

MOSES LAKE PLANNING COMMISSION
January 16, 2014

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

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

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

Staff Present: Anne Henning, Daniel Leavitt, and Judy Thompson

ELECTION OF CHAIR/VICE-CHAIR

Mr. Hepburn nominated Vicki Heimark as Chair, seconded by Mr. Eck.

There were no further nominations. The nominations were closed and Ms. Heimark was elected Chair by a unanimous vote.

Mr. Hepburn nominated Nathan Nofziger as Vice Chair, seconded by Mr. Schield.

There were no further nominations. The nominations were closed and Mr. Nofziger was elected Vice Chair by a unanimous vote.

CONSENT AGENDA

Minutes: The minutes of the December 12 meeting were presented.

Sherwin William - Site Plan - Findings of Fact: The Findings of Fact for the site plan review for the Sherwin William retail building were presented.

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

S.L. & A. NO. 1 MAJOR PLAT - PUBLIC HEARING

Sam Lee & Associates, Inc. submitted an application to replat an existing 12-acre platted lot into two lots. The site is located north and east of the Vista Village Shopping Center at Valley Road and Central Drive. The area is zoned C-2, General Commercial & Business, which corresponds with the Comprehensive Plan Land Use Designation of General Commercial.

Mr. Nofziger declared a conflict of interest and exited the room.

Anne Henning, Senior Planner, stated that this plat simple divides an existing plat into two lots.

Kevin Richards, Western Pacific Engineering, stated that the prior proposed mini-storage development was not completed due to the inability of the developers to reach an agreement about the property after the death of one of the partners.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Eck moved that it be recommended to the Council that the preliminary plat be approved with the following conditions:

1. The comments of the Department Engineer shall be addressed before final plat submittal.

seconded by Mr. Hepburn, and passed unanimously.

MARES UPHOLSTERY - HOME OCCUPATION - APPEAL OF DENIAL OF LICENSE

John Mares applied for a business license for an upholstery business in his home. Moses Lake Municipal Code (MLMC) 18.55, Home Occupations, specifically lists "upholstery shops" as not permissible for a home occupation; therefore staff denied the license. Mr. Mares appealed.

Anne Henning, Senior Planner, stated that the neighbors were notified of the appeal and staff received no comments. She mentioned that the ordinance lists "upholstery shops" as a prohibited home occupation use but does not define "upholstery shop". The Commission can either uphold staff's decision to deny the use, amend the ordinance, or allow the use with conditions.

Mr. Mares stated that after being in an accident while working in construction, and being unable to work in the field afterwards, he decided to do upholstery out of his home. He mentioned that upholstery is a line of work that he was in for many years before turning to the construction field. The upholstery business would be fully contained in the garage with no outside storage. There will be no alteration of the structure to accommodate the business.

Mr. Schield was concerned that allowing a business that is specifically prohibited would create issues in the future with other prohibited businesses wanting to open up a residential area.

There was considerable discussion by the Commission.

Action Taken: Mr. Schield moved that the appeal be denied. The motion died for lack of a second.

Action Taken: Mr. Lengenfelder moved that the decision of the city staff be overturned and the sewing business be approved with the following conditions:

1. No outside storage

2. All work is to be done in the garage
3. No deliveries or pick ups by customers after 5 p.m.
4. All requirements of MLMC 18.55 shall be met
5. No outside employees.
6. The Planning Commission will review the business upon any complaints

seconded by Mr. Nofziger, and passed with Mr. Schield opposed.

MCGOWAN, BOAT LIFTS AND ACCESS DOCK- SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT

Sean and Jennifer McGowan submitted an application for a Shoreline Management Substantial Development Permit to install two 9' x 10' boat-lifts and construct a 2.5' x 20' free-standing access dock. The site is zoned R-3, Multi-Family Residential. The Comprehensive Plan Designation is High-Density Residential. The Shoreline Designation is Urban.

Daniel Leavitt, Assistant Planner, explained the project and reminded the Commission that they had requested some additional information which has been provided. He mentioned that the dock was previously described as 4' wide but that has been reduced to 2.5' wide and that vegetation will be planted to help control erosion.

John Herman, representing the project, stated that one of the existing docks will be relocated and the proposed dock will be installed.

Kim Riordan, 2812 W. Marina #E, one of the proponents, stated that there are two parties involved but on the same permit. There will be one dock but two boat lifts. She mentioned that all the boat lifts are privately owned but are under the control of the homeowner association, which has approved this project.

Action Taken: Mr. Eck moved that the Shoreline Management Substantial Development Permit be approved and forwarded to the Department of Ecology, seconded by Mr. Mann, and passed unanimously.

SHORELINE MASTER PROGRAM

Anne Henning, Senior Planner, stated that an open house on the Shoreline Master Program has been scheduled for Wednesday, January 29 at 7 p.m. in the Council Chambers. The public hearing on the SMP has been tentatively scheduled for the February 27 meeting.

The regular meeting was adjourned at 8 p.m.



Vicki Heimark, Planning Commission Chair