

MOSES LAKE PLANNING COMMISSION  
July 11, 2013

3513

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

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

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

Staff Present: Gilbert Alvarado, Anne Henning, Billie Jo Muñoz, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the June 27 meeting were presented.

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

AAA MOBILE HOME PARK - NON-CONFORMING USE - REVIEW

The AAA Mobile Home Park is a non-conforming use located at 2022 W. Broadway. The property is currently bisected by the C-2, General Commercial & Business Zone, and the R-3, Multi-family Residential Zone.

Billie Jo Muñoz, Assistant Planner, stated that during staff inspection of the park, 13 violations were discovered. The violations included weeds, inoperable vehicles, and debris. All the violations have been corrected. She pointed out that a previous conditions stated that the existing park models could remain but no new ones were to be placed. However, since that time state law has changed and park models can no longer be prohibited in mobile home parks.

Action Taken: Mr. Penhallurick moved that the non-conforming use be allowed to continue for 12 months with the following conditions:

1. Garbage service has been increased to three (3), two (2) yard containers picked up three (3) times per week. This amount should not be reduced, however, the amount may be increased to maintain adequate garbage services in the future. Sufficient garbage containers must remain on site for the length of the Non-conforming Use.
2. The existing 6' high fence shall be maintained around the perimeter of the park.
3. All units shall maintain a 10' unit-to-unit separation, exclusive of porches, additions, etc.

4. MLMC 18.20.060.F.6, states that the accessory building shall be at least five feet (5') from the primary building on the lot. Separation between accessory buildings shall be as regulated by the State Building Code. Any accessory building 200 square feet or larger, requires a building permit.
5. All units must maintain required skirting materials such as, metal, vinyl, pressure treated wood, exterior grade siding material, or other materials approved by the City Building Division. Unacceptable materials such as plywood, hay bales, rocks, and the like materials, shall not be maintained or installed.

seconded by Ms. Heimark and passed with Mr. Lengenfelder and Mr. Nofziger opposed as the last review period was for 24 months.

#### FOX PROPERTIES - LANDSCAPE ALTERATION

On April 12, 2013, Kevin Burgess requested that an alternate landscape plan substitute for the landscaping required by the specific standards of Moses Lake Municipal Code (MLMC) 18.57, Landscaping. Landscaping is being triggered by a change of occupancy of this building in the C-2 General Commercial Zone. The site is located at 1206 Wheeler Road.

Action Taken: Mr. Hepburn moved that this item be removed from the table, seconded by Ms. Heimark, and passed unanimously.

Billie Jo Muñoz, Assistant Planner, stated that the installed landscaping consists of pavers, shrubs and a tree. Street frontage landscaping is required and 79 points are required for the site. At the present time the site has a total of 31 points. There is very little room for street frontage landscaping since the 20' between the sidewalk and the building is needed for parking. The landscaping is around the sign and three hanging planters along the front of the building.

There was some discussion by the Commission on the need for additional landscaping.

Mr. Burgess stated that because the planter boxes previously proposed along the front of the building would not count toward landscape points, he eliminated those and went with the landscaping around the sign. The tenants have installed two planter boxes along the sidewalk which also do not count. He mentioned that more shrubs could be installed around the sign to increase the landscaping points.

There was some discussion by the Commission and it was felt that putting more plants around the sign may make it too crowded.

Action Taken: Mr. Lengenfelder moved that the landscape alteration be approved, seconded by Mr. Nofziger, and passed with Mr. Penhallurick and Mr. Hepburn opposed.

#### Findings of Fact:

- A. The alteration would be in keeping with and preserve the intent of the landscaping chapter;
- B. The alteration would not be contrary to the public interest;
- C. Existing conditions on or adjacent to the site, such as significant topographical differences,

vegetation, structures, or utilities would render application of the chapter ineffective.

- D. An existing or proposed structure precludes installation of the total amount of required landscaping. In such cases, the landscaping material shall be incorporated on another portion of the site.

#### FENCE REGULATIONS - CORNER LOTS

At the June 13 meeting, the Planning Commission discussed changing the regulations for the height and location of fences on residential corner lots. Staff requested direction from the Commission on whether or not the regulations should be changed.

Anne Henning, Senior Planner, stated that there are different variations on fencing at nearly every intersection in the residential areas. She provided pictures and discussed the fencing that was in compliance and those that were not.

Victoria Podolyan, 437 Crestview, stated that she also took pictures of fences on corner lots and pointed out that taller fences would hide the junk in the backyards.

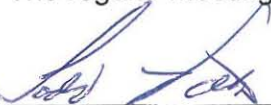
There was some discussion and it was pointed out that any changes to the fencing regulations would require a change to the zoning regulations.

It was the consensus of the Commission to study the issue further.

#### SETBACKS

Gilbert Alvarado, Community Development Director, mentioned that a letter will be sent out to the development community which will provide them with the opportunity to comment on the current setback requirements in the City and to provide any changes they feel is needed.

The regular meeting was adjourned at 8:20 p.m.



Todd Voth, Planning Commission Chairman