

MOSES LAKE PLANNING COMMISSION
April 24, 2014

3585

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

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

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

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

CONSENT AGENDA

Minutes: The minutes of the April 10 meeting were presented.

Heron Bluff Trail Shoreline Permit Findings of Fact: The Findings of Fact for the Heron Bluff Trail Shoreline Management Substantial Development Permit were presented.

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

DAVISSON PRELIMINARY MAJOR PLAT - PUBLIC HEARING

Davison Enterprises has submitted an application to plat 17.74 acres into one lot. The site is located west of Road N and north of Wheeler Road. The area is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. A deferral of street and utility improvements was also requested.

Anne Henning, Senior Planner, explained the project.

Gilbert Bailey, Columbia Northwest Engineering, stated that the owners are platting a single lot with the intent to use the binding site plan process to further divide the property in the future. He mentioned that a previous plat with the same deferrals was approved in the past, but had expired.

The public hearing was opened. There were no comments.

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

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

1. The comments of the Development Engineer shall be addressed before final plat submittal.
2. The comments of USBR and ECBID shall be addressed before final plat submittal.

3. A deferral shall be granted for design and construction of street and utility improvements for Wheeler Road and Road N, including street lighting. Improvements shall be to Community Standards current at the time of construction, and a covenant shall be recorded with the plat to guarantee installation of required improvements.

seconded by Mr. Penhallurick, and passed unanimously.

FINISHLINE INSTALLATIONS - HOME OCCUPATION

Chris Rogers received a home occupation license for his business, Finishline Installations, at 1152 Market Street. After reviewing Moses Lake Municipal Code (MLMC) 18.55, Home Occupations, he discovered some conflicts between the regulations and his proposed business.

Anne Henning, Senior Planner, stated that the signage for the business exceeds the 2 square foot limit allowed and the business is operated from a detached garage, which is not allowed. There are provisions that allow for a larger sign. She mentioned that the home occupation business is for the installation and monitoring of ignition interlock devices and there are only 8 clients at this time that need monthly check-ins of 15 minutes each. She explained the history of the home occupations regulations.

There was some discussion on the difficulties of allowing a home occupation business in a detached garage.

Action Taken: Mr. Hepburn moved that it be recommended to the City Council that the home occupation regulations be amended to allow a home occupation business in a detached garage, seconded by Mr. Eck, and passed unanimously.

There was some discussion on the size of the sign and it was the consensus that a large sign is not needed for someone to locate this home occupation since it faces the alley.

Action Taken: Mr. Penhallurick moved that the sign request be denied, seconded by Mr. Hepburn, and passed unanimously.

COMPREHENSIVE PLAN AMENDMENTS

The Growth Management Act stipulates that amendments to the Plan may be considered no more frequently than once per year. Any modifications to the Comprehensive Plan must comply with the Growth Management Act. There are two on-time land use designation amendments as part of the 2014 City of Moses Lake Comprehensive Plan amendment cycle. These applications are provided as a courtesy preliminary review. A public hearing and formal review will be scheduled later in the year.

Billie Jo Muñoz, Assistant Planner, gave some history on the three requested amendments, including one that was submitted after the deadline but was allowed by Council on April 22 to be considered in this cycle: Hayden Homes property to the east of Highway 17 and south of Wheeler Road; Wheeler Corridor, LLC for property located at the intersection of Highway 17 and Wheeler Road; and Mick Hansen's property located south of the Country Club golf course and across I-90.

Ms. Muñoz stated that the property owned by Mr. Hansen is 40 acres and zoned commercial and the request is to change it to light industrial for a new use that would fit better under the industrial zoning.

There was some discussion on the uses in the immediate vicinity.

Ms. Muñoz stated that Hayden Homes proposal is to change the property from C-2 to R-1. She suggested that the Commissioners consider traffic circulation since it will abut an industrial zone.

There was some discussion by the Commission which was concerned about placing single family residential

immediately adjacent to a commercial and industrial area and felt that a buffer would be needed between the two zones.

Ms. Muñoz stated that the property at the intersection of Wheeler and I-90 is proposed to be changed from Light Industrial to Commercial. The property is vacant except for one building. The Commission should consider whether or not a commercial use would be the best use of the property.

There was some discussion and it was the consensus that commercial development would be a good fit for this location.

The regular meeting was adjourned at 7:45 p.m.



Vicki Heimark, Planning Commission Chair

