

MOSES LAKE PLANNING COMMISSION
September 27, 2012

3503

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

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

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

Staff Present: Anne Henning, Billie Jo Muñoz, Daniel Leavitt, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the September 13 meeting were presented.

Cacchiotti - Site Plan Review - Findings of Fact: The Findings of Fact for the Site Plan for the Cacchiotti Dental Office at 961 E. Nelson Road were presented.

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

HARMONY INVESTMENTS - SITE PLAN REVIEW - PUBLIC HEARING

Mildren Design Group requested site plan review for an 8,280 square foot office and wholesale contractor supply building at 846 E. Broadway Avenue. The site is zoned C-2, General Commercial and Business. The Comprehensive Plan designation is Commercial.

Billie Jo Muñoz, Assistant Planner, explained the project and mentioned that the landscape complies except for the street frontage where four additional trees will be required.

Curt Trolan, Mildren Design Group, stated that they have no objections to the recommendations from the staff and will be working to provide an acceptable landscape plan.

The public hearing was opened. There were no comments.

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

Action Taken: Ms. Hotvedt moved that the site plan be approved with the following conditions:

- A. The comments of the Assistant Fire Chief and Building Official shall be addressed.
- B. A detailed plan will need to be submitted for review by the Parks and Recreation Department for approval of landscaping and pedestrian connection located within the right-of-way.

C. The building, as constructed, shall appear essentially as presented to the Planning Commission.
seconded by Mr. Nofziger, and passed unanimously.

RATHBONE MAJOR PLAT AND DEFERRAL REQUEST - PUBLIC HEARING

Rathbone Sales, Inc. submitted a preliminary plat of 7.48 acres at 3860 E. Broadway. There is an existing agricultural and equipment sales facility on site. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. Deferrals were requested for sidewalk improvements, connection to water and sewer, and moving the existing driveway location to meet Community Standards. A deviation was requested for lot configuration.

Anne Henning, Senior Planner, stated that there are no sidewalks on East Broadway but there are water and sewer mains. The developer has requested a deferral of the requirement to construct sidewalks and connecting to the water and sewer mains even though they are in the process of connecting to city water and sewer. The existing driveway does not meet Community Standards and a deferral has been requested of the requirement to relocate the driveway. She pointed out that the existing property lines are not perpendicular to the street and a deviation has been requested to that requirement. Since they are in the process of paving the parking lot and connecting to City water and sewer, the Development Engineer recommended that the driveway and sidewalk should be brought up to city standards.

Phil Bloom, Columbia Northwest Engineering, representing the project, stated that the platting process was begun because of a fire in the building and the need to construct a new structure. Since the start of the platting process some things have changed and the driveway will be moved and the site will be connected to city water and sewer. He stated that they would like a deferral on the sidewalk since it would be the only sidewalk in this area.

Doug Rathbone stated that they will be connecting to city water and sewer and will be moving the driveway to meet current code but would like a deferral on the sidewalk.

The public hearing was opened. There were no comments.

Action Taken: Ms. Heimark moved that the public hearing be closed, seconded by Mr. Schield, and passed unanimously.

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

- A. The comments of the Development Engineer shall be addressed before final plat submittal.
- B. The comments of the Grant County Health District and Grant County Assessor's office shall be addressed before final plat submittal.
- C. A deviation shall be granted for side lot lines intersecting the right-of-way at an angle greater than 20 degrees from perpendicular.
- D. A deferral be granted for the construction of sidewalk.

seconded by Ms. Heimark, and passed unanimously.

COMPREHENSIVE PLAN AMENDMENTS - PUBLIC HEARING

The public hearing was opened.

Land use Designations - Amendments Requested by Kile

Billie Jo Muñoz, Assistant Planner, stated that Mary Kile has requested that 1548, 1552, and 1556 Bailey Street be changed from low density residential to medium density residential. She pointed out that to the north and

east of the property are single family homes and across Bailey Street to the south is a PUD substation. A letter opposing the change was received from Glen and Teresa Johnson.

Mary Kile, the proponent of the change, stated that the medium density designation would allow duplexes which would be appropriate since the property is across from the PUD substation. The size of the lots would only allow two duplexes on the site.

Travis Mecham, 1510 Bailey, stated that he is opposed to the re-designation as the existing homes are single family and it will change the dynamics of the neighborhood.

Kevin Asay, 1544 Bailey, stated that he would like to keep the neighborhood quiet and stay a family oriented area.

Sheila Despain, 1538 Bailey, stated that she would like to see it remain single family as she was concerned that renters would not be as involved in the neighborhood as a home owner. She was not as opposed to duplexes as she would be to apartment buildings.

Shane Moore, 1535 James, stated that he is opposed to the duplexes as they will be rentals and creates more turn over of residents and possible problems.

Marsha Asay, 1544 Bailey, stated that she is opposed to the change in designation because of safety concerns.

Glen Johnson, 1516 Bailey, stated that he is opposed to the medium density because the existing rental has had a great deal of turnover and additional duplexes would change the character of the neighborhood. He pointed out that they would be the only duplexes in the area.

John Janak, 1522 Bailey, stated that he is opposed to the change as he felt it should stay single family.

David Skaug, 1525 Bailey, opposed to the change as he felt rentals change the character of the neighborhood.

Mary Kile pointed out that any house in the area could become rentals at any time and the duplexes she would construct would not devalue the neighborhood.

Land Use Designations - Amendments Requested by Daschel

Billie Jo Muñoz, Assistant Planner, stated that John and Jacie Daschel have requested that 202, 208, 212, 218, and 222 E. Hill be changed from low density residential to medium density residential. Letters in opposition have been received from Nicholas and Verna Mount because the existing infrastructure cannot support any additional increase in population.

There was discussion by the Commission on the location, size, and topography of these lots.

Billy Pinson, 1003 Division, stated that he is not for or against the proposed amendment and would like to see something built on the land, but because of the topography he was concerned about safely exiting the property whether single family homes or duplexes are constructed.

Land Use Designations - Amendments Requested by Fancher

Billie Jo Muñoz, Assistant Planner, stated that Bob Fancher has requested that 5.7 acres located south of and adjacent to I-90 be changed from Business and Office Center to Commercial. She mentioned that no city water is available to the site but there is a sewer force main located in Potato Hill Road; however, it may not be available for connection.

There were no comments from the public.

Land Use Designations - Amendment Requested by McCullough

Billie Jo Muñoz, Assistant Planner, stated that Joe McCullough has requested that the north 50' of the property

at the corner of Broadway and Burrese be changed from High Density Residential to General Commercial and Business. A letter of support was received from L. L. Eakin and comments in favor were received from Pat Carroll, owner of the adjacent manufactured home park and Leah Kling, a tenant within the adjacent manufactured home park.

Joe McCullough, 2612 Marina Drive, stated that they would like to see the lot as a single zone.

Land Use Designations - Amendment to Match Grant County Designations

Anne Henning, Senior Planner, stated that a large number of parcels within the Urban Growth Area have land uses designated by the City that do not match the land use designations of the county. She identified the properties that are recommended to be changed to match the county designations, the properties that are recommended to be changed but not match the county designation, the publicly owned property that should be changed to a public designation, and the parks that should be designated as parks and open space.

Jim Hicks, 6494 NE 32NE Avenue, owner of an apartment complex, stated that the letter they received proposed changing the property to medium density but the maps show a high density.

It was confirmed that the property would be designated high density residential.

Brad McMillian, 3196 W. Lakeside, stated that Double U Farms LLC owns property and wanted to know why the City is looking to change county designations. Mr. McMillian stated that there would be a conflict if the City designates the property medium or low density residential. He stated that they would like to see the property stay the same as it is now.

Ms. Henning explained that under the Growth Management Act the City is required to have an urban growth area. The City plans for the growth management area by designating land use even though the county has jurisdiction on any property outside the City's limits. In this case, due to comments from the property owners, the staff would recommend that the City not make any changes to the designation of this property at this time.

COMPREHENSIVE PLAN UPDATE - TRANSPORTATION ELEMENT

Daniel Leavitt, Assistant Planner, presented the proposed updates to the Transportation Element of the Comprehensive Plan. He explained that it serves as a guide for the City in planning for future transportation needs.

There were no comments from the public.

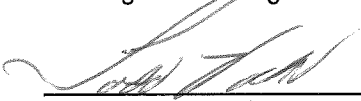
There were some comments by the Commission but no changes were made.

COMPREHENSIVE PLAN - CAPITAL FACILITIES ELEMENT

Anne Henning, Senior Planner, pointed out that the Capital Facilities element identifies what is existing and what is needed in the future as it relates to infrastructure. She mentioned that the requested dog park can be included in a new policy to address development of special purpose facilities.

There were no comments from the public.

The regular meeting was adjourned at 9 p.m.



Todd Voth, Planning Commission Chairman