

**MOSES LAKE PLANNING COMMISSION**  
**Meeting on July 16, 2020**

**Commissioners:** Chair Nathan Nofziger, Vice-Chair Charles Hepburn, Commissioners, Gary Mann, Anne Henning, 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	X	P	
Hepburn	P	P	P	P	P	P	P	P	X	P		
Mann	P	P	E	E	P	P	P	P	X	P		
Nofziger	P	P	P	P	P	P	P	P	X	P		
Schmig	P	P	P	P	P	P	P	E/P	X	A		
Henning												

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

**Staff Present:** Virtual Zoom Meeting.

The meeting was called to order at 7:05 p.m.

Secretary Jovita Cantu called roll. The following were:

**Absent:** Commissioner Davis.

**Action:** Commissioner Hepburn made a motion to not excuse Commissioner Davis' absence tonight. It was seconded by Commissioner Henning. Motion carried.

**Consent Agenda:**

**A. Minutes for June 11, 2020 and April 23, 2020**

Commissioner Henning felt it was necessary to abstain from voting on these minutes as she testified as a citizen on both occasions. Commissioner Hepburn moved to accept both meeting minutes, including the revision. Seconded by Commissioner Mann. Motion carried.

**Tao- Substantial Development Shoreline Permit**

It was moved and seconded to un-table this matter. Charity Duffy addressed this matter and provided additional information.

**Questions/Comments:**

Commissioner Henning asked about the approval from the Department of Ecology. She asked what form that approval was in. Charity Duffy stated it was a verbal approval. Commissioner Hepburn asked if the Proponent was with us. He asked if what the request was equivalent if they had come correctly and obtained a permit. Charity Duffy stated that she would have approved it without the hybrid methodology and just the bulkhead.

Commissioner Mann asked about the Fish and Game and they approved this? Charity Duffy stated yes, they issued an HPA for the methodology. It is a unique area. Commissioner Mann made a motion to approve with staff recommendations as presented June 11. Commissioner Hepburn seconded. There was one nay from Commissioner Henning. Motion passed.

**Extension of Preliminary Plat Approval:**

Interim Planning Manager, Vivian Ramsey asked if everyone received the comments. Commissioner Henning asked about the change of approval authority of extensions. Vivian Ramsey stated it was to expedite the process. City Manager, Allison Williams, stated that the final plat went with the Hearings Examiner, so the extensions of such was brought back in house. Commissioners discussed the code change and their concerns with extensions. Commissioners discussed the mechanisms and what they felt would be reasonable as far as an extension.

At this time, the public hearing was opened, and Associate Planner Amy Harris read the letter that was submitted by Aho Construction.

Commissioner Mann moved to close the public hearing and it was seconded by Commissioner Hepburn. Commissioner Hepburn asked for clarification regarding the “phasing” of construction. Chair Nofziger stated that you must submit all phases at once, so it takes years to get there. They continued to discuss the process of preliminary plat approvals.

Developing Engineer Manager Rob Harris stated that when standards have changed and Aho has been more than willing to accommodate when asked. They continued to discuss timelines and how important they are, and all the factors involved such as SEPA.

**Action:** Commissioner Hepburn moved to not change the code at this time. He is willing to look at this again if staff cannot find a solution through the state in regard to the hardship issues. Commissioner Mann seconded. Motion passed.

**Community Development Director Search Update:** City Manager, Allison Williams stated that they have gone through two rounds of applications and have a couple more applicants.

**Comprehensive Plan Housing Action Plan Update:** City Manager Allison Williams stated that they have their consultants on board and have done a preliminary audit on the existing comp plan. They have an upcoming stakeholder meeting and have invited Commissioner Nofziger and Commissioner Henning.

Meeting adjourned at 8:15 PM by Chair Nofziger.

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Chair, Nathan Nofziger