

MOSES LAKE PLANNING COMMISSION
July 12, 2012

3490

Commissioners Present: Vicki Heimark, Nathan Nofziger, Charles Hepburn, Kevin Starcher, Rick Penhallurick, Steve Schield, and Carly Griffith Hotvedt **Absent:** Todd Voth and Todd Lengenfelder

Name	Jan	Feb	Mar		Apr		May		June	July	Aug	Sept	Oct	Nov	Dec
Molitor Hotvedt	P	A	A	A	P	A			P	P	P				
Starcher	P	P	E	P	A	A	P	E	P	P	A	P			
Lengenfelder	P	P	P	P	P	P	P	P	P	A	P	A			
Schield	A	P	P	P	P	P	P	A	A	P	P	A	P		
Heimark	P	P	P	P	P	P	P	P	P	P	P	P			
Penhallurick	P	P	A	P	P	P	A	A	A	P	A	P	P		
Hepburn	P	P	P	A	P	A	P	P	P	P	P	P			
Nofziger	P	P	P	P	A	P	P	P	P	P	P	P			
Voth	P	P	P	P	P	P	P	P	P	P	P	A			

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

Staff Present: Gilbert Alvarado, Anne Henning, Billie Jo Muñoz, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the June 28 meeting were presented.

Action Taken: Mr. Starcher moved that the Consent Agenda be approved, seconded by Ms. Hotvedt, and passed unanimously.

BLUE HERON PARK MAJOR PLAT AND SHORELINE PERMIT - PUBLIC HEARING

The Municipal Services Department of the City of Moses Lake has submitted an application for a one-lot plat of 76.5 acres. The site is located at 111 Westshore Drive, and includes the existing Blue Heron Park and the vacant City-owned land to the north. The site is zoned Public, which corresponds with the Comprehensive Plan Land Use Designation of Parks/Open Space. Deferrals were requested for water, sewer, and street improvements for Westshore Drive.

Anne Henning, Senior Planner, pointed out that the plat includes all the development and undeveloped property owned by the City along Westshore Drive and known as the Blue Heron Park. Deferrals were requested for street and utility improvements to Westshore Drive. The improvements would be constructed at the time that Westshore Drive is improved to city standards.

Wayne Ostler, represent the City of Moses Lake, stated that the platting of the property is required due to the issuance of a building permit for the construction of a new restroom in the park.

The public hearing was opened. There were no comments.

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

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

Action Taken: Ms. Heimark moved that it be recommended to the City Council that the preliminary plat be approved with the following conditions:

- A. The comments of the Development Engineer shall be addressed before final plat submittal.
- B. The requested deferral of designing and constructing street and utility improvements shall be granted.
- seconded by Mr. Penhallurick, and passed unanimously.

MLSD 161 PRELIMINARY MAJOR PLAT - PUBLIC HEARING

The Moses Lake School District has submitted an application to subdivide 78 acres into 4 lots. The site is located south of the existing high school at 803 E. Sharon and extends to I-90. The area north of Yonezawa is zoned Public, and the area between Yonezawa and I-90 is zoned C-2, General Commercial & Business. The zoning corresponds with the Comprehensive Plan Land Use Designations of Public Facilities and General Commercial.

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

Anne Henning, Senior Planner, stated that two of the lots will be developed as the bus garage and the skill center and the remaining two lots will remain undeveloped at this time.

There was some discussion concerning the requirement for a burrowing owl study.

Oliva Jennings, Western Pacific Engineering, representing the School District, had no additional comments on the proposed plat.

The public hearing was opened.

Ms. Henning read a letter from Frank Jones, 542 E. Jones, which stated that there must be internal connecting roads between this area and the high school as the neighborhood roads cannot handle the extra traffic from buses.

Action Taken: Ms. Heimark moved that the public hearing be closed, seconded by Mr. Schield, and passed unanimously.

Action Taken: Ms. Heimark 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 Bureau of Reclamation and the East Columbia Basin Irrigation District shall be addressed before final plat submittal.
3. No disturbance of Lot 1 (south of Yonezawa), is authorized until after a burrowing owl study is completed. This area may not be used for storage or staging during construction, unless a habitat survey by a qualified professional in compliance with MLMC 19.03 has been completed and any impacts mitigated.

seconded by Mr. Starcher, and passed unanimously.

COMPREHENSIVE PLAN

Billie Jo Muñoz, Assistant Planner, mentioned that the City's land use designation of property within the UGA should be consistent with the county's land use designation. She provided maps showing the areas where the two land use designations do not match and mentioned that it is staff's recommendation that the City retain its designations in these areas.

There was discussion about whether the City's Medium Density Residential adjacent to Highway 17 and Longview Tracts (#1) should be designed Light Industrial rather than Medium Density Residential in order to be compatible with the existing uses, or if the residential designation should be retained to be compatible with

the surrounding uses. Staff was directed to research the existing uses in this area and determine which zoning designations would allow them to continue as conforming uses.

It was suggested that the area on the east side of Stratford Road and north of Sage Dale Road (#4) be changed from Low Density Residential to include a 300' or 400' deep section along Stratford Road, since it is a busy street with a high voltage line, so that portion would not be conducive to residential.

It was suggested that the property to the west of Arnold Drive (#9) be changed from Medium Density Residential to High Density Residential.

It was suggested that the area on both sides of Arnold Drive south of Randolph Road and north of Newell Street (#8, #9, #10), and publicly designated property around #10 be changed to High Density Residential, since they are not owned by a public entity and are not used for a public use.

It was suggested that the property on Craig Boulevard designated High Density Residential (#13) be designated Neighborhood Commercial or General Commercial.

It was suggested that the property south of Craig Boulevard (#14) be designated as Medium Density Residential to match the existing higher-density development and the County's Medium Density designation.

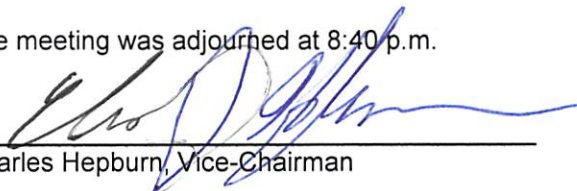
It was suggested that the north portion of the area west of Airway Drive (#19) be changed to High Density Residential because the area is developed with apartments.

It was suggested that property to the west of Airway Drive, beyond the High Density designation (#20 & #21) as Low Density Residential to match the County. However, since the current City designation of Commercial was a property owner request, the Commission would like to hear from the property owner.

The existing City designations should be retained for #2, 3, 6, 7, 11, 12, 15, 16, 17, 18, 22, 23, and 24.

Ms. Muñoz provided a time line for completion of the Comprehensive Plan update.

The meeting was adjourned at 8:40 p.m.



Charles Hepburn, Vice-Chairman