

MOSES LAKE PLANNING COMMISSION
Meeting on June 11, 2020

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

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

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

Staff Present: Virtual Zoom Meeting.

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

Secretary Jovita Cantu called roll. The following were:

Absent: Commissioner Schmig.

Action: Chair Nofziger announced that Commissioner Schmig submitted his letter of resignation and stated that he had approved it. There was some discussion regarding if the approval needed to be done by the City Mayor.

New Business:

City Engineer, Richard Law presented information regarding the proposal of the six-year transportation improvement plan. The six-year TIP is a required document to be included in the Statewide TIP. If the project is not listed on the six-year TIP it is not eligible to receive grant programs. Going forward, this TIP will be amended into the City's Comprehensive Plan and is also a budgeting tool for year to year spending transportation dollars.

Chair Nofziger asked about Valley and Stratford Road and if they were not included because they will be completed in 2020. Richard Law stated that Stratford Road was awarded contract recently and will be completed in 2020. Based on info for TBD dollars, they feel it will be a few years to save up enough money to complete it in the next few years. They discussed putting Valley Road on the list. They spoke about 3rd Avenue and expanding those improvements.

Commissioner Hepburn commented about the maintenance and resurfacing program that this list reflected. He would recommend that the City Council do something bigger than a maintenance plan. City Manager Allison Williams stated that the purpose bringing this matter before the Planning Commission was because they are the body tasked with

making recommendations to the City Council in terms of the overall implementation of the Comp Plan and Growth Plan.

Commissioner Mann asked about Yonezowa Blvd to Rd L and if everything was in place to get things done in 2021. City Engineer Richard Law stated that this project was being done in conjunction with the Groff Elementary School. State funding was requested and unfortunately that did not happen. Construction plans are in place and approved, however they are just waiting on funding. They also spoke about Hansen and Westlake Reconstruction and what that it includes road, curb, gutter, sidewalk to make it an urban type street. They discussed the confusion of Westshore Drive as opposed to Westlake Drive. It was a typographical error and it should be Westshore Drive.

They discussed the priority of some of the other items on the TIP and why some items were on the list. Commissioner Davis asked about the dollar amounts and if they were thousands. It was confirmed by Richard Law. They spoke about Broadway Extended, but it was stated that that particular area is not in our right of way. It is state right of way.

Commissioner Mann asked if Richard Law was comfortable with the way Yonezowa Blvd was set up now being that the Temple, Hospital, Confluence. He responded that is was designed for heavy traffic. They are looking at possibly doing something with the State regarding the traffic signal at Yonezowa. There was some discussion regarding the potential of an off-ramp off Division due to those new buildings coming in on Yonezowa. Chair Nofziger asked if there was a motion that needed to be made and City Manager Allison Williams stated that this information and feedback would be provided to the City Council on their June 23 hearing.

Tao Substantial Shoreline Development:

Due to technical difficulties connecting Planning Manager Vivian Ramsey, it was decided to move on to the next item of business.

Comprehensive Plan Update:

City Manager Allison Williams stated that the kick-off meeting happened the week prior and provided a timeline of events. She asked if there were any questions and there were none.

Tao Substantial Shoreline Development:

Interim Planning Manager Vivian Ramsey gave a brief summary of the application request. Commissioner Mann asked about the 25' buffer and if that was going to affect the new Master Plan. They spoke about how the City is enforcing the Shoreline Program and how these impact the water quality of Moses Lake. Unless it was reported to the City, it is difficult to monitor the shoreline development activity. Commissioner Hepburn stated he read that the work was done by Susan Tao without a permit and asked about it.

Vivian Ramsey explained the situation and it was asked that if she must mitigate it is because she had done something that was not part if the Shoreline Master Plan. Commissioner Hepburn asked that if it was our protocol to allow someone to substantially develop a shoreline without a permit and then offer mitigation as a correction.

City Manager Allison Williams stated that it is part of the process to be in compliance with the Shoreline Master Plan. Commissioner Hepburn asked about the code and if it was in the Staff Report. They discussed the process and it was asked what the Master Plan consists of. City Attorney Katherine Kenison attempted to answer the Commissioners questions and clarify the mitigation process in conjunction with Code Enforcement. Chair Nofziger asked about the qualifications about the applicant or can be advised on the process.

Commissioner Hepburn asked staff to include the strict verbiage regarding the code and if it can be directly quoted in the Staff Report. They don't need summarizations of the Code, just the actual quoted text. They discussed the legal basis of the Shoreline Master Plan. It was asked by Commissioner Hepburn if the homeowner must go back to Staff and represent to the Planning Commission in better compliance to the Shoreline Master Plan. Chair Nofziger suggested they open the public hearing and go from there.

At this time, the public hearing was opened. Anne Henning (1623 Legend Lane) agreed that the hearing be postponed to obtain more information.

There were no other individuals on the phone to speak on this matter.

Commissioner Mann moved to close the public hearing, seconded by Commissioner Davis, motion passes.

Commissioner Hepburn stated that if the proponent was present, they could have heard the arguments, answered questions and maybe provide some expert testimony.

Commissioner Hepburn moved to table this matter until the Proponent can be present and testify to direct questions. Seconded by Commissioner Davis. Motion passes.

Extending of Plat Approval:

Interim Planning Manager Vivian Ramsey discussed this matter as represented in the Staff Report and opened it to the planning commission for their consideration and recommendation. Chair Nofziger suggested that due to there being a number of larger plats, there may need to be a longer duration for those bigger projects such as if you are submitting three plats at the same time you get five years plus two years for each additional plat as it can be phased out. They asked if staff can clarify where this extension is coming from.

Interim Planning Manager Vivian Ramsey stated that in 2017 the City Council granted a three-year extension on Sun Terrace they had eight different plats associated together. She continued to state that they requested that the language be drafted that allowed for additional extensions. Commissioner Mann asked if the Hearing Examiner would be listening to the preliminary plat approvals. It was answered yes. He then who the plat administrator was? Interim Planning Manager Vivian Ramsey stated that it typically is the Community Development Director. He suggested a few changes and asked if City Council would approve the final plat and it was answered that the way the Code is written, the Hearing Examiner would be the one who would approve them.

The Commissioners agreed that Commissioner Mann would be working directly with Vivian Ramsey to review and modify the language for this approval. The matter was tabled.

Questions/Comments:

Commissioner Mann commented that it seemed like all the big projects were getting postponed at this time. Vivian Ramsey stated the representatives from the Temple were in town this week and they met the Building Officials and had a walk around. They requested to build on unplatted property and were granted permission by the City Council. Commissioner Davis asked if anyone knew what was going to happen to the old Hospital when we get the new one. It was moved and seconded to adjourn the meeting.

Meeting adjourned at 8:40 PM by Chair Nofziger.

Chair, Nathan Nofziger