

MOSES LAKE PLANNING COMMISSION
August 15, 2013

3518

Commissioners Present: Todd Voth, Todd Lengenfelder, Vicki Heimark, Charles Hepburn, Steve Schield, and Nathan Nofziger, Absent: David Eck, 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	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	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	A						
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 - Present E = Excused A = Absent C = Canceled

Staff Present: Joseph K. Gavinski, Anne Henning, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the July 25 meeting were presented.

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

POLO RIDGE #2 PRELIMINARY MAJOR PLAT - PUBLIC HEARING

Schneider Homes has submitted an application for a preliminary plat to subdivide 4.12 acres into 16 single family lots. The site is located north of Crestview Drive and east of Paxson Drive. The area is zoned R-1, Single Family Residential, which corresponds with the Comprehensive Plan Land Use Designation of Low Density Residential. A waiver was requested for side lot line angle for one lot and a deferral was requested to allow a temporary gravel cul-de-sac on Polo Ridge Drive.

Anne Henning, Senior Planner, mentioned that a preliminary plat for a larger development in this same area was withdrawn and this smaller area was submitted for platting. She mentioned that several deferrals and waivers have been requested.

Larry Angell, Columbia Northwest Engineering, stated that they were in agreement with the recommendations from staff.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Nofziger moved that it be recommended to the City Council that the Polo Ridge #2 Preliminary Major Plat be approved with the following conditions:

1. The comments of the Development Engineer shall be addressed before final plat submittal.
2. The deviation for the side lot line of Lot 1, Block 1 to be more than 20 degrees from perpendicular with the front lot line is granted.
3. A deferral of cul-de-sac improvements to allow a temporary gravel cul-de-sac on Polo Ridge Drive shall be granted, with the condition that a covenant be required for the construction of the cul-de-sac to current standards within 5 years if the street is not extended.

seconded by Mr. Schield, and passed unanimously.

COMPREHENSIVE PLAN UPDATE - TRANSPORTATION ELEMENT

Minor updates to the Transportation Element were provided. The changes are to update the element to eliminate projects that have been completed and add new projects that have been identified.

Anne Henning, Senior Planner, stated that updates have been provided to the Commission for review prior to the upcoming public hearing on the Transportation Element.

It was the consensus of the Commission that staff move forward with the updates.

The regular meeting was adjourned at 7:30 p.m.



Todd Voth, Planning Commission Chairman