



Shoreline Information

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What areas of Woodland are considered shoreline?

Shorelines of statewide significance in the City of Woodland include the Lewis River and Horseshoe Lake. The City of Woodland has adopted the Shorelines Management Master Program (SMMP) for Cowlitz County, Washington. The SMMP governs property which extends two hundred feet landward from the landward boundary of the floodway as determined by the most recent flood hazard map or the ordinary high water mark of Horseshoe Lake and the Lewis River (WMC 15.06.030).

Which agencies regulate shorelines in the State of Washington?

All shoreline permits go before the Hearing Examiner for a public hearing. The Department of Fish and Wildlife, the Department of Natural Resources, the Department of Ecology and the Army Corps of Engineers may be involved in decisions about shoreline matters. You are responsible for consulting with each of these agencies to determine what additional permitting you may need.

The Department of Ecology makes the final decision on all Shoreline Conditional Use and Shoreline Variance Permits; they also review all City decisions on Shoreline Substantial Development Permits and Shoreline Exemption Letters.

What is a Shoreline Substantial Development Permit (SSDP)?

A Shoreline Substantial Development Permit is required for all projects within the City's shoreline jurisdiction pursuant to the requirements and procedures contained in WAC 173-27 (Shoreline Management Permit and Enforcement Procedures). This requirement is in place in order to assure accurate engineering, appropriateness of the proposed development within shoreline jurisdiction, and compliance with local, federal and state code requirements for development in shoreline jurisdiction.

What is exempt from a Shoreline Substantial Development Permit?

Under the Shoreline Management Act, some developments are exempt from substantial development permit (SSDP) requirements. Exempt projects or activities are not required to have a substantial development permit, but property owners or developers must obtain a shoreline exemption letter from the City of Woodland. Other permits may also be required from the City, such as a SEPA checklist. Please see the Shoreline Exemption Letter guidelines for a detailed list of exemptions.

What is the purpose of a Shoreline Conditional Use Permit?

A Shoreline Conditional Use Permit is required for uses and developments that are not classified in the Shoreline Master Program. A Shoreline Conditional Use Permit may be granted for development that is usually considered unsuitable for siting within a particular shoreline environment, but only if the applicant can demonstrate all of the following:

- 1) The use will cause no unreasonable adverse effects on the environment or other uses within the area.
- 2) The use will not interfere with the public use of public shorelines.
- 3) The design of the proposed use will be compatible with the environment in which it will be located.
- 4) The proposed use will not be contrary to the Goals, Policy Statements or general intent of the shoreline environments of the Master Program.

What is a Shoreline Variance?

A Shoreline Variance deals with specific performance standards of the Shoreline Master Program; its objective is to grant relief when there are practical difficulties or unnecessary hardships in the strict implementation of the Master Program. ***A Shoreline Variance may be required for a use that does not require a Shoreline Substantial Development Permit.*** A Shoreline Variance may be granted only if the applicant can demonstrate the following:

- 1) The hardship which serves as basis for granting the variance is specifically related to the property of the applicant.
- 2) The hardship results from the application of the requirements of the Act and Master Program and not from, for example, deed restrictions or the applicant's own actions.
- 3) The variance granted will be in harmony with the general purpose and intent of the Master Program.
- 4) Public welfare and interest will prevail; if more harm will be done to the area by granting the variance than would be done to the applicant by denying it, the variance will be denied.