

**MOSES LAKE PLANNING COMMISSION**  
**Meeting on February 13, 2020**

**Commissioners Present:** Chair Nathan Nofziger, Vice-Chair Charles Hepburn, Commissioners, Gary Mann, Don Schmig, Commissioner, Roderick Davis.

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Davis	A	P	P									
Hepburn	P	P	P									
Mann	P	P	E									
Nofziger	P	P	P									
Schmig	P	P	P									

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

**Staff Present:** Community Development Director, Kris Robbins; Associate Planner, Vivian Ramsey, Secretary, Jovita Cantu.

The meeting was called to order at 7:00 p.m.

Secretary Jovita Cantu called roll. The following were:

**Absent:** Commissioner Mann (previously reported on vacation).

**Action:** Commissioner Davis moved to excuse Commissioner Mann. Seconded by Commissioner Hepburn, motion carried unanimously.

Community Development Director Kris Robbins introduced Guest, City Manager Allison Williams and her husband Allan. She also introduced Jovita Cantu as Community Development Secretary and Vivian Ramsey.

**Consent Agenda:**

**A. Minutes for January 30, 2020.**

**Action:** Commissioner Hepburn moved to approve the consent agenda. Seconded by Commissioner Davis, motion carried unanimously.

**Sydney Major Plat Final & Public Hearing:**

Associate Planner Vivian Ramsey stated they sent out the notifications and there were three that were returned undeliverable.

She referred to the Staff Report regarding the deferrals, deviations and waivers that the proponent had requested. She also went over the findings and facts that supported the conclusions. Items opened to public hearing.

**Presentation by Proponent:**

Kevin Richards & Danielle Escamilla (Western Pacific & Survey 1328 E Hunter Place)  
He purchased this property in 2007 at the height of the last market and found it was a hard market to sell. He stated that marketing these kinds of properties is more difficult due to their size. With this infill property, they are asking to have an affordable product and not have extraneous requirements that make this not economically viable.

Danielle directly quoted, "If communities are to succeed in promoting infill develop they will need to recognize and overcome impediments to such development. Neighborhood opposition, financing challenges, inflexible building code/ development regulations, lengthy permit processes, substandard infrastructure, difficult land assembly, site contamination and other conditions may need to be addressed to attract infill development."

Kevin Richards: During the pre-app meeting, there has been a collaborative approach that my staff has taken with city staff. The one person not sitting at the table is the bank. The pre application meeting took place on November 12 and staff provided packets to follow along with. We had 32 lots proposed and tried to get them approved. The fire department was set on 30 so we reduced our plat count to 30. They said we could get a second access or sprinkler the whole unit. He spoke with Kim Foster from the Asby Group they said they do not want to sell me their project. Grace Church has not been negotiated to go to the North. We think we are in alignment with the Comprehensive Plan. At our pre app meeting, we thought we had resolved the fire issue with the reduction of units. We are trying to understand the comments that were made on the Staff Report.

Mr. Richards read over the comments that were included in the Staff Report.

Commissioner Hepburn asked what triggered the archaeological study.

Vivian Ramsey read a letter from the Department of Archaeology and Historic Perseveration explaining the need for the study:

Thank you for contacting the Washington State Historic Preservation Officer and Department of Archaeology and Historic Preservation and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proposed project area's proximity to Moses Lake, a resource that may have been important to historic or prehistoric people. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Mr. Richards: The study has been ordered. Our biggest impact and concern is the additional access roads. He is asking not to require that additional access.

Commissioner Schmig asked why we would need to rename Grace Street.

Vivian Ramsey stated that due to there being Grace Lane and Grace Road in the County it would be confusing for emergency services.

Commissioner Schmig referred to SEPA checklist #7 and asked why the service main couldn't be cut.

Mr. Richards stated it is a gas line and serviced someone's pool. They are looking at resolving this. If they need to move it, they will on the private sector.

Commissioner Schmig commented on the fact that there are a lot of children that walk to school on Sharon Street and asked about a traffic flow analysis.

Mr. Richards stated they did an abbreviated analysis and provided that with their SEPA. They commented back and forth regarding the fire access and what options they have.

Curt Carpenter (12097 Rd 5.6 NE): He is here on behalf of Carpenter Trust which is his mother and father and they were not properly notified. As far as he is concerned, this hearing shouldn't even be taking place. He handed the Commissioners an envelope showing what was sent. He is not against the development, but would appreciate due process.

Anne Henning (1623 Legend Lane): She asked if everyone received a copy of her letter. It's important to consider the access, and providing the possibility for it in the future. If the plat is going to be redesigned would there be review of that? There are four houses to the West of this property that have been accessing this property to get there. Lot 19 and 27 sample layouts that she saw do not meet setback requirements. And that is a problem for her because it doesn't meet the current standards. The park fee being collected- \$9000 to provide parks for 30 homes doesn't go far.

Mark Fancher (301 E Inglewood Drive): He is a real estate broker here in Moses Lake. In fill projects is a hot button. He is working with the same issue on another project at the moment. In fill is an opportunity to do affordable housing because the land is valued less. It's hard to move people in brand new houses next to old houses. These are challenging projects and would like to look at the project being approved. We are losing the ability to qualify everyone. There is a new energy code and we have to live with it. He hopes we take a hard look at this. He wants the opportunity for affordable housing for everyone, like his kids. They are first time homebuyers and it's a great opportunity for them.

Oralia Perez (1314-1324 Monroe Street): She was born and raised there. They used to cut across the fields to go to Garden Heights, Chief Mo, and the High School. Their concern is the traffic and the children. It is a nightmare right now.

Clyde Carpenter (451 E Nelson Road): Stated he was not contacted and is not against the development but wasn't given any time to make any comments. He was handed this at 4:30 yesterday so there was not any time to go down there and comment. He has been at this address for 53 years and the City has never missed a bill.

**Action:**

A motion was made by Commissioner Davis to table the matter to February 27, 2020 at 7 pm. Seconded, motion carried unanimously.

**ATT Wireless Facility:**

Community Development Director, Kris Robbins stated that this proposal is for a 105' monopole with 12 antennas. It is for an unmanned communication facility. They have asked for a landscape waiver. The development is consistent with the Comp Plan and Municipal Code and meets utility goal #1. There are no adverse impacts that have been identified. The public hearing was notified to the surrounding properties. The recommendation of staff is to allow the Conditional Use Permit and use to stay with the land and that the landscaping is not required per the requirements of 18.57.

Commissioner Schmig asked about the term of the lease and if the battery will be held in the unit so that it won't be exposed to the weather elements. Community Development Director Robbins was not sure of the term of the lease but confirmed that the battery would be held in the unit.

Meeting was opened to public hearing.

Chair Nozfiger stated that the Proponent asked to hold the hearing over to March 12 when they can be present.

**Action:**

A motion was made by Commissioner Hepburn to table the public hearing and the rest of the matter to March 12, 2020. Seconded, motion carried unanimously.

**Administrative Report:**

Community Development Director, Kris Robbins spoke about the basis of Title 17 amendment was just about the extension of plat requirement. Per the Comprehensive Plan, you are to look at them once a year. For the due process, they need to go through SEPA so it's been considered to postpone the elements and expedite the process. She will try to have a work plan to make sure there is enough time and availability.

They also have the Greens and they are looking at bringing Phase 2 back. One of the steps required is to have a work session with the planning commission. The plan is to stay within the regular meeting time at 7 p.m.

Commissioner Davis asked what was being built between Rite Aid and Granco. Community Development Director, Kris Robbins responded that a Chiropractor's Office is going in that space.

Commissioner Schmig asked about the Park fees. Community Development Director, Kris Robbins had a meeting with Park and asked for their Capital Facilities piece to be able document their analysis. The fire impact fees were tabled until they are able to look into the Comprehensive Plan a bit further.

Commissioner Hepburn commented on the archaeological study and the method they are using. He stated it needs to be looked into because any property can be subject to this.

Meeting adjourned at 8:15 PM

---

Chair, Nathan Nofziger