

MOSES LAKE PLANNING COMMISSION
February 28, 2013

3523

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

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

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

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

CONSENT AGENDA

Minutes: The minutes of the January 24 meeting were presented.

Guild Mortgage - Conditional Use Permit - Findings of Fact: The Findings of Fact for the Guild Mortgage Conditional Use Permit were presented.

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

RATHBONE FINAL MAJOR PLAT AND FINDINGS OF FACT

Rathbone Sales, Inc. submitted a one lot final plat of 7.45 acres located at 3860 E. Broadway Avenue, the site of the current sales facility. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial.

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

Phillip, Bloom, Columbia Northwest Engineering, stated that several improvements originally deferred have actually been constructed including connection to water and sewer and relocation of the driveway to meet current standards.

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 Assessor's office shall be addressed before the plat is recorded.

seconded by Mr. Penhallurick, and passed unanimously.

Findings of Fact: Ms. Heimark moved that the Findings of Fact be accepted, seconded by Mr. Penhallurick, and passed unanimously.

S. L. & A. FINAL MAJOR PLAT AND FINDINGS OF FACT

Sam Lee & Associates submitted a one lot final plat of 11 acres. The site is zoned C-2, General Commercial and Business, and abuts Central Drive north of Valley Road.

Anne Henning, Senior Planner, explained that when the final plat was originally submitted a portion of the site was excluded, creating a landlocked piece of property. An amended plat has been submitted incorporating that area and making the final plat consistent with 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 Assessor's office shall be addressed before the plat is recorded.

seconded by Ms. Heimark, and passed unanimously.

Findings of Fact: Ms. Heimark moved that the Findings of Fact be accepted, seconded by Mr. Schield, and passed unanimously.

DAY WIRELESS - SITE PLAN - AMENDMENT

Day Wireless Systems previously received approval of a site plan for a 3,600 square foot multi-tenant building on East Broadway. Since that approval, Day Wireless was granted a variance from the required 15' front setback and submitted a new site plan showing approximately 660 additional square feet to the approved building. This addition is considered a major amendment to the site plan and requires Planning Commission approval.

Daniel Leavitt, Assistant Planner, explained the proposed changes to the site plan with the additional 660 square feet. He pointed out that the building now abuts the front property line and is set back 5' from the rear property line in order to accommodate the electrical meter. The increase in square footage of the building increases the number of parking spaces to 14 and they are showing 18 on the site plan.

Larry Angell, Columbia Northwest Engineering, representing the project, stated that the rear wall will be about 5' from the rear property line and the proponent will construct a sidewalk in that location and would also like to add some landscaping around the dumpster area.

Action Taken: Mr. Schield moved that the modified site plan be approved with the following conditions:

1. The building will be constructed to essentially appear as presented and include the sidewalk along the rear of the building.
2. The conditions of approval from the August 16, 2012 site plan review that address landscaping and the comments of the Development Engineer and Building Official will

remain in effect.

3. Landscaping around the dumpster area shall meet current city requirements.

seconded by Mr. Penhallurick, and passed unanimously.

LIL CHIEFS CHILDCARE - CONDITIONAL USE PERMIT - PUBLIC HEARING

April Cisnerso, representing Lil Chiefs Childcare, requested a conditional use permit to convert an existing single family residential home at 976 Juniper Drive into a child care facility. The property is located in the R-3, Multi-family Residential, Zone at 976 Juniper Drive.

Billie Jo Muñoz, Assistant Planner, stated that the adjacent uses on Juniper are the Moses Lake Clinic and the existing Lil Chiefs Childcare. The proposal is to concrete the front of the lot. The house is two story with a basement and the number of parking stalls will be determined by the number of classrooms established. If the front of the lot is put into concrete for parking uses, the planter strip will be eliminated and the only landscaping will be a small planter area immediately adjacent to the house so a landscaping alteration would be needed. The area is only required to have 30 landscaping points and that could probably be met with the landscaping adjacent to the house. She mentioned that the proponent has already done some work on the house including painting and reroofing.

April Cisnerso stated that there is some additional area for landscaping to the left of the driveway which is about 4' wide and very long.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Schield moved that the conditional use permit be granted with the following conditions:

1. The structure is to be maintained residential in appearance.
2. The comments from the Building Official and Assistant Fire Chief be addressed.
3. The parking stalls meet the minimum requirement.
4. The conditional use permit shall run with the land.
5. The curb cut shall meet the Community Street and Utility Standards.

Action Taken: Mr. Schield moved that the landscape alteration be approved with the condition that 30 landscape points be required in the front yard, seconded by Ms. Heimark, and passed unanimously.

Findings of Fact:

1. The alteration would be in keeping with and preserve the intent of Chapter 18.57.
2. The alteration would not be contrary to the public interest.

3. Existing conditions on or adjacent to the site, such as topographic differences, vegetation, structures, or utilities, would render the application of the chapter ineffective.

AMEND 18.20 - RESIDENTIAL SETBACKS

Aho Construction has requested the following amendments to the residential setback standards:

1. Reduce front and exterior side setbacks from 25' to 20'
2. Allow porches up to 6' into the front setback
3. Reduce interior side setbacks to 5'
4. Reduce rear setback from 25' to 20'

Anne Henning, Senior Planner, stated that she reviewed the plans submitted by Aho in light of the possible amendments to the setback standards.

There was some discussion and it was the consensus of the Commission that the residential setback standards be amended to show that the garage will remain at 25' back from the property line, the front wall of the house be 20' back from the front property line, covered entry ways and porches can be at 15' from the front property line, and side yard setbacks can be reduced to 6'. The rear yard setbacks will remain the same.

AMEND 18.58 - SIGNS

Akzo Nobel requested that the sign regulations be changed to allow larger directional signage in the industrial zone.

Billie Jo Muñoz, Assistant Planner, stated that the Akzo Nobel had requested directional signs for their site that do not meet the current size limitations. Because of previous requests to change the directional sign regulations, staff is proposing to separate the industrial and commercial directional signage requirements. The signage requirements in the commercial zones would remain the same and the signage in the industrial zones would be 15' in height and 55 square feet per sign.

Deana Hager, Atlas Signs, 1920 N. Wenatchee, Wenatchee, Washington, stated that the larger signs are important to direct the truck drivers to the appropriate areas.

Action Taken: Ms. Heimark moved that it be recommended to the City Council that the changes for directional signs in commercial and industrial zones be approved, seconded by Mr. Penhallurick, and passed unanimously.

The regular meeting was adjourned at 8:15 p.m.



Todd Voth, Planning Commission Chairman