

PLANNING COMMISSION
STUDY SESSION
SHORELINE MASTER PROGRAM UPDATE
June 30, 2005 - 6:30 p.m.

Commissioners Present: Bob Bernd, Bill Ecret, Rick Penhallurick, Dean Kastanis, Todd Lengenfelder, Jim Liebrecht, Tor Hartmann, and Yvonne Parker

Staff Present: Anne Henning, Dale Schulze, and Judy Thompson

Consultants Present: Anthony Gabriel, Central Washington University, and Sandra Strieby, Highland Associates.

The study session was called in order to discuss the Shoreline Master Program.

Anne Henning, Associate Planner, stated that Mr. Gabriel has done the inventory and analysis work and Ms. Strieby is working on what to do with the data once it is available.

Mr. Gabriel explained the steps that were used to obtain the shoreline inventory and analysis. The inventory and analysis is the basis for establishing the environmental designations of the shorelines. State law now requires “no net loss” of ecological conditions, and the information collected will establish what is currently in place and identify opportunities for protection, improving public access areas, enhance important water dependent uses, and identify those sites that may be causing harm to the shoreline. It is important to use the information available from many sources, including Department of Fish and Wildlife, Department of Ecology, archeological sites, habitat sites, flood information, the city’s Comprehensive Plan, the city’s Parks, Recreation, and Open Space Plan, etc. He explained the information that was used and the maps that have been generated.

He mentioned that 30 different areas of the lake shore have been identified at this time, and demonstrated the information that is available on the maps.

There was some discussion by the Commission on wildlife heritage sites, historical sites, archeological sites, etc, and how they would affect the development of the shoreline.

Mr. Lengenfelder expressed concern that the city is proceeding with updates to the Shoreline Master Program at this time since jurisdictions have 10 years to complete an update.

Ms. Henning pointed out that the city was able to obtain a grant at this time for the inventory and analysis work which is required for the updates and which city staff has neither the time nor the expertise to complete.

Mr. Bernd pointed out that the Council requested the Planning Commission to update the Shoreline Master Plan and wanted to know what the next step would be.

Ms. Henning stated that the next step is to establish the shoreline designations.

Ms. Strieby stated that they would draft the environmental designations of the shoreline using the best available science and the information obtained on the various areas of the shoreline. This information includes the use of the property as designated in the city’s Comprehensive Plan. The Shoreline Master Plan needs to provide maximum flexibility to allow development, protect resources, maximize restoration, etc.

The Commission expressed concern that a designated site, such as a wildlife habitat, could prevent development. The requirement of “no net loss” was raised, since that could also preclude development.

Ms. Strieby stated that loss of habitat on one part of a development may be mitigated by habitat enhancement in another area of the development. She mentioned that these issues would be addressed in the next phase of the development of the new Shoreline Master Program. There are seven environmental designations being considered. These designations will be based on zoning, current use, anticipated use, and functions and value of the shoreline. There may be a few areas that are designated as natural – such as the islands – but most of the shoreline will have a shoreline residential designation.

There was some discussion and the Commission requested that when the designations have been established, that an example project be provided so the Commission can see the process required to approve a shoreline project.

Mr. Bernd pointed out that the city does not want retaining walls on the whole shoreline and some areas, such as the sand dunes and the islands, need to be preserved.

The study session was adjourned at 7:55 p.m.