

SHORELINE MANAGEMENT STRATEGY
For the City of Vader's shorelines: Olequa Creek

Task 2.2.3 Deliverable: Shoreline Use Analysis

INTRODUCTION

The City of Vader is currently updating its Shoreline Master Program in compliance with the Shoreline Management Act (SMA, RCW 90.58) and implementing guidelines (WAC 173-26). The purpose of this strategy document is to conduct an analysis to estimate the future demand for shoreline space and potential use conflicts. This document uses the City's Shoreline Inventory and Characterization Report and comments from the shoreline open house conducted May 30, 2013.

The City contains shoreline along that portion of the east and north banks of Olequa Creek located within the City's corporate limits.

IDENTIFYING CURRENT PATTERNS OF LAND USES IN SHORELINE AREAS

Shoreline property adjacent to the Creek is primarily residential in nature but does contain four parcels with industrial zoning, two parcels zoned commercial/mixed use and three City owned properties zoned commercial services. The 43 acres within the shoreline area are contained in 19 parcels, 8 of which have been improved with the construction of single family homes. With the exception of one parcel with a machine shed listed as an improvement on the property, all other parcels are listed as undeveloped.

IDENTIFYING LIKELY SHORELINE USES AND ESTIMATING FUTURE DEMAND FOR SHORELINE SPACE

There is certainly potential for additional commercial and industrial development in and adjacent to the southern 30% of shoreline designated property based on the existing storage sheds and the large machine shed located on some of those properties, most of which are currently zoned commercial/mixed use and industrial. Commercial and industrial development in the southerly portion of the shoreline area is also more likely due to the fact that these properties are in close proximity to the main line of the Burlington Northern Santa Fe Railroad. The majority of the rest of the shoreline property is comprised of large lots zoned single family residential and is expected to continue developing in that manner slowly until build out.

Future demand for development within shoreline space is not expected to be significant based on the shoreline property's close proximity to the main line of the Burlington Northern Santa Fe Railroad.

IDENTIFYING OPPORTUNITIES FOR SMA PREFERRED USES AND POTENTIAL USE CONFLICTS

Future land use within the shoreline areas must be consistent with the preferred uses established in the SMP guidelines. These uses may include, for example:

- Port facilities and related activities such as storage areas.
- Restaurants providing public access to the shoreline.
- Single family residential development.

If the City were to develop a Port District in the future it would most likely be located in the industrial zoned area. The one restaurant in town is currently located adjacent to the shoreline property zoned commercial/mixed use and the majority of the remaining shoreline property is zoned single family residential. Based on the expected slow but steady development in and adjacent to the shoreline area there is no evidence to suggest future development will conflict with preferred SMP land uses.