

MOSES LAKE PLANNING COMMISSION
March 27, 2014

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

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

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

Staff Present: Gilbert Alvarado, Anne Henning, Billie Jo Muñoz, Daniel Leavitt, Shawn O'Brien, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the March 13 meeting were presented.

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

HERON BLUFF TRAIL - SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT - PUBLIC HEARING

The City of Moses Lake Municipal Services Department submitted an application for a Shoreline Substantial Development Permit to construct an extension of the City's Neppel trail through Blue Heron Park, by placing 3,000 linear feet of walkway within the park. All of the work will be performed outside the wetland buffer. The site is zoned public and is located at 111 Westshore Drive. The Comprehensive Plan Designation is Public.

Billie Jo Muñoz, Assistant Planner, provided the history of the proposed Blue Heron Trail and pointed out that when Bluff West Major Plat was approved provision was made for a pedestrian pathway between Lots 26 and 27. She mentioned that grants have been received for the construction of the trail.

Shawn O'Brien, Engineer, City of Moses Lake, stated that this project has been under consideration for many years and is included in the City's Comprehensive Plan, the Transportation Improvement Plan, the Parks and Recreation Comprehensive Plan, and one of the top priorities of the Trails and Planning Team. Funds have been provided from a variety of sources.

Lori Moholt-Phillips, Recreation Superintendent, City of Moses Lake, stated that there are approximately 60 miles of bike paths and shared trails in the area which provide for a healthy life style.

Public Hearing was opened.

Tiffany Quilter, 1407 E. Crossroad Drive, Parks and Recreation Commission, stated that studies show that a connectivity is more conducive to a healthy life style and Moses Lake has done a great job in connecting the areas of the City through the bike paths.

Louis Logan, 920 E. Hayden Drive, stated that he uses the bike trails a lot and he was in favor of this path as it will allow people to bike from Big Bend Collection to Moses Pointe.

Reed Raymond, 605 Swan Lane, stated that he is opposed to connecting to the trail to the Bluff West subdivision as they have two private parks and a boat launch. He stated that there is a great deal of foot traffic on Westshore Drive and connecting the trail to the park would allow those people to access their neighborhood. He would prefer to have the trail to connect to Westshore.

Dave Canfield, 4072 Cove West Drive, stated that the neighborhood is in favor of the path but not in favor of connecting it to Bluff West Drive.

Therese Adkinson, Grant County Health District, stated that Moses Lake has evolved into a healthier community by providing activity trails for people without cars to access the various areas of town.

Nick Wallace, 725 Shipmaster Court, agreed with Mr. Canfield and Mr. Raymond and requested the City to consider the adverse consequences of funneling people through a residential neighborhood and suggested that the path extend the trail directly to Westshore Drive.

Gilbert Alvarado, Community Development Director, pointed out that staff does not consider the negative or positive aspect of any proposed development. He mentioned that in 2005 when the Bluff West Plat was proposed and the trail was discussed at the public hearing on the plat.

Richard Teals, Trails and Paths Team, pointed out that many of the bike paths are on sidewalks which is not the best route for a bike path. Those paths that are separated from traffic are the best route. He pointed out that the Heron Bluff Trail does not end at Bluff West, it continues out to Westshore Drive and on to Moses Pointe.

Marilyn Pullis, 4064 Cove West Drive, stated she is opposed to the trail ending in Bluff West.

Randy Bruce, 701 Schooner Court, stated that he is in favor of the path but would prefer that it not be directed through the neighborhood.

Matthew Borschowa, 546 Sparrow Lane, paramedic with Moses Lake Fire Department, stated that there have been about half a dozen overdoses and assaults in the park area that he is aware of and he was concerned that the bike path would encourage that activity in the residential area.

Mr. Penhallurick stated that the residents seem to be in favor of the activity trail so long as it does not terminate in their neighborhood. He mentioned that most of the activity trails in the city are not within neighborhoods but are on a thoroughfare.

Mr. Hepburn pointed out that constructing the path along the southern boundary of the neighborhood directly to Westshore Drive would increase the budget and suggested that the residents of Bluff West could fund that cost.

Mr. O'Brien pointed out that constructing the path along the southern boundary of the plat is not feasible because of the wetlands in the area. He pointed out that there are vacant lots in Bluff West which provide access into the area from the undeveloped area and there is already a walking path that people have used for years that runs along the lakeshore from the Blue Heron Park to Bluff West. He mentioned that people will take the shortest route to a destination and that route would be along Westshore Drive so if those people not already using the existing path would not take the longer route through Bluff West. He pointed out that as development take place along Westshore Drive, the street will be improved but the traffic will become greater and it is safer to have pedestrian and activity trails away from arterials.

Charles Maynard, 1473 West Marina Drive, Park and Recreation Commission, stated that the bike path runs along Marina Drive in front of his home and there have no problems with the people riding their bikes and walking along this bike path. He pointed out that many people do not have cars and depend on other forms of transportation including bicycles to get around town.

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

Mr. Eck exited the room.

There was considerable discussion and it was pointed out that path does not end at Cove West but is a link to the bike path along Westshore Drive.

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

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.

seconded by Mr. Nofziger.

Mr. Hepburn pointed out that the trail connection has been in existence since Bluff West was development but was not in favor of having the bike path through a neighborhood and felt that an alternative connection to Westshore should be discussed.

Mr. Penhallurick felt that the primary path should be signed through the parking lot of Blue Heron Park and did not feel the path has to be to Cove West.

The motion failed with Mr. Nofziger, Mr. Hepburn, and Ms. Heimark in favor and Mr. Mann, Mr. Lengenfelder, and Mr. Penhallurick opposed.

Mr. Alvarado stated that since the Commission neither approved nor denied the Shoreline Management Substantial Development Permit, it will be brought back to the Commission again.

VERN'S MOSES LAKE MEATS - REVIEW OF NON-CONFORMING USE

Vern's Moses Lake Meat Company is a non-conforming use in the R-3, Multi-Family Zone. The slaughter house and meat packing company is located at 2721 Peninsula Drive and is surrounded by residential development. The Comprehensive Land Use Designation for the area is residential.

Billie Jo Muñoz, Assistant Planner, stated that during the inspection by staff only one violation was noted and that it has since been corrected.

Tom Ellestad, Vern's, stated that he appreciates working with the staff and Planning Commission and had no objection to the staff's recommendations.

Action Taken: Mr. Penhallurick moved that the non-conforming use be approved with the following conditions:

1. The driveway and parking area must be treated for dust control with an approved oil-based treatment as needed, but no less than once a year.
2. Landscaping and fencing shall be continually maintained.
3. All structures shall be maintained according to Federal Food and Drug Administration regulations.
4. The corral drains must be cleaned weekly when holding stalls are in use.
5. Livestock will be allowed on the premises from 5 a.m. to 8 p.m. Keeping livestock overnight for an emergency will be allowed. No livestock will be kept over a weekend. Records are to be kept and submitted to the Community Development Director.
6. Cattle trucks are not to be washed down on the site.

7. Comply with the best management practices to eliminate excessive blood from entering the city sewer system. The Wastewater Division tests the Winona Lift Wet Well bi-weekly and maintains a blood record at the well site. Community Development will not follow up unless a complaint or the Wastewater Division informs us of any issues.
8. Service tank no less than every 90 days, and submit a load ticket to Public Works attached to the quarterly discharge report. Community Development can request copies from Public Works. (The department of Ecology is also requiring Vern's meat to have the tank serviced every 90 days.)
9. Test samples may be required at the request of the Building Official or Wastewater Plant Treatment Supervisor and submitted to a state approved lab. Based on test results the tank service time frame may be modified.

seconded by Mr. Lengenfelder, and passed unanimously.

SHORELINE MASTER PROGRAM UPDATE

The proposed Shoreline Master Program was removed from the table.

Anne Henning, Senior Planner, stated that at the last meeting the Planning Commission requested a definition of vegetation and additional information on the fire hazards. She stated that a definition has been provided and also a memo from the Fire Chief about the fire hazards.

Anne Henning, Senior Planner, provided the proposed language to the Commission. She mentioned that the fire hazard issue was discussed with the Fire Chief and he would not deem weeds a fire hazard so a fire hazard was not included in the Shoreline Maser Program.

Mr. Mann felt that the Shoreline Master Program should specifically address the removal of tumbleweeds from the shoreline buffers.

Ms. Henning pointed out that the removal of noxious weeds is specifically allowed in a wetland buffer.

There was some discussion about the weeds in the buffer.

Action Taken: Mr. Hepburn moved that it be recommended to the City Council that the Shoreline Master Program be adopted, seconded by Mr. Nofziger, and passed with Mr. Mann opposed.

The regular meeting was adjourned at 9 p.m.



Vicki Heimark, Planning Commission Chair