

PLANNING COMMISSION  
STUDY SESSION  
Shoreline Master Program  
September 13, 2012 - 7:30 p.m.

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

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

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

Mr. Voth stated that the Mayor was contacted by two Commissioners about keeping the Council informed on the progress of the Shoreline Master Plan and the problem areas of concern to the Commission. A study session with the Council would require the Commission to provide specifics on the areas of concern.

Consensus was to complete the draft of the Shoreline Master Plan and then provide information to the Council on the areas of concern with the state requirements after discussing the Plan with the Department of Ecology.

There was discussion by the Commission and the following changes were made to Chapter 8, Shoreline Modification Policies and Regulations:

8-1 Introduction

There was some discussion and it was the consensus to change the first sentence to read "At times shoreline modifications may create . . . shoreline."

8-10-020 Policies

3. Clearing and grading should be prohibited in required shoreline buffers except for a 4'-wide path to provide access to a dock.

It was the consensus of the Commission to add "and reasonable access by property holders with disabilities" at the end of the sentence.

6. Cleared and disturbed sites remaining after completion of construction should be promptly re-stabilized, and should be replanted as soon as is practical with primarily native, self-sustaining plantings. Within the buffer, only native plants should be planted. Adapted non-native plants are acceptable outside of the buffer. If weather conditions preclude planting immediately after the completion of construction, replanting shall occur no later than the next planting season.

It was the consensus of the Commission that "Adapted non-native plants are acceptable outside of the buffer." should be removed.

8-10-030 Regulations

3. No clearing and grading activities shall take place unless associated with an approved shoreline development. Clearing and grading shall be addressed in the permit or exemption for the shoreline use or activity with which it is associated. No clearing or

grading shall take place before the permit or exemption is issued.

It was the consensus of the Commission to amend this regulation to address handicapped access.

5. All shoreline areas disturbed by transportation, utility, or other facility maintenance shall be restored to their pre-project condition, using compatible native self-sustaining vegetation, immediately upon completion of maintenance activity. The permit application submittal shall identify the size, location, and species of plants that will be used. The agency or developer maintaining the facility shall also be responsible for maintaining the vegetation until it is established.

It was the consensus of the Commission to remove "native self-sustaining".

#### 8-35-030 Regulations

7. C. Creation of a path no wider than 4' which provides access to an approved dock.

It was the consensus of the Commission that this regulation be changed to include handicapped access.

A study session was set for September 27 after the regular Planning Commission meeting. The Commission agreed to come prepared for a study session after each regular meeting until the SMP draft is finished.

The study session adjourned at 8:30 p.m.