

PLANNING COMMISSION  
STUDY SESSION  
Shoreline Master Program  
July 19, 2012 - 12 noon

Commissioners Present: Todd Voth, Steve Schield, Carly Griffith Hotvedt, Richard Penhallurick, Nathan Nofziger, Charles Hepburn, and Todd Lengenfelder

Staff Present: Anne Henning, Daniel Leavitt, and Sue Mahaney

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

There was discussion by the Commission and the following changes were made to Chapter 7, Specific Shoreline Use Policies and Regulations:

7-50 Docks

7-50-030 Regulations

7-50-030-A General

8. Replacement of Existing Docks. Proposals involving replacement of the entire existing private dock are considered a new moorage facility and must meet the new dimensional, materials, and mitigation standards for new private docks.

There was considerable discussion by the Commission on whether or not a property owner has to meet the new standards for replacement of a dock.

It was the consensus that a replacement dock will be permitted, with a permit, but would not have to meet current standards. Any change in the dock, such as size or location, would require the property owner to meet current standards.

10. Mitigation

There was discussion on the requirement to mitigate for the construction of a path to an exempt dock and several Commissioners felt that mitigation for the path should not be required.

It was the consensus was that the path to access the shoreline and dock through the shoreline buffer should not be included in the required mitigation.

11. Environment-specific regulation: Docks shall comply with the environment-specific requirements in Chapter 9.

Mr. Hepburn suggested the language be amended to stated that: Additional requirements relating to docks can be found in Chapter 9.

7-50-030-C Joint-use community recreational docks

2. Joint-use community docks serving fewer than five residences shall be prohibited in Shoreline Environments designated as "High Intensity - Resource Area", "Shoreline Residential - Dunes Area", and "Shoreline Residential- Special Resource Area".

Mr. Nofziger felt that joint use docks should be allowed wherever the property owners wanted to use them, since the City is trying to encourage them.

Ms. Henning pointed out that private use docks are not allowed in those designations since they are special areas.

#### 7-50-030-D Residential

There was considerable discussion and it was the consensus that every lot should be allowed to have a dock. It was suggested that shared docks could be encouraged by allowing a larger dock if it is shared, or reducing the permit fee.

It was the consensus that any language regulating boats should be eliminated. (2 a is to be eliminated, and the exception language moved to 2 b)

- 2 c Width - For the first 10' waterwater of the OHWM, the maximum width of solid dock shall be 4'. Docks wider than 4' may be allowed, provided that the extra width shall be made of material that allows sunlight penetration, such as grating, to prevent excessive shading of the area under the dock.

There was discussion about the requirement for sunlight penetration on the extra width of the dock and it was suggested that the language be changed to read "Docks wider than 4' are allowed . . ." and clarify how much sunlight penetration is needed to meet the requirement.

7.60 Industrial uses - no changes

7-70 Mining - no changes

7-80 Municipal Offices - no changes

7-90 Recreational Uses - no changes

A study session was set for July 26 after the regular Planning Commission meeting.

The study session adjourned at 1:15 p.m.