

PLANNING COMMISSION  
STUDY SESSION  
Shoreline Master Program  
November 14, 2013 - 7:30 p.m.

Commissioners Present: Todd Voth, Todd Lengenfelder, Vicki Heimark, Charles Hepburn, Steve Schield, David Eck, Kevin Starcher, Nathan Nofziger, and Rick Penhallurick

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

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

Anne Henning, Senior Planner, provided a map with letter labels for each reach segment and an electronic map showing the width of the shoreline buffers superimposed on the aerial photo. She mentioned that she had identified those vacant lots that would have a problem with development due to the shoreline buffer being more than 25'. There were only 5 lots with less than 75' between the front lot line and the shoreline buffer.

There was considerable discussion on the adverse impacts on property of the setbacks from the shoreline and the wetlands.

Mr. Voth, Mr. Lengenfelder, and Mr. Penhallurick requested notification when the Department of Ecology inspects Reach 21.

The Commission agreed with staff that the portion of Reach 22A north of the railroad tracks should not be designated Natural.

Reach 7, at the north end of Crestview Drive - move the reach boundary back 2 lots and make the last 2 lots in this reach part of Reach 8A with a 25' buffer.

In Reach 16B, there are two vacant lots with less than 75' between the front lot line and the proposed shoreline buffer, however the lots on either side of these lots are already developed, so they could use the common line setback provision in Chapter 7 and build to the same setback as the adjoining lots.

Mr. Schield mentioned that the lots at the north end of Reach 16B, just south of Lower Peninsula Park, have a low bank, rather than the high bank of lots farther south. He thought these lots should have a different designation.

Mr. Hepburn asked whether the Moses Lake Irrigation and Rehabilitation District could provide mitigation for shoreline impacts of development.

The Commission proposed a formula that would guarantee a 60' buildable area with a 25' shoreline setback for existing lots and requested staff to research whether or not it would work for the lots identified as problem lots.

The study session adjourned at 9:15 p.m.