

PLANNING COMMISSION
STUDY SESSION
SHORELINE ENVIRONMENT DESIGNATIONS
December 1, 2005 - 6:07 p. m.

Commissioners Present: Bob Bernd, Bill Ecret, Todd Lengenfelder, Yvonne Parker, Dean Kastanis, and Jim Liebrecht

Staff Present: Anne Henning, Dale Schulze, Bill Aukett, and Judy Thompson

Consultant Present: Sandra Strieby of Highlands Associates

SHORELINE ENVIRONMENT DESIGNATIONS

Anne Henning, Associate Planner, distributed the Moses Lake Shoreline Inventory Ecological Function Summary Draft as of July 23, 2005, the 11/28/05 draft of Chapter 9, Shoreline Environment Designations, the Draft Environment Designations as of 7-23-2005, the November 3, 2005 Definitions and Examples, and maps of the draft Environment Designations.

Mr. Bernd stated that the Commission had requested clarification on the boundary line between the High Intensity designation of Reach 13 and the Natural designation of Reach 14. The idea was to be sure that the Holmes commercial operation was within the High Intensity designation.

Ms. Strieby stated that it was the intent for that area to be within the High Intensity designation.

Mr. Liebrecht wanted to know if the areas outside the city limits would be affected by the designations currently being proposed.

Ms. Henning stated that the shoreline within the Urban Growth Area was mapped and designations were assigned so that the Shoreline Master Program does not need to be amended when there is an annexation. The county's environment designations in the unincorporated Urban Growth Area will not be affected by the city's designations until areas are annexed into the city.

Mr. Bernd mentioned that the Commission was concerned with the Natural designation for Reach 25, which is located south of the Westlake Shores development, and with the Natural designation for Reach 3 on the east side of the inlet on the west side of Cascade Valley which has the same type of shoreline as the other side of the inlet but is designated as Shoreline Residential-Resource.

Ms. Strieby stated that she had discussed both Reach 25 and Reach 3 with Doug Pineo of the Department of Ecology. The areas were given a Natural designation because they are intact in terms of ecological function and the Shoreline Management Act requires that ecological function be preserved. She mentioned that it is difficult to find a balance between reasonable use of the property and maintaining ecological function. She pointed out that Reach 25 does tie into an existing development but it is a high functioning area since it is still in its natural state.

Mr. Lengenfelder pointed out that the property to the south and west of Reach 25 is owned by either the Department of Fish and Wildlife or the Department of Natural Resources and is in its natural state. He felt Reach 25 should be the same designation as the rest of the Westlake Shores area.

Ms. Strieby pointed out that the law requires no net loss of wetlands or other resources and a Natural designation would preclude most development within 200' of the shoreline. Since the property is under one ownership, the owner could possibly adjust any development to meet that requirement.

There was considerable discussion on Reach 25 and what impact the Natural designation would have on the economic development of the area.

Ms. Strieby mentioned that the highest quality habitat in Reach 25 is within 2 to 5 meters of the shoreline so perhaps the designation could be amended to have a Natural designation close to the shoreline and the remainder be a less restrictive designation. However, the characteristics of the dune environment also may need to be preserved. She pointed out that the law is clear concerning preservation of resources existing on the property.

There was additional discussion on changing the designation for Reach 25.

Ms. Strieby stated she would investigate Reach 25 to see what the least restrictive designation could be for that area.

Mr. Lengenfelder pointed out that the upper end of Reach 3, which is designated Natural, is the same environment as Reach 2 which is designated Shoreline Residential-Resource. In fact, Reach 2 has tules while Reach 3 has rocks along the shoreline. There are no docks within this inlet and it is difficult to get a boat in there.

Ms. Strieby stated that she would review both these areas to see if an error in designations was made.

Mr. Bernd pointed out that a plat has been submitted for a portion of Reach 22 which has a Natural designation.

There was discussion about the portions of Reach 22 which are Water-Oriented Parks & Public Facilities which is Montlake Park, and Natural designation between the park and the freeway which is owned by Zaser and Longston, Inc. There were no changes.

Mr. Bernd informed Ms. Strieby that Commissioners previously had discussed Reaches 9, 10, 11, and 12 and no changes were proposed.

Ms. Strieby requested that the Commission review the use and activity chart and the development standards chart in the draft Shoreline Environment Designations. One chart outlines the uses proposed to be allowed in the various designations, and the other proposes standards such as setbacks and height limits for each designation.

The study session adjourned at 7:05 p.m.