

MOSES LAKE PLANNING COMMISSION
March 26, 2015

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

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

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

Staff Present: Anne Henning, Daniel Leavitt, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the March 12 meeting were presented.

Kelly Shoreline Management Substantial Development Permit - Findings of Fact: The Findings of Fact for the Kelly Shoreline Management Substantial Development Permit were presented.

Crossroads North 1 Preliminary Major Plat - Findings of Fact: The Findings of Fact for the Crossroads North 1 Preliminary Major Plat were presented.

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

FARMERS INSURANCE - SIGNS IN AN R-3 ZONE

Angelete Friedbauer submitted an application for an 12 square foot wall sign and a 5 square foot free-standing sign at 511 Division St. The property is zoned R-3, Multi-family Residential.

Daniel Leavitt, Assistant Planner, stated that a conditional use permit has been in place for a professional office at this location since 1970. The signs consist of a 12 square foot sign on an awning and a 5 square foot free standing sign.

Action Taken: Mr. Mann moved that the signs be approved, seconded by Mr. Hepburn, and passed unanimously.

MOSES LAKE INDUSTRIES MAJOR PLAT - PUBLIC HEARING

Moses Lake Industries has submitted an application to plat their existing plant site at 8242 Randolph Road into a one-lot plat of 87 acres. The site is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. A waiver of street improvements was requested.

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

Anne Henning, Senior Planner, stated that this area was recently annexed and Randolph Road is not constructed to city standards. Moses Lake Industries has requested a waiver of the street improvements but

the Municipal Services Director recommended that a deferral be granted with a covenant for the improvements in the future.

Danielle Escamilla, Western Pacific Engineering, stated that Moses Lake Industries felt that the waiver should be granted rather than a deferral but they have no issues with the other recommendations from staff.

The public hearing was opened. There were no comments.

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

Action Taken: Mr. Hepburn moved that it be recommended to the City 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 the Assistant Fire Chief shall be addressed.
3. A deferral shall be granted for design and construction of street improvements. 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. Starcher, and passed unanimously.

PROJECT UPDATE

An update of the current projects was provided to the Commission.

GTA TRANSIT CENTER - SITE PLAN

Anne Henning, Senior Planner, distributed a site plan for the new GTA Multimodal Transit Center located at the intersection of Ash Street and 5th Avenue.

Ms. Henning explained that this site is in the C-1 Zone which has a maximum setback of 0', which means the buildings are to be constructed at the sidewalk. The C-1 Zone was written for a downtown shopping area and does not fit the use of a transit center. This setback does not work with their use. The code does allow for portions of the building to be set back further than the maximum setback to offer pedestrian use and activity along the street. GTA is proposing to landscaping the area of Ash and 5th as a mini park and construct a modified pedestrian plaza in the front of the building. The Community Development Department has no issues with this design since the use does not fit with the uses the C-1 was to be applied for.

The Commission had no objection to the proposed site plan.

CROSSROADS NORTH 1 MAJOR PLAT

Mr. Mann pointed out that there is irrigation water available to the Crossroads North 1 development and would like to see the irrigation water used instead of city water.

There was some discussion on the problems inherent in using water from an irrigation district and the possibility of reducing the per lot water fee if irrigation water was used.

The regular meeting was adjourned at 7:30 p.m.



Vicki Heimark, Planning Commission Chair