

Shoreline Buffers on Willapa Bay

As drafted in the SMP, for Willapa Bay Conservancy SED:

- 75' from HAT on the eastern side of the Long Beach Peninsula
- 75' from OHWM everywhere else on Willapa Bay

Existing conditions:

- For developed parcels on the eastern side of the Long Beach Peninsula, median building setback from new HAT = 108 ft (vegetated buffer = 24 ft)
- Bay-wide: 77% undeveloped
- Existing residential development is considered conforming under the SMA

Considerations:

- Are 75' buffers from HAT too restrictive of new development?
- Is use of HAT (requiring survey) too expensive?
- Department of Ecology: Are 75' buffers on undeveloped parcels adequate to protect shoreline ecological functions?

Results of Buffer Analysis: Long Beach Peninsula

Measurement	Median vegetated buffer distance (ft)	Median building setback distance (ft)
OHWM	24	108
HAT	158	290

Results of Buffer Analysis: Willapa Bay Conservancy

Measurement	Median vegetated buffer distance (ft)	Median building setback distance (ft)
OHWM – All WBC parcels	60	113
OWHM – not including eastern side of LB peninsula	168	189