

Community Development Department

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MINUTES
PLAN COMMISSION WORKSHOP
June 18, 2019 at 5:30 p.m.
Foster Conference Room

Members Present: Lisa Moody, Susan Reese, Michael Woolsey, Dan Toland, Hal Watson

Members Absent: Craig Hinzman, Bill Stuessel

Staff Present: Amy Peterson, Sam Wessel, Brandy Howe

WORKSHOP ITEM: SHORELAND ZONING UPDATE

Wessel lead a discussion on the following:

- Issues with existing shoreland zoning ordinance
- Bringing shoreland zoning into compliance with state statute
- Policy direction related to building and pavement setback from the ordinary high water mark (OHWM). Due to state statutes, two sets of rules must be adopted for lands annexed before and after 1982.

The Plan Commission asked a variety of questions pertaining to riverine vegetation, steep slopes, setbacks, and policies that may or may not be enforced per state law. Plan Commission agreed with staff's recommendation to retain the maximum setback possible in lands annexed after 1982, which is 75 feet. Plan Commission also discussed in detail shoreland zoning's effects on development in the downtown.

Plan Commission agreed that it would like to see some examples of where different setbacks would fall in specific areas near downtown before deciding on new setbacks. Staff will prepare a series of maps depicting a concept 75' setback with additional layers depicting where slopes, wetlands, and floodplains will further restrict development. Staff will also provide an updated version of the state's shoreland zoning and shoreland-wetland model ordinances for Plan Commission review, complete with vegetation provisions, for lands annexed after 1982.

Staff will also investigate questions regarding stream order vs. navigable waters, and state laws affecting reconstruction of nonconforming structures within the shoreland setback. Staff will present findings on these topics to Plan Commission at the next Plan Commission Workshop.

Respectfully submitted,

A handwritten signature in black ink that reads 'Samuel Wessel'.

Samuel Wessel, Planner/GIS