

MOSES LAKE PLANNING COMMISSION
July 10, 2014

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

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

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

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

CONSENT AGENDA

Minutes: The minutes of the June 26 meeting were presented.

Advance Rent-A-Car - Site Plan Review - Findings of Fact: The Findings of Fact for the Advance Rent-a-Car Site Plan Review were presented.

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

S L & A FINAL MAJOR PLAT

Mike Lee, of Sam Lee & Associates, has submitted a final plat application to divide 11.58 acres into two lots. The site is zoned C-2, General Commercial, and abuts Central Drive north of Valley Road. There are no significant changes between the preliminary and final plat.

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

Anne Henning, Senior Planner, stated that the final plat conforms to the preliminary plat.

Action Taken: Mr. Eck moved that it be recommended to the City Council that the final plat be approved with the following condition:

1. The comments of the Development Engineer shall be addressed before the plat is recorded.

seconded by Mr. Mann, and passed unanimously.

Action Taken: Mr. Eck moved that the Findings of Fact be approved, seconded by Mr. Penhallurick, and passed unanimously.

COMPREHENSIVE PLAN UPDATE - LAND USE ELEMENT

As part of the 2014 Comprehensive Plan update, the Land Use Element is being updated. This element discusses how land is currently used, and provides the direction for future development. The draft update with proposed changes was presented.

Anne Henning, Senior Planner, stated that, since the Chapter has not been updated since 2001, there are a number of changes required.

The Commission reviewed the Land Use Element and recommended the following changes:

1. page 3 - In the first paragraph change "will" to "could" and add "and expense" after "...at the property owner's request.

Ms. Henning stated that changes are also needed to the tables that reference future land use since they are based on existing use and some areas are proposed to be redesignated. The Commission determined that they do not want to set a minimum residential density (p.3-10, Policy 21). The Commission discussed the draft language added to the Residential policies (p.3-10) in support of small scale neighborhood commercial uses and corner stores. The Commission was in favor of the new policy language.

There were no further changes.

CHAPTER 17.27 - OPEN SPACE AND PARKS

Gilbert Alvarado, Community Development Director, asked about the questions that were raised by the Planning Commission concerning the fees collected for parks in lieu of dedication of property. He explained the existing requirements state that the fees will be used in the subarea where the proposed development is located. He pointed out that there are no subareas in the Comprehensive Plan so the entire city is the subarea. He gave the Commission the background on how the requirement for a fee in lieu of open space came about.

There was considerable discussion and staff was asked to report on including subareas in the Comprehensive Plan; requirement of the fee; evaluating a neighborhood to determine whether additional open space and parks are needed; how the funds are collected and spent; and a review of the established level of service.

SHORELINE MASTER PROGRAM

Gilbert Alvarado, Community Development Director, provided the comments from the Department of Ecology and stated that Council has requested that staff respond to the comments by deferred to what has been recommended by the Commission.

The regular meeting was adjourned at 8:05 p.m.



Vicki Heimark, Planning Commission Chair