



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Michelle McConnell, Department of Ecology
FROM: Ben Shumaker
DATE: February 9th, 2015
SUBJECT: Preliminary Jurisdiction Map

Dear Ms. McConnell-

Please see the enclosed Preliminary Jurisdiction Map, prepared to satisfy the deliverable for Task 1.1 of the City's Comprehensive Shoreline Management Program Update. This memo will explain the contents to clearly distinguish between concepts of "Preliminary Jurisdiction", "Predesignation Jurisdiction", "Approximate Extent", and Optional Extent" of shoreline jurisdiction. The memo will also describe the major decision points and the opportunity for public involvement that will occur before the City prepares the Final Jurisdiction Map required in Task 4.2.

Preliminary Jurisdiction

Any process must begin somewhere, and the City's Shoreline Management Program (SMP) Update begins with this map and its visual representation of the baseline areas listed in RCW 90.58.030 which the State requires the City to consider in its SMP. In Stevenson these areas include Rock Cove (a lake exceeding 20 acres in size), Rock Creek (a stream with a mean annual flow greater than 20 cubic feet per second, the Columbia River (a "shoreline of state-wide significance" with a mean annual flow greater than 1,000 cubic feet per second), and all lands within 200 feet of these waterbodies. These areas are shown as a salmon colored overlay on the attached map.

This map is considered preliminary in part because it is intended to allow you and your colleagues at the Department of Ecology to evaluate and, if necessary, correct our assessment of the City's shoreline jurisdiction. This map is also considered preliminary because the City has some choices in determining optional areas which may be included within the jurisdiction of the SMP.

Optional Extent

In addition to the areas we believe are required, the State permits and encourages the City to reconcile its Critical Areas Ordinances with its Shoreline Management Programs. Critical Areas include critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, habitat areas, and wetlands areas, and where Preliminary Shoreline Jurisdiction covers a portion of one of these areas, local governments like the City can extend that jurisdiction to cover the entire critical area and any "land necessary for buffers" to those areas.

The attached map includes two types of areas which the City will consider for inclusion in the Final Jurisdiction Map. The green- and blue-hashed areas on the attached map represent wetlands and the pink-hashed areas represent mapped landslide areas within shoreline jurisdiction. These areas are labeled as optional, and prior to developing the Final Jurisdiction Map, the City Council will evaluate the recommendation of the Planning Commission which will be further based on the development of sound public policy and any public comments on Shoreline Jurisdiction the City might receive.

Predesignation Jurisdiction

This concept should not be confused with “preliminary jurisdiction” as it is more closely related to customer service efficiencies the City can provide to property owners in the future. Because the City has a defined area within which to grow, it can make planning-level assumptions about how the areas within that larger area might be developed in the future. Washington Administrative Code section 173-26-150 allows the City to conduct this advanced planning by predesignating areas prior to their annexation.

These areas are identified on the attached map by their yellow overlay color. The City may choose not to predesignate these areas as a result of public participation or other public policy decisions arising during the SMP Update, but including them now will eliminate State-required procedural actions in the future, and it will ensure that property owners can immediately developed according to the City’s regulations upon annexation.

Approximate Extent

The City’s Preliminary Shoreline Jurisdiction Map is based on planning-level analysis of properties conducted at a certain point in time. This planning-level analysis did not permit the City access onto private properties, nor did it permit the City to make regulatory assumptions based on potentially inaccurate information, nor does it enable the City to predict how natural processes might change a shoreline or alter the jurisdiction of the SMP over time. To explain these gaps in the data, and to ensure the City is not needlessly applying shorelines regulations to areas outside of its statutory jurisdiction, the attached map contains the following descriptive language:

“Shoreline jurisdiction boundaries depicted on the map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or modify the information shown on this map. Shoreline jurisdiction will be determined at time of project review using the best available site-specific information.”

When based on accurate and up-to-date site-specific information, the actual extent of Shoreline Jurisdiction becomes known and changes as time goes by.

During the City’s SMP Update, we anticipate that public participation will generate several comments, concerns, and questions about Shoreline Jurisdiction, which the attached map will allow the City’s public and decision makers to visualize. The Final Shoreline Jurisdiction Map will reflection the solutions we generate as to the public comments, concerns and questions and will likely be simplified as optional areas are included or eliminated.

Please review this Preliminary Shoreline Jurisdiction Map and add your voice to those comments so the City can ensure its SMP Update process proceeds in compliance with its State requirements.

Prepared by,

Ben Shumaker
Planning Director

