

PLANNING COMMISSION  
STUDY SESSION  
Shoreline Master Program  
October 25, 2012 - 7:15 p.m.

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

Staff Present: Gilbert Alvarado, Anne Henning, and Sue Mahaney

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

There was discussion by the Commission and the following changes were made to Chapter 9, Shoreline Environment Designations

High Intensity (H) Environment

Policies

3. Visual and physical public access should be encouraged without violating individual property rights.

Shoreline Residential - Resource Area (SR-R) Environment

Policies

2. As noted in the general regulations in Chapter 6, maintenance ~~enhancement~~ of ecological functions should be required for uses and activities in the Shoreline Residential - Resource environment.

The Commission directed that the related general regulation in Chapter 6 also be modified to reflect maintaining existing ecological function rather than a requirement to enhance beyond what is there now.

Shoreline Residential - Special Resource Area (SR-S) Environment

Policies

4. As noted in the general regulations in Chapter 6, maintenance ~~enhancement~~ of ecological functions should be required for uses and activities in the Shoreline Residential - Special Resource environment.

Shoreline Residential - Dunes Area (SR-D) Environment

Policies

4. As noted in the general regulations in Chapter 6, maintenance ~~enhancement~~ of ecological functions should be required for uses and activities in the Shoreline Residential - Dunes environment.

Water-Oriented Parks and Public Facilities (W) Environment

## Policies

5. As noted in the general regulations in Chapter 6, ~~maintenance~~ ~~enhancement~~ of ecological functions should be required for uses and activities in the Water-Oriented Parks and Public Facilities environment.

Natural (N) Environment

## Policies

2. Limited access should be permitted for scientific, historical, cultural, educational, and low-intensity recreational purposes, provided that any ~~no~~ significant adverse impact on the area will be mitigated ~~result~~.

The Commission discussed that there is an existing railroad line through areas designated Natural. There is interest within the community to have the rail line abandoned and replaced with a trail. Since this is a more compatible use, there should be a policy in the Shoreline Master Program to support this change in use.

**City of Moses Lake Shoreline Environment Designation Map**

There was discussion by the Commission on some of the designations in Reaches 21 and 22, and staff will look into the areas of concern.

**Shoreline Environment Use & Activity Chart**

Boat launch ramps, footnote 2 - It was noted that there are already sufficient public boat launches to be less than a 10 minute drive, so additional launches would not be needed. Therefore, this footnote can be deleted.

Boat Lifts, private - under Shoreline Residential - Special Resource Area (SR-S) - change prohibited to permitted.

Docks - Private residential docks - under Shoreline Residential - Special Resource (SR-S) - change prohibited to permitted and remove footnote 5. For Shoreline Residential - Dunes (SR-D) - change prohibited to planned development.

Residential subdivision (subject to regulations in Chapter 6) - under Shoreline Residential - Special Resource Area (SR-S) - and Shoreline Residential - Resource Area (SR-R) - change conditional use permit and planned development to permitted.

Signs (subject to regulations in Chapter 6) - Highway, public information, and temporary - discussion on exactly what this would regulate and staff will look into the issue.

**Shoreline Environment Requirements: Development Standards and Specific Shoreline Development Regulations Chart**

There was discussion about what a "water-related boating facility" might be. Staff was directed to determine whether this was applicable to Moses Lake, and delete it if it was not.

Recreational paths and trails (non-motorized paved) - should match Recreational paths and trails (non-motorized & unpaved)

Residential uses

Buffer - all dwelling units, and non-water-dependent accessory structures - all residential classifications have a 25' set back except the SR-D should be PD, except for the existing plats which will require further discussion.

The study session adjourned at 9:20 p.m.