

MOSES LAKE PLANNING COMMISSION
March 14, 2013

3527

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

| Name | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec |
|--------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| Hotvedt | P | P | C | C | | | | | | | | |
| Starcher | P | A | C | A | P | | | | | | | |
| Lengenfelder | P | P | C | P | P | | | | | | | |
| Schild | E | P | C | P | P | | | | | | | |
| Heimark | P | P | C | P | P | | | | | | | |
| Penhallurick | P | E | C | P | P | | | | | | | |
| Hepburn | P | E | C | E | P | | | | | | | |
| Nofziger | P | P | C | E | A | | | | | | | |
| Voth | P | P | C | P | 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 February 28 meeting were presented.

Lil Chiefs - Conditional Use Permit - Findings of Fact: The Findings of Fact for the Lil Chiefs Conditional Use Permit were presented.

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

LIVING WORD LUTHERAN CHURCH - CONDITIONAL USE PERMIT/LANDSCAPE ALTERATION - PUBLIC HEARING

Living Word Lutheran Church has applied for a conditional use permit and landscape alteration to convert a portion of an existing commercial building into a church at 2609 Broadway Avenue, Lot 1, Thompson Plat #1. The site is zoned General Commercial and Business, which corresponds to the Comprehensive Plan designation of Commercial.

Billie Jo Muñoz, Assistant Planner, stated that currently the site is served with a septic tank so the owner intends to apply for a boundary line adjustment in order to connect with property with the property he owns to the rear and connect to sewer from that area. The proposal is to convert the existing building into a church which will require 32 parking spaces and there are 41 existing parking spaces. A landscape alternation has been requested because it does not meet the required 10' buffer width on Broadway or Yakima Avenues. She pointed out that the street frontage points have been met, just not the width. The site also does not meet with parking lot landscaping requirements.

Stan Stucky, 5027 Road K.8 NE, representing the project, pointed out that the existing concrete and asphalt on the site limits their ability to install landscaping which is why they are requesting the landscaping alteration.

Mitch Molitor, 4101 W. Peninsula, property owner, stated that the property will be connected to sewer from the rear since it is cost prohibitive to extend it to the property along Broadway.

The public hearing was opened. There were no comments.

Action Taken: Ms. Heimark 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:

- A. The comments of the Development Engineer regarding sewer be addressed before a building permit is issued.
- B. A landscape alteration be approved by the Planning Commission before a building permit is issued.

seconded by Mr. Starcher, and passed unanimously.

There was discussion on the landscape alteration and it was pointed out that the project is required to have 100 street frontage points and they have 345 street frontage points along Broadway.

Action Taken: Mr. Lengenfelder moved that the landscape alteration be approved, seconded by Mr. Hepburn, 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. The proposed landscaping represents a superior result or is more effective.
4. Existing landscaping satisfies the purposes of the landscape ordinance.
5. Requiring the full width buffer would eliminate needed parking spaces.

BASIN PROPANE - SITE PLAN - MAJOR AMENDMENT

On March 29, 2012 the Planning Commission reviewed and approved a site plan for Basin Propane to build a propane store located at 955 E. Broadway Avenue. The building design has changed from the original review and approximately 360 additional square feet has been added to the building. This addition is considered a major amendment to the site plan.

Billie Jo Muñoz, Assistant Planner, stated that the addition to the building will change the shape by eliminating the second story and now it will blend with the other buildings along East Broadway. She mentioned that the parking requirements will need to be met before a certificate of occupancy is issued.

Anitra Castillo, 1219 E. Wheeler Road, representing the project, stated that the additional parking

required will be placed along East Broadway and will be adjacent to the parking lot of Perfection Tires. She pointed out that the building will be painted two different colors with the bottom 4' blue and the remaining will be white and the facade around the front entry ways painted blue.

There was some discussion about the private road that will be constructed along the side of this property.

Action Taken: Mr. Schield moved that the site plan amendment be approved with the stipulation that the required parking be met prior to issuance of a Certificate of Occupancy, seconded by Ms. Heimark, and passed unanimously.

AMEND 18.20 - RESIDENTIAL SETBACKS

The following amendments to the residential setback standards were presented:

1. Change the R-1 and R-2 front and exterior side setbacks to 20' for living space and 15' for porches, covered entries, and similar unenclosed building projections. The original 25' setback is retained only for garages.
2. Since the standards chart is being changed to have a different setback for garages, staff proposes amending the R-3 Zone to clarify that while the setback is 15', the setback for a garage is 20'. This would alleviate a lot of confusion that occurs currently, because while the setback is 15', the parking space in front of the garage is required to be 20' deep. Including the garage setback for the R-3 Zone will make this much clearer.
3. Change the R-1 and R-2 interior side setback from 7' to 6' for lots wider than 65'.
4. Since the interior side setback section is proposed for changes, staff proposes to move down the requirements for the R-3 and R-4 Zone, again to reduce confusion about the current code.
5. Because exterior side yards are being treated the same as front yards, the exterior side yard sections have been combined with the front yard provisions, and the former exterior side yard provisions are proposed to be deleted.

Anne Henning, Senior Planner, explained the proposed changes.

Action Taken: Ms. Heimark moved that it be recommended to the City Council that the proposed changes to Chapter 18.20 be adopted, seconded by Mr. Penhallurick, and passed unanimously.

COMMISSION PROCEDURES

Gilbert Alvarado, Community Development Director, discussed with the Commissioners procedures with regard to notification of the meetings. With the changes in the Department and the need to do more with less, the Commissioners will be requested to notify staff at least a day in advance of the meeting if they will be unable to attend. He explained that with citizens and out-of-town developers attending the meetings, it is necessary to know ahead of time if there will be a quorum so that the public can be notified of any cancelled meetings.

The regular meeting was adjourned at 8:05 p.m.



Todd Voth, Planning Commission Chairman