



CITY OF MOSES LAKE
STAFF REPORT

To: John Williams, City Manager
From: Gilbert Alvarado, Community Dev. Dir. /Deputy City Manager
Date: August 23, 2016
Proceeding Type: Consideration
Subject: Ordinance Amending MLMC 8.14 Nuisances

Legislative History:

• First Presentation:	August 23, 2016
• Second presentation:	
• Action:	Presentation

Staff Report Summary

Attached is an Ordinance amending MLMC 8.14, entitled Nuisances. At the last regular scheduled City Council meeting, the Council gave staff direction to bring back specific amendments to MLMC 8.14. See attached Ordinance. It should be noted that staff will also be bringing back to the Council amendments to MLMC 1.20 Civil Code Enforcement to address the one-hundred and fifty dollar (\$150) administrative fee; MLMC 8.20 Weed Control to address alley ways.

Background:

The City Council has had numerous Study Sessions and field visits to investigate how the City of Moses Lake has implemented Code Enforcement measures in general. The topic of weed control and property maintenance has been the primary focus.

Fiscal and Policy Implications

Amendments to MLMC 8.14, Nuisances would result in additional case loads for Code Enforcement that could have fiscal implication to those services provided.

Options

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none">Consider and approve the proposed amendments to MLMC 8.14	Abatement of grasses, weeds and other vegetation as proposed.
<ul style="list-style-type: none">Take no action	Abatement of grasses, weeds and other vegetation remains enforced under current provisions of MLMC 8.14.

Staff Recommendation

Staff recommends that the City Council consider the proposed amendment and provide direction to staff on how to proceed.

Attachments

A.	Ordinance
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Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel
N/A		

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 8.14 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "NUISANCES"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 8.14 of the Moses Lake Municipal Code entitled "Nuisances" is amended as follows:

8.14.030 Nuisance Defined. Each of the following conditions, unless otherwise permitted by law, is declared to constitute a public nuisance, and whenever the Code Enforcement Officer determines that any of these conditions exist upon any premises or in any stream, drainage way or wetlands, the officer may require or provide for the abatement thereof pursuant to this chapter.

- A. The existence of any trash, dirt, filth, and carcass of any animal, waste shrubs, accumulation of lawn or yard trimmings or other offensive matter.
- B. Defective or overflowing septic or sewage systems, and the existence of any noxious, foul, or putrid liquid or substance which poses a health hazard or creates a noxious odor.
- C. Any man-caused pool of standing or stagnant water, except storm drainage systems, which serves as a breeding area for insects.
- D. Accumulation of garbage, decaying vegetation, manure, dead animals, or other noxious things in a street or alley, or on public or private property to an extent injurious to the public health as determined by the Health Officer.
- E. All other acts, failure to act, occupations, or use of property which is determined by the Health Officer to be a menace to the health of the public.
- F. All limbs of trees which are less than seven (7) feet above the surface of any public sidewalk, or twelve (12) feet above the surface of any street.
- G. All buildings, other structures, or portions thereof which have been damaged by fire, decay, neglect, or have otherwise deteriorated or become dilapidated so as to endanger the safety of the public.
- H. All explosives, flammable liquids, and other dangerous substances stored or used in any manner in violation of the State Fire Code.
- I. The keeping or harboring of any dog, fowl, or other animal which by frequent or habitual howling, yelping, barking, crowing, or in the making of other noises, annoys or disturbs the public, or the habitual allowing of dogs kept at any one address to run at large in violation of Chapter 6.14 of the Moses Lake Municipal Code entitled "Miscellaneous Provisions".
- J. Making or causing to be made by any means whatsoever any noise of any kind which is a violation of Chapters 8.28 of the Moses Lake Municipal Code entitled "Noise Control".
- K. The frequent, repetitive, or continuous sound made by any secured, unsecured, or deteriorated membrane or sheet metal, being moved by the wind or other source, which unreasonably interferes with the peace, comfort and repose of adjacent property owners or possessors.
- L. Dumping, throwing, placing, leaving or causing or permitting to be dumped, thrown, placed or left, any filth, paper, cans, glass, rubbish, trash garbage, grass trimmings, shrub trimming, and shrubbery of any kind, in or upon any street, alley, sidewalk, ditch, or public or private property of another in the city.
- M. The erecting, maintaining, using, placing, depositing, leaving or permitting to be or remain in or upon any private lot, building, structure or premises, or in or upon any street, alley, sidewalk, park, parkway or other public or private place in the city, any one or more of the following

disorderly, disturbing, unsanitary, fly-producing, rat-harboring, disease-causing places, conditions or things:

1. Any putrid, unhealthy or unwholesome bones, meat, hides, skins, or whole or any part of any dead animal, fish or fowl, or waste parts of fish, vegetable or animal matter in any quantity; but nothing herein shall prevent the temporary retention of waste in approved covered receptacles.
 2. Any privies, vaults, cesspools, sumps, pits or like places which are not securely protected from flies and rats, or which are foul or malodorous.
 3. Any filthy, littered or trash-covered dwellings, cellars, house yards, barnyards, stable yards, factory yards, vacant areas in the rear of stores, vacant lots, houses, buildings or premises.
 4. Any animal manure in any quantity which is not securely protected from flies or weather conditions, or which is kept or handled in violation of any ordinance of the city.
 5. Any poison oak or poison ivy, Russian thistle or other noxious weeds, as defined by Chapter 8.22 of the Moses Lake Municipal Code entitled "Noxious Weed Control" whether growing or otherwise; but nothing herein shall prevent the temporary retention of such weeds in approved covered receptacles.
 6. Any bottles, cans, glass, ashes, small pieces of scrap iron, wire, metal articles, bric-a-brac, broken crockery, broken glass, broken plaster and all such trash, or abandoned material, unless it is kept in approved covered bins or galvanized iron receptacles.
 7. Any trash, litter, rags, accumulations or empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing hay, straw or other packing material, lumber not neatly piled, scrap iron, tin or other metal not neatly piled, or anything whatsoever in which flies or rats may breed or multiply or which may be a fire hazard.
- N. The permitting to remain outside any dwelling, building, or other structure, or within any unoccupied or abandoned building, dwelling, or other structure, in a place accessible to children, any abandoned, unattended, or discarded ice chest, refrigerator or other airtight contained, which does not have the door, lid or other locking device removed.
- O. Any pit, hole, basin or excavation which is unguarded or dangerous to life or has been abandoned, or is no longer used for the purpose constructed, or is maintained contrary to statutes, ordinances, or regulations.
- P. Any well or storage tank permitted to remain on any public or private property without being securely closed or barring any entrance or trap door thereto, or without filling or capping any well.
- Q. The repair or abandonment of any automobile, truck, or other motor vehicle of any kind upon the public streets or alleys of the city.
- R. The keeping or permitting the existence of any bees or other insects, reptiles, rodents, fowl, or any other animals, domestic or wild, in any manner contrary to law, or which affect the safety of the public.
- S. The existence of any fence, other structure, or thing on private or public property abutting or fronting upon any public street, sidewalk, or place, which is sagging, leaning, fallen, decayed or is otherwise dilapidated and creating an unsafe condition.
- T. The existence of any vine, shrub, or plant growing on, around, or in front of any fire hydrant, utility pole, utility box, or any other appliance or facility provided for fire protection, public or private utility purposes in such a way as to obscure from view or impair access thereto.

U. Except for any designated public park land, natural area, or environmentally sensitive area, or any undeveloped parcels of land not adjacent to developed areas or which are used for agricultural purposes, all grasses, weeds, or other vegetation growing or which has grown and died, which is determined to be a fire or safety hazard or a nuisance to persons, shall not exceed twelve inches (12") in height measured above the ground.

1. The above exception may be waived and additional maintenance required by the Code Enforcement Officer if he determines such action is necessary to protect the safety of persons or adjoining property.
2. All maintenance shall be done in a manner so that soil stability will not be disrupted or disturbed. Grass, weed, or vegetation control shall not include plowing, discing, or scraping the soil to eliminate the grasses, weeds, or other vegetation unless a soil stabilization plan, which will minimize blowing dust and maintain soil stability and which shall be approved by the city prior to any plowing, discing, or scraping, is implemented immediately.

Compliance shall be required as follows:

- ~~1. Property with no sidewalks/activity trail or residential dwelling on the property shall be exempt.~~
- ~~2. Property with sidewalks/activity trail but no residential dwelling shall be required to control vegetation ten feet (10') from the back of the sidewalks/activity trail.~~
- ~~3. Property with sidewalks/activity trail and a residential dwelling shall be required to control vegetation on the entire piece of property.~~

1. Undeveloped property shall be required to control all grasses, weeds, and other vegetation on the entire piece of property.
2. Developed property shall be required to control all grasses, weeds, and other vegetation twenty feet (20') from the back of sidewalk/activity trail.

V. The existence of any dead, diseased, infected, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons.

W. The existence of any accumulation of materials or objects in a location when the same endangers property, safety or constitutes a fire hazard.

X. The depositing or burning or causing to be deposited or burned in any street, alley, sidewalk, parkway or other public place which is open to travel, of any hay, straw, paper, wood, boards, boxes, leaves, manure or other rubbish or material.

Y. The storage or keeping on any premises for more than thirty days of any used or unused building materials as defined in Section 8.14.010 (F), whose retail cost new would exceed one hundred dollars, without a special permit from the building official; provided, that nothing herein shall:

1. Prohibit such storage without a permit when done in conjunction with a construction project for which a building permit has been issued and which is being prosecuted diligently to completion.
2. Prohibit such storage without a permit upon the premises of a bona fide lumber yard, dealer in building materials or other commercial enterprise when the same is permitted under the zoning ordinance and other applicable laws.
3. Make lawful any such storage or keeping when it is prohibited by other ordinances or laws.

- Z. The existence on any premises of any unused and abandoned trailer, house trailer, automobile, boat or other vehicle or major parts thereof.
- AA. The keeping or maintenance in any area on private property which is clearly visible from a public street, sidewalk, park or other public area any accumulation, collection or untidy storage of any of the following: old appliances or parts thereof; old iron, steel, aluminum or other metal; inoperable vehicles, vehicle parts, machinery or equipment; mattresses, bedding, clothing, rags or cloth; straw, packing materials, cardboard or paper, tin cans, wire, bottles, glass, cans, barrels, bins, boxes, containers, ashes, plaster or cement; or wood. This determination shall not apply to conditions completely enclosed within a building or fencing so as not to be visible from public property.
- BB. The keeping, permitting or harboring of any fowl, pigeons, rabbits, hoofed or cloven footed animals, except for caged birds kept within a residence or business.
- CC. The depositing of any debris, vegetation, lawn clippings, lumber piles, wood piles, auto parts or bodies, garbage and the like, or storing of any material of any kind, provided that in residential zones that shall include garbage cans or refuse containers in the alleys of the city, except on garbage pickup day.
- DD. The existence of graffiti, which is defined as a defacing, damaging, or destructive inscription, figure or design painted, drawn or the like, on the exterior of any building, fence, gate, or other structures or on rocks, bridges, trees, or other real or personal property.
- EE. The locating of automobiles, trucks, recreational vehicles, trailers, boats, or any other vehicles, vessels, or the like for the purpose of advertising its sale on property located in any commercial or industrial zone not owned by the seller.
- FF. The permitting of any condition or situation where the soil has been disrupted, disturbed, or destabilized so as to allow blowing dust to exist.
- GG. The existence on any premise any unsecured, unused, or abandoned building or structures.
- HH. For any building the existence of any broken glass in windows or doors for more than thirty (30) days.
- II. Buildings or portions thereof that have faulty weather protection, such as openings in walls and roofs. Faulty weather protection shall include temporary weather barriers, such as tarps, plastic or similar material, left in place for more than thirty (30) days.
- JJ. Any building which has a window, door, or other exterior opening closed by extrinsic devices or some other manner, with material that has not been painted to match or compliment the buildings exterior or remains boarded up for more than sixty (60) days.
- KK. Any boarded up building that remains boarded up for more than ninety (90) days.
- LL. Permitting any violation of RCW 59.18.510 in any rental dwelling unit.
- MM. Criminal street gangs and any pattern of criminal street gang activity are each declared to be a public nuisance in violation of this chapter and other applicable code provisions, including but not limited to the Uniform Code for the Abatement of Dangerous Buildings and State Housing Code, subject to abatement through all available means. In addition thereto and without limitation, any pattern of criminal street gang activity upon, and the presence and use of property by, a criminal street gang, with the owner's knowledge or consent, constitutes a public nuisance and grounds for revocation of any permit or license regulating or authorizing the use of such property.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on

Todd Voth, Mayor

ATTEST:

W. Robert Taylor, Finance Director

APPROVED AS TO FORM:

Katherine L. Kenison, City Attorney



CITY OF MOSES LAKE STAFF REPORT

To: John Williams, City Manager
From: Gary Harer, Municipal Services Director
Date: August 23, 2016
Proceeding Type: Consideration
Subject: Ordinance –Amend MLMC Chapter 17.06 - Definitions

Legislative History:	
• First Presentation:	August 23, 2016
• Second Presentation	
• Action	Consideration

Staff Report Summary

Attached is an Ordinance amending Moses Lake Municipal Code 17.06 Entitled "Definitions". The amendment adds a definition for a Cul-de-sac and a Cul-de-sac bulb. Furthermore, it amends the definition for a short plat, as recommended by the City Attorney and the Community Development Department.

Background

A cul-de-sac is often referred as the cul-de-sac bulb instead of the type of street, which often becomes confusing. The added definitions are from the Webster dictionary. There is a detail for a temporary cul-de-sac in the City's Community Street and Utility Standards.

Fiscal and Policy Implications

None

Options

Option	Results
<ul style="list-style-type: none">• Approve the ordinance	Clarifies the definitions
<ul style="list-style-type: none">• Take no action.	MLMC 17.06 will remain the same

Staff Recommendation

Staff recommends the Council to approve the attached ordinance.

Attachments

A.	Ordinance
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Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel
<ul style="list-style-type: none">• Reviewed July 1, 2016	Ordinance - Amend MLMC 17.06	<i>City Attorney, Katherine Kenison</i>

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17.06 OF THE MOSES LAKE MUNICIPAL
CODE ENTITLED DEFINITIONS

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 17.06 of the Moses Lake Municipal Code entitled "Definitions" is amended as follows:

17.06.108 Cul-de-sac: A street with no outlet, commonly referred to as a dead end street.

17.06.109 Cul-de-sac Bulb: The circular turn around at the end of a cul-de-sac.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on September 13, 2016.

Todd Voth, Mayor

ATTEST:

W. Robert Taylor, Finance Director

APPROVED AS TO FORM:

Katherine L. Kenison, City Attorney



CITY OF MOSES LAKE
STAFF REPORT

To: John Williams, City Manager
From: Gary Harer, Municipal Services Director
Date: August 23, 2016
Proceeding Type: Consideration
Subject: Ordinance –Amend MLMC Chapter 17.24 - Improvements

Legislative History:

• First Presentation:	August 23, 2016
• Second Presentation	
• Action	Consideration

Staff Report Summary

Attached is an Ordinance amending Moses Lake Municipal Code (MLMC) 17.24 Entitled "Improvements". The main changes include:

- Consolidating the conditions for city participation for water, sewer, stormwater, and street improvements by adding them to MLMC 17.24.020.
- The conditions when cul-de-sac streets may be approved.
- The conditions when a temporary cul-de-sac bulb is allowed.

Background

The Planning Commission requested staff to amend MLMC 17.24 to allow temporary cul-de-sacs, under certain conditions, without requesting a deviation. Staff took the opportunity to propose additional changes to clarify the requirements within this code

Fiscal and Policy Implications

None

Options

Option	Results
<ul style="list-style-type: none">• Approve the ordinance	The proposed changes will be codified
<ul style="list-style-type: none">• Take no action.	MLMC 17.24 will remain the same

Staff Recommendation

Staff recommends the Council to approve the attached ordinance.

Attachments

A.	Ordinance
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Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel
<ul style="list-style-type: none">• Reviewed July 1, 2016	Ordinance - Amend MLMC 17.24	City Attorney, Katherine Kenison

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17.24 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "IMPROVEMENTS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 17.24 of the Moses Lake Municipal Code entitled "Improvements" is amended as follows:

17.24.020 City Participation:

- A. The City may participate in the cost of street improvements and over-sizing municipal utility improvements that are not required of the applicant. Examples of these types of improvements include one-half street improvements, over sizing municipal utility mains and lift stations, street extensions, activity trails, stormwater improvements, and extensions of municipal utilities. The City will reimburse the owner of the subdivision for the agreed cost for the additional street and municipal utility improvements after the construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for the reimbursement by the City is sent to the owner of the Subdivision prior to construction.
- B. This chapter shall not be construed to establish an affirmative obligation upon the City to participate in any project. The City's participation is limited by the funds available, priority of projects throughout the City, and the desirability of a particular project.

17.24.030 Streets:

- A. ~~All streets within right-of-way that are dedicated on a plat, and adjacent streets within existing right-of-way that are not serviced and maintained by the City, shall be constructed by the applicant for the full width, from back-of-sidewalk to back-of-sidewalk, to current Community Street and Utility Standards. Where the subdivision is adjacent to streets that are serviced and maintained by the City, the applicant will only be required to improve the portion of the street on the subdivision side of the centerline to current Community Street and Utility Standards. The applicant is responsible for constructing all the streets within the subdivision full width, and all the streets adjacent to the subdivision half width. Except, the applicant shall be responsible for constructing the adjacent streets full width if the City determines that the use within the subdivision requires full width streets.~~
- B. ~~The City may negotiate with the owner of the subdivision to install street improvements beyond the subdivision, which improvements will connect existing improved streets to the owner's subdivision; or to improve existing streets that are maintained and serviced by the City, within or adjacent to the owner's subdivision. All negotiated reimbursements for additional street improvements will be paid to the applicant after the project is complete and accepted by City Council. No approval for reimbursement is authorized by the City unless a written approval by the City for said reimbursement is sent to the owner of the subdivision prior to construction. Cul-de-sacs may be approved when they do not hinder the connectivity of streets in the surrounding neighborhoods. Where cul-de-sacs are approved, they shall terminate in a cul-de-sac bulb unless they meet all the following criteria:~~
 - 1. No more than one lot has sole access from the cul-de-sac.
 - 2. The end of the street right-of-way terminates at the plat boundary.
 - 3. The adjacent property is not platted.
 - 4. The street should continue through the adjacent property when it is developed.

5. The length of the cul-de-sac is less than 175 feet.
6. An end of roadway barricade is installed at the end of the cul-de-sac.
- C. Temporary cul-de-sac bulbs, in lieu of a permanent cul-de-sac bulb, are allowed to be constructed when all the following criteria are met:
 1. The street is expected to be extended within the next five years.
 2. The developer signs a covenant to construct a permanent cul-de-sac in five years.
 3. The design for the permanent cul-de-sac bulb is included in the street construction plans.
 4. The right-of-way required for a permanent cul-de-sac and bulb is dedicated to the City on the plat.

17.24.040 Water Mains:

- A. The applicant shall install water main improvements for the full length of all streets within and adjacent to the subdivision, unless the Municipal Services Director determines that the additional water main provides no additional benefit.
- ~~B. The City may negotiate with the owner of the subdivision to install water mains larger than required by the Community Street and Utility Standards, to implement the development of the Comprehensive Plan for trunk mains to serve areas other than the owner's subdivision. The City will negotiate the installation of oversized water main and reimburse the owner of the subdivision for the additional cost for the larger water main after construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for reimbursement by the City is sent to the owner of the subdivision prior to construction. Fire hydrants are not required to be installed when water mains are installed through or adjacent to property other than the proposed subdivision.~~
- ~~C. When water mains are installed through or adjacent to property other than the proposed subdivision, fire hydrants are not required except within the proposed subdivision.~~

17.24.050 Sewer Mains:

- A. The applicant shall install sewer main improvements for the full length of streets within and adjacent to the subdivision, unless the Municipal Services Director determines that the additional sewer main provides no additional benefit.
- ~~B. The City may negotiate with the owner of the subdivision to install sewer mains, lift stations, and force mains larger than required by the Community Street and Utility Standards, to implement the development of the Comprehensive Plan for sewer service to areas other than the subdivision. The City will negotiate the installation of oversized sewer mains, lift stations, and force mains, and reimburse the owner of the subdivision for the additional cost for the larger sewer mains, lift stations, and force mains after construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for reimbursement by the City is sent to the owner of the subdivision prior to construction.~~

17.24.060 Storm Drainage:

- A. All drainage in and through the subdivision shall be the responsibility of the applicant. Since stormwater is part of the street improvements, the applicant shall install the stormwater improvements in accordance with MLMC 17.24.030.A

B. The City Engineer may approve plans submitted by the applicant's engineer to divert or enclose natural drainage in and through the subdivision. The applicant shall bear all costs associated with diverting or enclosing natural drainage.

C. All storm drainage in City streets shall drain from the asphalt to concrete gutters, then to approved stormwater structures such as catch basins and drywells. All stormwater between stormwater structures shall be in underground pipes.

~~D. The City may require the applicant to install street drainage facilities that are over and above the subdivision requirements, to provide for storm sewer service to areas other than the subdivision. The City will negotiate the installation of additional street drainage facilities, and reimburse the owner of the subdivision for the additional cost after construction is complete and accepted by the City Council. No approval is authorized by the City unless a written approval for reimbursement by the city is sent to the owner of the subdivision prior to construction.~~

~~DE. Washington State Department of Ecology approval is required for all stormwater facilities before construction plans will be approved.~~

~~17.24.080 Activity Trails and Pedestrian Paths: The City may negotiate with the owner of the subdivision to install activity trails or pedestrian paths beyond the subdivision, which trails or paths will connect to existing activity trails, pedestrian paths, and sidewalks beyond the subdivision. All negotiated reimbursements for additional activity trails or pedestrian paths will be paid to the owner of the subdivision after the project is completed and accepted by City Council. No approval for reimbursement is authorized by the City unless a written approval by the City for said reimbursement is sent to the owner of the subdivision prior to construction. Pedestrian Paths and Activity Trails: Pedestrian paths and activity trails shall be constructed in accordance with MLMC 17.21.040.~~

17.24.100 Construction Plans:

A. Construction plans ~~are required~~ shall to be submitted by the applicant and approved by the Municipal Services Director prior to construction.

B. Preliminary construction plan sets shall consist of three (3) complete sets.

C. All construction plans shall be stamped by a professional engineer. The plans shall show all required improvements.

D. A plan check fee shall be due when the three (3) sets of preliminary construction plans are submitted to the Municipal Services Department, in accordance with Chapter 3.54.

E. Sheet size shall be twenty-four inches (24") by thirty-six inches (36") and shall have a border of one inch (1") on the left margin and one half inch (½") on the remaining three margins. The scale shall be five feet (5') vertically and forty feet (40') horizontally.

F. Plans shall show locations of all improvements with respect to the centerline stationing of the streets. Vertical and horizontal alignment shall be shown for all improvements.

G. Approved construction plans will be returned to the applicant after the plans are acceptable by the Municipal Services Director, and after the applicant provides two (2) full sets of acceptable construction plans on permanent reproducible mylar.

H. The Municipal Services Director may approve deviations to the requirements for construction plans.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on September 13, 2016.

Todd Voth, Mayor

ATTEST:

W. Robert Taylor, Finance Director

APPROVED AS TO FORM:

Katherine L. Kenison, City Attorney



CITY OF MOSES LAKE STAFF REPORT

To: John Williams, City Manager
From: Gilbert Alvarado, Community Dev. Dir. / Deputy City Manager
Date: August 23, 2016
Proceeding Type: Motion
Subject: Request to Reconsider Resolution No. 3624 & Waive Required Covenant

Legislative History:

• First Presentation:	July 12, 2016
• Second presentation:	August 23, 2016
• Action:	Motion

Staff Report Summary

Community Development has received a letter from Chris Ries, on behalf of Lee Gerber, Sagebrush Holding LLC, requesting reconsideration of a previous City Council action involving his client's property. See attached letter. The City Council granted Mr. Gerber a building permit on unplatted property in accordance to the provisions of MLMC 16.020.040, Unplatted Areas.

Background

On July 12, 2016 the City Council considered a request from Mr. Gerber for a building permit on an unplatted piece of property he owns. A building permit cannot be issued on unplatted property in accordance to MLMC 16.02.040, unless the City Council finds that the public interest will not be adversely affected by the issuance of such a permit. The City Council determined that the public interests would not be affected and Mr. Gerber was granted a building permit along with the requirement that a Covenant be signed insuring future infrastructure abutting the subject site.

Fiscal and Policy Implications

N/A

Options

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none">Consider the request and remove the requirement for a Covenant.	<i>The request for a building permit is granted with no requirement for a Covenant for future infrastructure.</i>
<ul style="list-style-type: none">Take no action	<i>The initial City Council approval remains in place and a Covenant is required to be signed with the issuance of a building permit.</i>

Staff Recommendation

Staff recommends that City Council consider the request and provide direction to staff on how to proceed with the Resolution in place.

Attachments

A	Resolution No. 3624
B	Chris Ries Letter

Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel

RESOLUTION NO. 3624

A RESOLUTION ALLOWING SAGEBRUSH HOLDING, LLC TO BUILD ON UNPLATTED PROPERTY

RECITALS:

1. Moses Lake Municipal Code 16.12.030 allows for the issuance of a building permit to a proponent who wishes to build on unplatted property after a resolution from the City Council.
3. Sagebrush Holding, LLC has requested the City Council to allow building on unplatted property described as follows (herein the "Property"):

That portion of the south half of the Southwest Quarter of Section 30, Township 19 North, Range 28 East, W.M., County of Grant, State of Washington, as delineated and described on the Record of Survey Drawing prepared by Western Pacific Engineering and Survey, Inc., dated April, 2014, lying southerly of the parcel described in the Warranty Deed Filed under Grant County Auditor File Number 572365, and lying west of the following described line: Commencing at a 2" aluminum cap marking the southeast corner of the Southwest Quarter of said Section 30; Thence North 88°57'10" West, coincident with the south line of the said Southwest Quarter, a distance of 1533.15 Feet to the beginning of the line; Thence North 00°30'20" East a distance of 439.47 Feet, more or less to the said southerly right of way boundary for said State Route 90 and the terminus of said line.

RESOLVED:

1. Applicant, Sagebrush Holding, LLC, shall be allowed to construct a 3,000 square foot building on the westerly one-half of the Property, located adjacent to South Frontage Road East. This grant is personal to Applicant and is specific to the building activity proposed by Applicant.
2. Given the unique location of the Property, the City Council finds that it would be impractical to require the extension of City water and sewer utilities to the Property and the mandatory connection requirement is hereby waived. The City Council further finds that the Property is isolated, is surrounded on two sides by publicly owned property, that the formal platting process would provide no additional benefit to the City, and that the public interest will not be adversely affected by this grant.
3. Applicant shall be required to comply with the requirements of the Moses Lake Fire Department regarding required fire flow and fire protection plan as a condition of this grant.
4. This grant is conditioned upon Applicant's execution of a binding covenant running with the land which requires the installation of infrastructure, including deficient infrastructure, in accordance with the City's current development standards at the time of installation.

Adopted by the City Council on July 12, 2016.

ATTEST:

Todd Voth, Mayor

W. Robert Taylor, Finance Director

RIES LAW FIRM, P.S.

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CHRISTOPHER F. RIES

(509) 765-4437
FAX (509) 765-4491
E-MAIL: chrifr@rieslawfirm.com

August 5, 2016

Mr. Gilbert Alvarado, Director
Community Development
Post Office Box 1579
Moses Lake, Washington 98837

Re: *Sagebrush Holding, LLC*

RECEIVED
COMMUNITY DEVELOPMENT

AUG 5 2016

PLANNING AND BUILDING
CITY OF MOSES LAKE

Dear Mr. Alvarado:

I am writing to you on behalf of Sagebrush Holding, LLC, and its principal, Lee Gerber. On July 12, 2016, the City Council approved a resolution allowing Sagebrush Holding, LLC, to build on unplatted property located on 6171 South Frontage Road on condition that Sagebrush Holding, LLC, execute a covenant to extend water and sewer services to the property on demand of the City (the "Covenant"). The purpose of this letter is to request the City Council reconsider requiring execution of the Covenant as a condition to building on the property.

The building site lies on the same property as Pacific Northwest Mechanical, LLC's, 12,000 square foot commercial shop located south of I-90 and across from the Moses Lake Country Club. At the time permission was sought to construct that shop, the City did not require such a covenant. The minutes from November 26, 2013 state:

Gilbert Alvarado, Community Development Director, stated that the closest water and sewer is north of I-90. Because the area surrounding Mr. Hansen's property is owned by either the state or federal governments and development requiring water and sewer service to the area. He Pointed out that connection to city sewer is not required if the property is more than 200' from a sewer main, which is the situation with this property. City water service is not required if the property has water from a system approved by the Department of Health.

There was some discussion by the Council concerning development in this area and it was pointed out that none of the property beyond Mr. Hansen's is even in the Urban Growth Area so the City is not anticipating in growth in that area.

A copy of the resolution is enclosed for your convenience.

Mr. Gilbert Alvarado

August 5, 2016

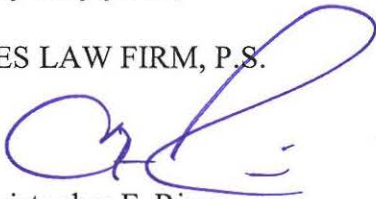
Page 2

The circumstances have not changed. The property is bounded on the west by land owned by the United States of America, to the south by land owned by the State of Washington and to the north by I-90. The property has an approved well. As was the case in 2013, the City does not anticipate extending water and sewer service to the area. Accordingly, the Covenant will serve as an unnecessary cloud on title.

For the very same reasons that the building permit was approved in 2013 without a covenant, Sagebrush Holding, LLC, and Mr. Gerber respectfully request the Council reconsider the July 12, 2016, resolution and waive the requirement of the Covenant.

Very truly yours,

RIES LAW FIRM, P.S.



Christopher F. Ries

CFR:db
Enclosure

RECEIVED
COMMUNITY DEVELOPMENT

AUG 5 2016

PLANNING AND BUILDING
CITY OF MOSES LAKE

RESOLUTION NO. 3418

YOTA RESOLUTION PROPERTY ALLOWING MICHAEL B. HANSEN TO BUILD ON UNPLATTED

RECITALS:

1. Moses Lake Municipal Code 16.12.030 allows for the issuance of a building permit to a proponent who wishes to build on unplatted property after a resolution from the City Council.
3. Michael B. Hansen has requested the City Council to allow building on unplatted property described as follows:

Tax #9205 in S1/2 S1/2 less Tax #12514 in Section 30, Township 19N, Range 28, E.W.M.

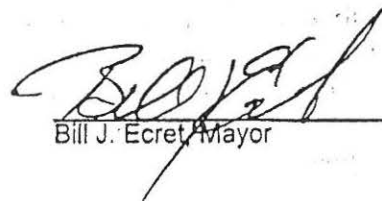
RESOLVED:

1. That Michael B. Hansen be allowed to construct a 12,000 square foot commercial building on unplatted property located adjacent to South Frontage Road East.

Adopted by the City Council on November 26, 2013.

ATTEST:


W. Robert Taylor, Finance Director


Bill J. Ecret, Mayor

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AUG 5 2016

PLANNING AND BUILDING
CITY OF MOSES LAKE



COPY

RESOLUTION - BUILD ON UNPLATTED PROPERTY - HANSEN

Mick Hansen requested permission to build a 12,000 square foot commercial shop building on unplatted property, described as Tax #9205, located south of I-90 and across from the Moses Lake Country Club. There is private water and sewer available on the site.

1126-A

V25

P. 7445

The resolution allowing Michael B. Hansen to build on unplatted property was read by title only.

Gilbert Alvarado, Community Development Director, stated that the closest water and sewer is north of I-90. Because the area surrounding Mr. Hansen's property is owned by either the state or federal governments and development requiring water and sewer is unlikely, the City has no plans to extend water and sewer service to the area. He pointed out that connection to city sewer is not required if the property is more than 200' from a sewer main, which is the situation with this property. City water service is not required if the property has water from a system approved by the Department of Health.

There was some discussion by the Council concerning development in this area and it was pointed out that none of the property beyond Mr. Hansen's is even in the Urban Growth Area so the City is not anticipating in growth in that area.

Action Taken: Dr. Curnel moved that the resolution be adopted, seconded by Mr. Avila, and passed unanimously.

RECEIVED
COMMUNITY DEVELOPMENT

AUG 5 2016

PLANNING AND BUILDING
CITY OF MOSES LAKE

1126-A

TO COUNCIL

Nov. 26, 2013



CITY OF MOSES LAKE
STAFF REPORT

To: John Williams, City Manager
From: Gilbert Alvarado, Community Dev. Director/Deputy City Manager
Date: August 23, 2016
Proceeding Type: MOTION
Subject: Resolution – Molitor Request to Build on Unplatted Property

Legislative History:

- | | |
|------------------------|-----------------|
| • First Presentation: | August 23, 2016 |
| • Second presentation: | |
| • Action: | Resolution |

Staff Report Summary

Community Development has received a building permit application from Tim and Sarah Molitor for the construction of a single family dwelling at 3921 W. Peninsula Drive. The subject site does not currently meet our development standards and is unplatted. The Molitors have requested permission to build on unplatted property and have agreed to begin the platting process.

Background

A building permit cannot be issued on unplatted property in accordance with MLMC 16.02.040 unless the City Council finds that the public interest will not be adversely affected by the issuance of such a permit. See attached.

Fiscal and Policy Implications

N/A

Options

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none">• <i>Consider the building permit application request</i>	Find that the request meets the provisions of MLMC 16.02.040 and grant the building permit
<ul style="list-style-type: none">• <i>Take no action</i>	No building permit is granted

Staff Recommendation

Staff recommends that the City Council approve the request for a building permit with the stipulation that the property be platted within one year.

Attachments

A.	Building Permit Application
B.	Map
C.	Resolution

Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel

RESOLUTION NO. 3633

A RESOLUTION ALLOWING TIM AND SARAH MOLITOR TO BUILD ON UNPLATTED PROPERTY OWNED BY MOLITOR HOLDINGS, LLC

RECITALS:

1. Moses Lake Municipal Code 16.02.040 allows for the issuance of a building permit to a proponent who wishes to build on unplatted property after a resolution from the City Council.
2. Tim and Sarah Molitor requested the City Council to allow them to build on unplatted property owned by Molitor Holdings, LLC described as follows:

Tax# 3441 Beginning at the intersection of the Southwesterly and the Northwesterly Boundary Line of Battery Orchard Tract 39, according to the plat thereof, thence Northeasterly along the Northwesterly boundary line of said Tract 39 a distance of 200 Feet to a Point of Beginning; Thence continue along said Northwesterly boundary line a distance of 200 Feet; Thence Southeasterly parallel with the Southwesterly boundary line of said Tract 39 to the water line of Moses Lake; Thence Southwesterly along the water line a distance of 200 Feet measured at right angle from the Southwesterly boundary line of said Tract 39; Thence Northwesterly parallel with the Southwesterly boundary line to the Point of Beginning.

RESOLVED:

1. That Tim and Sarah Molitor be allowed to construct a single family home on unplatted property owned by Molitor Holdings, LLC on the property described above, with the stipulation that the property be platted within one year. The permission granted is personal to Tim and Sarah Molitor and does not run with the land.

Adopted by the City Council on August 23, 2016.

ATTEST:

Todd Voth, Mayor

W. Robert Taylor, Finance Director

August 10, 2016

TO: Building Official
Community Development Director
Development Engineering Manager
Fire Department
Municipal Service Director
Public Works Director

FROM: Planning Department – Billie Jo

RE: Request to build on un-platted property located at 3921 W. Peninsula Drive –
Tim and Sarah Molitor

Tim and Sarah Molitor submitted a building permit application to construct a 5,628 square foot, single family dwelling at 3921 W. Peninsula Drive. The property is un-platted. The original Battery Orchard Tract 39 has previously been divided into three parcels.

The Molitor's submitted the attached request for City Council approval to build on the un-platted property. The request is tentatively scheduled for August 23, 2016 City Council Agenda.

You are invited to review the referenced project information, and provide comments relevant to your department. Please provide your comments to the Planning Department no later than August 15, 2016. If you do not respond by this time, we will assume that you have no comments regarding this case. Information provided will be presented to the City Council for their consideration for approval or denial of this request.

Enc: Molitor request letter
Site Plan
Vicinity map
Grant County GIS Records
Building Permit Application

Cc: Administrative Secretary

To the Mayor of Moses Lake and Members of the City Council,

My name is Tim Molitor and my wife Sarah and I currently have a permit in process to build a new residence on 3921 W. Peninsula Drive. Many of our contractors have already been scheduled out and we were hoping to start construction on this house as soon as it was approved from the City planning department.

We recently were made aware by the City of Moses Lake that this property is currently designated as "not platted". Our records had indicated that this property was still under its original platting that was completed in 1916. Receiving this news from the City planning department was a big surprise to us.

We have already begun the process to get this property re-platted accordingly. Our engineer is currently working on the plans and we hope to have this done within an estimated 3 months from today.

With that being explained, this is what we are requesting from the city council:

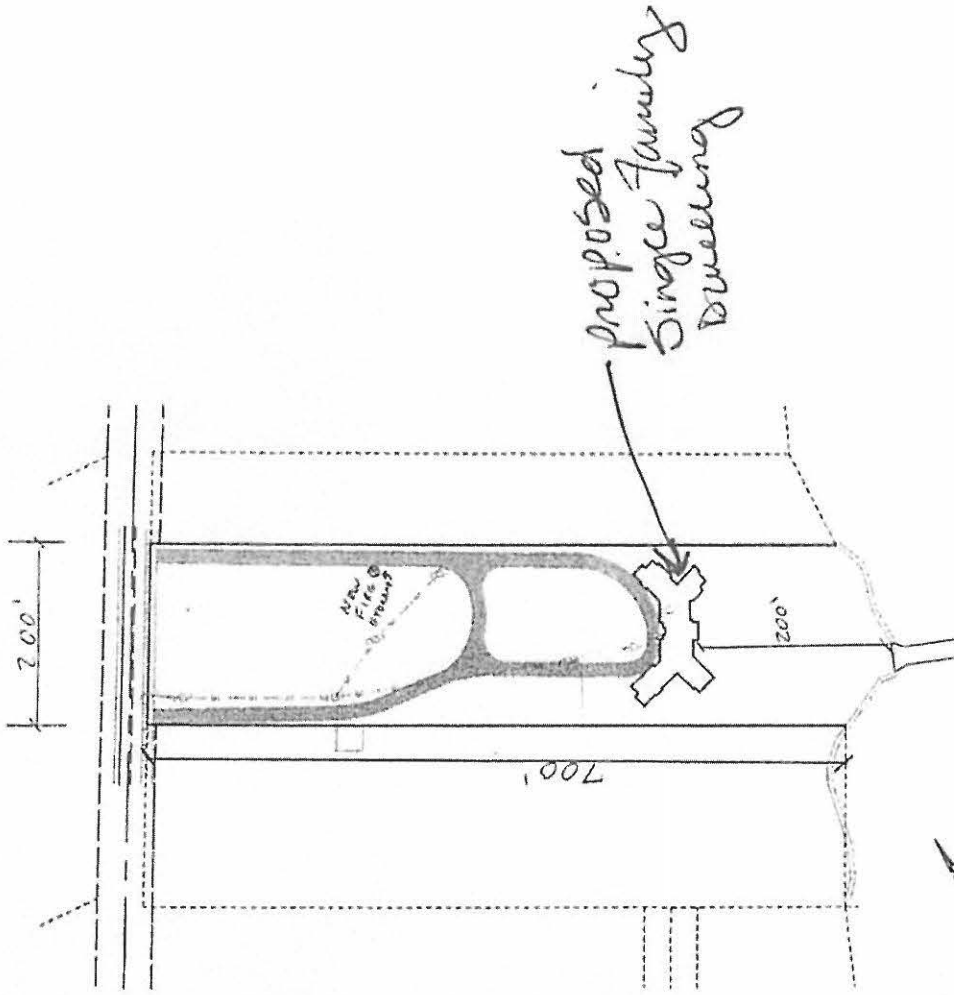
Would you please grant us permission to start construction on our residence while the platting process is being completed? This would enable us to keep on schedule with our contractors and get a roof on the house before winter weather arrives. We understand that this does involve some risk to us whereas the property is not platted yet; however, we would still request to move forward with the process.

Thank you for your consideration and we look forward to building our future home.

Kind Regards,

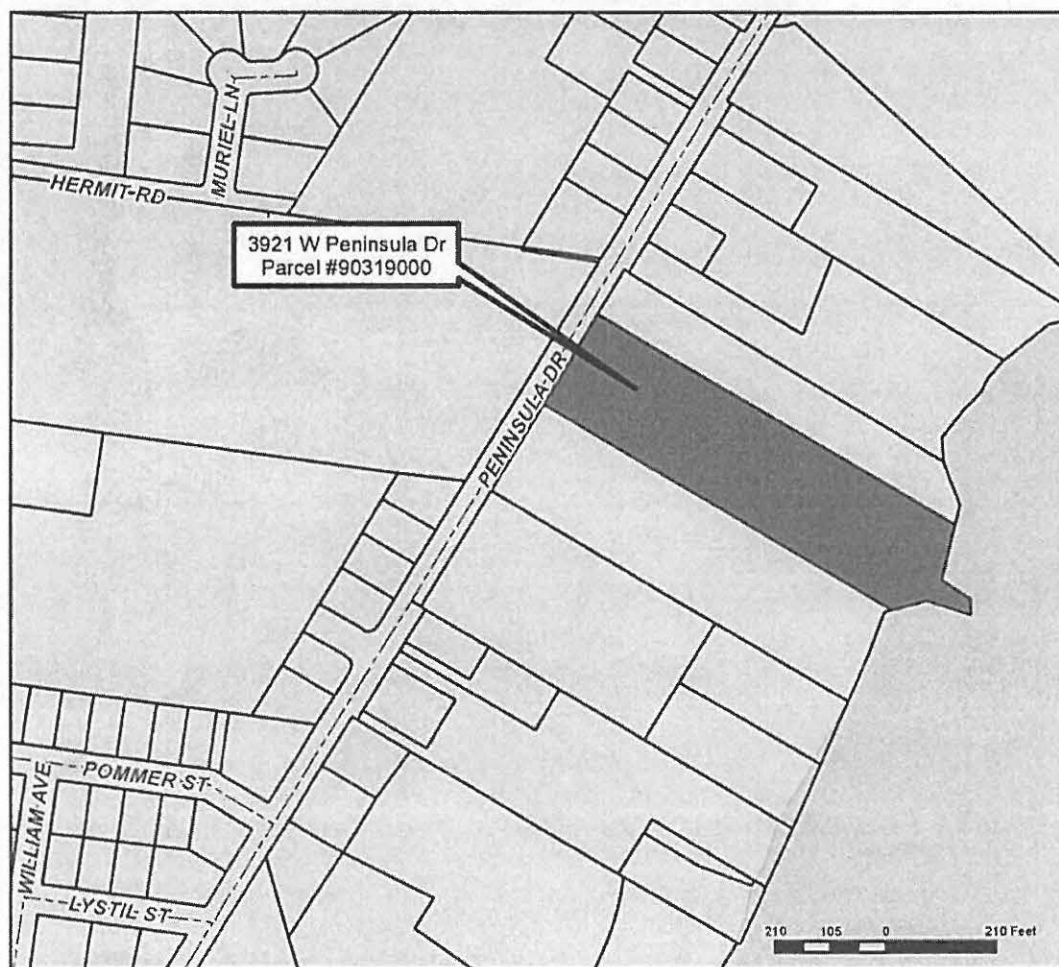
Tim and Sarah Molitor

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AUG 10 2016
PLANNING AND BUILDING
CITY OF MOSES LAKE



RECEIVED
COMMUNITY DEVELOPMENT

JUN 23 2016
PLANNING AND BUILDING
CITY OF MOSES LAKE



LEGEND

	AGENDA SITE
	CITY LIMITS
	UGA BOUNDARY
	MOSES LAKE



REQUEST TO BUILD ON
UNPLATTED PROPERTY



CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Date: 7/27/2016

CMS



GRANT COUNTY WASHINGTON



TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)
[PAYMENT CART\(0\)](#)

Melissa McKnight
Grant County Assessor P. O. Box 37 Ephrata, WA 98823

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 090319000 **Owner Name:** Molitor Holdings LLC
DOR Code: 15 - Residential - MH Park **Address1:** 4121 W Peninsula Dr
Situs: 3921 W PENINSULA DR **Address2:**
Map Number: **City, State:** Moses Lake WA
Status: **Zip:** 98837-3049

Description: TAX# 3441 BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY AND THE NORTHWESTERLY BOUNDARY LINE OF BATTERY ORCHARD TRACT 39, ACCORDING TO THE PLAT THEREOF, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT 39 A DISTANCE OF 200 FEET TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHWESTERLY BOUNDARY LINE A DISTANCE OF 200 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT 39 TO THE WATER LINE OF MOSES LAKE; THENCE SOUTHWESTERLY ALONG THE WATER LINE A DISTANCE OF 200 FEET MEASURED AT RIGHT ANGLE FROM THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT 39; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

Comment:

2016 Market Value

2016 Taxable Value

2016 Assessment Data

Land:	\$268,400	Land:	\$268,400	District:	0073 - 0073
Improvements:	\$138,910	Improvements:	\$138,910	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$407,310	Total	\$407,310	Total Acres:	3.58000

Ownership

Owner's Name	Ownership %
Molitor Holdings LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/13/11	1288570	1	208096	Beachcomber LLC	Molitor Holdings, LLC	\$325,000
07/12/11	1288569	2	208095	Molitor, Matthew E	Beachcomber LLC	\$0
04/02/01	V: 0 Pg 0	2	200116195	BOBLITT, GERALDINE I	MOLITOR, MATTHEW	\$600,000
09/26/95	V: 67 Pg 2410	1	199513926	Boblitt, David W	Boblitt, Geraldine Ione	\$0
10/01/84	V: 483 Pg 511	1	198409779		BOBLITT, DAVID W/GERALDINE	\$100,000

Building Permits

Permit No.	Date	Description	Amount
57	2/1/2000	PLACEMENT ?	\$10,000.00
57	2/1/2000	PLACEMENT ?	\$10,000.00
9812	2/21/1992	PLACEMENT	\$1.00
9812	2/21/1992	PLACEMENT	\$1.00
9650	4/10/1991	STORAGE BLDG	\$10,500.00
9650	4/10/1991	STORAGE BLDG	\$10,500.00
6	6/1/1984	PLACEMENT	\$1.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	Molitor Holdings LLC	\$268,400	\$138,910	\$0	\$407,310	\$0	\$407,310
2015	Molitor Holdings LLC	\$268,400	\$140,730	\$0	\$409,130	\$0	\$409,130
2014	Molitor Holdings LLC	\$268,400	\$140,985	\$0	\$409,385	\$0	\$409,385
2013	Molitor Holdings, LLC	\$268,400	\$141,445	\$0	\$409,845	\$0	\$409,845
2012	Molitor Holdings, LLC	\$268,400	\$141,000	\$0	\$409,400	\$0	\$409,400

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

No images found.

RECEIVED CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT

321 S Balsam St
Moses Lake, WA 98837
(509) 764-3756
(509) 764-3758 Fax

CITY OF
MOSES LAKE

PLANNING AND BUILDING

JUN 23 2016

FOR STAFF USE

Permit Number: 2016-0315

Application Date: 6-29-16

Staff Representative: CPO

BUILDING PERMIT APPLICATION

Street Address: 3821 W Peninsula Dr

Assessor's Tax Parcel Numbers(s): 090319000

Legal Description/Subdivision Name: 3821 W Peninsula Dr

Project Description: new construction 1 story house

Building Permit	Change in Use	Grading	Manufactured Home Permit
Relocation	Sign	Tenant (New/Change)	Other
Lot Area: 200' x 700'	Zoning: Residential	Corner Lot?: No	
Setbacks	Front: 450'	Rear: 200'	Left: 17.5'
			Right: 17.5'
			Exterior Side: (Corner Lots)

OWNER/APPLICANT INFORMATION

Indicate who should be contacted regarding this project

Owner: Molitor Holdings	Phone: 509-771-1898	Applicant: TIM MOLITOR	Phone: 509-771-1898
Fax:		Fax:	
Mailing Address: 4239 Edwards Dr		Mailing Address: 4239 Edwards Dr	
City, State, Zip: Moses Lake, WA 98837		City, State, Zip: Moses Lake, WA 98837	
Contractor: TIM MOLITOR	Phone: 509-771-1898	Architect/Engineer: Marcord	Phone: 503-225-9161
Fax:		Fax: 503-461-1961	
Mailing Address: 4239 Edwards Dr		Mailing Address: 2187 NW Reed St, Suite 100	
City, State, Zip: Moses Lake, WA 98837		City, State, Zip: Portland, OR 97210	
WA State Contractor License #	City Business License #	Cost of Project: \$600,000	
Expiration date:			
Contact Name: TIM MOLITOR		Contact E-Mail: tim_molitor@hotmail.com	

Building Information

Occupancy Group: Residential	Construction Type: STICK	Dimensions: 164'-7 1/2" x 87'	Building height to peak
# of stories: 1	Main floor sq ft: 5628 SQ FT	2nd floor sq ft: 0	Unfinished basement sq ft: 0
Garage sq ft: 1,100 SQ FT	Deck sq ft: 0	Covered Porch sq ft: 69.75	Heat Source: Heat Pump

Are there structures on the property? If yes, identify on site plan.	/es (No)	What is the current property size? (square feet or acres) <u>200' x 700'</u>
What is the current use of this property? <u>Vacant Lot</u>		Will the site be served by a septic system? Yes (No)
Is any part of the property within a 100 yr flood plain? If yes, identify on site plan Maybe Don't know Yes (No)		Are or will there be wells located on the property? If yes, identify on the site plan Yes (No)
Are there any wetlands, streams or ponds within 200 feet of the property? If yes, identify on site plan Yes (No)		Is there evidence of fill or excavation on the property? Yes (No)
Are there slopes greater than 30% on the property? (30 ft rise in 100ft) Yes (No)		Are critical or hazardous materials used or stored on site? Yes (No)
Manufactured Home		Sign
Width:	Length:	What is the square footage of the sign face?
Year:	Make:	# of signs
		Area of existing signs
		Facade height: Facade width:
		USE SEPARATE SHEET FOR MULTIPLE SIGN INFORMATION

MECHANICAL

Base Permit Fee: \$23.50

(Please indicated the number of units where applicable.)

AC/Heat Pump: (\$10.50) <u>1</u>	Gas Outlets: (1-5 \$5.00) <u>2</u>
Furnace: (\$10.50)	Gas Fireplace: (\$10.50) <u>2</u>
Exhaust Fans: (\$10.50) <u>11</u>	Evaporative Cooler: (10.50)
Unit Heater: (\$10.50)	Exhaust Hood: (\$10.50)
Wood Stove/Insert: (\$10.50)	(Commercial)
	Other:

PLUMBING

Base Permit Fee: \$20.00

(Please indicated the number of units where applicable.)

\$7.00 for each fixture		Sewer: (\$15.00) <u>yes</u>
Kitchen Sink: <u>2</u>		Water Service: <u>City</u>
Dishwasher: <u>2</u>		Irrigation System:
Clothes Washer: <u>1</u>		Floor Drain:
Laundry Tray:		Floor Sink:
Lavatory (hand sink): <u>8</u>		Back Water Valve: (sewer):
Water Closet (toilet): <u>5</u>		Back Flow Device/Double Check:
Bathtub/Shower: <u>4</u>		Grease Interceptor:
Shower (separate) <u>1</u>		Other:
Water Heater: <u>2</u>		

NOTICE: Separate permits and approvals may be required for this project. Every permit issued by the Administrative Authority under the provisions of the Mosca Lake Municipal Code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Issuance of a permit does not authorize any work in public right-of-way or on utility easements. All provisions of laws and ordinances governing the type of project shall be complied with whether specified herein or not. The granting of a permit or an approval does not presume to give authority to violate or cancel the provisions of any other federal, state or local laws regulating construction, the performance of construction, and/or operation of the project. I hereby certify that as a contractor I am currently registered and properly licensed as defined in RCW 18.27 or as a property owner I am exempt from the requirements of the contractor registration and will do all my own work or use properly licensed subcontractors in connection with the work to be performed under this permit. I hereby certify that I have read and examined this application and know the same to be true and correct, and if any of the information provided is incorrect, the permit or approval may be revoked.

TIM MACITOR
PRINT NAME
TIM MACITOR
SIGNATURE OF OWNER/AUTHORIZED AGENT

6-23-16
DATE

Routed _____
MSD WATER
ENG BLDG
FIRE PLAN



CITY OF MOSES LAKE
STAFF REPORT

To: John Williams, City Manager
From: Kevin Fuhr, Chief of Police
Date: August 23, 2016
Proceeding Type: MOTION
Subject: Request Authorization to Purchase Two Police Vehicles

Legislative History:

• First Presentation:	August 23, 2016
• Second presentation:	
• Action:	Motion

Staff Report Summary

Staff is requesting from council, authorization to purchase two Police Vehicles through the Municipal Lease/Purchase Agreement with Umpqua Equipment Leasing & Finance. The City has within its capacity of the initial lease, existing funds to purchase additional equipment. The City has determined that a true and very real need exists to replace two vehicles that are inoperable due to equipment failure.

Background

The Police Department currently has twelve patrol vehicles in its fleet. Of the twelve vehicles, two of them are permanently "out of service" due to major mechanical issues that would cost too much to repair. Three of the vehicles have over 100,000 miles, three of the vehicles have over 90,000 miles and three of the vehicles have over 80,000 miles. The only patrol vehicle that has less than 80,000 is the former "Captain's" vehicle which was recently converted to a patrol vehicle due to the shortage of vehicles. Due to the age of our fleet we are experiencing major mechanical issues, extended periods of time at the city shop for maintenance and costly repairs.

Fiscal and Policy Implications

The vehicle that is available immediately is a 2016 Ford Utility at Parker Ford and is factory equipped for \$35,747.00, which is Washington State Contract pricing. The additional equipment that we would need to install, including labor should be approximately \$17,000.00. The second vehicle would be purchased through the Washington State Contract and would cost approximately \$55,000 with the required equipment. The grand total needed for the purchase and labor/installation is \$107,747.00. The City's intent is to repay future debt obligations connected to the 2016 lease purchase agreement with state entitlement funds through the Criminal Justice Program.

Options

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none">• <i>Accept the resolution so that the vehicles can be purchased.</i>	This would allow the department to replace the old patrol vehicles.
<ul style="list-style-type: none">• <i>Take no action.</i>	Have a limited number of patrol vehicles available for officers.

Staff Recommendation

Staff recommends Council approve and authorize the City Manager to purchase 2 police vehicles utilizing previously authorized lease capacity.

Attachments

A.	Addendum to the Municipal Lease – Purchase Agreement Equipment Schedule
----	---

Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel
<ul style="list-style-type: none">•		

ADDENDUM TO THE
MUNICIPAL LEASE-PURCHASE AGREEMENT EQUIPMENT SCHEDULE

Equipment Description

Lessor: Financial Pacific Leasing, Inc., DBA Umpqua Bank Equipment Leasing and Finance
Lessee: City of Moses Lake
Lease: Equipment Schedule to Municipal Lease-Purchase Agreement dated May 20th, 2016

QTY	Serial #	Description	Purchase Price
2	TBD	Police Sedans	\$110,000



CITY OF MOSES LAKE STAFF REPORT

To:	John Williams, City Manager
From:	Gary Harer, Municipal Services Director
Date:	August 23, 2016
Proceeding Type:	MOTION
Subject:	Request To Award Bid - Winona Lift Station Improvements 2016

Legislative History:

- | | |
|--|---------------------------|
| <ul style="list-style-type: none">• First Presentation:• Action | August 23, 2016
Motion |
|--|---------------------------|
-

Staff Report Summary

On August 17th staff opened bids for the Winona Lift Station Improvements – 2016 project. The City received four (4) bids for the work. The bids ranged from \$224,037.41 to \$298,710.36. The Engineer's Estimate is \$271,017.83.

Background

The 2016 budget includes \$350,000 for updating, modifying, and improving the Winona Lift Station. This project will expand the wet well volume, replace the pumps and motor, and install new electrical, control, and telemetry systems at the 40 plus year old lift station.

The City has successfully worked with Culbert Construction, Inc. out of Pasco in the past.

Fiscal and Policy Implications

The project will require budgeted funds to be spent.

Options

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none">• Approve a motion to award the Winona Lift Station Improvement – 2016 project.	Staff will move forward with executing a contract with the low bidder to complete the work.
<ul style="list-style-type: none">• Take no action.	Staff will stop working on this project and wait for further direction from City council.

Staff Recommendation

Staff recommends awarding the Winona Lift Station Improvement – 2016 project bid to Culbert Construction, Inc. in the amount of \$224,037.41.

Attachments

A.	Bid Summary
----	-------------

Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel
<ul style="list-style-type: none">• None		

PROJECT NAME: Winona Lift Station Improvements - 2016

PROJECT NUMBER: C-269

Schedule of Improvements						ENGINEER'S ESTIMATE	Culbert Construction, Inc. Pasco, WA		Moreno & Nelson Constr. Walla Walla, WA		POW Contracting Pasco, WA		DW Excavating, Inc. Davenport, WA	
ITEM	ITEM DESCRIPTION	SECTION	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1-09	1	L.S.	\$25,000.00	\$25,000.00	\$27,232.04	\$27,232.04	\$24,000.00	\$24,000.00	\$14,000.00	\$14,000.00	\$37,350.00	\$37,350.00
2	Traffic Control	1-10	1	L.S.	\$1,000.00	\$1,000.00	\$954.96	\$954.96	\$4,800.00	\$4,800.00	\$2,300.00	\$2,300.00	\$ 2,500.00	\$2,500.00
3	Decommission Winona Lift Station	2-02	1	L.S.	\$5,000.00	\$5,000.00	\$8,465.12	\$8,465.12	\$18,000.00	\$18,000.00	\$14,500.00	\$14,500.00	\$15,000.00	\$15,000.00
4	Remove Curb and Gutter	2-02	5	L.F.	\$15.00	\$75.00	\$129.25	\$646.25	\$28.00	\$140.00	\$50.00	\$250.00	\$ 100.00	\$500.00
5	Remove Cement Concrete Sidewalk	2-02	5	S.Y.	\$50.00	\$250.00	\$129.25	\$646.25	\$28.00	\$140.00	\$50.00	\$250.00	\$ 150.00	\$750.00
6	Excavation and Embankment	2-03	1	L.S.	\$5,000.00	\$5,000.00	\$1,973.04	\$1,973.04	\$7,000.00	\$7,000.00	\$8,500.00	\$8,500.00	\$10,000.00	\$10,000.00
7	Water	2-07	20	MGal	\$30.00	\$600.00	\$0.00	\$0.00	\$50.00	\$1,000.00	\$25.00	\$500.00	\$ 150.00	\$3,000.00
8	Shoring or Extra Excavation Class A	2-09	1	L.S.	\$1,000.00	\$1,000.00	\$3,070.72	\$3,070.72	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00	\$ 2,000.00	\$2,000.00
9	Trimming and Cleanup	2-11	1	L.S.	\$1,500.00	\$1,500.00	\$1,973.04	\$1,973.04	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$ 5,000.00	\$5,000.00
10	Crushed Surfacing Top Course	4-04	20	Ton	\$30.00	\$600.00	\$76.67	\$1,533.40	\$60.00	\$1,200.00	\$50.00	\$1,000.00	\$ 50.00	\$1,000.00
11	HMA Patch CI 3/8 Inch PG 64-28	5-06	5	S.Y.	\$150.00	\$750.00	\$430.07	\$2,150.35	\$280.00	\$1,400.00	\$250.00	\$1,250.00	\$ 750.00	\$3,750.00
12	Service Connection Pipe 1 Inch Diameter	7-15	20	L.F.	\$25.00	\$500.00	\$81.28	\$1,625.60	\$50.00	\$1,000.00	\$35.00	\$700.00	\$ 75.00	\$1,500.00
13	RPBA and non-freeze post hydrant	7-15	1	EA	\$1,500.00	\$1,500.00	\$3,537.15	\$3,537.15	\$4,200.00	\$4,200.00	\$5,000.00	\$5,000.00	\$11,550.00	\$11,550.00
14	PVC Sewer Force Main 6 Inch Diameter	7-20	15	L.F.	\$60.00	\$900.00	\$267.35	\$4,010.25	\$280.00	\$4,200.00	\$55.00	\$825.00	\$ 276.00	\$4,140.00
15	Connect to Existing 6 Inch PVC Force Main	7-20	1	EA	\$1,000.00	\$1,000.00	\$246.63	\$246.63	\$1,900.00	\$1,900.00	\$8,500.00	\$8,500.00	\$ 2,050.00	\$2,050.00
16	Bypass Pumping	7-20	1	L.S.	\$10,000.00	\$10,000.00	\$8,862.81	\$8,862.81	\$6,000.00	\$6,000.00	\$30,000.00	\$30,000.00	\$16,500.00	\$16,500.00
17	Valve Vault	7-21	1	L.S.	\$20,000.00	\$20,000.00	\$20,587.90	\$20,587.90	\$32,000.00	\$32,000.00	\$58,500.00	\$58,500.00	\$56,000.00	\$56,000.00
18	Wet Well	7-21	1	L.S.	\$95,000.00	\$95,000.00	\$47,470.01	\$47,470.01	\$48,000.00	\$48,000.00	\$43,000.00	\$43,000.00	\$32,900.00	\$32,900.00
19	Electrical, Controls, Telemetry	7-21	1	L.S.	\$75,000.00	\$75,000.00	\$63,094.22	\$63,094.22	\$58,000.00	\$58,000.00	\$52,000.00	\$52,000.00	\$56,000.00	\$56,000.00
20	Project Painting	7-21	1	L.S.	\$5,000.00	\$5,000.00	\$7,174.16	\$7,174.16	\$12,500.00	\$12,500.00	\$8,500.00	\$8,500.00	\$12,100.00	\$12,100.00
21	Cement Concrete Curb and Gutter Type A	8-04	20	L.F.	\$50.00	\$1,000.00	\$63.61	\$1,272.20	\$50.00	\$1,000.00	\$65.00	\$1,300.00	\$ 100.00	\$2,000.00
22	Cement Concrete Sidewalk	8-14	5	S.Y.	\$100.00	\$500.00	\$221.64	\$1,108.20	\$100.00	\$500.00	\$150.00	\$750.00	\$ 250.00	\$1,250.00
23														
		Subtotal Schedule				\$251,175.00		\$207,634.30		\$229,480.00		\$256,625.00		\$276,840.00
		Sales Tax 7.9%				\$19,842.83		\$16,403.11		\$18,128.92		\$20,273.38		\$21,870.36
		Total Schedule				\$271,017.83		\$224,037.41		\$247,608.92		\$276,898.38		\$298,710.36



CITY OF MOSES LAKE
STAFF REPORT

To: John Williams, City Manager
From: Gilbert Alvarado, Community Dev. Director/Deputy City Manager
Date: August 23, 2016
Proceeding Type: MOTION
Subject: 1140 W. Broadway – Platting Deemed Insufficient

Legislative History:

- | | |
|------------------------|-----------------|
| • First Presentation: | August 23, 2016 |
| • Second presentation: | |
| • Action: | Motion |

Staff Report Summary

Community Development has received a building permit application for the construction of three storage units at 1140 W. Broadway. The subject site does not currently meet our development standards and is deficient with required improvements in accordance with MLMC 16.020.110, Platting Deemed Insufficient. The site met our development standards at the time it was platted. There is no sewer main in this section of West Broadway.

Background

A building permit cannot be issued in accordance with MLMC 16.02.110, Platting Deemed Insufficient, unless the City Council finds that the provisions of MLMC 16.02.110 (A) and (B) have been met. See attached.

Fiscal and Policy Implications

N/A

Options

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none"><i>Consider the improvement deferral request and find that the request meets the provisions of MLMC 16.02.110 (A) and (B). Grant a deferral of installation of improvements</i>	The building permit can be issued
<ul style="list-style-type: none"><i>Take no action</i>	No building permit is issued

Staff Recommendation

Staff recommends that the City Council approve a deferral of improvements and require a Covenant insuring future installation of deficient infrastructure in accordance with our development standards current at the time of installation.

Attachments

A.	Building Permit Application
B.	Map
C.	MLMC 16.02.110

Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel



ORIGINAL
CITY OF MOSES LAKE
Community Development
321 S Balsam St
Moses Lake, WA 98837
(509) 764-3756
(509) 764-3758 Fax

FOR STAFF USE

Permit Number: 2016-0410

Application Date: 8-10-16

Staff Representative: [Signature]

BUILDING PERMIT APPLICATION

Street Address: 1140 W Broadway AV #5 or C
Assessor's Tax Parcel Number(s): 311151000
Legal Description/Subdivision Name: LOT 1 and 2 EXLER L ELLIOTT 3P T6W R60E
Project Description: 3250 SF PRE CON STEEL MINESTORAGE BUILD

Building Permit <input checked="" type="checkbox"/>	Change in Use	Grading	Manufactured Home Permit		
Relocation	Sign	Tenant (New/Change)	Other		
Lot Area: <u>2.07 acres</u>	Zoning:		Corner Lot?:		
Setbacks	Front: <u>233</u>	Rear: <u>50</u>	Left: <u>76</u>	Right: <u>120</u>	Exterior Side: <u>(Corner Lots)</u>

OWNER/APPLICANT INFORMATION

Indicate who should be contacted regarding this project

Owner: <u>Bill Conley</u>	Phone:	Applicant: <u>Bill Conley</u>	Phone:
Fax:		Fax:	
Mailing Address: <u>1513 W Broadway</u>		Mailing Address: <u>1513 W Broadway</u>	
City, State, Zip: <u>Moses Lake WA 98837</u>		City, State, Zip: <u>Moses Lake</u>	
Contractor: <u>CSC Construction</u>	Phone: <u>762 2202</u>	Architect/Engineer: <u>W P E</u>	Phone: <u>765 1023</u>
Fax:		Fax:	
Mailing Address: <u>PO Box 117</u>		Mailing Address: <u>1328 HUNTER PI</u>	
City, State, Zip: <u>Moses Lake WA 98837</u>		City, State, Zip: <u>Moses Lake WA 98837</u>	
WA State Contractor License # <u>CSCC 88107</u>	City Business License # <u>09516</u>	Contact Name:	
Expiration date: <u>9-29-18</u>			

PROJECT INFORMATION

Cost of Project:

Building Information

Occupancy Group	Construction Type: <u>STeel</u>	Dimensions: <u>120 X 25 = 3000</u>	Building height to peak: <u>6'6"</u>
# of stories: <u>1</u>	Main floor sq ft: <u>3250 SF</u>	2nd floor sq ft: <u>#</u>	Unfinished basement sq ft
Garage sq ft	Deck sq ft	Covered Porch sq ft	Heat Source



ORIGINAL

CITY OF MOSES LAKE
Community Development
321 S Balsam St
Moses Lake, WA 98837
(509) 764-3756
(509) 764-3758 Fax

FOR STAFF USE

Permit Number: 2216-0409

Application Date: 8-10-16

Staff Representative: [Signature]

BUILDING PERMIT APPLICATION

Street Address: 1140 W Broadway AV #4 or B
Assessor's Tax Parcel Numbers(s): 311151000
Legal Description/Subdivision Name: LOT 1402 ELYSE L. ELLIOTT SP (TAW per BLA)
Project Description: 2875 SF PRE ENG STEEL WARE STORAGE

Building Permit <input checked="" type="checkbox"/>	Change in Use	Grading	Manufactured Home Permit
Relocation	Sign	Tenant (New/Change)	Other
Lot Area: <u>2.07 acres</u>	Zoning:	Corner Lot?:	
Setbacks	Front: <u>233</u>	Rear: <u>46.89"</u>	Left: <u>123</u>
		Right: <u>75</u>	Exterior Side: <u>(Corner Lots)</u>

OWNER/APPLICANT INFORMATION

Indicate who should be contacted regarding this project

Owner: <u>Bill Conley</u>	Phone:	Applicant: <u>Bill Conley</u>	Phone:
Fax:		Fax:	
Mailing Address: <u>1513 W Broadway</u>		Mailing Address: <u>1513 W Broadway</u>	
City, State, Zip: <u>MOSES LAKE WA 98837</u>		City, State, Zip: <u>MOSES LAKE WA 98837</u>	
Contractor: <u>CSC General Contracting</u>	Phone: <u>762-2262</u>	Architect/Engineer: <u>W P E</u>	Phone: <u>765 1023</u>
Fax:		Fax:	
Mailing Address: <u>PO Box 117</u>		Mailing Address: <u>1328 HUNTER PLACE</u>	
City, State, Zip: <u>MOSES LAKE WA 98837</u>		City, State, Zip: <u>MOSES LAKE 98837</u>	
WA State Contractor License #: <u>CSC 66688107</u>	City Business License #: <u>BVS 202-09516</u>	Contact Name:	
Expiration date: <u>9-29-2018</u>			

PROJECT INFORMATION

Cost of Project:

Building Information

Occupancy Group	Construction Type: <u>STEEL</u>	Dimensions: <u>25' X 115'</u>	Building height to peak: <u>9' 0"</u>
# of stories: <u>1</u>	Main floor sq ft: <u>2875 SF</u>	2nd floor sq ft:	Unfinished basement sq ft:
Garage sq ft:	Deck sq ft:	Covered Porch sq ft:	Heat Source:



ORIGINAL
 CITY OF MOSES LAKE
 Community Development
 321 S Balsam St
 Moses Lake, WA 98837
 (509) 764-3756
 (509) 764-3758 Fax

FOR STAFF USE	
Permit Number:	2016-0411
Application Date:	8-10-16
Staff Representative:	

BUILDING PERMIT APPLICATION

Street Address: 1140 W Broadway AV #6 or D

Assessor's Tax Parcel Number(s): 311151000

Legal Description/Subdivision Name: LOTS 1 and 2 EXETER L. ELLIOTT SR (TGW PER DLA)

Project Description: 7500 SF PRE ENG STEEL MINE STORAGE BULD

Building Permit <input checked="" type="checkbox"/>	Change in Use	Grading	Manufactured Home Permit
Relocation	Sign	Tenant (New/Change)	Other
Lot Area:	Zoning:	Corner Lot?:	
Setbacks	Front: <u>75</u>	Rear: <u>53</u>	Left: <u>25</u>
			Right: <u>140</u>
			Exterior Side: (Corner Lots)

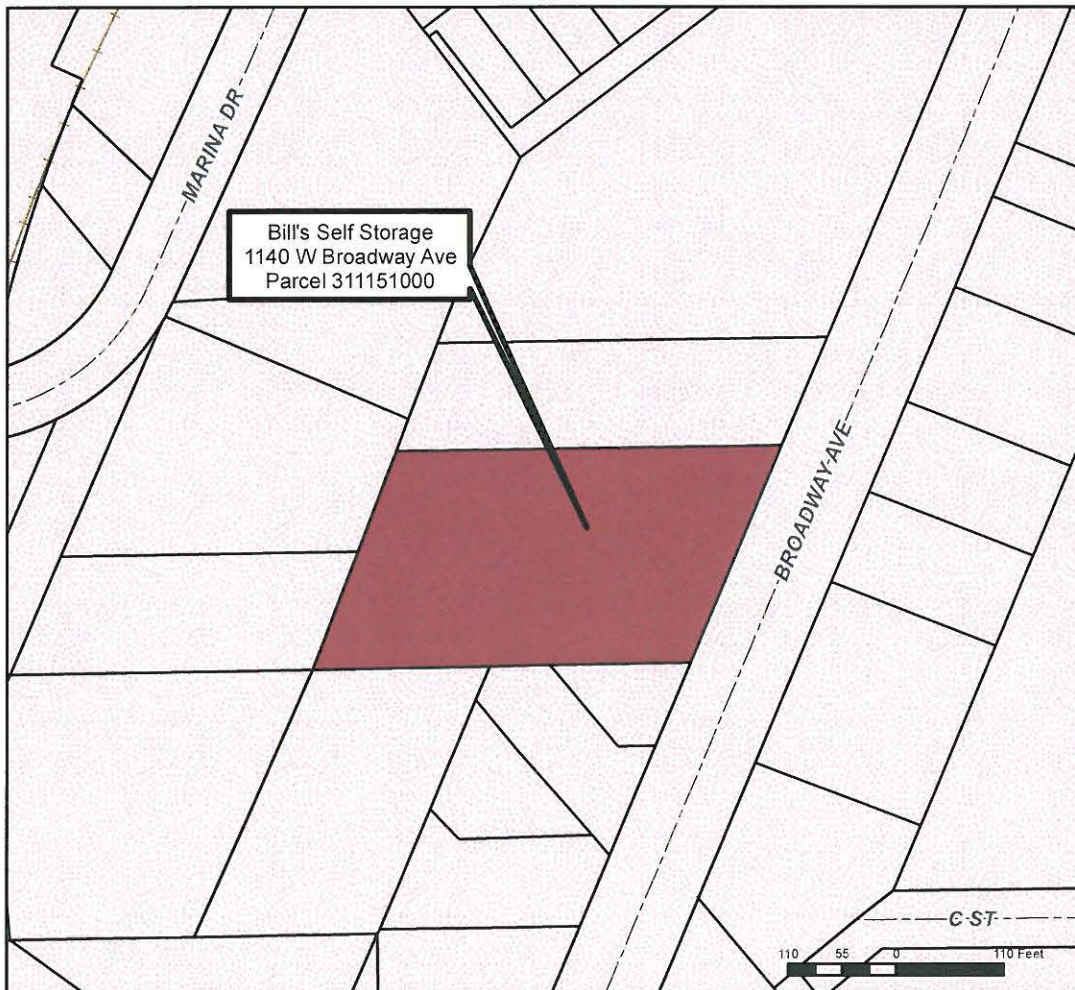
OWNER/APPLICANT INFORMATION
 Indicate who should be contacted regarding this project

Owner: <u>Bill Conley</u>	Phone:	Fax:	Applicant: <u>Bill Conley</u>	Phone:	Fax:
Mailing Address: <u>1513 W Broadway</u>			Mailing Address: <u>1513 W Broadway</u>		
City, State, Zip: <u>Moses Lake wa 98837</u>			City, State, Zip: <u>Moses Lake wa 98837</u>		
Contractor: <u>CSC GEN CON</u>	Phone: <u>762-2262</u>	Fax:	Architect/Engineer: <u>WPE</u>	Phone:	Fax:
Mailing Address: <u>PO Box 117</u>			Mailing Address: <u>1513 W HUNTER PI</u>		
City, State, Zip: <u>Moses Lake wa 98837</u>			City, State, Zip: <u>Moses Lake wa 98837</u>		
WA State Contractor License# <u>CSC600088107</u>	City Business License # <u>109516</u>		Contact Name:		
Expiration date: <u>9-29-18</u>					

PROJECT INFORMATION	Cost of Project:
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Building Information

Occupancy Group	Construction Type: <u>STEEL</u>	Dimensions: <u>30 X 250</u>	Building height to peak: <u>9'6"</u>
# of stories: <u>1</u>	Main floor sq ft: <u>7500</u>	2nd floor sq ft	Unfinished basement sq ft
Garage sq ft	Deck sq ft	Covered Porch sq ft	Heat Source



LEGEND

	AGENDA SITE
	CITY LIMITS
	UGA BOUNDARY
	MOSES LAKE



PLATTING DEEMED INSUFFICIENT

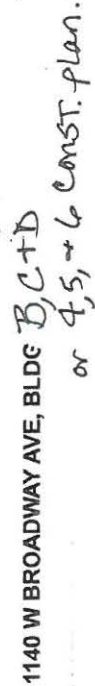


CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Date: 8/11/2016

CMS

PLANNING AND BUILDING
CITY OF MOSES LAKE





CITY OF MOSES LAKE STAFF REPORT

To: John Williams, City Manager
From: Gilbert Alvarado, Community Dev. Dir. /Deputy City Manager
Date: August 23, 2016
Proceeding Type: Request for Direction
Subject: Colville Confederated Tribes – Municipal Services Agreement

Legislative History:

• First Presentation:	August 23, 2016
• Second presentation:	
• Action:	Presentation

Staff Report Summary

City staff, City Attorney, members and legal representatives of the Colville Confederated Tribes (Tribe) recently met to go over the Draft Municipal Services Agreement (MSA) between the City of Moses Lake and the Tribe. The MSA has been edited by both parties over the last few months and is almost at a point where both parties can move forward with presenting a Final MSA to our respective Council's.

The main points of the MSA involve: 1) delivery of water/sewer service; 2) Providing Fire and Emergency services; 3) Providing Police services support; 4) Funding mechanism for municipal services provided to the Tribe by the City of Moses Lake.

Background:

The United States Department of Interior, Bureau of Indian Affairs, approved the Tribe's request to convert the subject site to Tribal Trust Land in 2014. The subject site is not physically contiguous to the Colville Reservation and in order to proceed with development of the site, the Tribe requires

municipal services from the City of Moses Lake. Discussions with the Tribe have been occurring over the last few years with regards to how the municipal services needed by the Tribe would be in place and under what terms they would occur.

Fiscal and Policy Implications

The delivery of municipal services has fiscal implications due to the unique situation with the development site, which is Tribal Trust Land and is exempt from certain State, County and local taxes. In order for the City of Moses Lake to provide municipal services to the Tribe, there must be a fair and equitable funding mechanism in place in order to do so given the tax status of the Tribal Trust Land.

Those properties paying State, County and local taxes are paying for the delivery of municipal services through taxation and permits.

Options

<i>Option</i>	<i>Results</i>
• N/A	N/A
• N/A	N/A

Staff Recommendation

This is only a staff presentation. There is no staff recommendation or Council action required.

Attachments

A.	none
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Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel
N/A		



CITY OF MOSES LAKE STAFF REPORT

To: John Williams, City Manager
From: Gilbert Alvarado, Community Dev. Director/Deputy City Manager
Date: August 23, 2016
Proceeding Type: MOTION
Subject: 2016 Comprehensive Plan Amendments – Request for Direction

Legislative History:

- | | |
|------------------------|-----------------|
| • First Presentation: | August 9 2016 |
| • Second presentation: | August 23, 2016 |
| • Action: | Motion |
-

Staff Report Summary

Administration and Community Development have been directed by the City Council to bring forward a specific Comprehensive Plan (Comp Plan) Land Use Designation amendment to be considered with the 2016 Comprehensive Plan amendments. The proposed Land Use Designation amendment is to a portion of property adjacent to the Municipal Airport that is owned by the City of Moses Lake. The site specific request is coming in after the March 31st deadline established under Chapter 10, Maintenance of the Plan. Currently, the Planning Division is working on the 2016 Comp Plan amendments.

Background

The Growth Management Act (Act) specifies mandatory updates for those Cities and Counties required to plan under the Act. We amend our Comp Plan on a more frequent basis than what is required by law due to local conditions and changes in policies and or development. Currently, the City of Moses Lake is in compliance with the Act and not required to officially review the Comp Plan until 2018.

Comp Plan amendments vary in review and analysis and some, such as UGA amendments that require coordination between Grant County and the City of Moses Lake. It was the time required to coordinate between

County and City that prompted the March 31st deadline. Both Grant County and the City of Moses Lake adopted the March 31st deadline for Comp Plan amendments in order to establish some consistency between Agencies and also provide adequate time to process amendment requests.

Fiscal and Policy Implications

N/A

Options

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none"> <i>Consider and approve the request to allow for a Comp Plan amendment past the March 31st deadline.</i> 	Comp Plan amendment moves forward through the process and public hearing.
<ul style="list-style-type: none"> <i>Consider the request and take no action.</i> 	Property remains under current Comp Plan Land Use Designation and Zoning.

Staff Recommendation

Staff recommends that City Council approve the request to include the proposed Comprehensive Plan amendment with the 2016 amendment cycle.

Attachments

A.	Maps
B.	

Legal Review

The following documents are attached and subject to legal review:

Type of Document	Title of Document	Date Reviewed by Legal Counsel

