

PLANNING COMMISSION
STUDY SESSION
SHORELINE ENVIRONMENT DESIGNATIONS
November 17, 2005 - 12:10 a.m.

Commissioners Present: Bob Bernd, Bill Ecret, Todd Lengenfelder, Rick Penhallurick, and Jim Liebrecht

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

SHORELINE ENVIRONMENT DESIGNATIONS

Anne Henning, Associate Planner, distributed information and maps concerning the draft shoreline environment designations and criteria established by the city's consultant for the update to the Shoreline Master Program. The proposed shoreline environment designations include high intensity, high intensity-resource, shoreline residential, shoreline residential-resource, shoreline residential special resource, water oriented parks and public facilities, natural, and aquatic. She mentioned that the resource portion of the designations will only apply to the first 15' back from the high water mark plus any wetlands or other critical areas. The remainder of the 200' of jurisdiction would revert to the underlying designation. She pointed out that the shoreline designations encompass the entire urban growth area so that when those areas are annexed into the city, the shoreline designations will already have been established. The city's updated Shoreline Master Program will be provided to the county so that the city and county can coordinate their shoreline master programs.

Mr. Bernd questioned the development limitations of property that has a resource designation.

Ms. Henning stated that the areas with a resource designation will have additional policies to help regulate development within the resource area closest to the shoreline.

Dale Schulze, Associate Planner, pointed out that the resource designation is for shorelines that are relatively intact.

The Commission considered the proposed designations.

Mr. Lengenfelder objected to a Natural designation for Reach 25, which is located south of the Westlake Shores Phase II development. He did not feel that private property should be prohibited from development because it consists mainly of sand dunes when the adjacent area has already been developed over the same type of terrain.

Mr. Penhallurick questioned the boundary between Reaches 13 and 14 and the High Intensity and Natural designations in the area of the old Holmes Brothers building materials yard.

There was some discussion by the Commission and it was felt that the boundary should be adjusted, if necessary, to be sure that the Holmes Brothers yard and the surrounding commercial/industrial uses are within the High Intensity designation.

There was some discussion on the Natural designation for Reaches 10 and 11. It was pointed out that the area is in a flood plain and that there is no development within 200' of the shoreline at this time. It was the consensus that the natural designation should be retained for Reaches 10 and 11.

Mr. Penhallurick questioned the difference in designations on opposite sides of the inlet in Reach 2 since the shoreline is the same on both sides of the water.

Ms. Henning thought the designations were different because one side of the inlet has been developed and the other is vacant property.

Mr. Lengenfelder pointed out that this inlet is nearly choked with tules and felt that the same designations should be used for both sides of the inlet.

Mr. Bernd felt that all of Reach 5 should be the same designation even if only a portion of it is developed.

Ms. Henning stated the different designations may be because part of the area is developed and part is not, but she would contact the consultants to find out why there is a different designation in parts of Reaches 2 and 5 that seem the same. She mentioned that as requested by the Commission, staff will adjust the boundary between areas 13 and 14 if necessary and further investigate Reach 25.

The study session adjourned at 1:10 p.m.