

BEFORE THE PLANNING COMMISSION/CITY COUNCIL OF THE  
CITY OF MOSES LAKE, WASHINGTON

IN THE MATTER OF THE SUN TERRACE NO. 6  
FINAL PLAT

FINDINGS OF FACT, CONCLUSIONS, AND  
DECISION

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1. HEARING BEFORE THE PLANNING COMMISSION.

- 1.1 Date. A public meeting was held upon proper notice before the Commission on June 28, 2018.
- 1.2 Proponent. Melvin Aho is the proponent of this plat.
- 1.3 Purpose. The proponent has submitted a 40-residential lot final plat for property which is legally described upon the plat. City staff has confirmed the property described on the plat is the property submitted for platting.
- 1.4 Evidence. The Commission considered the following materials in reaching its decision:
  - A. The final plat submitted April 3, 2018. Additional information was submitted on May
  - B. Staff report and attachments.

2. FINDINGS OF FACT BY THE PLANNING COMMISSION.

Based upon the evidence presented to them, the Commission makes the following findings of fact:

- 2.1 The proponent is the owner of the property.
- 2.2 The property is currently zoned R-1, Single Family Residential.

3. CONCLUSIONS BY THE PLANNING COMMISSION.

From the foregoing findings of fact the Commission makes the following conclusions:

- 3.1 The Planning Commission of the City of Moses Lake is vested with the authority to determine approval of plats.
- 3.2 It is in the best interests and welfare of the city's citizens to plat the property as proposed.
- 3.3 With conditions, the final plat is consistent with the conditions required for the preliminary plat approval and the plat alteration.
- 3.4 Conditions ensure that the required fees and reimbursements will be collected prior to the City recording the plat with the Grant County Auditor.
- 3.5 Conditions ensure that the required street frontage landscaping will be installed prior to a Certificate of Occupancy being issued for each lot.

4. DECISION OF THE PLANNING COMMISSION.

On the basis of the foregoing findings of fact and conclusions, it is the recommendation of the Planning Commission that the plat be approved with the following conditions:

- 4.1 The comments of the Development Engineer shall be addressed.
- 4.2 The plat shall not be recorded until the city fees and reimbursements are paid to the City of Moses Lake. This includes the fees noted in the MDNS, including the intersection improvement fee and wastewater capacity upgrade fee.

Approved by the Planning Commission on June 28, 2018.



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Nathan Nofziger  
Planning Commission Chair