

PLANNING COMMISSION  
STUDY SESSION  
Shoreline Master Program  
June 28, 2012 - 7:45 p.m.

Commissioners Present: Todd Voth, Vicki Heimark, Nathan Nofziger, Charles Hepburn, Kevin Starcher, Todd Lengenfelder, Rick Penhallurick, and Carly Griffith Hotvedt Absent: Steve Schield

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

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

Ms. Henning mentioned that Jamie Short from the Department of Ecology was in attendance.

Ms. Short mentioned that she has received updates on the progress of the Commission on its review of the Shoreline Master Program and docks and buffers seem to be the major issues. She stated that she is available as a resource for those issues.

There was considerable discussion on the Commission's areas of concern including what constitutes native vegetation, the need for clarification of no net loss of wetlands, buffers and mitigation requirements, and unbuildable lots, and individual docks vs joint use docks.

Ms. Short explained the existing law and regulations relating to the issues. In the case of buffers, there is a need for a lot of space for buffers so that they can provide the functions that are required to be protected. She mention that if the Commission decides that the existing requirements create a hardship, such as if a 50' buffer makes a lot unbuildable, scientific evidence needs to be provided that shows why a smaller buffer would be recommended so that the recommendation can be defended at the agency level as well as in court.

Ms. Short also explained it might be possible to work with the City on language that would allow individual docks on existing platted lots, and only require joint docks for new subdivisions.

A study session was set for July 19 at noon.

The study session adjourned at 9 p.m.