

Notice of Application and Public Hearing with Optional DNS



Project Name: GCRR 101-Commercial/Retail Building
File Numbers: LUA's 2016-0063, 2016-0064, 2016-0068

Description of Proposed Development: To construct a 3,600 square foot commercial/retail building with adjacent drive-through lane. The vacant parcel is within 200 feet of the shoreline but has no lake frontage.

Location and Size of Subject Area: The parcel is located at 125 N. Stratford Road. The total subject area is approximately 0.3 acres. There is railroad right-of-way between the site and the shoreline of Moses Lake.

Applicant's Name: GCRR 101 LLC, 845 106th Avenue NE Suite 100, Bellevue WA 98004

Date of Application: October 12, 2016. Additional information was submitted on Oct. 20 and Nov. 7, 2016.

Date Application Determined Complete: November 15, 2016

Applicable Project Permits: Shoreline Substantial Development Permit, and Conditional Use Permit

Required Studies: none

Required Permits and or approvals from the City of Moses Lake and other agencies with jurisdiction that are not part of the Application: Building Permit

Environmental Review: The City of Moses Lake has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted below.

No conditions have been identified that are needed to mitigate the adverse environmental impacts of the proposal. The project review process may include mitigation measures under applicable codes.

Existing Environmental Documents: Current SEPA checklist and existing MDNS dated January 11, 2011; Traffic memo dated January 29, 2016.

Consistent with the Comprehensive Plan Yes No

Applicable Development Regulations: City of Moses Lake Municipal Code Title 14 Environmental Regulations, Title 16 Buildings and Construction, Title 18 Zoning, Title 20 Development Review Process; City of Moses Lake Shorelines Management Master Plan.

Public Hearing Required Yes No

Public Hearing Information: January 12, 2017 at 7:00 p.m., Police Building, 401 S. Balsam

Comments on this proposal from public agencies with jurisdiction and comments on the environmental impacts of this proposal will be accepted until 5:00 p.m. on December 21, 2016. Comments on other aspects of this proposal from the general public will be accepted up to the date of the public hearing. Persons who want to be informed of future actions or the final decision on this proposal should provide their name and address to the project planner. The final decision on this proposal will be made within 120 days of the date of the notice of completeness and may be appealed according to the City appeal provisions specified in Moses Lake Municipal Code 20.11, Appeals. For more information, contact Daniel Leavitt at the City of Moses Lake, Community Development Department at (509)764-3749 or via e-mail at dleavitt@cityofml.com. Submit written comments or name and address to be added as a party-of-record to by mail to Daniel Leavitt, Associate Planner, City of Moses Lake Community Development Department, 321 S. Balsam, P.O. Box 1579, Moses Lake, WA 98837. Copies of the information related to this application are available for review at no charge at the address above.

Date of Notice: November 15, 2016