

Shoreline Master Program Update



Longview City Council Presentation
April 17, 2014



Washington Shoreline Master Program



Shoreline Management Act (SMA) of 1972

- Last revised in 2011
- Applies to all 39 counties & >200 cities with “shorelines of the state” within their boundaries
- Longview currently uses 1977 Cowlitz County SMP for shoreline regulation
- In 2003, a Senate Bill required cities and counties to amend local Shoreline Master Programs (SMP) to be consistent with the SMA



City of Longview SMP



City of Longview SMP Update

- Awarded \$125,000 grant from Department of Ecology (DOE) to update SMP
- Hired Ecological Land Services (ELS) in February 2012 as the primary consultant
- Deadline for update of SMP for Cowlitz County Jurisdictions is June 30, 2014





“Just across the dike would be land that would look just as good until high water came. Many would buy on the outside of the dikes and our land would stand vacant. We couldn’t dispose of it. And the people outside would not be protected – either their property or their lives.”

-Wesley Vandercook,
Longbell Chief Engineer



**1921 – Dike the mill site or the
entire town?**





SMP Update Timeline



Phase 1

- Preliminary Assessment of Shoreline Jurisdiction
 - Completed March 2012
- Public Participation Plan
 - Completed March 2012
- Stakeholder/Technical Committee
 - established March 2012
 - Meetings held in 2012, 2013 and 2014



SMP Update Timeline

Phase 2

- Shoreline Inventory, Analysis, & Characterization
 - Completed March 2012
- Community Visioning
 - Held Oct. 2012
 - Results submitted to DOE Nov. 2012

Phase 3

- Draft SMP
 - Initial draft completed June 2013
 - Revisions completed in Phase 4
- Cumulative Impact Analysis
 - Initial draft completed June 2013
 - Revisions completed in Phase 4



SMP Update Timeline



Phase 4

- Restoration Plan
 - Initial draft completed June 2012
- Revisiting Phase 3 Documents and Restoration Plan
 - Collaborative process with DOE
 - July 2013 – March 2014



SMP Update Timeline

Phase 5

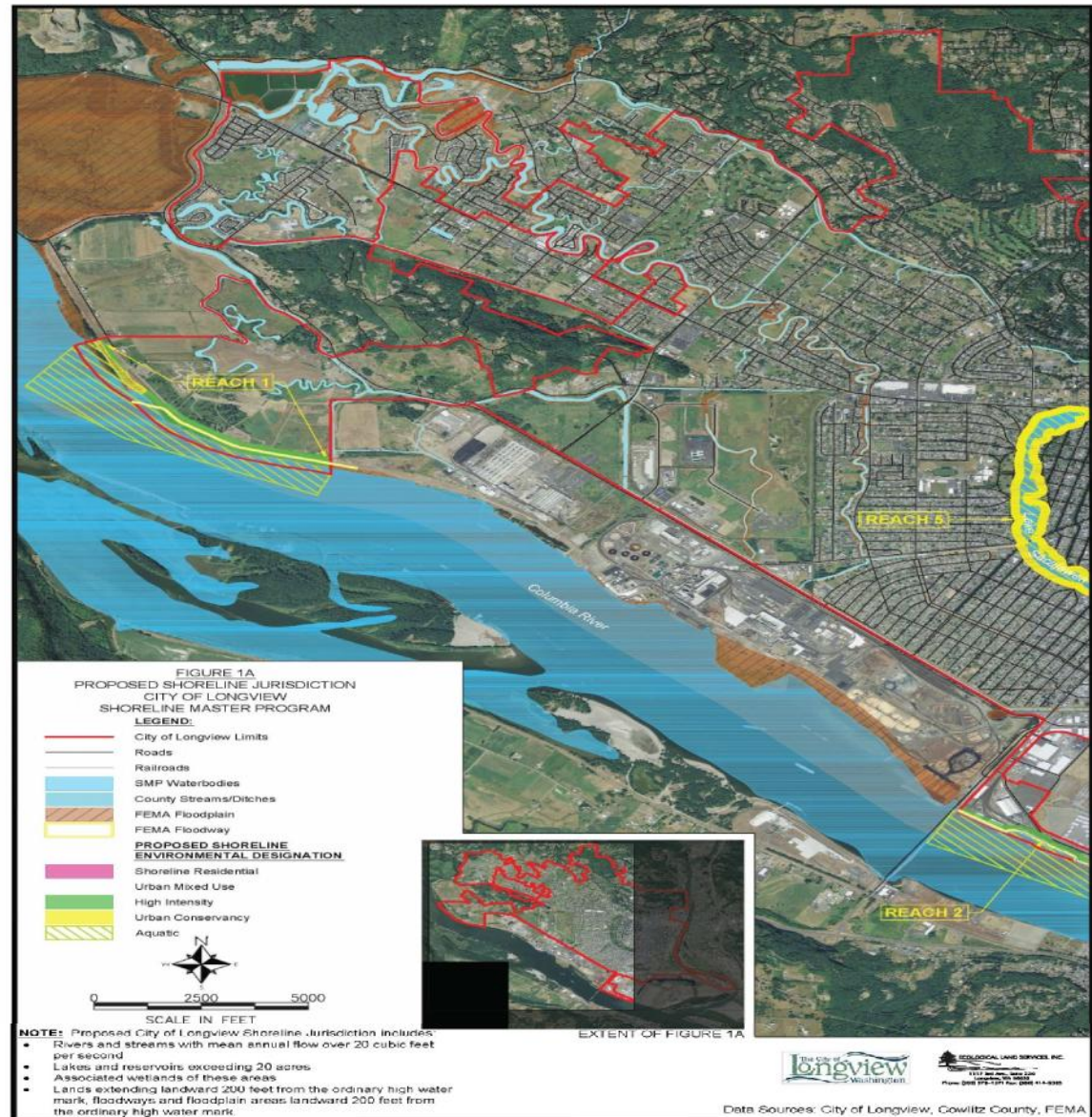
- Local SMP Adoption Process
 - SEPA
 - Public Hearing
 - Local Adoption

Phase 6

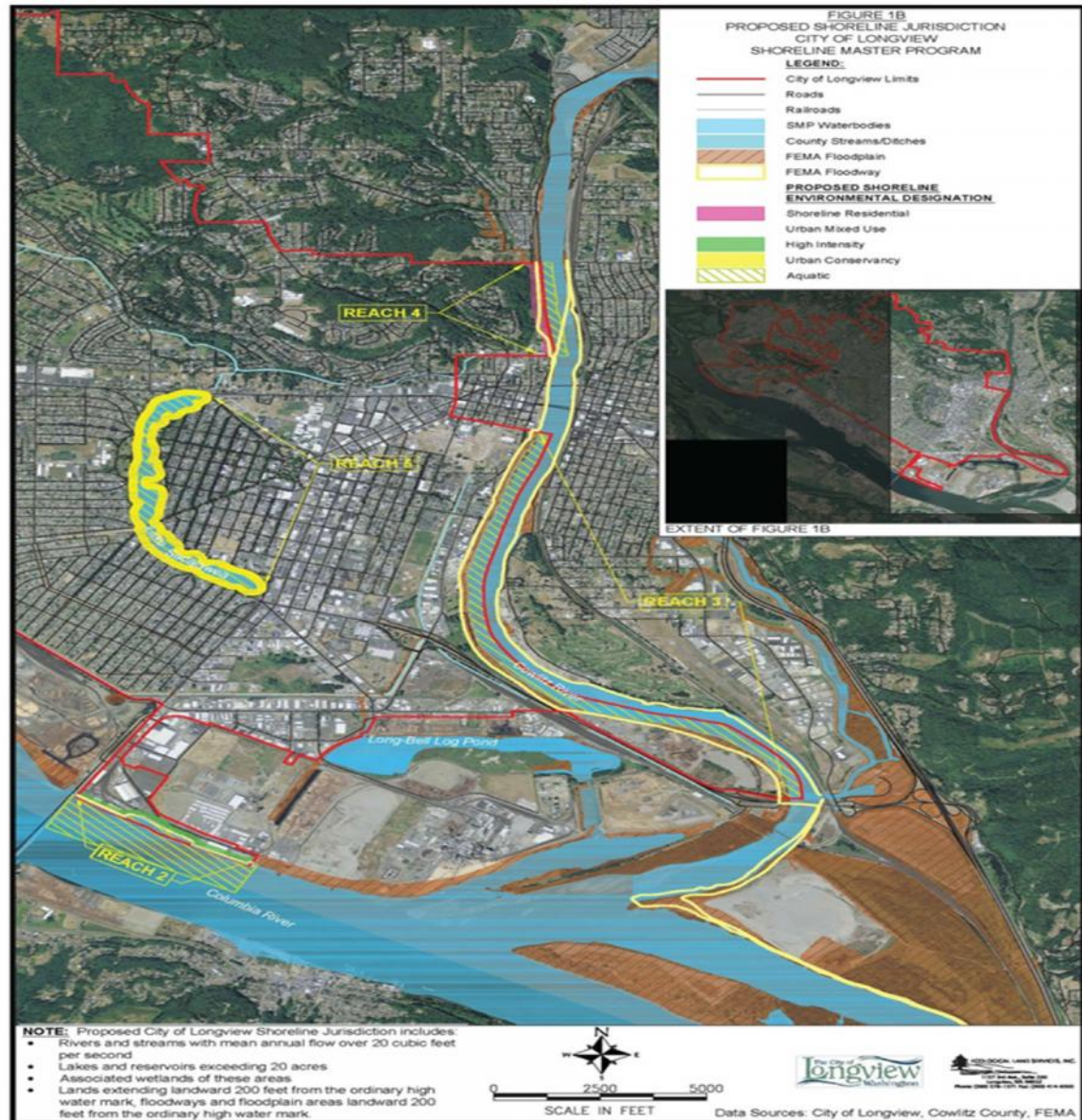
- State Approval
 - DOE due date June 30, 2014



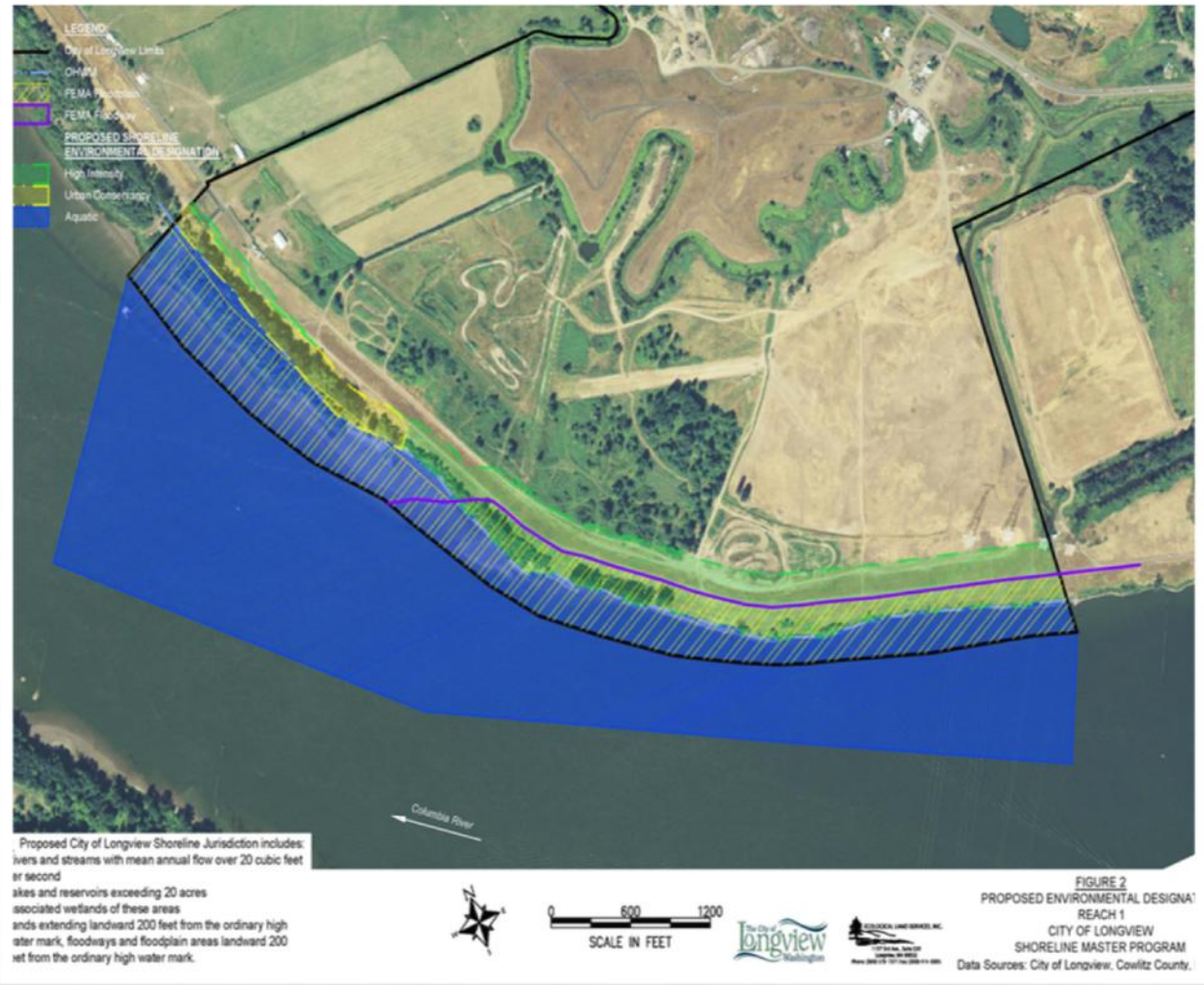
Shoreline Reaches & Proposed Environmental Designations



Shoreline Reaches & Proposed Environmental Designations



Columbia River Reach 1



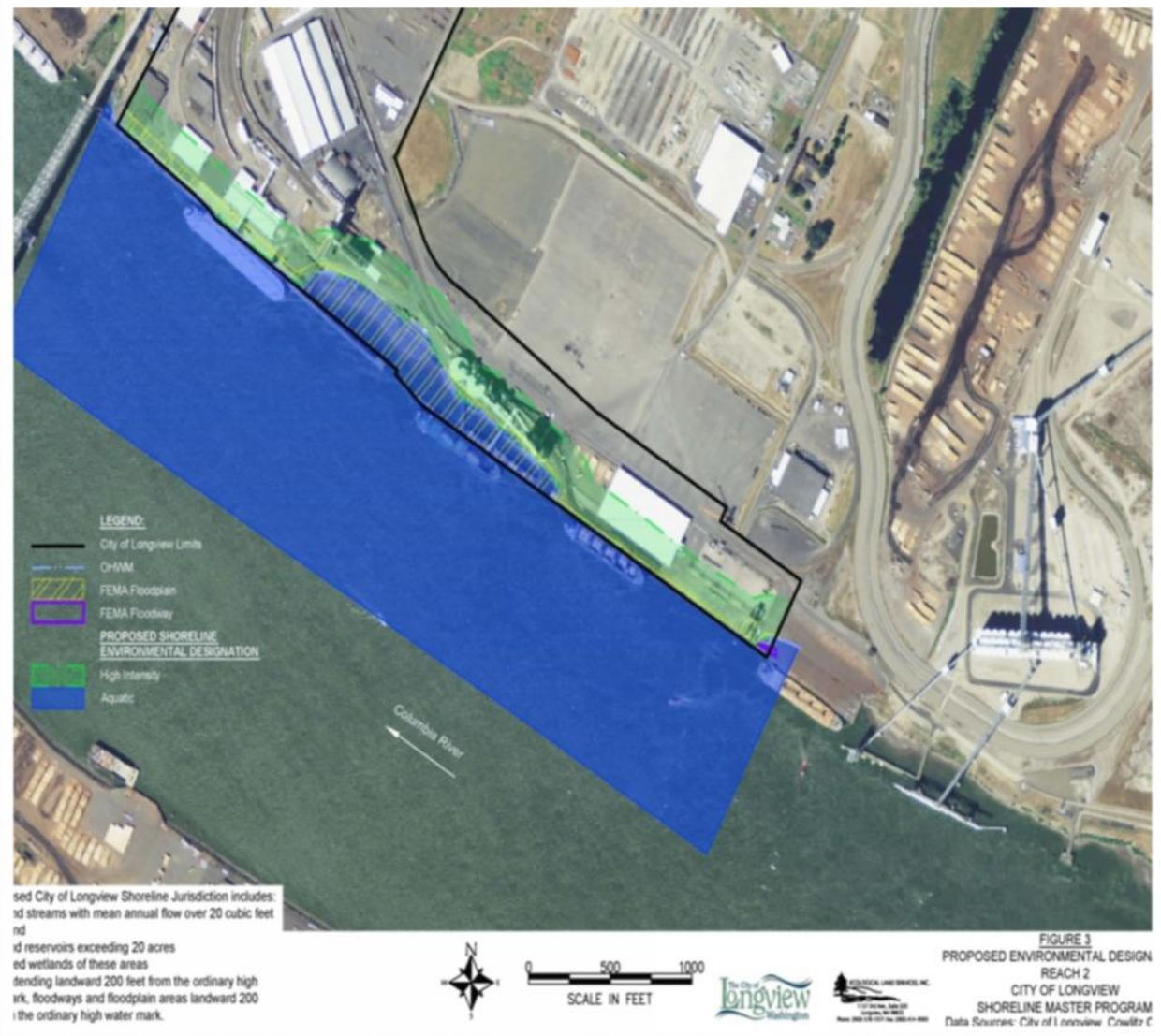
High Intensity & Urban Conservancy Designation



Columbia River Reach 1



Columbia River Reach 2



High Intensity Designation



Columbia River Reach 2



Columbia River Reaches 1 & 2



Challenges

- Mostly owned by Port of Longview for industry & shipping
- Homeland Security Act & public safety requirements
- Restricted uses, activities, & management of levee



Cowlitz River Reach 3



Urban Mixed Use Designation



Cowlitz River Reach 3



Industrial Use & Trail Segment



Cowlitz River Reach 3



Commercial & Institutional Uses



Cowlitz River Reach 3



Residential



Cowlitz River Reach 4



Shoreline Residential Designation



Cowlitz River Reach 4



Cowlitz River Reaches 3 & 4

Challenges

- Multiple shoreline use
- Restricted uses, activities, and management on levee
- Constant inputs of upstream sediment
- North portion of the reach highly constrained

Opportunities

- Trail development along shoreline
- City owned properties could improve public access



Lake Sacajawea



Urban Conservancy Designation

Lake Sacajawea



Lake Sacajawea



Lake Sacajawea Shorelines

Challenges

- City provides oversight & maintenance
- Invasive flora & fauna
- Water quality
- Vital transportation bridges
- Highly visible public shoreline

Opportunities

- Exclusively recreational
- Registered historic property



Primary SMP Update Issues



- I. Maintenance of industrial & commercial uses
- II. Public access trails on private land
- III. Addressing non-conforming issues in SMP
- IV. Shoreline buffers & development setbacks on individual shoreline reaches



I. Industrial & Commercial Uses



Section VII (F) – Commercial Development

- 3(a) “Exception for non-water-oriented commercial development on Cowlitz River shoreline (where navigability is severely limited).”
- 3(e) “Location of commercial development restricted to areas in the City of Longview where existing and planned commercial development are already located.”



I. Industrial & Commercial Uses



Section VII (G) – Industrial Development

- 1(b) “Future water-dependent industrial use is planned along Columbia River and non-water-oriented industrial use currently exists within the City and will likely continue in the future.”
- 3(e) “Exception for non-water-oriented development on Cowlitz River shoreline (where navigability is severely limited).”



II. Public Access on Private Land



Section IV (E) – Public Access

- 1(b) “Public access should be identified on publicly-owned shorelines.”
- 3(b) “Public access not required for residential development of ≤ 4 lots and uses with security requirements precluding public access.”
- 3(e) “Commercial/Industrial development encouraged to provide public access.”



III. Non-Conforming Uses



Section III (H) – Non-Conforming Uses & Development

- 1,2,4, &5 - consider residential and all other structures built before effective date of SMP conforming
- 4&6 – allow expansion of existing structures subject to conditions



IV. Shoreline Buffers & Setbacks



Standard Riparian Buffers for Shorelines

- Same as Longview CAO (200 ft.)
- Subject to Shoreline Development Standards, Table 4

Habitat Conservation Buffers

- Same as Riparian Buffers for Cowlitz & Columbia Rivers
- Buffers only extend from OHWM to maintained toe on reaches with levees
- 50 ft. for Lake Sacajawea



IV. Shoreline Buffers & Setbacks



Development Setbacks, Table 4 (p. 26-28)

- Water-dependent use - 0 ft.
- Water-related, water-enjoyment, non-water-oriented
 - Columbia River – 100 ft. from OHWM *or* levee highpoint/established midpoint
 - Cowlitz River – 50 ft. from OHWM *or* levee highpoint/established midpoint
 - Lake Sacajawea – 25 ft. *or* 50 ft.



Wetland Buffers



Category I & II Wetlands

- >buffers than LMC CAO if high habitat scores (p.7)
- Larger buffers requested by DOE
- Potentially located along Reach 1
- Buffer widths subject to functional isolation from existing levee



Wetland Buffer Reduction



SMP Critical Areas Ordinance (CAO)

- 25% maximum reduction
- Requested by DOE based on Best Available Science

Adopted Longview Municipal Code (LMC)

- 50% maximum reduction



Riparian Zones



SMP Critical Areas Ordinance (CAO)

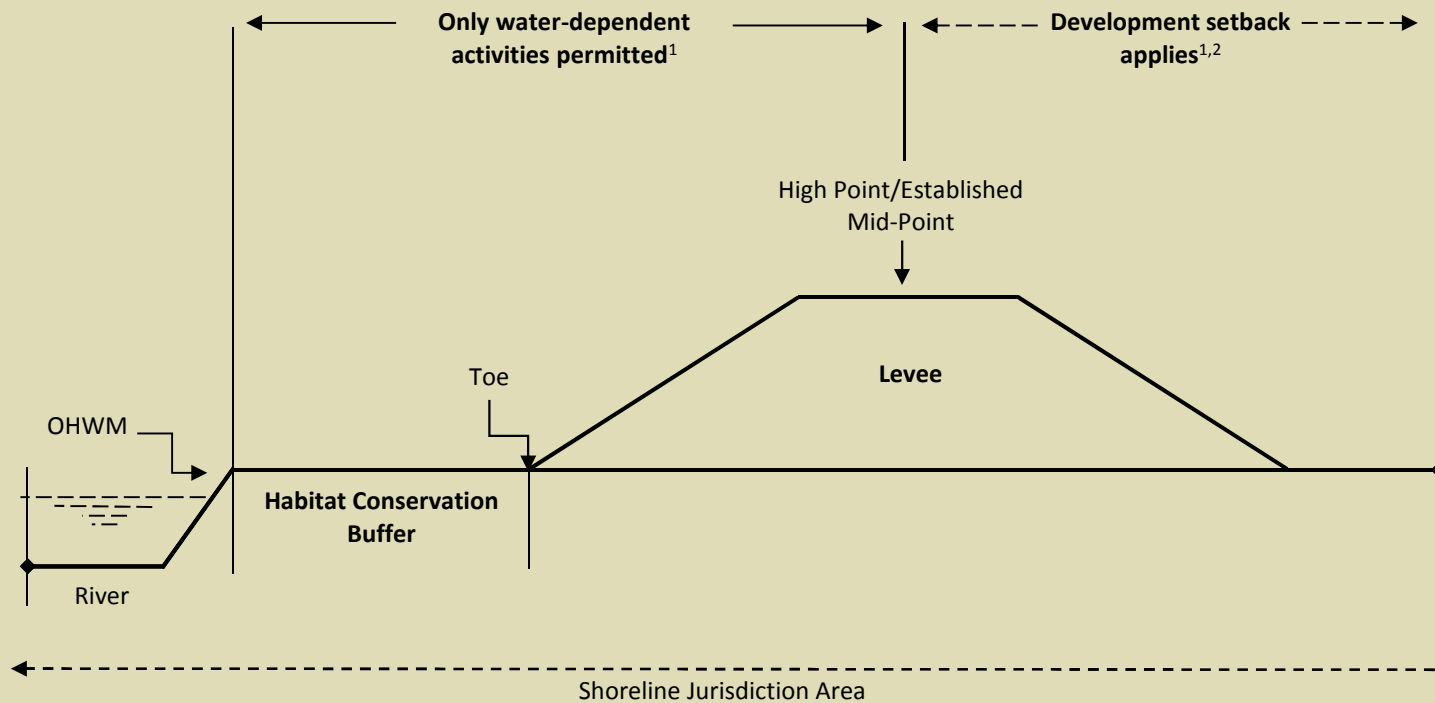
- Standard 200ft buffers
- Tied to individual reach habitat conservation buffers & development setbacks
- Riparian buffer functional isolation language added to SMP CAO



Levee Constrained Reaches



Setbacks & Buffers



¹ Subject to approval by U.S. Army Corps of Engineers and Consolidating Diking Improvement District

² Subject to Shoreline Master Program development standards



Pacific Fibre Products



Annexation

- ~400 ft.
- South of Long Pond in Columbia River
- Identified as Reach 2A in future maps
- High Intensity shoreline environmental designation

