

City of Moses Lake
Determination of Non- Significance
Notice of Availability of Draft Documents:
Comprehensive Plan, Future Land Use Map, Housing Action Plan,
And Notice of Public Hearings

September 1, 2021

Lead Agency: City of Moses Lake

Agency Contact: Vivian Ramsey, vramsey@cityofml.com, 509.764.3749

Determination of Non-Significance: The City of Moses Lake has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist and Supplemental Sheet for Non-project Actions, and draft documents: Comprehensive Plan, Future Land Use Map, and Housing Planned Action. This information is available at: www.cityofml.com.

This determination is based on the following findings and conclusions:

1. This is a non-project action setting goals and policies for the city.
2. Protections of the environment is inherently a goal of the draft Comprehensive Plan.
3. The City will adopt development regulations at a later date. These regulations are intended to provide further protections for the environment and critical areas.

Description of Proposal: The proposal, an update to the City's Comprehensive Plan is a non-project action that brings the city into compliance with the Growth Management Act. The Plan establishes the Vision for the community based on a variety of public outreach activities. The Comprehensive Plan addresses each element Land Use, Housing, Utilities, Capital Facilities, Transportation. The community Vision is proposed to be implemented through the goals and policies of the Comprehensive Plan that includes an analysis of existing conditions of each of the elements.

The updates include:

1. Revise City Comprehensive Plan Elements to address growth during the 2021-2038 planning period, land use plan and zoning changes to accommodate growth targets for population, housing and employment, transportation and capital facilities plans, and housekeeping and consistency amendments. This also includes updates to the City's Transportation Plan and Capital Facilities Plan.
2. Amend the Comprehensive Plan map and Zoning Map with individual locations or redesignation and/or rezoning.
3. Inclusion of new land use designations: Gateway Commercial, Downtown, and Residential Redevelopment Area.
4. Amendments and updates to comprehensive plan elements to ensure consistency with the City's review of its plans in light of state and regional plans, GMA requirements as well as community vision and needs.
5. Proposed overlays include Master Planned Resort (Preferred), Downtown Creative District, Broadway Revitalization Corridor, EPA Groundwater Institutional Control Boundary.
6. Proposed changes to the Urban Growth Area.

7. Updated Capital Facilities Plan.

Proponent: City of Moses Lake

Location: The study area consists of the Moses Lake city limits and the Moses Lake Urban Growth Area portion of the Grant County Urban Growth Area (UGA) boundary.

Comment and Review: The City of Moses Lake is requesting comments from citizens, agencies, tribes, and all interested parties on the Determination of Non-Significance (DNS) until September 16, 2021, by 5:00 p.m. All written comments should be directed to:

Vivian Ramsey, Planning Manager
City of Moses Lake
Community Development Department
509.764.3749
321 S. Balsam St.
Moses Lake WA 98837
Email: planning@cityofml.com

Public Hearings: The City of Moses Lake will also hold the following public hearings during which comment will be taken on the Draft Comprehensive Plan, Draft Future Land Use Map, Draft Housing Action Plan. Written comments may be submitted by 5:00 the day of the hearings (at the above addresses.)

Planning Commission: September 16, 2021 6:00 p.m.

City Council: October 26, 2021, 7:00 pm

Each meeting will be held at City Hall in the Council Chambers, 421 S. Balsam St.

Remote access is available for both hearings, please check the Moses Lake city website for contact www.cityofml.com.

Document Availability: The Draft Comprehensive Plan, Draft Future Land Use Map, Draft Housing Action Plan are available for review at Moses Lake City Civic Center Annex: 321 S Balsam St, Moses Lake, WA 98837. The Draft documents are posted on the City of Moses Lake's website at www.cityofml.com.

SEPA Responsible Official:

Responsible Official: Vivian Ramsey

Position/Title: Planning Manager, Department of Community Development

See "Comment and Review Above" for contact person and method to provide comments.

Signature: _____



Date: September 1, 2021



SEPA
ENVIRONMENTAL
CHECKLIST
(Integrated SEPA/GMA Process)

A. Background Information

Proposal: City of Moses Lake Comprehensive Plan 2021 Update

Applicant: Melissa Bethel, Community Development Director
509.764.3751
321 S Balsam St., Moses Lake WA 98837

Contact: Vivian Ramsey, Planning Manager
509.764.3749
321 Balsam St., Moses Lake WA 98837

Brief Description of the Proposal 's Scope and Nature

1. **General description:** Proposed overall update to the City's Comprehensive Plan. Plan updates are as outlined below.
 - a. Incorporate the 2021 City of Moss Lake Housing Action Plan by reference and revise the Housing Element policies and goals to reflect the Housing Action Plan recommendations
 - b. Update data and inventories
 - c. Amend goals and policies to reflect changes in the community since the last Comprehensive Plan Update.
 - d. Revise the future land use map and zoning map
2. **Site Acreage:** Applies citywide
3. **Number of dwelling units/buildings to be demolished:** N/A
4. **Number of dwelling units/buildings to be constructed:** N/A
5. **Square footage of Buildings to be demolished:** N/A
6. **Square footage of buildings to be constructed:** N/A
7. **Quantity of earth movement (in cubic yards):** N/A
8. **Proposed land use:** N/A
9. **Design features, including building height, number of stories and proposed exterior materials:** N/A
10. **Other:** N/A

Proposed timing or schedule (including phasing, if applicable): The Planning Commission will hold a public hearing on September 16, 2021. A public hearing and final action on the proposal by the City Council is scheduled for October 26, 2021.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Development regulations informed by the proposed Comprehensive Plan policies are proposed to occur in conjunction with future Moses Lake Municipal Code amendments. Zoning Code amendments will include the creation of minimum density. Staff will also evaluate

development standards for residential development consistent with the recommendations of the Housing Action Plan, which may result in Zoning Code amendments to allow more diverse housing types in single-family residential zones.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

The City Council will consider the Planning Commission's recommendation and adopt the Comprehensive Plan amendment by ordinance. The Grant County Commissioners will consider any changes to the Urban Growth Area designation

B. ENVIRONMENTAL ELEMENTS

Discussion of the individual Environmental Elements is not required for GMA actions per WAC 197-11-235.3.b.

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

SUMMARY

Project Summary: This proposal is an update of the City of Moses Lake Comprehensive Plan, in fulfillment of the Growth Management Act requirements. The Plan sets the community vision and supporting goals which inform the goals and policies for each of the required planning elements. The Comprehensive Plan incorporates by reference the city's Housing Action Plan and Housing Needs Assessment to supplement the Housing Element.

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives: The objectives of the proposal are as follows:

1. Provide a policy basis to implement the recommended actions of the Housing Action Plan and plan for the housing need of the coming 20 years.
2. Prevent underdevelopment of land resulting in reduced housing and jobs capacity
3. Provide a service-oriented government that works with all interests in the community to implement their vision
4. Ensure frequent and open communication as an operating principle in all city affairs
5. Encourage community organizations that highlight service and respond to issues and needs.

6. Ensure that land use, urban design, transportation and circulation policies, plans and projects in Moses Lake benefit existing and future populations in an equitable manner. Efforts should be made to promote health, safety, and the quality of life through responsive and responsible investment of public funds toward social and human services.
7. Foster an environment of safety and security for those who live in, work in, and visit Moses Lake, through long-term partnerships between residents, businesses, schools, Moses Lake Police Department, and other City staff, in crime intervention and safety enhancement programs.
8. Recognize the diverse population within the community and use a variety of participation techniques to reach all segments of the population, where appropriate, at a suitable level of involvement and effort for the issue at hand.
9. Encourage the participation of dedicated, community-oriented volunteers on City Boards and Commissions; aiming for a balance of representatives that reflect the diverse nature and interests of the community.

Specify the purpose and need to which the proposal is responding:

The purpose of the amendments is to provide a policy basis to meet the long-range goals of the community, as established through the visioning processes conducted in 2020 through 2021.

State the major conclusions, significant areas of controversy and uncertainty:

Staff anticipates that there may be comment through the public hearings and Council review process with some disagreement with the recommended land use designations.

A public hearing with the Planning Commission is scheduled for September 16, 2021. City Council will hold a public hearing on October 26, 2021.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action:

Issues to be resolved include the proposed Comprehensive Plan update and directions to guide city growth and development.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated:

The proposal is a non-project action to update the City of Moses Lake's Comprehensive Plan bringing the City into compliance with the Growth Management Act and adopting the Housing Action Plan by reference. Adoption of the proposed Comprehensive Plan update would not result in adverse environmental impacts. The proposed amendments consist primarily of broad policy and will not have immediate land use impacts. Future amendments to development regulations will be analyzed for environmental impacts.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore no mitigation measures are proposed.

Environmental Checklist-Supplemental Sheet for NonProject Actions

1. *How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?*
Adoption of the proposed update will not directly result in discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.
Production of noise: Adoption of the proposed amendments will not directly result in increased noise.
Proposed measures to avoid or reduce such increases are: These measures will be evaluated on a project level basis.
2. *How would the proposal be likely to affect plants, animals, fish or marine life?*
Adoption of the proposed comprehensive plan update will not increase potential impacts to plants and animals
Proposed measures to protect or conserve plants, animals, fish or marine life are: These measures will be evaluated on a project level basis.
3. *How would the proposal be likely to deplete energy or natural resources?*
Adoption of the proposed comprehensive plan update will not result in depletion of energy or natural resources.
Proposed measures to project or conserve energy and natural resources are:
These measures will be evaluated on a project-level basis.
4. *How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?*
Adoption of the proposal will not negatively affect environmentally sensitive areas or areas designated or eligible for governmental protection.
Proposed measures to protect such resources or to avoid or reduce impacts are:
Impacts to environmentally sensitive areas will be reviewed on a project level basis.
5. *How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?*
Adoption of the proposal will not affect any shoreline areas.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Adoption of the proposal will not affect any shoreline areas. Impacts to land and shoreline use will be evaluated on a project-level basis.
6. *How would the proposal be likely to increase demands on transportation or public services and utilities?* Adoption of the proposed amendments will not impact demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

These measures will be evaluated on a project-level basis.

7. *Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.*

The proposal is not expected to conflict with local, state or federal laws or requirements for the protection of the environment and is intended to maintain compliance with the Growth Management Act of Washington State. Annual Comprehensive Plan amendments within the City of Moses Lake are evaluated based on their compliance with GMA policies, Grant County Planning Policies and the City of Moses Lake's Comprehensive Plan goals and policies, as well as Comprehensive Plan amendment criteria, and other applicable laws.

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature

Devian Ramsey

Date Submitted

9/1/21