

Shoreline Master Program
SAG Meeting May 28, 2008

Caucus Representatives

John Umberger- Property Owners

Jerry Barnes – Agriculture

Raleigh Chinn – Business/recreation

Lee Bernheisel – Environment / Conservation

Absent Jon Wyss – Natural Resources

Absent Wendy Witt – Homeowners / Property Owners

Chris Johnson – City of Okanogan

George Brady – Town of Pateros

Chris Branch – Cities of Tonasket and Oroville

Dolores Castillo – Colville Confederated Tribes

Vicky Welch – Methow Watershed Council

Dave Acheson – Town of Winthrop

Absent Ralph Malone - City of Omak

Absent – Town of Brewster

Don Willson – Town of Twisp

Alternate Environment/Conservation: Jason Paulson

Staff: Angie Hubbard, Okanogan County; Jeremy Pratt, ENTRIX, Inc. (facilitator);
Kurt Danison, Sandra Strieby and Sarah Schrock, Highlands Associates

Member reports

Bernie-There was an advertisement from Coldwell Banker that pictured the lot lines for the Homestead River Ranch to the shoreline.

Jerry-Roy Webster will be missed in this community. He had an inquiring mind that involved him in many activities. He would be the only one that would thank you for the time and energy that you have dedicated to attend these meetings.

Inventory

Kurt: identified new, existing, and withdrawn water bodies. Salmon Creek: lake to ID diversion. No CCT reservation; no USFS-administered land.

Jerry- Was Myers Creek not included in this process?

Staff: no, it was found not to meet the 20-cfs criteria.

Jerry- Planning Unit is studying Antoine Creek; they think it does not have 20 cfs.

Introduction to Draft Environment Designations

Sandra and Sarah presented the Draft Designation framework and how it led to the proposed environment designations. (Handouts attached)

The designation process

Kurt- We needed to find a logical path from the science that ENTRIX has produced to the Draft Environment Designations.

Jason- matching the science with pre-existing designations assumes that they are weighted as much as the thought process.

Chris B- the shoreline area has been managed under the current designations for 30 years, so it's to be expected that current designations will be aligned with the science findings.

Staff: in most AUs, current and preliminary designations (Natural or Conservancy) do not match.

Kurt- we wanted to start somewhere and show how we got to the point we are today.

Bernie- Is the designation procedure the same format as before?

Kurt- Yes, this is what the table shows. Where the science showed a high resource and high condition the shoreline designation became "Natural."

Larger tracts of state land may be designated using the process proposed for USFS lands?

Proposed shoreline environment designations

John U- Agricultural lands within the "Natural" shoreline designation would need to have an out because sometimes farmers cannot make a living with agriculture and may need to divide and sell their land to make up for it.

Kurt-That may not happen. We need feedback from the group brought up as we go along. However, we need to logically be able to go back to the science to ensure that we protect ecological function of the shoreline area.

John- I wanted my land to stay in Agriculture. I was short on labor in 1999 and lost my crop. Sometimes you need to be able to sell your land to get the best possible price.

Don- This is a place to start so the group can discuss them.

George- Make sure we are not limited by the law.

Bernie- Within the Natural designation, what is an example of significant agriculture.

Bernie- I am concerned with grazing up to the shoreline. There should be a buffer even for low intensity Ag.

John U- The property line stops at 200 feet but the common area within that 200 feet that is jointly owned does not really stop the property line.

Sandra- Buffers and regulations come with the designations.

John- When are we going to get to property lines? The 200 foot buffer should not be common area.

Discussion of the proposed classification system

Chris B- Driscoll Island example: inundated a lot of years; grazing managed in a way that allowed that use to be considered low intensity. Kurt- Allowed uses in each designation is a conversation that we all need to have.

George- In the Conservancy designation subdivision is not allowed and everything in this meeting is labeled conservancy.

Chris J- We need to change the labels, there is a definite conflict and confusion as a result.

Staff response: Conservancy is a very preliminary designation, and the point is taken that the name should be changed. Feedback on allowed uses within each designation would be welcomed.

Sandra- The conservancy designation is supposed to be designated where development is least likely to occur.

Chris B- Can this get hampered by the Comprehensive Plan? The current Comp Plan should not necessarily drive the SMP.

Which process will drive which? This is very important.

Jerry- Various groups involved in the Comp plan would like to be involved in the SMP because they are concurrent in other areas such as watershed planning.

Bernie- After this is adopted locally it goes to Ecology for approval.

Chris J- There is nothing that talks about appropriate shoreline commercial standards.

Staff response: to date we have not developed environment designations specifically for use within UGAs. Those designations will accommodate commercial uses. We expect to have them drafted by the time of next month's meeting.

John- why isn't conservancy ahead of Rural?

Sandra- This classification system represents a hierarchy, from most intact environment to less.

Chris J- The environment designations need to flow into the city areas.

George- Is the classification system presented this evening what is required by the regulations or did Highlands come up with it?

Kurt- There are six designations that Ecology has recommended but we are not limited to those designations.

Chris J- Instead of Conservancy can we find another name that would be less confusing and misleading.

Jason- The names of the designations should be descriptive yet simple. Conservancy vs. Rural conservancy, it is not wise to duplicate words.

Raleigh: "Conservancy" is a difficult term...connotes conserving. We all have our own concept of what it means.

Chris B- Aquatic lands- without shoreline rules applying to DNR lands, they may allow things that we do not allow. DNR leased land for instance. The County has jurisdiction.

Sandra- Shoreline Recreational was intended to allow mixed use and public access.

Lee: We need overlays for subdivisions. We need to know the number of lots that can be developed with 50 foot setbacks. How many proposed subdivisions? The proposed classification system is dramatically different from the current one because it would allow subdivision in the rural conservancy environment—about 20% (of parcels? Land area?). Erodes environmental protection by allowing subdivision. Land proposed for R-C designation above Lee's place is now designated Rural; science does not bear out the R-C designation. How much can be subdivided now?

We need to analyze public access and public use, especially AUs that include shorelines of statewide significance.

Do not want subdivision to the river.

Proposed designations based on the science may not be correct. Need more land use analysis.

How are analysis units defined?

Staff response: analysis units are based on the geomorphology.

Jerry: don't think the traveling public have more right to say what can be done with land than owners do.

Chris J- Prohibition on subdivision has led to poor management of shoreline areas. Subdivision + management regulations + setback (200 feet? 50 feet? Depending on science, ecological values) would be better. Allow subdivision but tie the setback to the ecological function of the particular shoreline.

The next SAG meeting will be dedicated to discussing the pros and cons (including perceived impacts) of allowing subdivision in shoreline areas.

Feedback Needed:

- Suggested names for proposed environments
- Feedback on designation framework.
 - Do the designations that have been proposed make sense?
 - Are there any additional designations you think would be useful?
 - Are there sufficient environment designations or not?
- Suggested uses—appropriate uses within each designation

Tasks for staff:

- Add to designation discussion paper: one more field showing uses that would be allowed in each shoreline environment
- FTP site set up for SAG
- Find a facilitator and set up a structure for the June SAG meeting