

**SHORELINE MANAGEMENT STRATEGY**  
**For the City of Napavine's shorelines: Newaukum River**

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**Task 3.1 Deliverable: Community Visioning Report**

**INTRODUCTION**

The City of Napavine 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 June 18, 2013.

The City contains two shorelines which are along the north and south shores of the Newaukum River.

**IDENTIFYING CURRENT PATTERNS OF LAND USES IN SHORELINE AREAS**

As the River passes through the northern most portion of the Napavine City limits (Napavine's shoreline area), crossing under Interstate 5 and Rush Road, all of the properties within and adjacent to the river floodplain are zoned commercial or commercial/industrial due to their proximity to Interstate 5 and the I-5/Rush Road interchange. Current commercial establishments located within this portion of the river's 100 year floodplain include restaurants, truck stops, service stations and a large church complex.

Recent clearing and filling activities have also occurred on several undeveloped properties within this portion of the floodplain in conjunction with plans for constructing a hotel and other commercial facilities that are in the final stages of the planning process. Out of the 160 acres of Napavine's commercial property located north of the river in the I-5/Rush Road interchange area, 138 acres is designated as being within the 100-year floodplain. Thirty-two acres of this area are currently developed (covered by impervious surfaces) and being used for commercial activities while approximately 28 acres have been cleared and graded in preparation for planned development in the near future. Another 10 acres is contained within the unpaved portions of public rights-of-way and approximately 40 acres of this area is protected from development under current shoreline and wetland regulations leaving 28 acres of property with potential for development which is not currently in the planning stage.

Out of the 15 parcels with some portion or all of their property located within the 100-year floodplain boundary (totaling 138 acres within the floodplain) there are only two parcels of property located within the 100-year floodplain (totaling 13 acres) that have been completely excluded by the proposed shoreline jurisdiction boundary. The first is an 11 acre parcel that has been completely developed with the new Love's Truck Stop/Carl Jr. restaurant facilities and the second is a 2 acre parcel that has been completely cleared as part of a development project that is currently in the final stages of planning.

### **IDENTIFYING LIKELY SHORELINE USES AND ESTIMATING FUTURE DEMAND FOR SHORELINE SPACE**

Additional development of these commercial properties is expected to continue based on recent development patterns and development projects currently in the planning and review process. The City has also recently received state funding and formed a Utility Local Improvement District (ULID) to assess properties the additional funding required to design and construct water supply facilities to serve the planned and future development in this area. These facilities would consolidate and replace several small water systems in the area to provide more uniform control and supply of potable water (a project promoted by the Washington State Department of Health and Department of Commerce through their funding programs).

### **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:

- Buffer areas set aside for the protection of shoreline environmental functions and flood control
- Commercial facilities that support the protection and enjoyment of shoreline areas.
- Restaurants providing public access to the shoreline.

The creation of new facilities to provide access and enjoyment of shoreline areas will likely occur on buffer areas of privately owned commercial properties. Since current regulations restricts any development from occurring within a 200' buffer from the ordinary high water line, the opportunity already exists for the City to promote protection, restoration and access in the shoreline area as part of the development process. Based on these conditions and the promulgation of new regulations that support the goals outlined in the SMP, future development can be guided to minimize conflict with preferred SMP land uses.