

PLANNING COMMISSION
STUDY SESSION
SHORELINE MASTER PROGRAM
March 15, 2006 - 12 noon

Commissioners Present: Bob Bernd, Dean Kastanis, Nathan Nofziger, Mitch Molitor, Todd Lengenfelder, and Rick Penhallurick

Staff Present: Gilbert Alvarado, Anne Henning, Dale Schulze, Bill Aukett, Lori Barlow, and Judy Thompson

SHORELINE MASTER PROGRAM - CHAPTERS 6 AND 7

Chapter 6 - General Policies and Regulations - 1-23-06 Draft

Anne Henning, Associate Planner, stated that Mr. Heaps had suggested some minor changes in Chapter 6 which will be incorporated. She mentioned that the Association of Moses Lake/Othello Realtors requested that the City hold additional public meetings.

There was some discussion by the Commission on the need for additional public meetings and it was the consensus that a public meeting should be held after the Planning Commission's review of the draft Shoreline Master Program is completed and inform the public that copies of the document are available prior to the meeting.

Ms. Henning stated that she contacted Anthony Gabriel of Central Washington University regarding the proposed regulations based on the locations of fishing hot spots. He agreed that the hot spot data was not accurate enough to serve as a basis for regulation such as requiring a habitat analysis. Therefore, the regulations based on the locations of fishing hot spots will be eliminated from the Shoreline Master Program. She mentioned that she is exploring the possibility of a habitat assessment for the entire shoreline of Moses Lake so that each individual property owner will not have to do one. She is also exploring the possibility of rating shoreline wetlands and setting buffer widths for the UGA. A wetlands delineation may still be needed. The buffers will be less than what is currently proposed in the draft. She mentioned that plats that had wetland buffers set as part of the plat approval process should be able to be built on with the buffer as shown in the plat approval for five years after the plat recording date. After that date, any developments will have to comply with the new regulations.

Mr. Molitor questioned the need for a special permit for dredging activities.

Gilbert Alvarado, Community Development Director, stated that there is already a requirement to obtain a permit for dredging.

Mr. Bernd questioned the restrictions on retaining walls under Environmental Impacts and Water Quality (page 23).

There was some discussion by the Commission.

Ms. Henning pointed out that retaining walls are regulated in other portions of the plan and perhaps they should not be included in this section of Chapter 6. She mentioned that staff currently encourages retaining walls upland of the shoreline in place of a bulkhead.

The consensus of the Commission was that upland retaining walls should be allowed in all

residential shoreline designations, but that a setback could be required.

Chapter 7 - Specific Shoreline Use Policies and Regulations - 2-22-06 Draft

Mr. Kastanis wanted to know if aquaculture includes the fish pens now located in Moses Lake.

Ms. Henning stated that aquaculture pertains more to the raising of fish for commercial use rather than raising fish for release for recreation purposes.

Mr. Nofziger questioned the prohibition of joint-use community docks as opposed to individual docks for subdivisions with less than five lots (Dock regulations, Joint-use community recreational docks, regulations #2, page 7). He felt community docks should be encouraged, even in small developments.

There was some discussion by the Commission on docks and it was pointed out that while docks can benefit fish, they can also fragment habitat.

Mr. Lengenfelder questioned the provision that requires community docks for new subdivisions (Dock regulations, Residential, regulation #1, page 7). He felt this regulation implied that individual docks would not be allowed. He was opposed to a prohibition on individual docks.

A study session was set for Wednesday, March 22 at 12 noon in the Council Chambers to finish the review of Chapter 7 and to review Chapter 8.

The study session was adjourned at 1 p.m.