

PLANNING COMMISSION  
STUDY SESSION  
Shoreline Master Program  
January 27, 2011 - 6 p.m.

Commissioners Present: Charles Hepburn, Nathan Nofziger, Steve Schield, Todd Lengenfelder, Todd Voth, Charles Hepburn, and Vicki Heimark

Staff Present: Gilbert Alvarado, Anne Henning, Billie Joe Muñoz, Daniel Leavitt, and Sue Mahaney

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

Clynda Case from the Department of Ecology Central Regional Office, introduced herself and indicated she has been doing shoreline planning for five years. She explained the process to get the approval from the Department of Ecology on a submitted Shoreline Master Program.

Anne Henning, Senior Planner, stated that the major issues for the City of Moses Lake seems to be docks, buffers, and existing lots.

There was discussion on the problems created by each lot having an individual dock and the difference between an individual property owner installing a private dock and requiring a developer to construct a community dock for his development rather than individual docks for each lot.

Mr. Schield felt that every individual lot owner should be allowed to have a dock and that it is the responsibility of the Department of Ecology to be sure they are constructed with the minimum impact.

There was discussion concerning previously platted lots that are undeveloped for many years and increased buffer areas that may be required when the shoreline permit is requested, rendering the lots unbuildable.

The problem the Commission had is with lots that have established buffers but are not built on and then requiring different buffers when a shoreline permit is requested.

It was suggested that staff work with Ms. Case on some wordage that would address the concerns of setbacks on platted lots.

Mr. Lengenfelder, Mr. Voth, and Mr. Schield volunteered to work with staff on providing some changes to address the concern of setbacks on long platted but undeveloped lots as it relates to shoreline issues.

The study session adjourned at 7 p.m.