

MOSES LAKE PLANNING COMMISSION  
June 14, 2012

3485

**Commissioners Present:** Todd Voth, Vicki Heimark, Nathan Nofziger, Charles Hepburn, Steve Schield, and Carly Griffith Hotvedt **Absent:** Kevin Starcher, Todd Lengenfelder, Rick Penhallurick

Name	Jan	Feb	Mar		Apr		May		June	July	Aug	Sept	Oct	Nov	Dec
Molitor Hotvedt	P	A	A	A	P	A			P	P					
Starcher	P	P	E	P	A	A	P	E	P	P	A				
Lengenfelder	P	P	P	P	P	P	P	P	P	P	A				
Schield	A	P	P	P	P	P	P	A	A	P	P				
Heimark	P	P	P	P	P	P	P	P	P	P	P				
Penhallurick	P	P	A	P	P	P	A	A	A	P	A				
Hepburn	P	P	P	A	P	A	P	P	P	P	P				
Nofziger	P	P	P	P	A	P	P	P	P	P	P				
Voth	P	P	P	P	P	P	P	P	P	P	P				

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

**Staff Present:** Gilbert Alvarado, Billie Jo Muñoz, Daniel Leavitt, and Sue Mahaney

**CONSENT AGENDA**

**Minutes:** The minutes of the May 31 meeting were presented.

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

**TACOS MI CASA - SITE PLAN/CONDITIONAL USE PERMIT - PUBLIC HEARING**

Guadalupe Madrigales has applied for a site plan review and conditional use permit to place a 288 square foot building for a drive up taco stand at 13240 Wheeler Road, Parcel B of the Maiers Industrial Park 2<sup>nd</sup> Major Plat Lot 1 Block 1, Industrial Binding Site Plan. The site is zoned Heavy Industrial, which corresponds to the Comprehensive Plan designation of Industrial.

Mr. Nofziger reported that he has worked on this project. No objections were raised concerning his participation in consideration of this project.

Billie Jo Muñoz, Assistant Planner, described the project and mentioned that a landscape alteration has been requested so that they will not have to install street trees with grass along Wheeler Road since this is a temporary structure. At the time a permanent structure is constructed, the landscaping will be installed. They are proposing a 20' wide strip of grass and a tree in the corner which will also help contain their on-site drainage. Since the site can be accessed from Wheeler Road along its entire frontage, the Municipal Services Director has requested that traffic barriers be erected to prevent vehicles from exiting the site except in the designated area of the private road.

Bob Fancher, property owner of the site, stated that the variances have been requested by the owners not the proponents since the proposed building is temporary and located on about 10,000 square feet of a 2 acre site. When the landscaping is installed, it will be the same as the adjoining property. The tree that will be planted on this site will be the about a 3" caliper and the grass will be swale in order to contain the storm water.

The public hearing was opened. There were no comments.

**Action Taken:** Ms. Hotvedt moved that the public hearing be closed, seconded by Mr. Hepburn, and passed unanimously.

PLANNING COMMISSION MINUTES

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Action Taken: Mr. Hepburn moved that the conditional use permit be granted, seconded by Mr. Schield, and passed unanimously.

Action Taken: Mr. Schield moved that the site plan be approved, seconded by Mr. Hepburn, and passed with Ms. Heimark opposed as she felt that the staff recommendation for a block wall along Wheeler Road should be included.

Action Taken: Mr. Schield moved that the landscape alteration be approved, seconded by Ms. Hotvedt, and passed with Mr. Hepburn opposed.

Findings of Fact:

- A. The alteration would be in keeping with and preserve the intent of Chapter 18.57.
- B. The alteration would not be contrary to the public interest.
- C. Existing conditions adjacent to the site render the application of the chapter ineffective.

COMPREHENSIVE PLAN - VISION STATEMENT

Gilbert Alvarado, Community Development Director, provided the Vision Statement that was generated in 1995 and mentioned that it took about a year's worth of work with an Advisory Committee. He mentioned that the Vision Statement should guide the Commission in its consideration of amendments to the Comprehensive Plan. He explained that Growth Management requires the Comprehensive Plan begin with the citizens, then the Commission, and then staff. Some of the issues have been met and others have not.

There was considerable discussion on the process of reviewing and updating the Vision Statement and staff was directed to provide the areas that need updating and the clarification of what the Advisory Commission was thinking when the document was first drafted.

COMPREHENSIVE PLAN - AMENDMENTS

The Growth Management Act stipulates that the Comprehensive Plan may be amended no more frequently than once per year and any modifications must comply with the Growth Management Act. There are four land use designation amendments and Public land and Urban Growth Area land use designation amendments that have been submitted.

Billie Jo Muñoz, Assistant Planner, provided information on each of the four requested land use designation changes:

- A. Mary Kile is requesting that three lots on Bailey Avenue located across the street from the PUD substation be changed from High Density Residential to Medium Density Residential.
- B. McCullough Home Center is requesting that the portion of the property at the corner of Broadway and Burress currently designated as High Density Residential be changed to Commercial.
- C. John and Jacie Daschel have requested that five lots on Hill Avenue be changed from High Density Residential to Medium Density Residential.
- D. Bob Fancher has requested that the property at the intersection of I-90 and Potato Hill Road be changed from Business Park and Office to Commercial. It is currently zoned Agriculture.

Gilbert Alvarado, Community Development Director, provided the history of each of the parcels.

SIGNS - FEATHER/TEAR DROP

Gilbert Alvarado, Community Development Director, stated that the Commission had requested staff to draft some language to address the feather/tear drop signs. He stated that the language in the temporary sign section has been amended to include feather/tear drop signs. Every business gets 32 square feet of temporary


signage and they can use whatever type of sign they wish.

Action Taken: Mr. Hepburn moved that it be recommended to the City Council that the definition of a temporary sign be changed to include feather and/or tear drop signs, seconded by Mr. Schield, and passed unanimously.

#### SHORT COURSE ON LOCAL PLANNING

Gilbert Alvarado, Community Development Director, stated that the City will be hosting a Short Court on Local Planning on either September 11 or 12 between 6:30 p.m. and 9:30 p.m. There will be a dinner before the meeting, probably at Michaels on the Lake.

The meeting was adjourned at 9 p.m.



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Todd Voth, Planning Commission Chairman