:

1. The comments of the Development Engineer shall be address before final plat is submitted

Seconded by Commissioner Mann. Motion carried unanimously

Second Action taken: Commissioner Adams moved to approve the shoreline substantial development permit for the plat, restroom replacement, and sewer connection. Commissioner Eck seconded. Motion carried unanimously

#### Upper Lakeshore Mobile Home Park – Fence Condition Extension

Assistant Planner, Billie Jo Muñoz presented the staff report and visual attachments: Alicia Devereux of Windermere Property Management, on behalf of the owner Ward Wamboldt, requested an extension for a required boundary line fence. In 2014 the Upper Lakeshore Mobile Home Park, located at 1903 Marina Drive, was declared non-conforming. On May 29, 2014, the Planning Commission placed a condition on the mobile home park to have installed a 6' high perimeter boundary fence within one year of the determination date. Upon completion of a recent land survey establishing the property boundaries to install the fence, it was discovered that some of the existing mobile home porches and landings encroached onto the adjacent property. The property owner is working to resolve the boundary line issues but will need time to resolve the matter.

Proponent Representative, Alicia Devereux, of 2900 W. Broadway Avenue, stated that a contractor recently had been hired to start the fence installation when the boundary discrepancy was discovered. The proponent will continue with installation of the front yard fence, while resolving the other boundary line issues.

Action Taken: Commissioner Eck moved to extend the fencing requirement to July 31, 2016. Seconded by Commissioner Nofziger. Motion carried unanimously.

#### Professional Office – Landscaping Alteration Request.

Assistant Planner, Billie Jo Muñoz presented the staff report and visual attachments. Developer, Reza Firouzi requested an alternate landscaping plan substituting landscaping required by the standards of Moses Lake Municipal Code 18.57. The landscaping requirement is being triggered by replacement of a building. Located at 1014 Marina Drive, the proposed building would be located on the foundation of a demolished burned out building. The site is C-2 General Commercial and Business Zone. The previous building was constructed in 1994 with the only landscaping requirements at the time being one square foot per one lineal foot of street frontage. The property poses challenges for landscaping improvements due to sloping in the rear and the existing foundation is 6' from the front property line with 6' of that area is sidewalk.

The proponent is proposing landscaping points in excess of the code requirement. The landscaping proposed is to be installed in the rear of the property, at the lower elevation area made up of trees and shrubbery.

Action Taken: Commissioner Eck made a motion to approve the landscaping alteration with the following findings:

1. The landscaping 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 based on an existing or proposed structure precludes installation of the total amount required perimeter landscaping. In such cases, the landscaping material shall be incorporated on another portion of the site.

Seconded by Nofziger seconded. Motion passed unanimously.

**Planning Commission Questions and Comments**

Department of Ecology Shoreline Specialist, Jeremy Sikes responded to Commissioner Mann via email on April 28 regarding the Shoreline Master Plan. Mr. Mann distributed copies of the email.

Commission Nofziger requested that staff research amending the code so that one-lot plats of more than 4 acres could be processed as short plats. This would simplify the process for the many industries that are platting their existing sites as well as City parks that are being platted.

There being no further business, Chair Heimark adjourned the meeting at 8:00 p.m.

  
Vicki Heimark, Planning Commission Chair