



## Planning Commission

January 16, 2018

Terri Phillips

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### CALL TO ORDER

Chairperson Terry Thompson called the meeting to order at 6:01pm.

### ROLL CALL

Commissioners: Chairperson Terry Thompson, Chris Dorow, Brian Gentry and Roger Ensz

Staff: Community Development Director Anne Henning and Planning Secretary, Terri Phillips

Attendees: John Lallas, City Councilman; Bob Carlson

Quorum Established.

Deena Vietzke has resigned from the Planning Commission. The Mayor has appointed Kevin Gilbert to this position. Mr. Gilbert is on the agenda to be confirmed at the next City Council meeting, and is expected to be at the February Planning Commission meeting.

### APPROVAL OF October 16, 2017 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from October 16, 2017 M/S Chris Dorow, Brian Gentry

### MUNICIPAL CODE UPDATE

Direction on Landscaping: Ms. Henning asked the Commission for direction on what they want to see and where we want to go in the future. We are currently not following the code. Previous permits do not follow the code and trying to follow code now is very inflexible. The Code currently asks for too much. It does have a good purpose statement. Code for Landscaping was adopted in 2009. There is also a list of approved and prohibited trees. Moses Lake uses a point system for different landscaping. The Commission would like to involve the Beautification Committee and try to follow their theme. The Commission likes the idea of a point system for landscaping. Community Director or Building Inspector would enforce this plan. The Commission likes the idea of encouraging landscaping that uses less water, but not if it would result in higher temperatures. Commission would like examples of different ideas for the landscaping code; staff will bring to next meeting.

The Commission discussed the Commercial Zones draft, starting with 17.30.070(i) Treatment of the Corner. No changes were made to this section. In 17.30.070 (j) Service Areas, there was discussion about which streets should be considered "major public streets" where these provisions would apply. The Commission decided it should apply to any named street but not to alleys. Alleys are supposed to supply access to service portion of the buildings if applicable. Loading in the front of the building should be screened from public view. C-3 would have different requirements. No changes were made to (k), Electrical and Mechanical. The Commission agreed these should be screened from public view and should be consistent with the building materials.

(l) Materials – Metal Buildings are discouraged, although it was pointed out that both City Hall and Lep-Re-Kon, two models of good design, are metal. Hard to regulate color but can encourage to follow beautification guidelines. Earth tones are preferred, but since no permit is required for painting, it would be difficult to enforce this.

17.30.080 Design Standards in the C-3 Zone (big box area). The Commission settled on 12,000 square feet as the threshold for design standards. Because Landscaping will be discussed next meeting and a new chapter created, the landscaping provisions at 17.30.080(e) can be deleted or replaced with a reference to the new code. The Commission discussed the proposed requirement to have separated parking areas like CBHA but decided it is impractical so should be deleted. The Commission was in favor of requiring some pedestrian measures within large parking lots in the C-3 zone. 17.30.120 could be referenced or incorporated here, but needs some modifications. Staff will look for examples. The Commission liked the lighting provisions in 17.30.120(e).

After considerable discussion, in 17.30.070(a) – Design Standards, Scope and Applicability, the Commission decided that 50% of value determined by the County Assessor would be the threshold for compliance with the design standards.

Next meeting staff will bring examples for Pedestrian & Landscaping Standards with photos. We will be working on Landscaping, Commercial, and Parking. These sections need to be completed since they affect projects that have been applied for. The Commission discussed having a target time. The proposed drafts could be delivered in portions to Council rather than waiting until the entire Zoning title is ready for review. We will discuss further next meeting. Is there a way to complete this quicker? Pressing items that need to be completed are commercial standards, landscaping and parking. The Commission might consider having a couple of meetings a month or all day Saturday. We will discuss further at the next meeting, Tuesday, February 20, since the Monday is a holiday.

#### ADJOURNMENT

Having no other business at hand a motion was made to adjourn the meeting at 7:35 pm M/S  
Chris Dorow/Roger Ensz

The next meeting is scheduled for February 20, 2018.

By: Terri Phillips  
Terri Phillips, Planning Secretary

Date: 2/20/2018

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.