

PLANNING COMMISSION
STUDY SESSION
Shoreline Master Program
March 14, 2013 - 8 p.m.

Commissioners Present: Todd Voth, Steve Schield, Rick Penhallurick, and Kevin Starcher

Staff Present: Anne Henning, Billie Jo Muñoz, Daniel Leavitt, and Sue Mahaney

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

The study session used the same electronic GIS map the Commissioners were provided in November 2012. Anne Henning, Senior Planner, explained that some of the changes previously discussed have not yet been changed on the current maps, and currently, the City does not have a GIS staffer to make changes to the map.

There was discussion by the Commission on the various designated areas.

In Reaches 2 and 3 along the west side of Cascade Valley, the Commission noted that all of the areas designated as Shoreline Residential-Special Resource have been subdivided and some have been developed. Ms. Henning thought it was likely that the areas had been undeveloped at the time of the inventory and initial designation in about 2004, so that the Special Resource designation would have been appropriate then but is no longer appropriate. The Commission directed that the two areas designated SR-S, between Dahl and Pettigrew and south of Grove, be designated Shoreline Residential-Resource like most of the rest of that shoreline.

The Commission questioned the Natural designation at the north end of Reach 3 along the east side of the inlet near Wild Goose. Ms. Henning responded that the Natural designation must be an error, since while the lots are large, there are no wetlands or significant vegetation in this area. The Commission directed that this area should be designated SR-R, the same as the surrounding area.

Mr. Penhallurick pointed out that there is a small park just north of Grove Road in Reach 3 that should be designated Water Oriented Park.

The Commission felt that Reach 10 north of the railroad crossing on Parker Horn was most suited to residential development, so they were concerned that a Natural designation would not allow any shoreline access. They suggested a Shoreline Residential-Special Resource designation instead of Natural. Ms. Henning pointed out that the area is currently zoned C-2, General Commercial, which conflicts with a residential shoreline designation. If the reach is designated residential in the Shoreline Master Program, the Comprehensive Plan designation and zoning should be changed also. Because the draft SMP addresses public access in a Natural designation, but not private access, the proposed change was put on hold until additional research could be conducted.

The Commission disagreed with the Natural designation for the north portion of Reach 12 as they felt this area should be allowed to develop in the current commercial/industrial development of the surrounding area. Ms. Henning pointed out that the Natural designation was probably because of the extensive wetlands shown in the National Wetland Inventory and because it appears from the aerial photo that wetlands are present. The Commission felt that the wetland regulations would adequately protect the area without the need to designate it Natural. They directed that the north of Reach 12 be designated as High Intensity-Resource, the same as the surrounding area.

It was pointed out that the north end of Reach 22 is much wider than the abutting Reach 21. This is an error that needs to be corrected. The Commission also noted that some of the area within Reach 22 shown as a Natural designation has been platted, so the platted area should be changed to Shoreline Residential-Resource, to match the abutting Reach 21.

In Reach 23, south of I-90 adjacent to Easy Street, the Commissioners questioned why shoreline jurisdiction widens at the 10th through 12th lots south of I-90. Ms. Henning showed them the National Wetlands Inventory layer on the map, which notes a wetland in this area. The shoreline jurisdiction boundary followed the exterior boundary of the wetland. However, from the aerial photo, it appears the "wetland" is exactly the same as the surrounding area, and in fact the boundary bisects a house. Ms. Henning explained that the National Wetland Inventory was based on soil maps and aerial photos, and is not always correct. Since no wetland is present, the shoreline jurisdiction boundary should just remain at 200 feet.

The Commission could not find much difference between the portions of Reach 23 designated Shoreline Residential-Special Resource, and the portions designated Shoreline Residential-Resource. Therefore, they directed that all of Reach 23 should be designated Shoreline Residential-Resource.

In Reach 24 (Goodrich Road), since the north portion is already developed with lots and houses, the Commission directed this area should be designated Shoreline Residential-Resource instead of Special Resource. The Shoreline Residential-Special Resource designation should remain for the undeveloped area at the south end of the reach.

The study session adjourned at 9:30 p.m.