

MOSES LAKE PLANNING COMMISSION
March 13, 2014

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

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

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

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

CONSENT AGENDA

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

Pilgrim Street Office Building - Site Plan Review - Findings of Fact: The Findings of Fact for the Pilgrim Street Office Building Site Plan Review were presented.

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

COMPREHENSIVE PLAN - REZONES - PUBLIC HEARING

The City's Comprehensive Plan and the Washington State Growth Management Act require that the City's Official Zoning Map be consistent with the Comprehensive Plan.

Billie Jo Muñoz, Assistant Planner, stated that the Comprehensive Plan was updated in 2012 and adopted by Council in February of 2013. The updates included many land use designation changes and now the zoning is being changed to match the Comprehensive Plan. There are 75 parcels needing zoning changes to match the Comprehensive Plan. She mentioned that there are 3 property owner requests and the rest are to make the publicly-owned property of Grant Transit Authority, Grant County PUD, or the City of Moses Lake zoned Public. She explained the proposed zone changes and showed maps of each.

The public hearing was opened.

Peter Steffens, 1279 Nanto Road, was in favor of the zone change for the property adjacent to Shrike Street.

Mike Berd, 944 Garden, stated that he was concerned whether the zone change would affect adjacent properties.

Mr. Hepburn stated that the zone changes will not affect adjacent properties.

Sandy Eslick, 109 Tanglewood, requested clarification of what is located on the corner of Beech and Sixth.

Mr. Hepburn stated that it is a city lift station and will be changed to Public.

Joe McCullough, 2612 W. Marina, stated that they are pleased that their property at the corner of Burress and Broadway will have the same zoning for the entire piece rather than the currently split zoning.

Jonathan Smith, 1604 E. Truman, stated that he is not opposed to the zone changes.

Bob Fancher, 6726 N. Frontage Road, stated that they have no plans for their property at the corner of I-90 and Potato Hill Road because they cannot get water across I-90 but is glad the City is moving forward with these housekeeping changes in the zoning.

Action: Mr. Eck moved that the public hearing be closed, seconded by Mr. Starcher, and passed unanimously.

Mr. Starcher pointed out that Jim Newhouse is objecting to the proposed change on Hill Avenue.

Mr. Schield stated that he is also opposed to the zone change on the property on Hill as the only reason the property owner is requesting the zone change is to make a profit and he did not feel that was a sufficient reason to change the zoning.

Ms. Muñoz pointed out that the change in the land use designation for the property on Hill Avenue was included in the Comprehensive Plan in 2012 and now the area is being rezoned to correspond with the land use designation.

There was some discussion by the Commission.

Zulema Valdez, 181 Pelican Drive, requested clarification of the location of the property on Hill.

Action Taken: Mr. Schield moved that it be recommended to the Council that the proposed zone changes be approved, seconded by Mr. Eck, and passed unanimously.

SHORELINE MASTER PROGRAM UPDATE

The Planning Commission reviewed an updated Shoreline Master Program and requested that staff include language to address public safety and fire hazards.

Anne Henning, Senior Planner, provided the proposed language to the Commission. She mentioned that the fire hazard issue was discussed with the Fire Chief and he would not deem weeds a fire hazard so a fire hazard was not included in the Shoreline Maser Program.

There was some discussion by the Commission and it was requested that "vegetation" be included in the definitions, that staff explain why provision for fire hazard was not included, and that the new provision added to Chapter 8, section 8-35-030-7.D (p.13) be modified by adding "damaged or" so that it reads "Removal of vegetation damaged or destroyed by a natural occurrence".

It was the consensus of the Commission that the recommendation to the Council on the Shoreline Master Program be tabled until staff can provide a reason for not including a provision for fire hazards.

The regular meeting was adjourned at 8:15 p.m.



Charles Hepburn, Chair Pro Tem