

MOSES LAKE PLANNING COMMISSION
Meeting on February 27, 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	E P	P P										
Hepburn	P P	P P										
Mann	P P	E E										
Nofziger	P P	P P										
Schmig	P 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.

Action: Commissioner Hepburn moved to accept absence due to vacation. Seconded by Commissioner Davis, motion carried unanimously.

Consent Agenda:

A. Minutes for December February 13, 2020.

Action: Commissioner Davis moved to approve consent agenda with an amendment to change his "Absence" in January to "Excused". Seconded, motion carried unanimously. (Chair Nofziger recused himself)

Sydney Major Plat:

Commissioner Hepburn opened up the public hearing and moved to take this matter off the table. Seconded by Commissioner Davis, motion carried unanimously.

Public hearing reopened.

Associate planner Vivian Ramsey stated they received a letter from the proponent confirming previous discussion points. The proposed Grace Street has been changed to Grace Taylor Street. Staff agrees with their request and support the project.

Kevin Richards (1328 Hunter Place): He stated he feels that staff has reached a recommendation for approval. They have also satisfied the setback requirements.

Clyde Carpenter (451 E Nelson Road): He is concerned about the road North and it's access. There was a letter that was sent out by his son regarding their concerns. The phone number with 7-6-6 is incorrect. The other concern was with the city sewer and water availability and if there had been a study of the traffic conducted.

Kevin Richards: He clarified that the traffic has been reviewed and feels they have done their due diligence. All water and sewer standards will be met and he would like to move forward in good faith.

Commissioner Davis moved to close the public hearing. Seconded by Commissioner Schmig.

Action:

Commissioner Hepburn stated they don't have jurisdiction over SEPA in this project. Commissioner Schmig stated he lived in Moses Lake for 43 years and has never seen a plat like this before. He spoke about his concerns regarding the traffic and all the children that walk to school every morning.

Commissioners discuss their thoughts and concerns regarding the access and what the issues are. There is a procedural concern whether or not a motion can be made due to the quorum. It is confirmed that it can be made.

The discussion continues and Commissioner Davis moved to approve with compliance with staff recommendations 1,2,3,4,5,6,7-11.

1. Meet the mitigation measures identified in the MDNS prior to submittal of final plat review.
2. MLMC 17.03.060 requires that the owner of a new subdivision shall assign and transfer to the City any perfected application, certificate, permit or right of withdrawal of ground or surface waters, or such other water rights as may be appurtenant to such property in such quantities as is sufficient to serve the real property. In the event there are no water rights, the property owner or developer shall pay to the City, in lieu thereof, a water rights acquisition fee of \$1,200 per equivalent residential unit. The rights or water rights acquisition fee must be paid before the plat is recorded.
3. Complete an archeological survey prior to disturbing ground.
4. Remove structures from Lot 23.
5. Design for the possibility of secondary access to Quintanilla Dr. and the extension of Madison St.
6. Show the 10' utility easement from the front lot line on the plat.
7. Rename Grace St.
8. Coordinate with the Grant PUD and Cascade Natural Gas to resolve easement issues.
9. To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer **can deviate from the standard and develop** shall 53' wide streets with 4' utility **easements abutting each side of**

the street as requested. ~~on the sides,~~ and Utility improvements **will be built** to Community Standards for all streets within the plat and shall connect the streets and utilities to existing improved City streets and utilities.

10. Address the comments of the Development Engineer and the City Surveyor prior to submittal of final plat.
11. Pay a park fee of \$9,528 (5% of the assessed value.)

Seconded by Commissioner Hepburn. Motion passes with two ayes and one nay (Commissioner Schmig).

Commissioner Nofziger returned to the meeting.

Stratford Road Booster Pump:

Associate Planner Vivian Ramsey stated that the City of Moses Lake submitted an application for a Shoreline Substantial Development Permit to install for the Stratford Rd. Booster Pump 2019 project. Components of this project include installing a water booster pump and vault, connecting pipes, and install fencing, concrete, and an electric vault. An 8" water pipe will be connected to a 12" pipe to improve water service to the neighborhood west of Stratford Rd. A request was made by the Colville Tribe to monitor while digging.

Questions/Comments:

Commissioner Hepburn commented on the archaeological study being made and Chair Nofziger asked what will become of the park that is there at the moment. Associate Planner Vivian Ramsey stated those areas that will be maintained with sod and grass and they are not planning on removing the benches. This will be an below ground project with parking.

Meeting opened up to a public hearing. There were no comments.

Action: Commissioner Hepburn moved to close the public hearing, seconded by Commissioner Davis. Motion carried unanimously.

Commissioner Schmig moved to approve the Stratford Road Booster Pump Project, seconded by Commissioner Hepburn. Motion carried unanimously.

Administrative Report:

Community Development Director, Kris Robbins discussed the Housing Grant Work Plan and how that draft ties in with the Legislative Updates. Staff chose to work on an overall update to the Comprehensive Plan and focusing on the Housing Action Plan.

She spoke about the water quality and how it has been an issue in Moses Lake over the last while. The Conservation District has been working with multiple agencies though Ecology to do a Watershed Council. In these first few months of starting from scratch, they found they have some responsibilities and decisions that have to be made and can only meet once a month for about two hours. She spoke about the committee and their

responsibilities and how the data will be centralized. The watershed council is a big entity with roughly 20-30 members with a benefit of obtaining more structure.

Commissioner Hepburn asked about the proportion of people that are elected to office in the council as opposed to people that are unelected. Community Development Director, Kris Robbins said she is uncertain at this time. He commented that they should be elected due to the fact that they will be making decisions that will directly affect the common people.

She also relayed information from the Council Meeting that week.

The Larson Rec Center was approved to move forward with the design work. It was originally proposed at 14,000 sq ft and is now a 30,000 sq ft proposed complex due to the existing building and the need for expansion of the Police Department. Bid numbers should also begin to come through soon. She stated that the Census is coming up so be sure to respond.

Planning Commission Questions and Comment

Commissioner Hepburn commented on the zones for Parks & Rec and his concern for making big projects as opposed to smaller ones.

Commissioner Davis asked about cargo containers and the one specifically on City property. He also mentioned the DNS published for two for the ones going in on Craig Street and what the requirements are for them.

Community Development Director, Kris Robbins stated they have been allowed in the code for quite some time. Commissioner Hepburn commented that there are local companies that sell these containers and asked why the City isn't requiring them as part of the selling of them that if a Conditional Use Permit is required that it should be attached to the sale of the unit. Community Development Director, Kris Robbins responded that they have tried but they disclose "permits may be required".

Commissioner Schmig asked how the City is preparing for the Coronavirus and that something should be published in the paper to avoid panic.

Commissioner Davis expressed his concern again about the traffic on Yonezawa when the Hospital and the Mormon Temple are built. Community Development Director, Kris Robbins stated that Yonezawa was built for this kind of proposed traffic.

Meeting adjourned at 8:15 PM by Chair Nofziger.

Chair, Nathan Nofziger