

PLANNING COMMISSION
STUDY SESSION
SHORELINE MASTER PROGRAM
March 22, 2006 - 12 noon

Commissioners Present: Dean Kastanis, Nathan Nofziger, and Todd Lengenfelder

Staff Present: Anne Henning, Lori Barlow, and Judy Thompson

SHORELINE MASTER PROGRAM - CHAPTERS 7 AND 8

Chapter 7 - Specific Shoreline Use Policies and Regulations - 2-22-06 Draft

Mr. Nofziger questioned dock regulation #1 on page 6 that requires that docks in certain areas be allowed only if there will be no net loss of shoreline ecological function, as he understood that no net loss of ecological functions would be allowed anywhere.

Anne Henning, Associate Planner, agreed that this needed clarifying.

There was some discussion of community and individual docks, and it was the consensus of the Commissioners that community docks should be "allowed" rather than "required" and docks on individual lots are to be allowed, whether or not there is a community dock.

Ms. Henning requested clarification on the requirement for new residential subdivisions to provide public and/or resident access to the lake. It was pointed out that there are traffic, maintenance, and security problems with public access. Public access should be publicly owned and maintained.

There was some discussion and it was the consensus of the Commission that providing access to the lake for the general public is the responsibility of the city not individual developers. If a community dock is constructed, resident access should be provided.

Ms. Henning questioned the dredging to accommodate boat moorage as allowed by Boating Facilities regulation #2 on page 3.

Mr. Lengenfelder felt that dredging to maintain a dock or boat lift should be allowed.

There was some discussion and the consensus of the Commission was that maintenance dredging for boat moorage should be allowed. Dredging within wetlands could also be allowed, as long as it was mitigated.

Ms. Henning stated that the second sentence in regulation 4 under recreational uses restricting jet-skis to specific areas will be eliminated as the city has no way to enforce such a restriction.

Mr. Kastanis mentioned that there is a lake in the northern part of the state that sets aside dawn to 10 am and from 6 pm for fishing. The lake can be used from 10 am to 6 pm by anyone.

Chapter 8 - Shoreline Modification Polices and Regulations - 2-22-06 Draft

Ms. Henning stated that the areas dealing with dredging and docks will be amended to reflect the changes requested by the Commissioners. The section on dredging also needs to be amended to reflect the requests of the Moses Lake Irrigation and Rehabilitation District.

Mr. Lengenfelder was concerned that the regulations on clearing and grading would result in every lot needing a grading permit. He felt that the clearing and grading should be addressed during the platting process.

After some discussion Ms. Henning suggested that perhaps a grading permit would not be required if the required site plan addresses all the items specified in the section on grading permits.

There was discussion on whether or not the new regulations on clearing and grading would apply to currently platted lots and it was felt that clarification is needed.

A study session was set for Wednesday, March 29 at 12 noon in the Council Chambers to finish the review of Chapter 8 and to review Chapter 9.

The study session was adjourned at 1 p.m.