

MOSES LAKE PLANNING COMMISSION
June 16, 2016

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

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

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

Staff Present: Senior Planner, Anne Henning; Associate Planner, Dan Leavitt; Assistant Planner, Billie Jo Muñoz; Recording Secretary, Lori Witters

Chair Heimark called the meeting to order.

CONSENT AGENDA

A. Minutes: Regular Meeting Minutes for June 16, 2016

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

Crossroads Major Final Plat and Findings of Fact

Senior Planner, Anne Henning presented the staff report and visual attachments; Hayden Homes has submitted a final plat application for a 33-lot residential plat on 8.3 acres located east of Highway 17, north of Nelson Road and previous Crossroads phases, west of The Lakes Manufactured Home Park, and south of Wheeler Road. The plat extends Lakeland Drive and Rees Street to the north and creates a new east-west connector, Landon Street. The site is zoned R-1 Single Family Residential, which corresponds to the Comprehensive Plan. Comments were received from the East Columbia Basin Irrigation District which were to be addressed prior to filing the final plat. The developer improved the Crossroad park in lieu of the required park fees.

Commissioner Mann asked if there was a maintenance bond for the final plat. Senior Planner, Henning confirmed there was a maintenance bond in place.

Comments from the proponent: Hayden Homes representative Brian Thoreson of 2464 Glacier Place, Redmond Oregon 97756. Mr. Thoreson stated that the boundary line for the R-3 zone would be in phase 3, around the north boundary. Mr. Thoreson further discussed the partnership with the City to improve the Crossroads Park, and shared the positive feedback received during the recent dedication ceremony.

First Action: Commissioner Mann moved to approve the final plat with the staff recommendation:

1. The comments of the Development Engineer, USBR, and ECBID shall be addressed before the plat is recorded.
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 improvements shall be recorded with the plat.

Seconded by Commissioner Hepburn. Motion passed unanimously.

Second Action: Commissioner Hepburn moved to approve the findings of fact as presented, Seconded by Commissioner Eck. Motion passed unanimously.

Shorewood Mobile Home Park – Non-Conforming Use Review

Assistant Planner Billie Jo Muñoz presented the staff report and visual attachments; The Shorewood Mobile Home Park is a non-conforming use located at 1844 W. Broadway. The park was declared a legal non-conforming use on May 27, 1993, through a formal review action where it was determined that the park was neither a permitted, nor a conditional use. The property is currently zoned R-3 Multi-family, and C-2, General Commercial and Business. The Comprehensive Plan designations match the zoning. The park contains approximately 30 units which include recreational vehicles and older manufactured homes. City Staff conducted a park inspection on April 26, 2016. The park was inspected and it was found to have sixteen code enforcement violations, the park was given a thirty-day notice to correct the infractions. Upon re-inspection on May 18, 2016 it was found all infractions had been corrected.

Action: Commissioner Eck moved to approve the continuance of Shorewood Non-Conforming Use with the following conditions:

- A. The non-conforming use shall be continued for twenty-four (24) months.
- B. The owner will ensure that all units and building will comply with the current building codes and regulations regarding: emergency egress, exits, all steps and landings, and utility hookups
- C. Setbacks shall be no less than the minimum requirements as stated in the Uniform Housing Code for any new manufactured homes that are brought into the park.
- D. All units must maintain required skirting materials such as, meta, vinyl, pressure treated wood, exterior grade siding materials, or other materials approved by the City Building Department. Unacceptable materials such as plywood, hay bales, rocks, and the like materials shall not be maintained or installed.

Seconded by Commissioner Nothzigler. Motion carried unanimously.

Gregson Park – Non-Conforming Use Review

Assistant Planner, Billie Jo Muñoz presented the staff report and visual attachment; The park was declared a legal non-conforming use on June 10, 1993, through a formal review action where it was determined that the park was neither a permitted, nor a conditional use. The property is currently zoned R-3 Multi-family, and C-2, General Commercial and Business. The Comprehensive Plan designations match the zoning. The park contains approximately 13 units which include recreations vehicles and older mobile homes. City Staff conducted a park inspection on April 26, 2016. The park was found to have five code enforcement violations, and was given a thirty-day notice to correct the infractions. Upon re-inspection on May 18, 2016 it was found all infractions had been corrected.

Action: Commissioner Adams moved to approve the continuance of Gresson Non-Conforming Use with the following conditions:

1. The non-conforming use shall be continued for twenty-four (24) months.

Seconded by Commissioner Eck. Motion carried unanimously.

Pacific Northwest Mechanical – Request for landscape alteration

Associate Planner, Dan Leavitt provided the staff report and visual attachments; A landscaping alteration was granted at this location in 2014. The current request is required with the development of a 3,000 square foot storage building that is planned for the site. The property is located at 6171 South Frontage Road E.

and is in the Light Industrial Zone. The proponent proposal is to use the existing landscaping as a substitute for the required street frontage landscaping.

The existing landscaping consist of mature pine trees, Yucca plants, basalt columns for a landscaping value of 762 points. The required is 778 points.

Comments from the proponent: Pacific Northwest Mechanical representative John Lavrorch from JSL Engineering, located at P.O. Box 516, Moses Lake, Washington 98837 provided information from the previous landscaping alteration requirements, which included adding windows to beautify the plain metal building. Commissioner Adams, asked if the frontage area was paved, and if there was water limitation to the existing well, which would hinder watering efforts. Mr. Lavrorch was uncertain as to the frontage conditions, and stated the water was not an issue for landscape watering.

Commissioner Hepburn stated that with the continuing development of the area, it would be beneficial to increase the tree count to improve the graveled area and future development. He suggested to the proponent to add a few more trees and resubmit for a future meeting for review and approval consideration.

Commissioner Hepburn moved to deny the landscaping alteration. Seconded by Commissioner Adams. Commissioners, Nofziger, Heimark, approving, and Eck, Mann and Schmig opposing. Motion passed 4-3 deny.

MLMC 17.09 – Short Subdivisions

Senior Planner, Anne Henning presented to the Planning Commission a draft of the requested code amendment. As discussed by the Commission, removing the 4-acre limit from plats with 4 or fewer lots would allow a more expedited process. Commissioner Adams provided written comment to the Planning Staff and Commission. The consensus of the Commission was to eliminate 4 acre limitation for all short plats.

Action: The Planning Commission directed Staff to make the changes, and return it to them when completed.

Comprehensive Plan Update – Utilities Element – Wastewater

Senior Planner, Anne Henning provided the updates to the Comprehensive Plan for the Utilities Elements, Wastewater Facilities. The changes are reviewed each year and provided to the Commission for “pre-view” to ensure there are no major issues that need addressed. The Planning Commission will formally review the changes to the Utilities Element as part of the Comprehensive Plan Update public hearing in the fall.

Commissioner Nofziger requested the removal of the reverse osmosis discussion for the Port’s facility, likely is not feasible.

Planning Commission Questions and Comments

Planning Commission Chair, Vicki Heimark provided comment regarding her recent participation at the Retail Conference (RECon) held in Las Vegas, Nevada. Chair Heimark attended with several colleagues from the Moses Lake Chamber of Commerce and some local Realtors. Vicki shared while participating she discussed with several businesses the opportunities Moses Lake could offer developers, and that she found several businesses looking at the Moses Lake market for possible development. Overall, the participation was a positive experience.

There being no further business, Chair Heimark adjourned the meeting at 8:16 p.m.


Nathan Nofziger, Planning Commission Co-Chair