

MOSES LAKE PLANNING COMMISSION
January 30, 2014

Commissioners Present: Vicki Heimark, Nathan Nofziger, Charles Hepburn, David Eck, Kevin Starcher, Rick Penhallurick, and Gary Mann **Absent:** Todd Lengenfelder and Steve Schield

Name	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Eck	P	P										
Starcher	A	P										
Lengenfelder	P	A										
Schild	P	A										
Heimark	P	P										
Penhallurick	E	P										
Hepburn	P	P										
Nofziger	P	P										
Mann	P	P										

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

Staff Present: Anne Henning, Daniel Leavitt, and Judy Thompson

CONSENT AGENDA

Minutes: The minutes of the January 16 meeting were presented.

SL & A Preliminary Major Plat - Findings of Fact: The Findings of Fact for the SL & A Preliminary Major Plat were presented.

MCGowan Shoreline Permit - Findings of Fact: The Findings of Fact for the McGowan Shoreline Permit were presented.

Action Taken: Mr. Hepburn moved that the Consent Agenda be approved, seconded by Mr. Nofziger, and passed unanimously.

JAPANESE GARDEN HISTORICAL INTERPRETIVE TRAIL - SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT - PUBLIC HEARING

The City of Moses Lake Parks and Recreation Department submitted an application for a Shoreline Management Substantial Development Permit for the construction of an historical/interpretive trail, placement of 550 linear feet of walkway within the park, construction of a shelter building, and installation of 10 interpretive kiosks. All of the work will be performed outside the wetland buffer. The site is zoned public and is located at 800 S. Alder Street. The Comprehensive Plan Designation is Public. The Shoreline Designation is Urban.

Daniel Leavitt, Assistant Planner, explained the project and mentioned that a letter was received from the Confederated Tribes of the Colville Reservation which was concerned about the historical nature of the site. He pointed out that the project will be within the scope of the park with no encroachment on the buffer or the wetland.

Spencer Grigg, parks and Recreation Director, stated that he contacted the Confederated Tribes of the Colville Reservation and inquired into what significant cultural resource was in the area. The cultural resource identified is the old artesian well in the adjacent Department of Transportation Wetland Mitigation Bank, which is at least 100 yards away from the park and the tribes did not believe it would be a problem.

The public hearing was opened. There were no comments.

Action Taken: Mr. Hepburn moved that the public hearing be closed, seconded by Mr. Nofziger, and passed unanimously.

Action Taken: Mr. Nofziger moved that the Shoreline Management Substantial Development Permit be approved with the following conditions and forwarded to the Department of Ecology:

1. The project shall be located and constructed per the site plan and in a manner that meets the requirements of agencies with jurisdiction.
2. The contractor shall notify City staff at least 24 hours before start of construction and within three business days after completion of construction to check that the work meets permit approval.
3. That the Parks Department will work with the Confederated Tribes of the Coville Reservation to address their concerns.

seconded by Mr. Hepburn, and passed unanimously.

Rick Penhallurick and David Eck arrived at 7:10 p.m.

LOWER PENINSULA PARK PHASE 2 - SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT - REVISION

The City of Moses Lake Parks and Recreation Department submitted a request to revise their permit for the development of Lower Peninsula Park Phase 2. The revision is to locate the park closer to the water, add plantings next to the existing parking lot and in the shoreline buffer, and add additional parking. The Shoreline designation is Conservancy.

Daniel Leavitt, Assistant Planner, explained the revisions to the permit and mentioned that it does not exceed the conditions of the original permit and is consistent with the Shoreline Master Program.

Mr. Mann questioned the design of the frisbee golf course.

Spencer Grigg, Parks and Recreation Director, stated that the frisbee golf course was originally designed with the idea that funds would be received from the Recreational Conservation Office but the funds were not granted and so the project is on hold. At the present time the Lower Peninsula Park will be developed similar to Montlake Park.

Action Taken: Mr. Starcher moved that the revision be approved with the following conditions and forwarded to the Department of Ecology:

PLANNING COMMISSION MINUTES

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1. Before start of construction, the proponent must obtain all required permits, including but not limited to:
 - A. City of Moses Lake grading permit
 - B. Construction stormwater permit
2. The proponent shall mitigate any disturbance or impacts to the shoreline buffer.

seconded by Mr. Eck, and passed unanimously.

FINDINGS OF FACT:

- A. The revision to decrease the buffer width, increase parking and add additional plantings are within the scope and intent of the original permit:
- B. The ground area coverage from the additional parking is not increased by more 10%. The height of the approved buildings are not be increased.
- C. The revised landscaping is consistent with any conditions attached to the original permit and with the applicable master program.
- D. The revised use as a park is the same as the original approved use.

CARLILE DEVELOPMENT MAJOR PLAT - PUBLIC HEARING

Carlile Development, LLC submitted an application to plat 26 acres into two lots. The site is located at 9147 Tyndall Road, located west of Randolph Road and south of Tyndall Road. The area is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. A deferral of street and utility improvements was requested.

Mr. Nofziger declared a conflict of interest and exited the room.

Anne Henning, Senior Planner, explained the property is being divided into two lots. The small one acre lot is already developed and the larger 25 acre lot will be further divided in the future by a binding site plan. Tyndall Road is adjacent to the property but is in the county and the County has requested it be developed to county standard.

Kevin Richards, Western Pacific Engineering, representing the project, stated that they have requested a deferral of the street and utility improvements on Randolph Road since it is currently built to county standards its entire length, and the site is served by sewer not in right-of-way. Water is available in Randolph Road.

The public hearing was opened.

Kent Jones, Port Commissioner, stated that the Port is not opposed to the plat but wanted to inform the Commission of some of the issues faced by the Port since the city limits and development is getting closer to the Port property. He mentioned that because of the operation of the Grant County International Airport, the Federal Aviation Administration (FAA) regulations come into play and also

the Port is a Superfund site. He stated that the Port will enter into an environmental covenant with the Department of Defense and others involved in cleaning up the Superfund site. The main idea is to just let the contamination work itself out over the years. The Port is also working on extending the railroad through the Port property and on to the industrial property, including the Carlile property.

Action Taken: Mr. Hepburn moved that the public hearing be closed, seconded by Mr. Eck, and passed unanimously.

Action Taken: Mr. Eck moved that it be recommended to the Council that the preliminary plat be approved with the following conditions:

1. The comments of the Development Engineer shall be addressed before final plat submittal.
2. The comments of Grant County Public works shall be addressed before final plat submittal.
3. A deferral shall be granted for design and construction of street and utility improvements. Improvements shall be to Community Standards current at the time of construction, and a covenant shall be recorded with the plat to guarantee installation of required improvements.

seconded by Mr. Penhallurick, and passed unanimously.

SHORELINE MASTER PROGRAM

Mr. Mann stated that a new bill has been introduced into the Legislature to increase the limits of dock exemptions to \$20,000.

Anne Henning, Senior Planner, stated that she will check whether the proposed Shoreline Master Program defers to the state law regarding the dollar amount for exemptions.

The regular meeting was adjourned at 7:40 p.m.



Vicki Heimark, Planning Commission Chair