

MOSES LAKE PLANNING COMMISSION
November 13, 2014

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

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 October 16 meeting were presented.

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

LARSON WASTEWATER TREATMENT FINAL MAJOR PLAT AND FINDINGS OF FACT

The Municipal Services Department has submitted a final plat application to subdivide 45.91 acres into 3 lots. The site is zone Public and includes the Larson Wastewater Treatment Plant at 6691 Randolph Road and Grant County Animal Outreach at 6725 Randolph Road. The zoning corresponds with the Comprehensive Plan Land Use Designation of Public Facilities. There have been no significant changes from the preliminary plat.

Anne Henning, Senior Planner, stated that this final plat is in conformance with the preliminary plat.

Wayne Ostler, representing the Municipal Services Department, stated that a building was constructed on the property and the platting was required.

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

1. The comments of the Development Engineer shall be addressed before the plat is recorded.
2. Any accesses to a County road shall be reviewed and approved by Grant County Public Works.

seconded by Mr. Starcher, and passed unanimously.

Action Taken: Mr. Nofziger moved that the findings of fact be accepted, seconded by Mr. Starcher, and passed unanimously.

COVE WEST HOMEOWNERS ASSOCIATION - SHORELINE PERMIT AND CONDITIONAL USE PERMIT - PUBLIC HEARING

The public hearing was postponed to December 11, 2014.

C-1A ZONE/C-1 ZONE EXPANSION - REQUEST FOR DIRECTION

The Planning Commission directed staff to determine which businesses within the proposed C1-A Zone would benefit and which businesses would be adversely affected by a zone change.

Daniel Leavitt, Assistant Planner, stated that of the 72 businesses surveyed, only 4 meet the front yard setbacks, landscaping, and parking requirements for the C-2 Zone. He provided information on how the C-1 regulations would affect the business in the proposed C-1A Zone. He mentioned that if the intent is to make the existing buildings conforming in the C-1A zone, the regulations would need some additional discussion.

There was some discussion by the Commission and it was the consensus that new parking lots should be landscaped, the downtown windows standards should be retained, and storage requirements should be reviewed.

COMMUNITY DEVELOPMENT AUDIT

Gilbert Alvarado, Community Development Director, reported that the Community Development Department was audited by the City's insurance company and as a result, a number of changes will have to be made to the existing regulations.

DEVELOPMENT

Gilbert Alvarado, Community Development Director, explained that the Port and the City are working on a grant application for funds to pay a consultant that would work on the environmental aspects of any proposed development for a 400 acre parcel of property.

Mr. Alvarado also provided information on possible businesses interested in Moses Lake.

The regular meeting was adjourned at 7:40 p.m.



Vicki Heimark, Planning Commission Chair