

MOSES LAKE PLANNING COMMISSION
July 25, 2013

3516

Commissioners Present: Todd Voth, Todd Lengenfelder, Vicki Heimark, Charles Hepburn, Steve Schield, Nathan Nofziger, and David Eck Absent: Rick Penhallurick 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	A	E
Lengenfelder	P	P	C	P	P	P	P	P	C	P	P	P	P	P
Schild	E	P	C	P	P	P	P	P	C	A	P	A	E	P
Heimark	P	P	C	P	P	P	P	P	C	P	P	P	P	P
Penhallurick	P	E	C	P	P	P	P	P	C	E	A	P	P	E
Hepburn	P	E	C	E	P	P	P	P	C	P	P	P	P	P
Nofziger	P	P	C	E	A	P	P	P	C	P	E	P	P	P
Voth	P	P	C	P	P	P	P	P	C	P	P	P	P	P

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

Staff Present: Gilbert Alvarado, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the July 11 meeting were presented.

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

RESIDENTIAL FENCING

An amendment to the regulations for the height and location of fences on residential corner lots was presented.

There was some discussion by the Commission and concern was expressed about maintenance of the landscaping. It was suggested that provisions be included for removal of the fence if the landscaping is not maintained and it was pointed out that as the amendment is written, the City has no authority to require removal of the fence.

It was the consensus of the Commission that the maintenance of the landscaping could be an issue but that the City should not single out corner lots and would not have the resources to do so.

Action Taken: Mr. Eck moved that it be recommended to the City Council that the proposed amended be adopted, seconded by Ms. Heimark, and passed with Mr. Lengenfelder opposed.

BROADWAY ESTATES MOBILE HOME PARK - FENCE

Pat Carroll, Broadway Estates Mobile Home Park, requested permission to install barbed wire fencing on a portion of the fence that abuts an adjoining manufactured home park for security purposes.

Gilbert Alvarado, Community Development Director, explained that barbed wire is prohibited in the

residential zone but is permitted in the commercial zone. The Broadway Estates Mobile Home Park has barbed wire in some locations because a portion of the park is located in a commercial zone. He mentioned that if a piece of property is bisected by different zoning districts, the property owner can request the Planning Commission to apply the less restrictive zoning regulations to the entire property.

There was considerable discussion by the Commission about the trespassing issues by residents of the adjoining parks and the lack of security for the Broadway Estates Mobile Home Park.

Action Taken: Mr. Shield moved that the request for barbed wire fencing on a portion of the fence that abuts an adjoining manufactured home park for Broadway Estate Mobile Home Park be granted, seconded by Mr. Hepburn, and passed unanimously.

NON-CONFORMING USE PARKS

The Planning Commission requested information on the possibility of sun setting non-conforming uses because of their detrimental effect on the community.

Gilbert Alvarado, Community Development Director, pointed out that the issue of sun setting non-conforming uses has been discussed in the past by the City Council. Ultimately the decision to sunset rests with the Council.

It was the consensus that the issue be discussed by the Commission and that it be presented to the Council at the next Council/staff retreat.

MARIJUANA

Gilbert Alvarado, Community Development Director, mentioned that the Liquor Control Board has released the final draft for the recreational marijuana industry and the issue will have to be addressed by the Commission in the near future.

SONICO ANNEXATION

Gilbert Alvarado, Community Development Director, advised the Commission of the possible annexation of property within the Larson subdivision area. He mentioned that because of the request of one developer the City can also annexation a number of properties that have previously executed Extra Territorial Utility Agreements with the City.

BEAUTIFICATION

Mr. Nofziger suggested that the City establish a competition in various parts of the city to promote landscaping and provide a prize to the best landscaping.

It was the consensus of the Commission to present the idea to the Council at the Council/staff retreat.

The regular meeting was adjourned at 8:00 p.m.



Todd Voth, Planning Commission Chairman