



Moses Lake City Council

Dustin Swartz, Mayor | Don Myers, Deputy Mayor | Mark Fancher, Council Member | Joel Graves, Council Member
David Skaug, Council Member | Victor Lombardi, Council Member | Jeremy Davis, Council Member

Tuesday, July 21, 2026

Moses Lake Civic Center – 401 S. Balsam

Joint Meeting with Planning Commission Special Meeting Agenda

Call to Order – 6 p.m.

1. Introductions

2. Comprehensive Plan Overview, Status & Timeline

3. Future Growth & Housing Allocation pg. 2

4. Land Capacity Analysis Results pg. 27

5. Future Land Use

6. Urban Growth Areas

7. Discussions

8. Next Steps

Adjournment

Next Regular Council Meeting is scheduled for July 28, 2026

NOTICE: Individuals planning to attend the in-person meeting who require an interpreter or special assistance to accommodate physical, hearing, or other impairments, need to contact the City Clerk at (509) 764-3703 or Deputy City Clerk at (509) 764-3707 at least five business days in advance of the meeting.

Point Camera And Scan



City of Moses Lake 2027 Comprehensive Plan Update

Housing Analysis
May 2026



May 2026

Moses Lake Comprehensive Plan Update 2027

Housing Analysis

PREPARED FOR

Moses Lake Community Development

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Executive Summary/Introduction

This Housing Analysis serves as a foundational component of the Housing Element for the City of Moses Lake's Comprehensive Plan Periodic Update. The analysis evaluates current housing conditions, trends, and future needs within the community. It incorporates both quantitative data—such as housing inventory, land capacity, demographic trends, and housing targets—and qualitative information obtained through public outreach and stakeholder engagement.

The analysis identifies gaps in housing supply, affordability challenges, and barriers to housing development to inform land use decisions and policy development that support a diverse, equitable, and resilient housing market. Particular attention is given to the housing needs of low-, very low-, and extremely low-income households, as well as historically underserved populations.

This assessment aligns with Washington State Growth Management Act (GMA) requirements and broader regional housing objectives. Future housing demand is evaluated using adopted population and employment growth projections, housing need allocations, and the City's Land Capacity Analysis (LCA). The findings provide the foundation for future land use designations, zoning updates, and housing policies intended to ensure adequate capacity for residential growth while advancing the community's long-term vision.

Regional Context

Moses Lake is a rapidly growing city located in Grant County within Washington's Columbia Basin region. Situated along Interstate 90 approximately midway between Seattle and Spokane, Moses Lake serves as a regional center for agriculture, manufacturing, logistics, healthcare, retail services, and recreation.

The city's economy has historically been rooted in irrigated agriculture and has expanded to include aerospace, advanced manufacturing, energy production, food processing, and distribution industries. Combined with its strategic transportation connections, employment opportunities, and recreational amenities centered around Moses Lake and the surrounding landscape, these economic drivers continue to attract new residents and contribute to increasing housing demand.

MOSES LAKE QUICK FACTS

Total Population, 2024: 26,969	Median Home Value: \$310,000
Average Household Size: 2.55 persons	Median Gross Rent: \$1,216
Median Household Income, 2024: \$74,752	Owner Occupied Units: 61.2%
Persons in Poverty: 15.8%	Renter Occupied Units: 38.8%

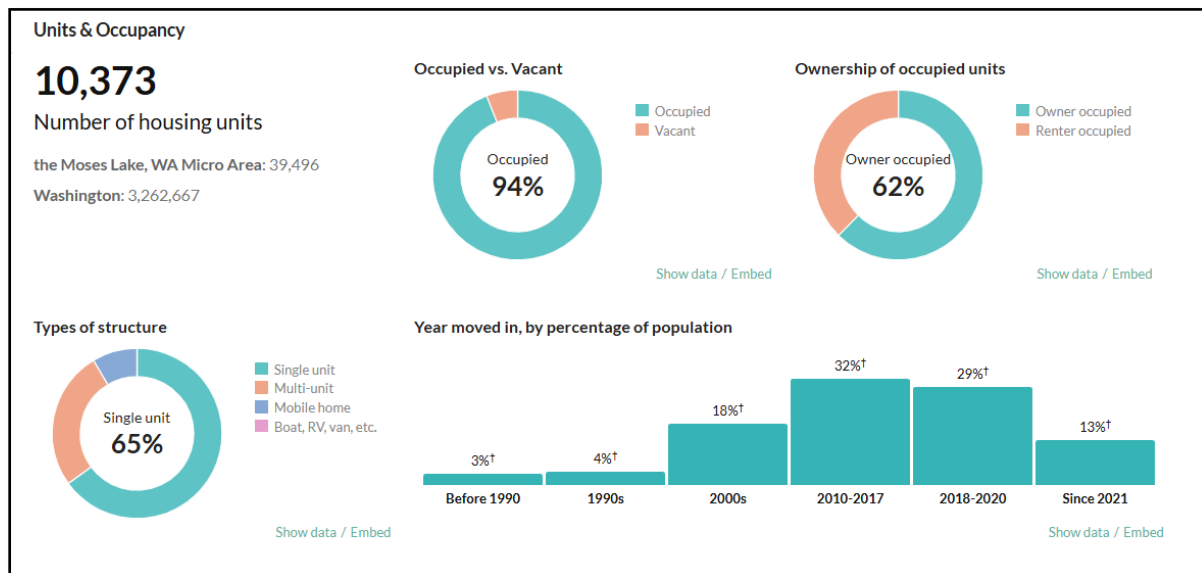
U.S. Census Estimates, 2024

Housing Conditions

Moses Lake contains approximately 10,373 housing units and maintains a housing occupancy rate of 94 percent, reflecting a relatively tight housing market. Of occupied housing units, approximately 62 percent are owner-occupied and 38 percent are renter-occupied.

Single-family detached homes comprise approximately 65 percent of the city's housing stock, while multifamily housing and manufactured homes provide additional housing choices. The median home value was approximately \$310,000 in 2024, while median gross rent was estimated at \$1,216 per month.¹

Residential mobility data indicates continued population growth and housing demand. Approximately 32 percent of current residents moved into their homes between 2010 and 2017, 29 percent moved between 2018 and 2020, and 13 percent have moved into their homes since 2021. The average household size in Moses Lake is 2.6 persons, slightly below the Grant County average of 2.8 persons.²



Source: 2019-2023 5-year average, 2025 EWU Institute for Public Policy and Economic Analysis.

Income and Poverty

Income and poverty trends provide important indicators of housing affordability, economic vulnerability, and equity considerations within the community.

Approximately 15.4 percent of Moses Lake residents live below the federal poverty level, a rate that is slightly higher than the broader Moses Lake Micropolitan Area and approximately one and one-

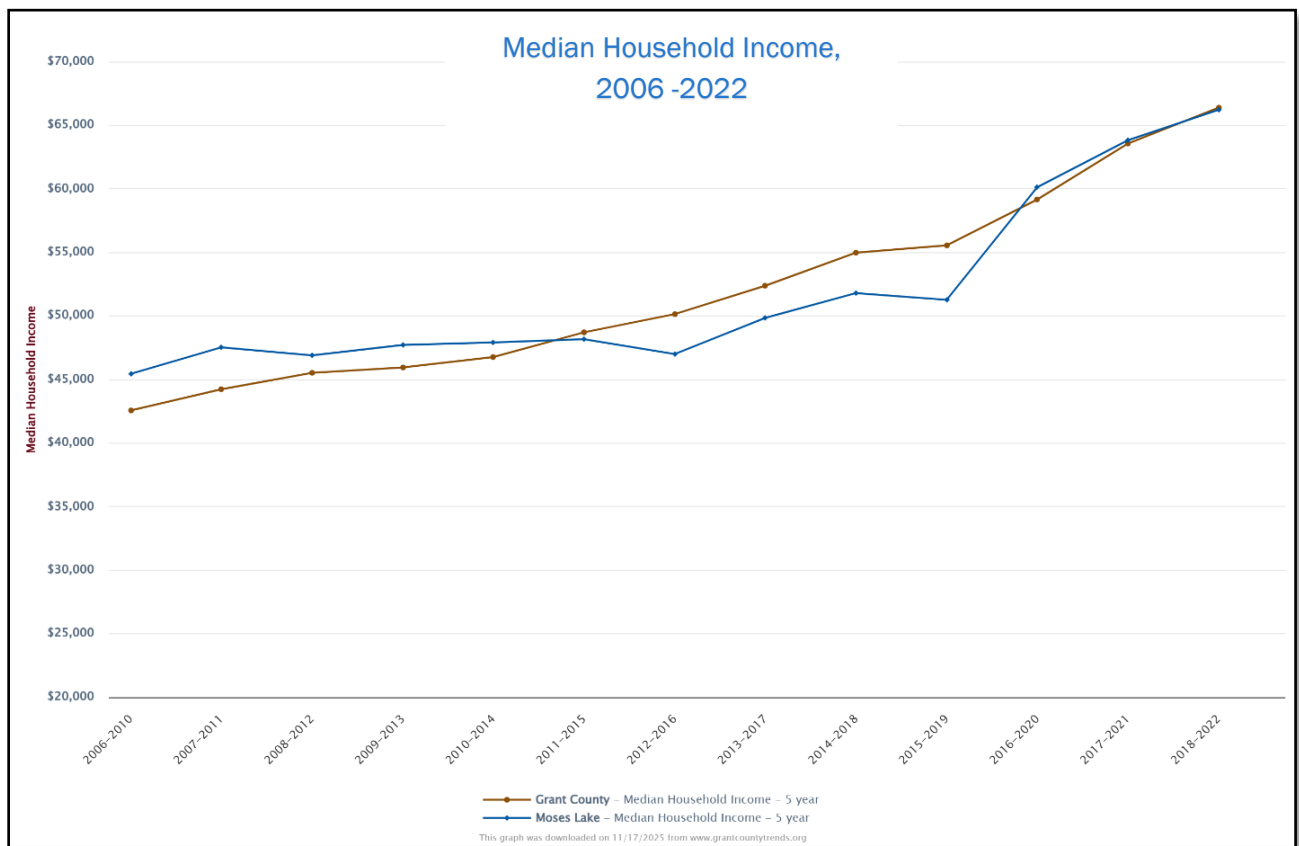
¹ U.S. Census Estimates, 2024.

² 2019-2023 5-year average, 2025 EWU Institute for Public Policy and Economic Analysis.

half times the statewide rate. Poverty disproportionately affects children, with 21 percent living below the poverty level, compared to approximately 9 percent of seniors.

Median household income has increased steadily over the past decade, rising from approximately \$45,000 in 2009–2010 to more than \$65,000 by 2021–2022. Since 2006, Moses Lake’s median household income has generally kept pace with income growth throughout Grant County. Current median household incomes for both Moses Lake and Grant County are approximately \$66,000.³

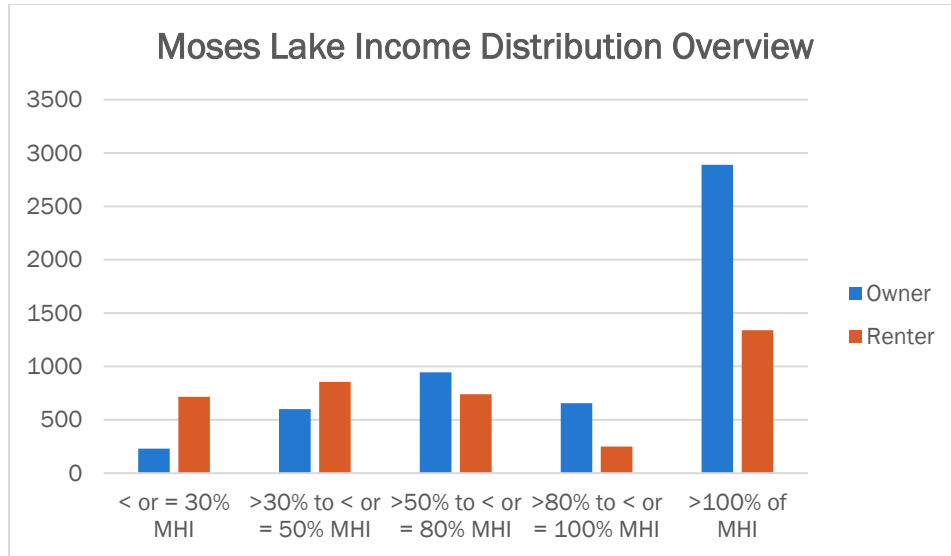
While these trends reflect overall economic growth and increasing household incomes, persistent poverty rates indicate that a significant portion of the population continues to face economic challenges that affect housing affordability and stability.



Source: 2019-2023 5-year average, 2025 EWU Institute for Public Policy and Economic Analysis.

The chart below illustrates household income distribution by tenure (owner versus renter) relative to Area Median Income (AMI).

³ 2019-2023 5-year average, 2025 EWU Institute for Public Policy and Economic Analysis.

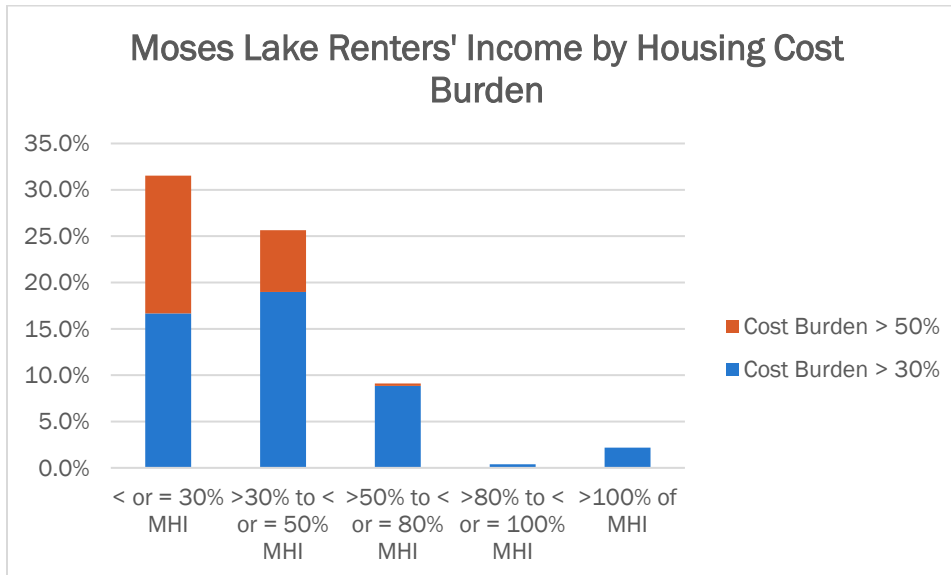


Source: U.S. HUD Comprehensive Affordability Strategy, 2018 -2024

Households that spend between 30 and 50 percent of their income on housing costs are considered cost-burdened, while households spending more than 50 percent of their income on housing are considered severely cost-burdened.

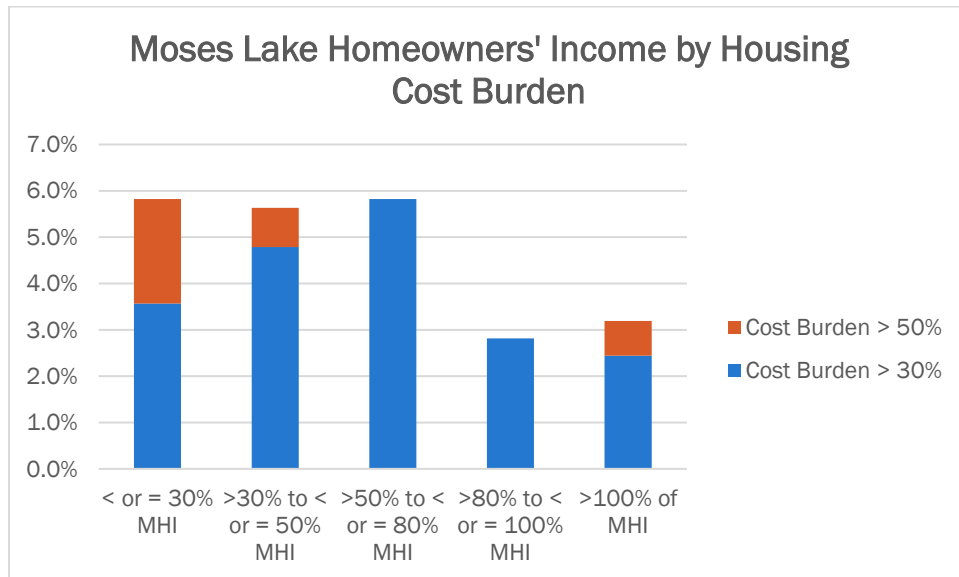
Among Moses Lake homeowners, approximately 15.5 percent are cost-burdened and an additional 3.8 percent are severely cost-burdened. Housing affordability challenges are more pronounced among renters, with 25.3 percent considered cost-burdened and an additional 21.8 percent classified as severely cost-burdened.⁴

The following tables summarize housing cost burden by income category for both owners and renters.



⁴ U.S. HUD Comprehensive Affordability Strategy, 2018-2024

Source: U.S. HUD Comprehensive Affordability Strategy, 2018 -2024



Source: U.S. HUD Comprehensive Affordability Strategy, 2018 -2024

Housing Element Requirements

Recent amendments to the Washington State Growth Management Act (GMA), including House Bill 1220, significantly expand local housing planning requirements. As part of this Comprehensive Plan Periodic Update, the City of Moses Lake must revise its Housing Element to demonstrate adequate capacity and planning for housing affordable to all income levels.

The updated Housing Element will need to:

- Revise housing goals, policies, and objectives to emphasize the preservation, improvement, and development of housing; promote a wider range of housing choices, including middle housing types such as duplexes, triplexes, fourplexes, townhomes, and cottage housing; encourage housing opportunities in proximity to employment centers and services; and support the development of accessory dwelling units (ADUs).
- Provide an inventory and analysis of existing and projected housing needs for all income levels throughout the planning period, consistent with the City's allocated share of countywide housing needs.
- Demonstrate sufficient land capacity to accommodate projected housing needs across all income categories, including low-, very low-, and extremely low-income households.

- Establish specific goals, policies, and implementation strategies to address the housing needs of low-, very low-, and extremely low-income households and other populations with special housing needs.
- Evaluate existing development regulations, policies, and practices to identify potential barriers to housing production and affordability and to ensure consistency with state housing legislation.
- Assess whether existing policies, regulations, and land use patterns contribute to racially disparate impacts, exclusion, or unequal access to housing opportunities, and develop policies and actions to reduce and eliminate those impacts.
- Identify neighborhoods and populations that may be vulnerable to displacement resulting from redevelopment, rising housing costs, zoning changes, or public investments, and establish strategies to mitigate displacement risks and promote equitable housing outcomes.

Collectively, these requirements are intended to increase housing choice, improve housing affordability, reduce barriers to housing development, and ensure that Moses Lake can accommodate anticipated growth while providing housing opportunities for residents of all income levels.

Development Regulations

The City's development regulations will require updates to comply with recent amendments to the Growth Management Act (GMA) and to implement the housing goals and housing capacity strategy identified through this Comprehensive Plan Update. Key housing-related regulatory changes include:

- Updating zoning regulations to accommodate the City's housing needs allocation across all income levels and to implement the preferred growth alternative.
- Revising parking regulations to comply with state requirements that limit minimum parking requirements for affordable housing, senior housing, housing for persons with disabilities, and other residential development types.
- Amending zoning regulations to explicitly permit co-living housing on any lot where six or more multifamily residential units are allowed, including within mixed-use zoning districts.
- Amending zoning regulations to allow a minimum of four residential units per lot within one-quarter mile walking distance of a major transit stop, consistent with state housing legislation.
- Evaluating development standards and approval processes to identify opportunities to reduce regulatory barriers and facilitate the development of a broader range of housing types.

Housing Needs Assessment

The City of Moses Lake is projected to experience significant population and housing growth over the 2027–2047 planning period. Through the Grant County countywide planning process, Moses Lake was allocated a projected population of **33,942** residents by 2047 based on the Washington State Office of Financial Management medium population forecast. Using the countywide housing allocation methodology, Moses Lake was assigned a housing need of approximately 5,496 dwelling units to accommodate projected population growth and housing needs across all income levels.

Housing needs are distributed across a range of household income levels, consistent with Washington State housing planning requirements under RCW 36.70A.070(2). The largest projected need occurs among households earning between 30% and 80% of Area Median Income (AMI), as well as households earning less than 30% of AMI. These allocations demonstrate the need for a diverse housing inventory capable of serving households across the full spectrum of incomes.

Table X: Incorporated Moses Lake LCA – Comparison of Projected Housing Needs to Residential Capacity within incorporated Moses Lake

Income Level (% AMI) and Special Housing Needs	Allocated Housing Need (Grant County 2026)	Zone Categories Serving These Needs	Aggregated Housing Need	Housing Pipeline Units	Total Capacity (including Pipeline)	Total Capacity (Proportional to Need)	Capacity Surplus or Deficit
0-30% Non-PSH	922*	High Density	2,629	381	2643	927	5
0-30% PSH	401*					403	2
>30-50%	1,306*					1313	7
>50-80%	976	Moderate Density	1,448	381	2636	1777	801
>80-100%	472					859	387
>100-120%	449	Low Density	1,419	1,020	2419	765	316
>120%	970					1654	684
Total	5,496		5,496	1,782	7,698		2,202
Emergency Housing Allocation (Temporary)	50**						

*Housing units at 0-50% AMI are likely to require partial or full subsidies.

**Temporary emergency housing is counted in bed units, not dwelling units.

To evaluate the City's ability to accommodate future growth, a Land Capacity Analysis (LCA) was completed for the incorporated Urban Growth Area (UGA). The analysis identified approximately 622.8 net developable acres capable of supporting 5,916 residential units under existing zoning and development regulations. An additional 1,782 housing units were identified as pipeline projects that are either recently constructed, approved, or expected to be completed during the planning period. Together, these sources provide an estimated housing capacity of 7,698 dwelling units within the incorporated UGA. More information about the analysis can be found in the "Land Capacity Analysis, Population Allocation, and Housing Allocation" report as part of the periodic update project.

The LCA indicates that Moses Lake has sufficient overall residential capacity to accommodate projected housing growth through 2047. The analysis identifies a surplus capacity of approximately 2,202 dwelling units above the City's allocated housing need. Capacity exists across a range of zoning districts, including low-density residential areas, moderate-density residential areas, multifamily areas, and mixed-use commercial zones that allow residential development. This diversity of zones provides opportunities for a variety of housing types, including single-family homes, duplexes, townhouses, multifamily housing, mixed-use residential development, manufactured housing, and accessory dwelling units (ADUs).

While the City demonstrates adequate overall housing capacity, the analysis reveals a more nuanced picture when housing needs are evaluated by income level. Capacity serving households earning below 50% AMI is relatively limited compared to moderate- and higher-income housing opportunities. The housing capacity surplus for extremely low-income, very low-income, and permanent supportive housing needs is minimal, with surpluses ranging from only two to seven units above projected need. By contrast, substantial capacity exists for households earning above 50% AMI. This finding suggests that although the City can accommodate projected housing growth overall, additional strategies may be needed to ensure sufficient housing opportunities for lower-income households, including those requiring subsidized housing, permanent supportive housing, and other affordable housing options.

The City's existing zoning code provides important opportunities to address these housing needs. Multifamily and mixed-use development is permitted within the R-3, C-1, C-1A, and C-2 zones, which are most likely to support housing affordable to households earning below 80% AMI. ADUs are permitted in the R-1, R-2, and R-3 zones and represent an additional source of incremental housing capacity that can increase housing choice within established neighborhoods. Emergency housing, transitional housing, and permanent supportive housing are also permitted in multiple zoning districts, providing regulatory pathways to accommodate special housing needs identified through the housing allocation process.

Based on the findings of the Land Capacity Analysis and housing allocation process, Moses Lake has sufficient land capacity to accommodate projected residential growth through 2047. However, the City should continue to prioritize policies and programs that encourage

housing production for households earning below 80% AMI. Potential strategies may include increasing development opportunities in higher-density residential and mixed-use districts, supporting affordable housing partnerships, encouraging ADU construction, promoting infill and redevelopment. These efforts will help ensure that future housing production addresses both the quantity of housing needed and the affordability needs of current and future Moses Lake residents.

Housing Barriers

The future growth and affordability of Moses Lake's housing market will be influenced by a variety of economic, environmental, regulatory, and social factors. While many of these challenges reflect broader national and regional trends, their impacts are experienced locally and can affect the City's ability to provide sufficient housing opportunities for residents across all income levels.

The following barriers should be considered in future housing policies, development regulations, and implementation strategies:

Economic Barriers

- Inflation, labor shortages, and rising construction costs that increase the cost of housing development.
- Limited housing supply that contributes to rising home prices and rental rates.
- Limited public funding and financial resources available to support affordable housing development and long-term affordability preservation.

Environmental and Infrastructure Constraints

- Natural features and critical areas, including wetlands and shrub-steppe habitat, that limit the availability of developable land.
- Climate-related hazards, including wildfire risk, that may affect future residential development and housing resilience.
- Infrastructure limitations that may affect the timing and location of future residential growth.

Regulatory Barriers

- Zoning and development regulations that may limit housing diversity, density, or the availability of middle housing options in certain areas.
- Development review processes, fees, and standards that may increase project costs or extend development timelines.

Social and Housing System Challenges

- Insufficient emergency housing capacity and a shortage of transitional and permanent supportive housing options.

- Community concerns regarding housing density, neighborhood character, and new residential development that may create challenges for housing implementation.
- Limited housing choices for lower-income households, seniors, persons with disabilities, and other populations with specialized housing needs.

Evaluating Racially Disparate Impacts & Displacement Risk

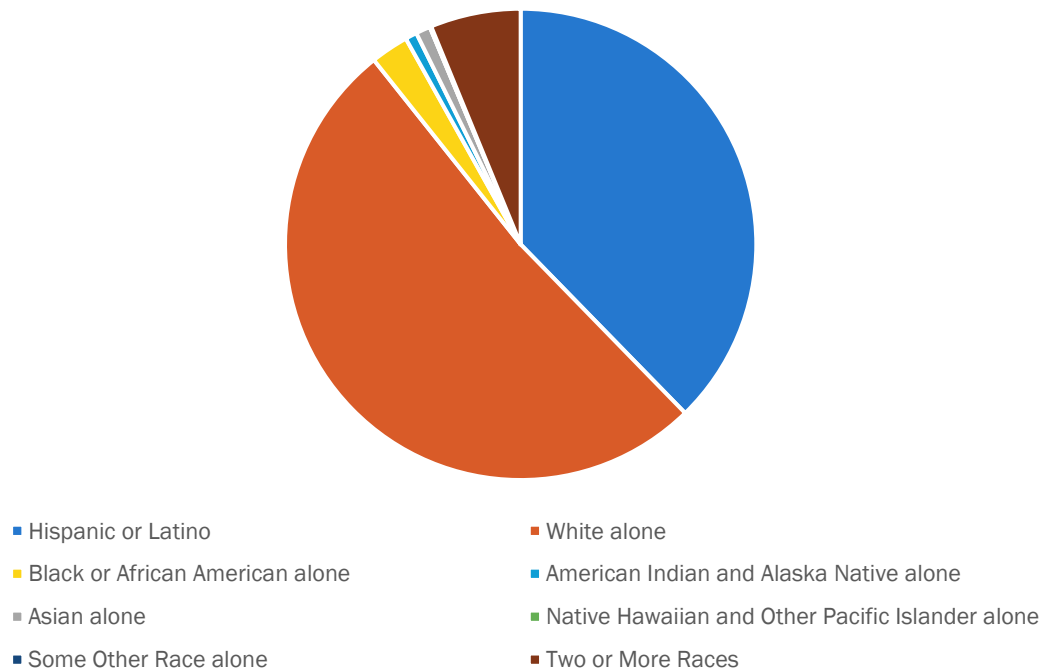
In 2021, the Washington State Legislature adopted House Bill 1220 (HB 1220), amending the Growth Management Act (GMA) to require local governments to plan for housing affordable to all income levels and evaluate the racially disparate impacts of existing housing policies and regulations.

Racially disparate impacts may occur when housing policies, development regulations, or investment decisions disproportionately affect certain racial, ethnic, or historically marginalized populations. Indicators of potential disparate impacts include patterns of residential segregation, housing cost burden, displacement, unequal access to opportunity, and disparities in health and educational outcomes.

Historically, racial restrictive covenants were used throughout the United States to prevent certain racial, ethnic, and religious groups from residing in specific neighborhoods. Although such covenants were declared unenforceable in 1948 and prohibited under federal law in 1968, their legacy continues to influence housing patterns in many communities. The Washington State Racial Restrictive Covenants Project has not identified any known racially restrictive subdivisions or parcels within Grant County or the City of Moses Lake.⁵

⁵ Washington State Racial Restrictive Covenants Project, Eastern Washington Racial Covenants Locator Map.

Moses Lake Race and Ethnicity 2023



Moses Lake is a diverse community. According to recent census data, approximately 54.7 percent of residents identify as White alone, 34.9 percent identify as Hispanic or Latino, and 19.8 percent identify as two or more races. The overall racial and ethnic composition of the community has remained relatively stable over the past 15 years.⁶

The City's housing policies, land use decisions, and development regulations should continue to be evaluated to ensure that future growth expands housing opportunities, reduces barriers to housing access, and promotes equitable outcomes for all residents.

Displacement

The Growth Management Act requires jurisdictions to assess displacement risk and adopt policies and regulations that minimize the potential displacement of existing residents. A household is considered displaced when it must relocate due to factors beyond its control and cannot find comparable housing within the same community or neighborhood.

Displacement risk is often associated with neighborhood reinvestment, rising housing costs, redevelopment pressures, and changing market conditions. Understanding displacement risk can help guide land use and housing policies that encourage investment while ensuring

⁶ US Census Bureau, 2025 Census Estimate, 2020 Census, 2010 Census.

that existing residents can benefit from neighborhood improvements and remain in their communities.

This analysis evaluates displacement risk using three primary factors:

- Social vulnerability of the existing population;
- Evidence of demographic change; and
- Housing market conditions and trends.

Due to data limitations and population estimate suppression for smaller geographic areas, the analysis relies primarily on American Community Survey data at the census tract level. Census tracts often encompass multiple neighborhoods and may not fully capture localized displacement pressures; therefore, community input remains an important component of identifying areas experiencing elevated displacement risk.

The Washington Department of Commerce Displacement Risk Map indicates that portions of the area surrounding Moses Lake are experiencing demographic and market changes associated with gentrification, including rising property values. The unincorporated Urban Growth Area (UGA) north of the city exhibits relatively high social vulnerability and may be susceptible to future displacement pressures if market conditions intensify.

These findings highlight the importance of policies that preserve housing affordability, expand housing choice, support vulnerable populations, and ensure that the benefits of future growth and investment are shared equitably throughout the community.

The Displacement Risk Map, below, indicates that a significant area around the lake is already experiencing gentrification resulting in demographic and market changes, with property values appreciating. The unincorporated UGA to the north of the incorporated City shows a high degree of social vulnerability, and while the market trend is currently stable, that area is at risk for displacement due to gentrification. These findings highlight the necessity for targeted policies and interventions in these high-risk areas to prevent displacement and ensure equitable access to housing for all residents.

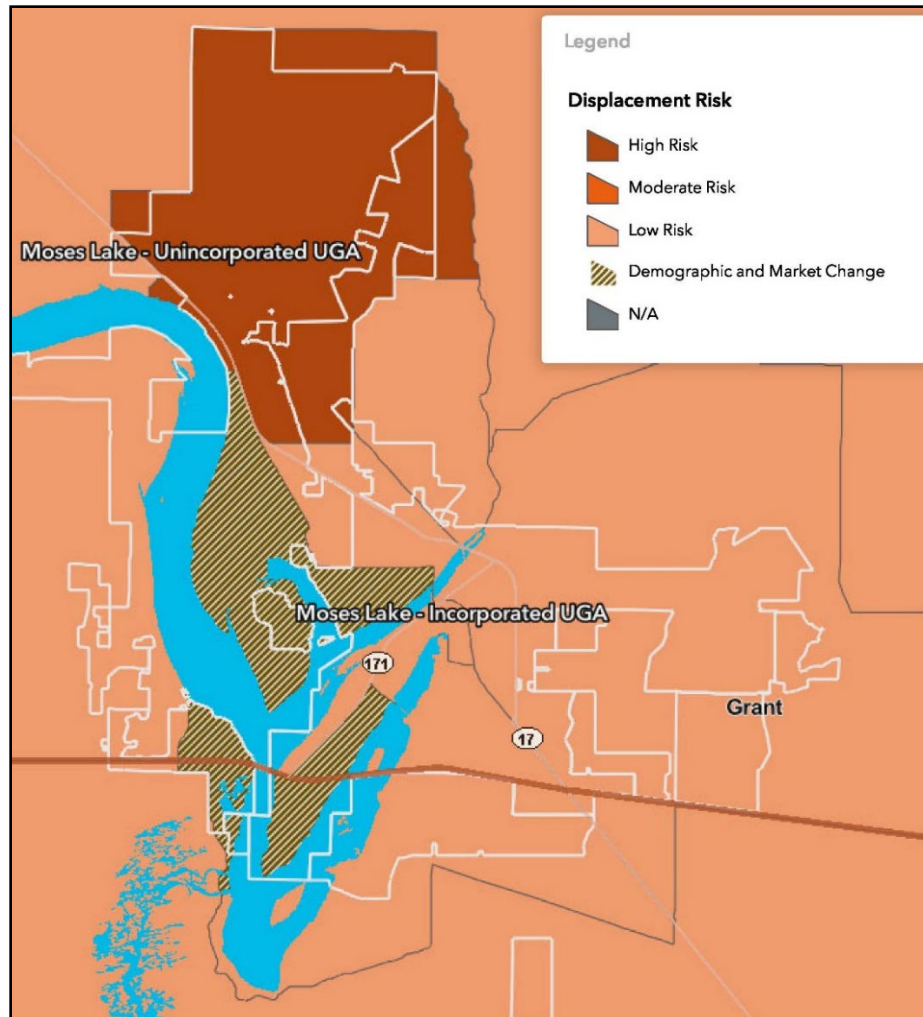


Figure X: WA Department of Commerce Displacement Risk Map

Policy Audit

The City conducted a review of existing housing-related plans, policies, and development regulations to identify provisions that may constrain housing development, limit housing choice, or contribute to inequitable housing outcomes. The policy audit also evaluated consistency with recent Growth Management Act requirements, including HB 1220 and other state housing legislation.

The findings of the policy audit will inform updates to the Comprehensive Plan, development regulations, and implementation strategies to support housing affordability, increase housing diversity, reduce regulatory barriers, and promote equitable access to housing opportunities.



Based on guidance provided by the Washington State Department of Commerce, the following policy evaluation framework was used to evaluate Liberty Lake's existing Housing Element policies:

Criteria	Evaluation
The policy is valid and supports the identified housing need. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	S Supportive
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement, and exclusion in housing.	A Approaching
The policy may challenge the jurisdiction's ability to meet the identified housing needs. The policy's benefits and burdens should be reviewed to optimize the ability to meet the policy's objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	C Challenging
The policy does not impact the jurisdiction's ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement, or exclusion.	NA Not applicable

Goal & Policy Review

Goal/Policy	Existing Goal/Policy	Equity Assessment	Why	Notes
Goal 4.1	Provide a variety of housing types and densities to meet the needs of all members of the community.	Supportive	Promoting a variety of housing types and densities that serve households across income levels can increase housing choice, support socioeconomic diversity, and help stabilize existing residents.	
Policy 4.1.1	Maintain an adequate supply of single family and multi-family	Supportive	Maintaining an adequate supply of both single-family	

Goal/Policy	Existing Goal/Policy	Equity Assessment	Why	Notes
	housing for all economic segments of the population.		and multifamily housing across a range of price points helps meet the needs of current and future residents while supporting housing stability and growth.	
Policy 4.1.2	Support equal access to housing throughout the City for all people regardless of race, color, sex, marital status, religion, national origin, physical or mental handicap. Encourage the responsible state and federal agencies to enforce federal and state civil rights and fair housing laws.	Supportive	Supporting equal access to housing opportunities helps reduce discrimination, exclusion, and disparate impacts on protected classes and other historically marginalized populations.	
Policy 4.1.3	Use innovative land use regulations to enable construction of affordable and attractive housing which include attached single-family units, modular or manufactured housing, duplexes, townhouses, clustered housing, mixed-use developments, group homes, assisted living facilities, self-help housing, cooperatives, etc.	Supportive	Innovative land use regulations can expand housing choice and affordability by enabling a broader range of housing types and price points, making housing more accessible to diverse household types and income levels.	

Goal/Policy	Existing Goal/Policy	Equity Assessment	Why	Notes
Policy 4.1.4	Allow geographically distributed housing opportunities for special needs populations that accommodate a continuum of care levels – such as emergency housing, transitional housing, extensive support, minimal support, independent living, family-based living or institutions –in locations adequately served by public services.	Supportive	Providing a continuum of housing options throughout the community promotes equitable access to housing and services, supports community integration, and expands housing choice for individuals with special needs.	
Policy 4.1.5	Support the development of accessory dwelling units and other types of housing that accommodate an aging population.	Supportive	Supporting accessory dwelling units and other housing options for an aging population can increase housing affordability, provide opportunities for multigenerational living, and address the needs of seniors, persons with disabilities, and other households with specialized housing needs.	Consider expanding the language of the policy to reflect benefits to populations other than seniors. Ensure ADU regulations comply with HB 1337 requirements and do not create unnecessary barriers to development.
Goal 4.2	Encourage affordable housing.	Supportive	Encouraging affordable housing directly supports housing access for lower-income households and helps address housing cost burdens and displacement pressures.	Specific implementation strategies should be evaluated as part of the Housing Element's Adequate Provisions review.

Goal/Policy	Existing Goal/Policy	Equity Assessment	Why	Notes
Policy 4.2.1	Integrate affordable housing units that are compatible in design and quality with other units within market rate developments.	Approaching	Design standards should be objective and predictable while balancing community character, environmental goals, and affordability. Care should be taken to ensure that design requirements do not inadvertently increase housing costs or create barriers to affordable housing development.	
Policy 4.2.2	Use available federal and state aid to support and assist in planning for subsidized housing opportunities for households that cannot compete in the market.	Supportive	Leveraging federal and state funding is an important strategy for addressing the housing needs of very low-, low-, and moderate-income households, including those requiring permanent supportive housing.	
Policy 4.2.3	Review existing and proposed regulations to ensure that they do not unnecessarily restrict the supply or variety of housing or increase its cost.	Supportive	Regular review of development regulations can help identify and remove barriers that limit housing supply, housing diversity, or affordability.	An Adequate Provisions review should be used to evaluate any proposed development code amendments for potential housing barriers.

Goal/Policy	Existing Goal/Policy	Equity Assessment	Why	Notes
Policy 4.2.4	Consider incentives – such as fee waivers, expedited permits, density bonuses, and innovative land use regulations – to build more below-market rate units for renters and first-time home buyers. See related Policy 3.3.9 in the Land Use Element.	Supportive	Incentives such as fee waivers, density bonuses, and expedited permitting can encourage the development of housing affordable to lower-income households, renters, and first-time homebuyers.	
Goal 4.3	Maintain existing housing stock in a safe and sanitary condition.	Supportive	Maintaining safe and sanitary housing conditions helps preserve existing housing stock, improve quality of life, and support housing stability for current residents.	
Policy 4.3.1	Continue to work with non-profit agencies to maximize the receipt of Federal and State housing resources used to provide low and moderate-income residents with housing assistance to maintain or improve owner- and renter-occupied housing units.	Supportive	Partnering with nonprofit organizations to maximize access to federal and state housing resources can help preserve and improve housing opportunities for low- and moderate-income households.	
Policy 4.3.2	Consider applying for Community Development Block Grants to increase the quality of affordable ownership housing.	Supportive	Community Development Block Grant funding can support housing rehabilitation and homeownership opportunities for low- and moderate-income households, improving housing quality and affordability.	

Goal/Policy	Existing Goal/Policy	Equity Assessment	Why	Notes
Policy 4.3.3	Expand housing inspection and code enforcement programs to ensure adequate maintenance of the housing stock and compliance with all applicable codes concerning junk and debris, noxious weeds, and other unsafe or unsanitary conditions.	Approaching	Housing inspections and code enforcement help maintain safe living conditions; however, enforcement activities should be implemented in a manner that minimizes unintended displacement or financial hardship for lower-income residents and tenants.	Coupling enforcement efforts with rehabilitation assistance and housing support programs, as contemplated in Policies 4.3.1 and 4.3.4, can help mitigate potential adverse impacts on lower-income households.
Policy 4.3.4	Encourage voluntary housing rehabilitation and preventative maintenance programs.	Supportive	Voluntary rehabilitation and preventive maintenance programs can help preserve housing quality, extend the useful life of housing stock, and reduce future repair costs for homeowners and landlords.	
Policy 4.3.5	Coordinate public infrastructure investments in areas where such improvements will support and encourage rehabilitation of substandard housing and other neighborhood improvements.	Supportive	Coordinating infrastructure investments with neighborhood revitalization efforts can support housing preservation, improve living conditions, and encourage reinvestment in underserved areas.	
Policy 4.3.6	Prioritize rehabilitation or replacement of substandard mobile	Supportive	Rehabilitation or replacement of substandard housing	Community Development Block

Goal/Policy	Existing Goal/Policy	Equity Assessment	Why	Notes
	and site built owner-occupied housing units.		improves housing quality, health outcomes, and safety for existing residents while preserving affordable housing opportunities.	Grants and HOME funds may provide funding opportunities for these activities.
Policy 4.3.7	Target the rehabilitation of low- or very low- income dwelling units if federal, state, or private funds are made available for rehabilitation purposes.	Supportive	Targeting rehabilitation assistance to low- and very low-income households helps preserve affordable housing and improve living conditions for residents with the greatest housing needs.	
Policy 4.3.8	Demolish substantially dilapidated structures that are beyond rehabilitation or reuse in compliance with state and local laws.	Approaching	Removal of structures that are beyond rehabilitation can eliminate unsafe living conditions; however, demolition should be accompanied by strategies to minimize displacement and preserve housing opportunities for affected households.	Consider relocation assistance and replacement housing strategies when demolition affects occupied dwelling units.
Policy 4.3.9	Provide relocation assistance to any dislocated household.	Supportive	Providing relocation assistance helps reduce displacement impacts and supports housing stability for households affected by redevelopment, rehabilitation, or other housing-related actions.	



Public Engagement Results

Public Open Houses

Housing affordability emerged as the most frequently discussed housing issue during the public open house held on April 30, 2026. Participants expressed concern about rising housing costs and the availability of housing options affordable to local residents and workforce households.

Community members identified several potential strategies to increase housing affordability and supply, including the use of land banks and community land trusts, development of smaller housing units, increased residential density in appropriate locations, and streamlining permitting and development review processes. Participants also emphasized the need for additional emergency housing capacity and expanded supportive and transitional housing options to serve residents experiencing housing instability.

The public engagement process reinforced the importance of expanding housing choice, improving affordability, and addressing the housing needs of vulnerable populations as the City plans for future growth.

Resource Committee Meeting #1

The Comprehensive Plan Resource Committee was established to provide focused input from community members and stakeholders with expertise in topics relevant to the Comprehensive Plan. The committee's first meeting was held on June 5, 2026, and included an overview of the Comprehensive Plan update process, along with preliminary discussions regarding housing and land use priorities.

Housing discussions focused on ensuring that Moses Lake can accommodate projected population and employment growth while maintaining affordability and providing adequate supporting infrastructure. Participants emphasized the need for the Comprehensive Plan to facilitate additional housing development and provide sufficient capacity to meet future demand, and specifically, the potential for additional demand associated with economic development and industrial development around the airport. Several comments highlighted concerns that current population projections, housing allocations, and land capacity assumptions may not fully reflect local market conditions, infrastructure constraints, or anticipated employment growth.

Participants also discussed the relationship between housing affordability and development costs. Concerns were raised regarding the cumulative impact of utility connection fees, impact fees, and other development costs on housing production and affordability. There was a broad interest in streamlining development processes, reducing unnecessary barriers, and creating a regulatory environment that supports a diverse range of housing types and

price points. Discussion also emphasized the importance of ensuring that housing opportunities are available for households across a range of income levels, including workforce households.

Several housing-related themes emerged during the discussion:

- Ensure adequate housing capacity to accommodate projected population growth and future employment opportunities.
- Provide housing options that are affordable and accessible to households at a variety of income levels.
- Evaluate whether current housing allocations, population projections, and land capacity assumptions accurately reflect local conditions and market demand.
- Address infrastructure constraints, including water, sewer, transportation, schools, and other public facilities that may limit future housing development.
- Consider Urban Growth Area (UGA) policies and boundaries as part of long-term housing and growth planning.
- Promote coordination between the City, Grant County, school districts, and utility providers to support housing development and service delivery.
- Streamline development regulations and review processes to reduce costs and facilitate housing construction.
- Balance housing growth with community identity.
- Ensure that housing planning is coordinated with transportation, utility, capital facilities, and economic development planning efforts.

City of Moses Lake 2027 Comprehensive Plan Update

Land Use Analysis
May 2026



MONTH 2026

Moses Lake Comprehensive Plan Update 2027

LAND USE ANALYSIS

PREPARED FOR

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Executive Summary/Introduction

The Land Use Analysis serves as a core component of the Land Use Element in the Comprehensive Plan Periodic Update for the City of Moses Lake. The Land Use Element of Prosser's Comprehensive Plan, as required by the Washington State Growth Management Act (RCW 36.70A.070(1)), establishes the framework for guiding future growth and development within the city. Central to this element is the Future Land Use Map, a policy tool that outlines the general location and intensity of various land uses such as residential, commercial, and industrial. This map serves as the basis for the city's zoning map, which regulates land use on a parcel level; accordingly, any proposed zoning changes must be consistent with the Future Land Use Map.

This analysis provides a comprehensive review of existing land use patterns and the relationship between land use and community vision. The analysis considers community feedback to ensure that land use decisions reflect local priorities. It also aligns Prosser's land use planning with the Washington State Growth Management Act (GMA), focusing on accommodating projected population and employment growth while preserving agricultural and natural resource lands. It incorporates findings from the Land Capacity Analysis (LCA) to evaluate the city's ability to support future development within existing urban growth boundaries. Special emphasis is placed on managing growth in a way that promotes efficient land use, supports housing and economic development goals, and preserves open space and rural areas. These insights inform updates to the Future Land Use Map (FLUM) and help guide policies for other elements of a comprehensive plan.

Regional Context

Moses Lake is a rapidly growing city located in Grant County within Washington's Columbia Basin region. Situated along Interstate 90 approximately midway between Seattle and Spokane, Moses Lake serves as a regional center for agriculture, manufacturing, logistics, healthcare, retail services, and recreation.

The city's economy has historically been rooted in irrigated agriculture and has expanded to include aerospace, advanced manufacturing, energy production, food processing, and distribution industries. Combined with its strategic transportation connections, employment opportunities, and recreational amenities centered around Moses Lake and the surrounding landscape, these economic drivers continue to attract new residents and contribute to increasing housing demand.

Growth Management Act Overview

Under the Washington State Growth Management Act (GMA), the Land Use Element is a foundational component of a comprehensive plan and must comply with the requirements set forth in RCW 36.70A.070(1). For the City of Moses Lake, this means the Land Use Element must establish the general distribution and location of land uses such as residential, commercial, industrial, and public purposes, including essential public facilities.

It must also include population growth targets and show how the city will accommodate projected growth through designated land use patterns. Per the Grant County population and housing allocation processes, Moses Lake is projected to have the population 33,942 by 2046, with 5,496 additional housing units allocation at different income levels. A Future Land Use Map (FLUM) is required to illustrate planned development patterns, which must be consistent with zoning regulations. The Land Use Element must address the relationship between land use and infrastructure capacity, ensuring that urban development is directed to areas where urban services can be efficiently provided.

Additionally, the Land Use Element must incorporate strategies to protect critical areas, conserve natural resource lands, and reduce sprawl by focusing on growth within Urban Growth Areas (UGAs). It must address planning considerations such as access to public services, protection of groundwater used for public water supplies, stormwater management, wildfire risk, and environmental justice. The GMA also requires local governments to integrate climate resilience and hazard mitigation into land use planning, ensuring communities are better prepared for flooding, wildfire, and other climate-related risks. Furthermore, the Land Use Element should promote physical activity and reduce vehicle miles traveled (VMT) through compact, walkable development patterns and multimodal transportation access. This shows the interconnectivity Land Use has with other elements. GMA requirements and the community are closely aligned on the importance of protecting open space, increasing walkability and connectivity to services, promoting mixed-use and infill development, and employing smart growth concepts. All policies and land use designations must align with the comprehensive plan's goals.

Inventory of Current Land Uses

Table 1: Moses Lake 2021 Comprehensive Plan Existing Land Uses (Incorporated and Unincorporated UGA)

	Incorporated City		Unincorporated UGA	
Land Use Category	Acres	% of area	Acres	% of area
Agriculture	1,733	17%	4,216	29%
Commercial	1,129	11%	499	3%
Industrial	916	9%	559	4%
Residential	2,067	20%	2,565	18%
Single Family	1,657	16%	2,266	15%
Duplex	56	1%	178	1.2%
Multifamily	188	2%	31	0.2%
Manufactured Home Park	167	2%	90	0.6%
Port District	306	3%	4,389	30%
Public	1,377	14%	365	2.5%
Vacant	2,635	26%	2,060	14%
Total	10,162	100%	14,652	100%

Residential Lands

Residential land uses occupy approximately 2,067 acres (20%) of the incorporated City of Moses Lake and 2,565 acres (18%) of the unincorporated Urban Growth Area. Single-family residential development comprises the largest residential land use category, accounting for 1,657 acres within city limits and 2,266 acres within the UGA. Additional residential land uses include duplexes, multifamily housing, and manufactured home parks. The Comprehensive Plan supports a range of housing types through its Low Density Residential, Medium Density Residential, and High Density Residential designations, which collectively accommodate detached single-family homes, missing-middle housing, townhomes, apartments, and other multifamily housing options.

Table 2: Moses Lake 2021 Comprehensive Plan – Residential Land Use Designation Descriptions

Low Density Residential (LDR) Purpose: Areas characterized by one- and two-family dwellings and locations not suited to more intensive residential development. Principal Uses: Single-family detached homes, accessory uses, public and semi-public uses, duplexes and triplexes may be allowed under certain circumstances and design standards Density: 4–6* dwelling units per acre Implementing Zone: R-1	Medium Density Residential (MDR) Purpose: Moderate-density residential neighborhoods with a mix of housing types and styles. Principal Uses: Single-family homes, duplexes, triplexes, townhomes, other "missing middle" housing types Density: 6–10* dwelling units per acre Implementing Zone: R-2
High Density Residential (HDR) Purpose: Multifamily residential development in urbanized areas and transition areas between residential and non-residential uses. Principal Uses: Townhouses, apartments, multifamily housing, limited professional offices and service uses (e.g., daycare, beauty salons) Density: Minimum 8* dwelling units per acre Implementing Zone: R-3	

*Density may be different from the current zoning code, as of 2026.

Commercial Lands

Commercial land uses occupy approximately 1,129 acres (11%) of the incorporated City of Moses Lake and 499 acres (3%) of the unincorporated Urban Growth Area. The Comprehensive Plan provides for commercial development through Downtown, General Commercial, and Gateway Commercial land use designations. Permitted uses include retail, office, lodging, restaurants, recreation and entertainment uses, mixed-use development, and supporting residential uses. Commercial activity is concentrated in several established districts, including Downtown, Pioneer Way, West Broadway, the Stratford Business District, and the East Freeway Interchange area.

Table 3: Moses Lake 2021 Comprehensive Plan – Commercial Land Use Designation Descriptions

Downtown (DT) Purpose: The Downtown district is a mixed-use area that combines retail, office, higher-density residential, arts, culture, and entertainment uses. It serves as a center for living, working, and community activity, with strong pedestrian and bicycle connections to the lakefront and other recreational amenities. Local government and institutional uses reinforce Downtown’s role as the city center, while waterfront enhancements help strengthen its identity and character. Principal Uses & Density: Principal uses include retail, office, higher-density multifamily residential, arts and cultural institutions, recreation and entertainment uses, and government offices. Minimum density for multifamily residential development should be 15 units per acre or more. Density: 4–6* dwelling units per acre Implementing Zone: Downtown, Mixed Use	General Commercial (GC) Purpose: The General Commercial designation promotes economic activity in Moses Lake by facilitating commercial development in a variety of forms and locations. Principal Uses: The general commercial category includes retail, wholesale, business, and office land uses. Within this category are professional offices, hotels, motels, restaurants, recreational and entertainment uses; grocery stores, hardware supply, garden supply, repair, and maintenance services. Other uses include residential uses not to conflict with commercial floor space, accessory uses, automobile-related uses, manufactured home sales, and uses that normally require outdoor storage and display of goods. Mixed-use commercial development may be appropriate in locations near established residential neighborhoods; mixed commercial/office development may be appropriate on larger, campus-sized properties suitable for business parks and larger employment centers. Implementing Zone: C-2 General Commercial, C-1A Transitional Commercial
Gateway Commercial (GW) Purpose: The Gateway Commercial district welcomes visitors to Moses Lake and provides for aesthetically pleasing commercial development at major gateway locations and entry corridors to the community. Principal Uses & Density: Promoted land uses include retail, recreation-oriented commercial uses, and multifamily residential. Small-scale offices, restaurants, and hotel/motels uses are also appropriate, though urban design and maintaining an appealing design character should be prioritized. Residential development in the Gateway Commercial designation should achieve a minimum density of at least 10 units per acre. Implementing Zone: Gateway Commercial, Mixed Use	

Industrial Lands

Industrial land uses occupy approximately 916 acres (9%) of the incorporated City of Moses Lake and 559 acres (4%) of the unincorporated Urban Growth Area. Industrial land uses play a significant role in the Moses Lake area and support the city's industrial, manufacturing, transportation, and aviation sectors. The Comprehensive Plan provides for industrial development through the Industrial (IND) and Port of Moses Lake (PML) land use designations. Permitted uses include light and heavy manufacturing, fabrication, processing, warehousing, indoor and outdoor storage, transportation-related facilities, essential public facilities, and aviation-related industries. Industrial development is generally located in areas with access to major transportation corridors, including highways, arterial streets, rail lines, and airport facilities, while being separated from residential neighborhoods. Major industrial activity is concentrated within the City's established industrial districts, the Moses Lake Municipal Airport area, and the Port of Moses Lake at Grant County International Airport, which serves as a regional center for aviation, aerospace, manufacturing, and logistics-related development.

Table 4: Moses Lake 2021 Comprehensive Plan – Industrial Land Use Designation Descriptions

Industrial (IND)	Port of Moses Lake (PML)
Purpose: The Industrial designation supports the industrial, manufacturing, and transportation sectors of the Moses Lake economy and provides opportunities for land uses requiring large tracts of land and outdoor facilities. This includes the Moses Lake Municipal Airport, which provides general aviation services to the city and surrounding areas. Principal Uses: Light and heavy manufacturing, fabrication, processing, warehousing, indoor and outdoor storage, and essential public facilities. Office uses are limited to accessory uses that support these primary uses. Limited supportive uses are allowed. It also includes natural resource-based industries that require land consumptive wastewater treatment methods, such as spray fields. In deciding which uses should be allowed, the protections provided by performance standards, permit conditions, and sensitive areas regulations should be considered. Implementing Zone: Downtown, Mixed Use	Purpose: These properties are owned by the Grant County Port District #10 (Port of Moses Lake) and developed according to the Grant County Airport Master Plan. Principal Uses: The Master Plan emphasizes the development of aviation related industries, or industries compatible with the airport operation. Implementing Zone: Zoning in the unincorporated UGA is administered by Grant County.

Public Lands

Public land uses occupy approximately 1,377 acres (14%) of the incorporated City of Moses Lake and 365 acres (2.5%) of the unincorporated Urban Growth Area. Public land uses occupy lands dedicated to government services, public institutions, recreation, utilities, and environmental protection throughout the Moses Lake area. The Comprehensive Plan provides for public uses through the Public Facilities (PF), Parks/Open Space (OS), and Sensitive Areas Open Space (SA) land use designations. Permitted uses include government offices, schools, libraries, hospitals, utilities, parks, recreational facilities, open space, and conservation areas. Public facilities are generally located throughout the city and UGA to provide essential community services, while parks and open spaces serve the recreational needs of residents and visitors. Sensitive Areas Open Space lands are intended to protect wetlands, shoreline conservation areas, wildlife habitat, and other environmentally significant features with limited development potential. Together, these designations support community services, recreation, infrastructure, and the long-term stewardship of Moses Lake's natural resources.

Table 5: Moses Lake 2021 Comprehensive Plan – Public Land Use Designation Descriptions

Public Facilities (PF)	Parks/Open Space (OS)	Sensitive Areas Open Space (SA)
Purpose: The public facility category contains public and institutional uses including facilities operated by state, county, municipal, or other government agencies; public educational institutions; public libraries, hospitals, and a municipal airport. Public utilities, both privately and publicly owned, are included in this category. Principal Uses: Public and institutional uses and utilities operated by public agencies. Implementing Zone: Public (P)	Purpose: The OS designation provides for the recreational needs of Moses Lake residents and visitors by accommodating parks and open space. Principal Uses: The Parks/Open Space category includes public and privately owned parklands or open spaces. Commercial activities may be allowed as accessory uses in support of recreational facilities (concession vending, pro shops, etc.). Implementing Zone: Public (P)	Purpose: The purpose of this designation is to protect environmentally sensitive lands that may have limited development potential due to the presence of significant environmentally features on site, or land intended to remain in its natural state as long-term undeveloped open space. Principal Uses: Due to the environmentally sensitive nature of these sites, relatively little development is envisioned. Uses would be regulated by the underlying zoning and other applicable regulations (Critical Areas Ordinance, Shoreline Master Program, etc.). Implementing Zoning: A particular zoning district does not implement this designation. However, the Critical Areas Ordinance does protect these properties.

Future Land Use

The Future Land Use Map (FLUM) is a key component of a Land Use element, serving as a visual representation of the community's land use vision by designating the general distribution, location, and intensity of land uses across the jurisdiction, which then guides zoning, development regulations, and long-term planning decisions. Land use and zoning are closely related but distinct components of the planning framework established under the GMA.

Land use refers to the broad policy direction that guides how land is intended to be used across a jurisdiction over time. Land use designations reflect a community's long-term vision and are intended to guide decision-making rather than regulate individual properties directly.

Zoning, by contrast, is the primary regulatory mechanism used to implement the land use element. Zoning codes translate the broad policy direction of the Comprehensive Plan into specific, enforceable standards that apply at the parcel level. These regulations divide land into zoning districts and establish permitted uses, density ranges, and other development requirements. While the land use element provides the policy framework, zoning ensures that development occurs in a manner that is consistent with that framework through legally binding development regulations. Any zoning changes needed to meet future housing needs need to be implemented as part of the Comprehensive Plan Periodic Update process. Zoning must provide sufficient development capacity to meet population and housing forecasts allocated at the county level.

Moses Lake 2021 Comprehensive Plan Future Land Use Map (FLUM)

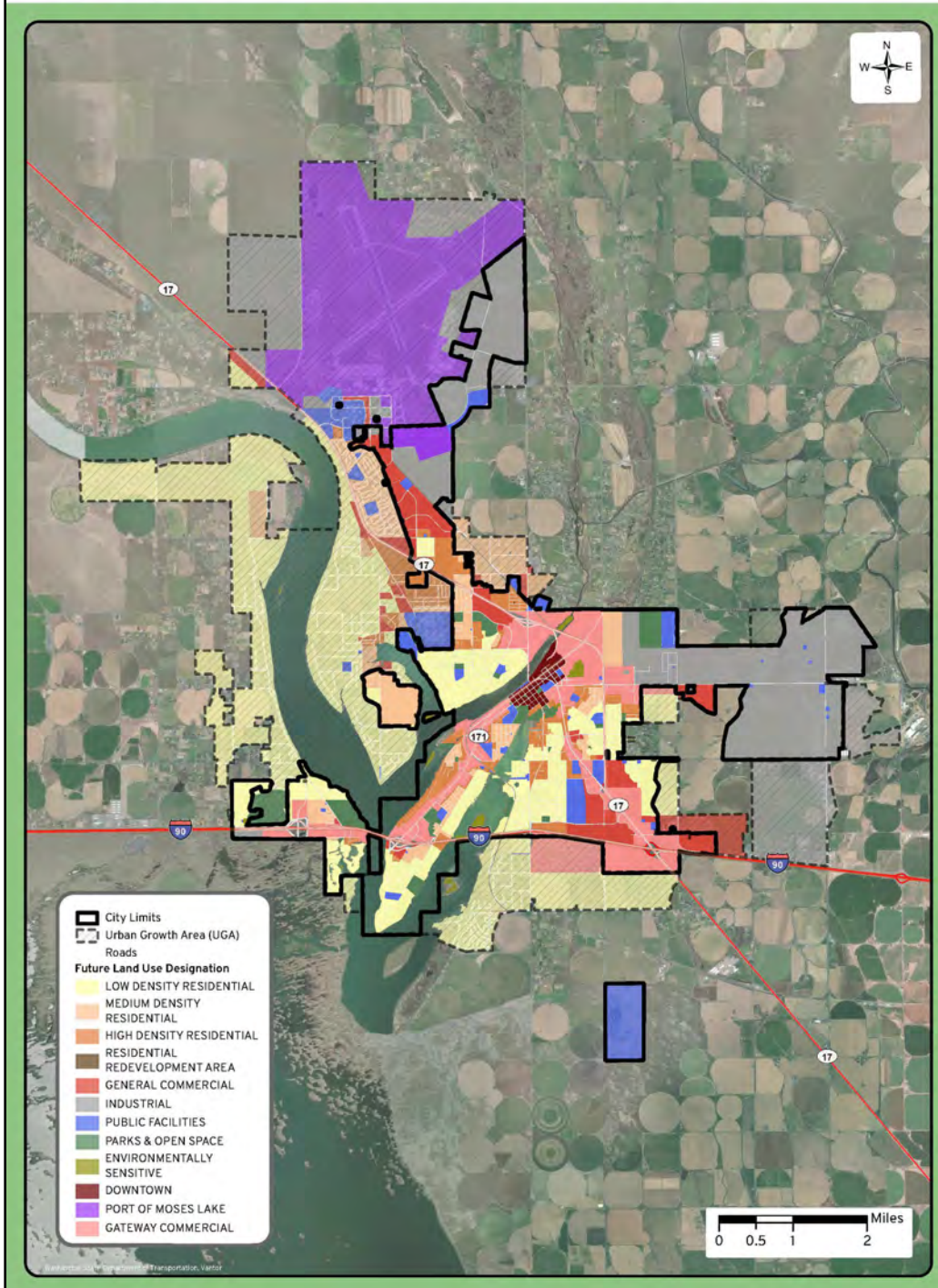


Figure 1: Moses Lake Comprehensive Plan Future Land Use Map (FLUM)

Critical Areas

As part of its Comprehensive Plan Periodic Update, the City has completed an audit of its local critical areas regulations and policies. A 'Critical Areas Checklist' has been provided to aid in this effort. Along with the Critical Areas Checklist, other City policies and regulations will be assessed in accordance with the Periodic Update. A non-project environmental analysis will also be conducted as provided by Washington State's Environmental Policy Act (SEPA) and Growth Management Act (GMA).

According to the 2021 Comprehensive Plan, there are no significant natural resource lands within the UGA, but there are critical areas including:

- Approximately 610 acres of wetlands, most of which are freshwater wetlands fed by ground and surface water (palustrine systems) but some of which are associated with lakes and ponds (lacustrine systems).
- Critical aquifer recharge areas indicated in preliminary inventory.
- Approximately 12 acres of preserved wetlands at the Three Ponds Wetland Mitigation Bank in Downtown Moses Lake, established by WSDOT in 2013 adjacent to the city's Japanese Garden.
- Islands in the lake, shoreline and riparian areas, and other locations that provide critical fish and wildlife habitat including habitat for three sensitive local species – the Burrowing Owl (State Candidate Species and Federal Bird of Conservation Concern), Northern Leopard Frog (State Endangered Species), and Washington Ground Squirrel (State and Federal Candidate Species).
- Frequently flooded areas along Crab Creek in the upper reaches of Parker Horn and along the Moses Lake shoreline where rising lake elevations from large-volume flood events or USBR-initiated flow changes can inundate adjacent lands.
- Geologically hazardous areas identified through use of soil surveys and seismic zone maps.

Based on the National Wetlands Inventory (NWI) maps and aerial photographs known wetland locations are:

- Southwest of town in Laguna and Westlake area
- Northeast of town between Wheeler and Broadway
- Northern tip of Pelican Horn and along eastern shoreline
- South of the old Sugar Beet Refinery
- West of the Municipal Airport
- Along the Crab Creek shoreline

The approximate location of know wetlands are noted in *Figure 2*.

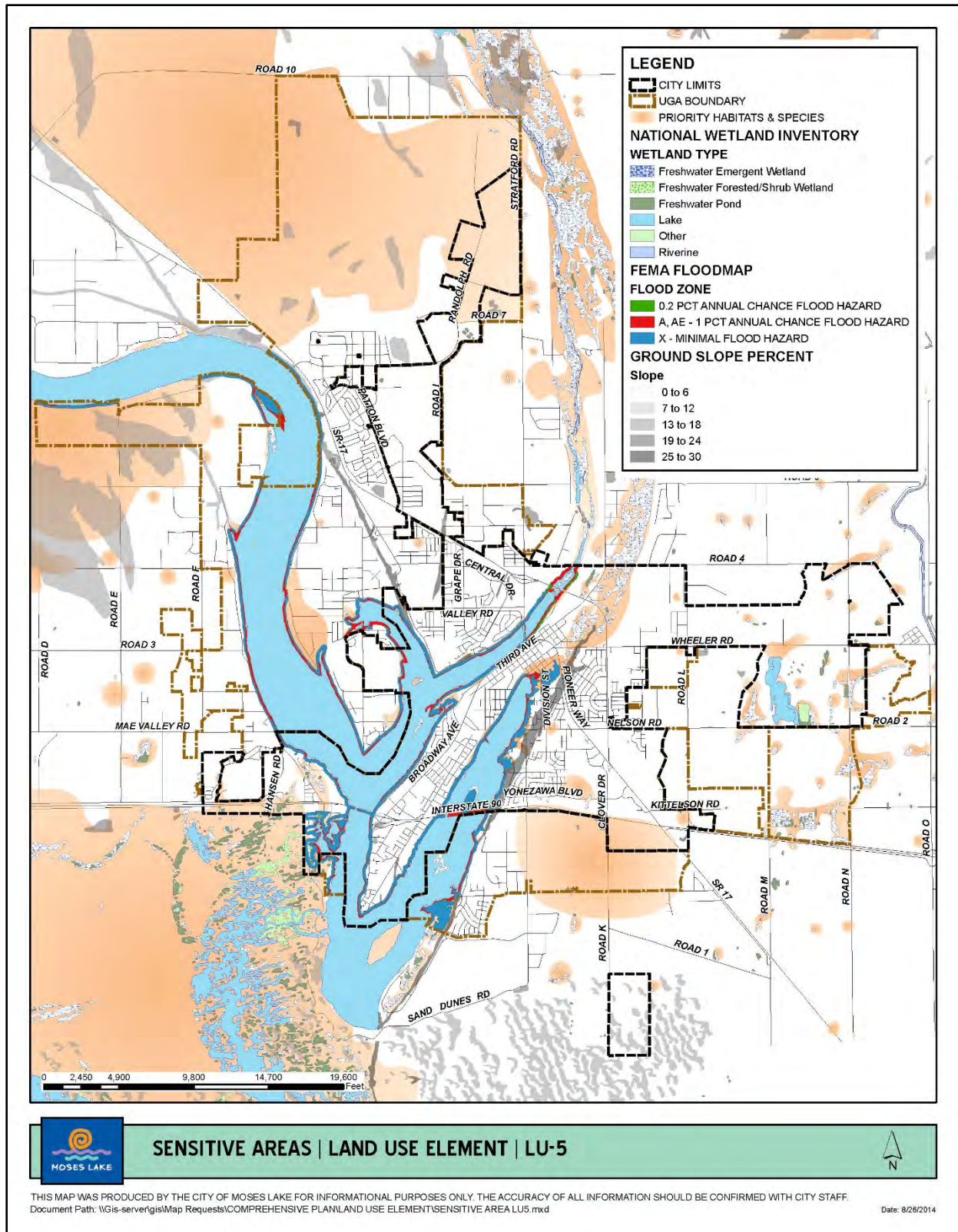


Figure 2: Moses Lake Environmentally Sensitive Areas (2014)

Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and the best available science (BAS). Jurisdictions using periodic update grant funds to update critical areas regulations must share findings of the critical areas audit in addition to the overarching periodic update checklist. At a minimum, Moses Lake will need to update their Critical Area Ordinance to reflect that wetlands must be delineated based upon the criteria detailed in the Wetlands Delineation Manual, and any regional updates as may be provide by the Environmental Protection Agency and/or the Washington State Department of Ecology.

Land Use Scenarios

The City of Moses Lake Comprehensive Plan Environmental Impact Statement (EIS) will evaluate the impacts of potential future growth under three land use alternatives. These preliminary alternatives will be analyzed to help identify a preferred growth strategy.

Alternative 1 – Existing Plans (No Action Alternative)

Evaluate the impacts of projected growth under the current Comprehensive Plan framework, with no changes to land use designations, Urban Growth Area (UGA) boundaries, policies, or development regulations beyond those required by recent amendments to the Washington State Growth Management Act (GMA).

Under this alternative, growth would occur consistent with the City's existing vision, goals, policies, and development patterns within the current City and UGA boundaries.

Alternative 2 – Targeted Growth

Evaluate the impacts of directing growth to areas already served by City infrastructure while reducing the UGA in locations where infrastructure expansion is unlikely due to cost, physical constraints, or other limitations.

This alternative focuses on infill and redevelopment within existing urbanized areas, promotes efficient use of public facilities and services, and adjusts UGA boundaries to better align with long-term growth and infrastructure plans. Development incentives, including a potential SEPA infill exemption, may be used to encourage growth within the existing urban area.

Alternative 3 – Corridors and Centers

Evaluate the impacts of concentrating growth within mixed-use activity centers and along key transportation corridors while improving connectivity throughout the community.

This alternative emphasizes compact, walkable development patterns that integrate housing, employment, services, and transportation options. Incentives, including potential SEPA exemptions, may be considered to encourage development in designated corridors and centers.

Following evaluation of community needs, growth projections, environmental impacts, mitigation measures, and public input, a preferred alternative will be selected and refined to guide the Comprehensive Plan update.

Current Land Use Goals

The 2022 Moses Lake Comprehensive Plan Land Use Element includes a series of goals and supporting policies that guide land use decisions and development regulations. As part of the Comprehensive Plan update, these goals and policies should be reviewed and refined to support the City's preferred growth alternative and ensure consistency with recent amendments to the Growth Management Act.

Goal 3.1: Provide for coordinated, logical, orderly growth of the city.

Goal 3.2: Balance the pace of development with the ability to provide public facilities and services.

Goal 3.3: Maintain and enhance the health and vitality of residential neighborhoods.

Goal 3.4: Create an attractive and well-distributed system of commercial areas to serve community needs.

Goal 3.5: Encourage the development of diversified industrial and manufacturing activities to provide employment and strengthen the economy and tax base.

Goal 3.6: Preserve and integrate open spaces that contribute to community character, protect environmentally sensitive areas, and enhance recreational, educational, and aesthetic opportunities.

Goal 3.7: Reinforce and enhance Moses Lake's environmental stewardship by preserving ecological function while allowing for growth of the city and reasonable use of private property.

Goal 3.8: Protect archeological resources and significant historical and cultural sites and structures.

Goal 3.9: Strengthen the city's identity and livability through thoughtful design.

Community Input

Open Houses

On April 30, 2026, the City hosted a public open house at the Civic Center to gather community input on Moses Lake's Comprehensive Plan Update. More than 40 residents, business owners, and stakeholders attended and provided feedback on a range of land use topics. While comments reflected a variety of perspectives, several common themes emerged.

Downtown Revitalization

A significant portion of the discussion focused on downtown revitalization and place-making. Participants expressed a desire to strengthen downtown as the community's primary gathering place and economic center. Many comments emphasized creating destinations and activity centers in the downtown core and along the waterfront, including support for a public marina, expanded retail and restaurant opportunities, an arts and cultural district, recreational amenities, and mixed-use development that combines residential and commercial uses. Several participants encouraged the City to focus investment and redevelopment efforts within the existing downtown area rather than promoting growth on the community's periphery.

Housing

Housing was another prominent topic. Community members expressed support for increasing the supply and diversity of housing options, particularly affordable housing within city limits. Comments highlighted the need for mixed-income neighborhoods, smaller housing units, supportive and transitional housing, and strategies such as land banking to preserve opportunities for affordable housing development. Participants also emphasized the importance of neighborhood revitalization efforts that allow existing residents, both homeowners and renters, to remain in their communities as improvements occur. Many residents noted that simplifying development regulations and permitting processes could help facilitate housing production.

Growth Management Strategies

Growth management and development patterns generated considerable discussion. Many participants favored focusing future growth within existing urbanized areas through infill development, redevelopment, and increased residential density. Several comments suggested limiting outward expansion, reevaluating existing Urban Growth Areas, and prioritizing investments in areas already served by infrastructure and public services. Others supported aligning future growth with planned infrastructure investments, particularly in areas targeted for industrial and employment development.

Mixed Use Development

Participants also emphasized the importance of mixed-use development and economic vitality. Comments supported integrating residential, commercial, and employment uses to create vibrant, walkable neighborhoods while fostering business growth, innovation, and economic diversification. Community members expressed interest in development patterns that support both housing opportunities and employment centers.

Connectivity

Transportation and connectivity emerged as another major theme. Residents voiced strong support for creating a more interconnected transportation network that accommodates walking, bicycling, transit, and other travel modes. Suggestions included completing sidewalk and bicycle networks, improving roadway crossings, enhancing transit service, increasing accessibility, and providing additional connections between neighborhoods and activity centers. Several comments highlighted the need for new bridge or lake crossing opportunities to improve mobility throughout the city.

Parks, Trails & Recreational Opportunities

Parks, trails, and recreational opportunities were also frequently discussed. Participants expressed interest in expanding trail systems and non-motorized recreation facilities, including converting unused railroad corridors into multi-use trails for walking, bicycling, and equestrian use. Other comments supported enhancing waterfront access, providing shaded walking paths and rest areas, and developing recreational destinations that contribute to community identity and quality of life.

Environmental Stewardship

Environmental stewardship was identified as an important consideration for future land use decisions. Community members generally supported balancing growth with environmental responsibility, including preserving tree corridors, protecting natural resources, and promoting water conservation to ensure the community can sustainably accommodate future population and housing growth.

Development Code & Permitting

Finally, participants expressed a desire for development regulations that are easier to understand and navigate. Comments encouraged the City to simplify development codes, streamline permitting processes, and reduce barriers to housing and business development while maintaining community standards and planning objectives.

Overall, public input reflected a strong interest in focusing growth and investment within existing urban areas, strengthening downtown and waterfront destinations, expanding housing opportunities, improving multimodal connectivity, enhancing recreational amenities,

and ensuring that future development occurs in an environmentally responsible and economically sustainable manner.

Resource Committee Meeting #1

Land use discussions focused on how Moses Lake can accommodate future growth while ensuring that infrastructure, public services, and development regulations support the community's long-term vision. Participants emphasized the importance of aligning land use policies with anticipated population and employment growth, while maintaining flexibility to respond to changing market conditions and development opportunities. Several comments highlighted the need for land use decisions to be closely coordinated with transportation, utility, and capital facility planning to ensure that future growth occurs in areas that can be adequately served.

A significant portion of the discussion centered on the Urban Growth Area (UGA) and its role in accommodating future residential and employment growth. Participants expressed interest in evaluating whether the existing UGA boundaries and land use designations provide sufficient development capacity and flexibility to meet future needs. Concerns were also raised regarding infrastructure limitations in some areas, including sewer, water, and transportation constraints, and how these limitations may affect development potential and land capacity assumptions. Participants emphasized the importance of coordination between the City and Grant County to address growth-related issues and ensure consistency between planning efforts.

Several key land use themes emerged during the discussion:

- Ensure land use policies provide sufficient capacity and flexibility to accommodate projected population and employment growth.
- Evaluate whether existing Urban Growth Area boundaries and land use designations adequately support long-term development needs.
- Coordinate land use planning with transportation, utility, capital facility, and economic development planning.
- Address infrastructure limitations that may affect development feasibility and future land capacity.
- Promote efficient use of land through infill development, redevelopment, and strategic growth within existing urban areas where appropriate.
- Consider opportunities to streamline zoning and development regulations to support housing and business development.

- Support mixed-use, walkable, and connected development patterns that enhance community accessibility and livability.
- Strengthen coordination and collaboration between the City, Grant County, and other agencies involved in growth management and service provision.
- Balance growth and development with community character, environmental resources, public health, and quality-of-life considerations.
- Ensure land use planning supports economic development objectives, including the attraction of new businesses and the accommodation of future workforce needs.
- Continue evaluating land use alternatives through the Environmental Impact Statement (EIS) process to ensure they reflect community priorities and market realities.