

MOSES LAKE PLANNING COMMISSION  
September 25, 2014

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

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

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

Staff Present: Daniel Leavitt and Sue Mahaney

### CONSENT AGENDA

Minutes: The minutes of the September 11 meeting were presented.

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

### LOISEAU SHORELINE PERMIT/CONDITIONAL USE PERMIT - PUBLIC HEARING

Kathryn and Briel Loiseau requested a Shoreline Management Substantial Development Permit and a C-R Zone Conditional Use Permit to install 9' x 10' boat lift and construct a 10' x 30' free standing dock. The site is zoned R-1, Single Family Residential. The Comprehensive Plan designation is Low Density Residential. The shoreline designation is urban.

Daniel Leavitt, Assistant Planner, provided the background on the request. He mentioned that the conditional use permit is required because the dock is over 200 square feet.

There was some discussion on the requirement to begin construction of the house before any work on the dock or boat lift takes place.

Eldon Broughton, representing the property owners, stated that dock construction is usually done when the lake level is down and the owners intend to build the house but will probably not start until spring.

The public hearing was opened. There were no comments.

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

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

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.
4. Construction of the single family house must begin before any work on the dock or boat lift takes place. Construction is deemed to begin when a non-refundable building permit is obtained.

seconded by Mr. Mann, and passed unanimously.

Action Taken: Mr. Hepburn moved that the conditional use permit be approved, seconded by Mr. Penhallurick, and passed unanimously.

#### BERNHARDT MAJOR PLAT - SHORELINE PERMIT - PUBLIC HEARING

Columbia Northwest Engineering has submitted an application for a Shoreline Management Substantial Development Permit to create a 14 lot subdivision. 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 a Category 3 wetland of various width was delineated along the shoreline. This requires a 25' buffer along the wetland buffer. The original shoreline permit expired so approval of a new shoreline permit is required. He mentioned that the Department of Ecology pointed out that the current wetland delineation is 8 years old and it must be updated or a technical memo from a wetland scientist that the delineation remains valid based on field verification must be submitted.

Mr. Lengenfelder wanted to know if the City could verify the wetland is the same as 8 years ago.

Mr. Leavitt pointed out that there is no one on staff that has the qualifications required by the Department of Ecology.

Larry Angell, Columbia Northwest Engineering, representing the project, gave some background on the history of the plat and mentioned it is felt that the requirement to verify the wetland delineation would be redundant and a waste of money but if it is required, it will be done. A wetland specialist has been contacted to update the prior report. He mentioned that the new report should show no changes from the previous report and it will be submitted to the City as soon as possible.

There was some discussion about the requirement for the new wetland delineation.

The public hearing was opened. There were no comments, so the public hearing was closed.

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

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

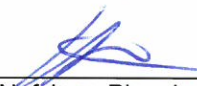
#### ACCESSORY DWELLING UNITS

Daniel Leavitt, Assistant Planner, provided information on the changes recommended by the Commission for accessory dwelling units.

There was some discussion on the proposed changes.

Action Taken: Mr. Hepburn moved that it be recommended to the Council that the ordinance be amended to require a conditional use permit for the rental of an apartment appurtenant to a single family residence in the R-2 zone and delete the change which would allow an accessory dwelling unit for immediate family member requiring daily care, supervision, or guardianship in the R-3 and R-4 Zones, seconded by Mr. Penhallurick, and passed unanimously.

The regular meeting was adjourned at 8 p.m.

  
Nathan Nofziger, Planning Commission Co-Chair