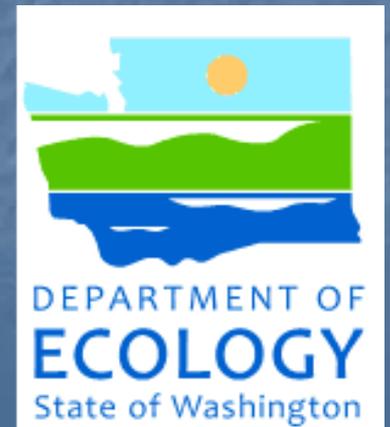


Shoreline Use Analysis

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Overview

- SMP Guidelines Requirements
- Use Analysis Process
- Using the Use Analysis



SMP Guidelines

WAC [173-26-201](#) (3)(d)(ii): Shoreline use analysis and priorities.

Conduct an analysis to **estimate the future demand** for shoreline space and **potential use conflicts**. Characterize current shoreline **use patterns and projected trends** to ensure **appropriate uses** consistent with chapter [90.58](#) RCW and WAC [173-26-201](#) (2)(d) and 173-26-211(5).

Preferred Uses

WAC [173-26-201](#) (2)(d) lists preferred uses for shoreline areas. In order of priority, these are:

- Protection and restoration of ecological function
- Water dependent uses
- Water related uses
- Other compatible water enjoyment uses
- Single family residences

Use Analysis Process

1. Identify current patterns of land uses in shoreline areas
2. Identify likely shoreline uses and estimate future demand for shoreline space
3. Identify opportunities for SMA preferred uses and potential use conflicts

Identify likely shoreline uses and estimate future demand for shoreline space

Identify how much demand may exist within your community for uses such as:

- Shipping and ports.
- Water-dependent uses such as ferry terminals, marinas, energy development and aquaculture.
- Water-related uses such as storage of goods transported by water.
- Water-enjoyment uses such as parks or aquariums.
- Single family houses.
- Public access and recreation facilities.

Identify opportunities for SMA preferred uses and potential use conflicts

Identify potential opportunities to site preferred uses appropriately, including:

- Port facilities and related activities.
- Waterfront restaurants providing public access.
- Regional and local marina demand.
- Waterfront single-family residential demand.

Potential Use Conflicts

Table 4. Districts in which Shoreline Protection May Conflict with Shoreline Development Demand

Shoreline districts are highlighted as potential conflict areas if there is rapidly developing shoreline, a buffer requirement of 115 feet or greater and more than 25% of parcel acreages are in the shoreline jurisdiction.

District	Total Parcels ¹	Median Shoreline Acres per Parcel/Median Parcel Acres	Vacant Parcels	% Parcels Vacant	Redevelopable Parcels ²	% Parcels Redevelopable	Rapidly Developing Shoreline? ³	Buffer	Length of shoreline in District
S1	47	75%	5	11%	22	47%	Minimal	50-115	3,089
S2	19	50%	7	37%	2	11%	Minimal	115	8,418
S3	17	5%	10	59%	0	0%	Minimal, Rapidly	200	15,196
S4	all park						None	200	11,630
S5	4		0	0%	4	100%	None, Minimal	115	12834
S6	68	77%	23	34%	28	41%	Minimal	115	16,510
S7	12	61%	9	75%	3	25%	Minimal	115	8,040
S8	78	84%	3	4%	54	69%	Rapidly	50	19,755
S9	39	32%	18	46%	11	28%	None, Rapidly	150	19,433
S10	127	39%	12	9%	87	69%	None, Rapidly	50	101,153
S11	12	25%	6	50%	3	25%	None, Rapidly	115	6,981
S12	45	29%	24	53%	11	24%	None, Minimal, Rapidly	115	9,431
S14	49	70%	6	12%	3	6%	Not evaluated	300	6,134

¹Parcels in the following use categories were excluded from the analysis: street ROW, railroad ROW, drainage facilities, utilities, water areas and tidelands, parks, greenbelt common areas, Indian reservation land, government services, military bases, fire stations, apartments and condominiums.

²Redevelopable: improvement value < 50% of land value.

³Shoreline Inventory and Characterization, Appendix B, 2004 Map Folio. None=Protected via a previous restoration activity or a conservation/natural area designation; Minimal=Few development permits applied for annually; Rapidly=Development permits processed on a regular basis.

Use Analysis Report

- Can be a stand-alone report or a section of the Inventory and Characterization.
- Regardless of format, must be identifiable and all information identified in the 3 steps should be included.



Referencing the Use Analysis

- Environment designations
- Shoreline use policies and regulations
- Critical area regulations
- Restoration plans
- Cumulative Impacts Analysis

Questions?