

**SHORELINE MANAGEMENT STRATEGY**  
**For the City of Toledo's shorelines: Cowlitz River**

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**Task 2.2.3 Deliverable: Shoreline Use Analysis**

**INTRODUCTION**

The City of Toledo 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 west bank of the Cowlitz River located within the City's corporate limits.

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

Only 2 of the 44 parcels in the shoreline area are large tracts of land (8 acres total, located in the northeast corner of town). Twenty-nine of the 44 parcels (located partially or fully within the shoreline area) are smaller residential lots. The other 13 parcels include 11 public parcels (City, County and State owned), the City's boat launch directly adjacent to the SR 506 bridge, a small corner of the City's wastewater treatment facility property in the southeast corner of town, a church, and part of a parcel containing a commercial garage. A majority of the homes fronting the Cowlitz River were built between 1930 and 1950 with the newest being built in 1996 and the oldest originally constructed in 1900.

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

There is a small potential for additional commercial development in and adjacent to the shoreline property currently zoned commercial since most of that property has been developed or is owned by the City. The two large parcels in the northerly portion of the shoreline area could see future residential development but the high river banks in this area will keep development from occurring within the designated shoreline area. The remaining residential area is near build out conditions so future demand for development within shoreline space is not expected to be significant.

## **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:

- Public facilities providing access to shoreline areas.
- Restaurants providing public access to the shoreline.
- Single family residential development.

The creation of new access areas to provide recreation on the river will likely occur on properties that are currently owned by the City since private property owners would likely not support the construction of a trail between their property and the river. Flooding would also cause the construction of a river trail to be costly in most areas that have good access to the river. Adding improvements and amenities to properties currently used for fishing and swimming to create a safer, more family friendly environment for picnicking, walking, swimming and wildlife viewing are desired by the public.

Based on current zoning and the slow but steady residential growth in and adjacent to the shoreline area there is no evidence to suggest future development will conflict with preferred SMP land uses.