

MOSES LAKE PLANNING COMMISSION
January 24, 2013

3520

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

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

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

Staff Present: Joseph K. Gavinski, Gilbert Alvarado, Anne Henning, Billie Jo Muñoz, Dan Leavitt, Russ Brown, Kevin Myre, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the January 10 meeting were presented.

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

GUILD MORTGAGE - CONDITIONAL USE PERMIT - PUBLIC HEARING

Larry Shannon, on behalf of Guild Mortgage Company, has submitted an application for a Conditional Use Permit to add 600 square feet to an existing building for additional office space with associated parking in the R-3 Multi-Family Residential Zone at 506 E. Hill Avenue. The property is legally described as Lot 6 Garden Heights Addition. The Comprehensive Plan designation is High Density Residential.

Billie Jo Muñoz, Assistant Planner, described the location, the uses in the surrounding area, and explained that this property has had a conditional use permit for many years.

Mary Shannon, representing Guild Mortgage, stated that the conditional use permit has been in effect since 1993 and there are 3 existing parking spaces on Balsam and 3 parking spaces on Hill. The addition will be located in the area of current covered parking space and will include 2 offices and a conference room. The offices are for existing staff. The required landscaping will be maintained.

There was considerable discussion concerning the amount of parking and its location and the landscaping.

The public hearing was opened.

George Ramirez, 905 S. Skyline, stated that he was opposed to businesses expanding into a residential area. He mentioned that it is a busy area adjacent to a four lane street and the employees will be parking on the street. He mentioned that this business also owns the adjoining property so the business may expand in the future.

Marilyn Moore, 906 Skyline, stated that she is opposed to a business in a residential area when there are other places in the commercial areas that are available.

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

Gilbert Alvarado, Community Development Director, provided the background on the conditional use permit for this property.

There was considerable discussion by the Commission.

Action Taken: Ms. Heimark moved that the conditional use permit be granted with the following conditions:

1. The structure is to be maintained residential in appearance.
2. The landscaping on Balsam Street is to be maintained.
3. At least 50% of the Hill Avenue frontage is to be landscaped and maintained.
4. The conditional use permit shall run with the land.
5. The curb cut shall meet the standards of the Community Street and Utility Standards.

seconded by Ms. Hotvedt, and passed with Mr. Schield opposed as he felt there were other locations more appropriate for a business.

BLACKSTONE OTR MAJOR PLAT - FINAL PLAT AND FINDINGS OF FACT

Castle Farms Enterprises has submitted a final plat application for a one-lot plat of 27 acres at 8037 Randolph Road, the site of the Blackstone OTR facility under construction. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial.

Anne Henning, Senior Planner, explained that there are a few items remaining to be addressed but there are no significant changes from the preliminary plat.

Action Taken: Mr. Schield 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 shall be addressed before the plat is recorded.
2. Before the plat is recorded, the proponent shall provide documentation, acceptable to the

City Attorney, that the person signing the plat is authorized by the property owner to do so.

3. The easement for access to water meters shall be dedicated on the face of the plat.
4. The proponent shall provide an easement to Cascade Natural Gas to address the gas facilities on the site. This easement may be a private easement or a public utility easement.

seconded by Mr. Nofziger, and passed unanimously.

Action Taken: Ms. Heimark moved that the Findings of Fact be approved, seconded by Ms. Hotvedt, and passed unanimously.

MLSD 161 MAJOR PLAT - FINAL PLAT AND FINDINGS OF FACT

Moses Lake School District 161 has submitted a final plat application for a two-lot plat of 80 acres, including all of the School District's property between the existing high school and the freeway. The portion of the site north of Yonezawa is zoned Public, and the portion south of Yonezawa is zoned C-2, General Commercial. The zoning corresponds with the Comprehensive Plan Land Use Designations for these parcels. The final plat has been changed to reduce the number of lots north of Yonezawa from three to one and the lot south of Yonezawa has been renamed from Lot 1 to Lot 2. The exterior boundary of the plat has remained the same.

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

Anne Henning, Senior Planner, stated that there are no significant changes from the preliminary plat.

Action Taken: Mr. Schield 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 shall be addressed before the plat is recorded.
2. The comments of the United States Bureau of Reclamation shall be addressed before the plat is recorded.

seconded by Ms. Heimark, and passed unanimously.

Action Taken: Ms. Heimark moved that the Findings of Fact be approved, seconded by Ms. Hotvedt, and passed unanimously.

The regular meeting was adjourned at 8 p.m.



Todd Voth, Planning Commission Chairman