

MOSES LAKE PLANNING COMMISSION
December 12, 2013

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

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
Schield	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	A

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

Staff Present: Gilbert Alvarado, Anne Henning, Daniel Leavitt, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the November 14 meeting were presented.

Family Auto - Site Plan - Findings of Fact: The Findings of Fact for the site plan review for the Family Auto Center were presented.

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

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

Sean and Jennifer McGowan submitted an application for a Shoreline Management Substantial Development Permit to install two 9'x10' boat-lifts and construct a 4'x20' 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, stated that there is an existing community dock and two smaller docks and a couple of boat lifts. He mentioned that a letter from the Department of Natural Resources pointed out that the proposal does not meet the statutory requirements for a free recreational use dock and it would require an aquatics land lease from the Department. The project would not have a significant impact because there are already existing docks and boat lifts on the site.

There was considerable discussion by the Commission and Mr. Penhallurick pointed out that the Department of Natural Resources does not own the property, since the original survey in 1881 established the high water mark at 8' lower than where it is today. He felt that unless the water depth is over 8' deep where the boat lift is located, the DNR has no authority.

John Herman, representing the project, stated that the existing docks are attached to the boat lifts. The proposed free standing dock would not work because it would have to be attached. If the Commission approves the project, he would recommended that the proponent install a 30" walkway similar to those already in existence and attach it to the boat lift instead of the proposed 4'-wide dock. He explained the location of the existing docks and boat lifts and the depth of the water.

There was additional discussion by the Commissioners.

The public hearing was opened. There were no comments.

A letter from Susan Alsted-Fanning, owner of Summerplace Condo Unit D, was read which opposed the installation of the two boat lifts and dock until the soil erosion issues can be more thoroughly investigated.

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

Action Taken: Mr. Penhallurick moved that the Shoreline Management Substantial Development Permit be approved with the following conditions, with the stipulation that the DNR has no authority since it is not their property, and forwarded to the Department of Ecology:

1. The project shall be located and constructed per the site plan, and other submitted construction plans.
2. City Staff are contacted for a final inspection once construction and installation are complete.
3. That any approvals and/or permits from agencies with jurisdiction, including the Washington State Department of Natural Resources and the Washington State Department of Fish and Wildlife, are obtained prior to the beginning of any construction.

The motion died for lack of a second.

Action Taken: Mr. Eck moved that the Shoreline Management Substantial Development Permit be approved with the following conditions and forwarded to the Department of Ecology:

1. The project shall be located and constructed per the site plan, and other submitted construction plans.
2. City Staff are contacted for a final inspection once construction and installation are complete.
3. That any approvals and/or permits from agencies with jurisdiction, including the Washington State Department of Natural Resources and the Washington State Department of Fish and Wildlife, are obtained prior to the beginning of any construction.

seconded by Mr. Nofziger.

Mr. Hepburn was concerned that an actual plan with dimensions was not submitted and so it is uncertain where the docks and boat lifts will be located and whether all the proposed structures will fit in the space available.

The motion failed with Mr. Eck and Mr. Nofziger in favor, Mr. Lengenfelder, Mr. Hepburn, and Ms. Heimark opposed, and Mr. Penhallurick abstaining.

SHERWIN WILLIAMS - SITE PLAN REVIEW - PUBLIC HEARING

Sherwin Williams submitted an application for a Site Plan Review to build a 3,980 square foot retail building. The proposed project is located at 1550 E. Yonezawa Blvd., and is legally described as Parcel D Desertpoint Retail Major Plat Commercial Binding Site Plan. The site is zoned C-2, General Commercial and Business which matches the Comprehensive Plan designation of General Commercial.

Daniel Leavitt, Assistant Planner, stated that the project meets all the requirements except for the need to properly identify the pedestrian connections.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Nofziger moved that the site plan be approved with the following conditions:

1. The building, when constructed, shall appear essentially as presented to the Planning Commission
2. The pedestrian connection requirements of MLMC 18.30.160 shall be met.

seconded by Mr. Lengenfelder, and passed unanimously.

STONE HOLLOW SHORT PLAT - LANDSCAPE ALTERATION

Curtis Koefoed, manager of Stone Hollow Holdings, LLC requested that an alternate landscape plan substitute for the required landscaping for the Stone Hollow Short Plat. Planter strip landscaping is required for new one- and two-family subdivisions. Due to the location of driveways and utility service lines, trees in the planter strip would be highly likely to impact the sewer and water service lines. Therefore, the trees are proposed to be planted behind the sidewalk. The required number of trees and the required amount of points will be provided. The alteration requested is for the location of the trees outside of the planter strip.

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

Anne Henning, Senior Planner, informed the Commission of the location of the planters that are interspersed between the hard surface areas in this plat. The planters leave little room for trees so the proposal is to place the required trees in the lots and behind the sidewalks and offset from the side property lines so that they would not interfere with any future fences.

Action Taken: Mr. Lengenfelder moved that the landscape alteration be approved with the following 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 alteration is justified because existing conditions on the site, including the location of driveways, location of utility services, and small area of planter strip, render the application of the chapter ineffective.

seconded by Mr. Eck, and passed unanimously.

ACCESSORY DWELLING UNITS

Daniel Leavitt, Assistant Planner, provided information on the desire of the public for the ability to convert a portion of their residence into an additional dwelling unit. He explained the limitation on additional dwelling units in the residential zones and explained that staff has researched the issue and requested input from the Commission.

There was some discussion and the Commissioners suggested that in the R-1 Zone that rental units be limited to one and no larger than a percentage of the existing house in order to retain the single family feeling of the neighborhood; that any detached structure should blend in with the existing structure; there should be a limit on the amount of square footage and number of units; the need for parking should be considered.

Mr. Eck suggested staff review the recently adopted regulations for accessory dwelling units in the City of Bonney Lake.

The regular meeting was adjourned at 8:10 p.m.



Vicki Heimark, Planning Commission Vice-Chairman