

FROM: Columbia River Estuary Study Taskforce
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 DATE: September 12, 2016
 SUBJECT: Analysis of wetland presence on properties in Arch Cape, Knappa, and Svensen areas

Introduction

This brief analysis quantified the number of properties in each planning area with wetlands present, and with wetlands likely covering a substantial portion of the property. Wetland presence at a property’s center point was used as a sole indicator of whether there was substantial wetland coverage.

Findings

The primary conclusion that can be drawn from these data is that there are a relatively large number of parcels in Arch Cape that are substantially covered by wetlands. On these parcels, development could be substantially constrained by regulations that protect those wetlands if variance and exception procedures are not made available to property owners. Also, ecological functions provided by these wetlands will decline as the parcels are developed.

	Arch Cape ¹	Falcon Cove ²	Svensen ³	Knappa ⁴	Knappa Svensen Area RA-1 Zone	Knappa Svensen Area RA-2 Zone	Knappa Svensen Area RA-5 Zone
Total Wetland Acres ⁵	29	10	32	13	14	16	42
LWI Significant Acres	27	5	n/a	n/a	n/a	n/a	n/a
LWI Non-Significant Acres	2	5	n/a	n/a	n/a	n/a	n/a
Area total acres	324	130	678	813	291	1612	1443
Parcels with known wetlands	138	32	42	40	27	92	66
Parcels with center point occupied by wetlands ⁶	55	12	1	2	2	2	4
Parcels in planning area	587	168	302	156	152	427	184

Follow-up Analysis Available

More analysis could quantify likely wetland coverage for every property, and provide summary statistics and distributions to understand for example; how many properties have less than or greater than 50% coverage, or how many properties have at least 2,500 square feet of non-wetland area available for building.

¹ Zone: AC-RCR and RCC

² Zone: CR

³ Zone: KS-RCR, RC-MFR, RCC

⁴ Zone: KS-RCR, RC-MFR, RCC, RCC-LI

⁵ Total wetland acres is the acres of NWI wetlands, NWI is biased toward omitting wetlands in agricultural use.

⁶ Indicates that wetlands are present in the middle of the parcel.