



Thurston County Government

# Shoreline Master Program

Land-use & Zoning Regulations for County Shorelines

Follow Up: Lake Lawrence Shoreline Environment Designations

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# Overview



- Follow up on Lake Lawrence Shoreline Environment Designation (SED) questions

Later on tonight...

- Follow up on items from previous meetings
- Continued review of Chapter 19.500



# Lake Lawrence SED Background



- Have received citizen questions about SEDs on Lake Lawrence and Offut Lake
- At last PC meeting, PC directed staff to review the SEDs for select Lake Lawrence reaches, return with information
  - Staff have prepared information for PC (Offut Lake inquiries will be reviewed at January 20, 2021 PC meeting)
- Bottom line: Planning Commission may direct staff to amend SEDs based on review of reaches alongside SED criteria.





# Background on SEDs

- Local jurisdictions must characterize shorelines and designate SEDs
- WACs 173-26-191(1)(d) and 173-26-211 provide guidance
- County is using five of six Ecology-recommended designations and consistent criteria
  - Shoreline Residential, Urban Conservancy, Rural Conservancy, Natural, Aquatic
- Previous briefings: June 7, July 19, Sept. 6, Dec. 6, 2017; June 5, 2019; Feb. 19 & June 3, 2020





# SED Report Methodology

- Thurston County SED report outlines criteria applied to county shorelines, and methodology
- Inventory & Characterization for each reach evaluated alongside SED criteria to propose SEDs for shoreline reaches
- Preliminary SEDs made to assure protection of shoreline ecological function with proposed development patterns



# SED Report Methodology (cont)



- Reaches designated **Natural** if they have high quality habitat features and/or minimal shoreline modification
- Reaches designated **Shoreline Residential** if platted and/or developed for relatively high density development and show signs of more intense use, incl. majority of lot area within shoreline jurisdiction
- All other shoreline upland of Ordinary High Water Mark given an **Urban or Rural Conservancy** designation



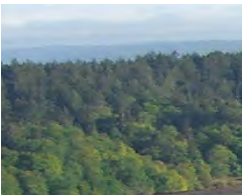
# Natural Environment

Purpose

Designation Criteria

Relationship to 1990  
SMP and/or WAC

<b>Natural</b>	<p>Protect those shoreline areas that are relatively free of human influence, and/or that include intact or minimally degraded shoreline functions intolerant of human use. Only very low intensity uses are allowed in order to maintain the ecological functions and ecosystem-wide processes.</p>	<ul style="list-style-type: none"> <li>• Ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity.</li> <li>• Considered to represent ecosystems and geologic types that are of particular scientific and educational interest</li> <li>• Unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.</li> <li>• Includes largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats.</li> <li>• Retain the majority of their natural shoreline functions, as evidenced by shoreline configuration and the presence of native vegetation.</li> <li>• Generally free of structural shoreline modifications, structures, and intensive human uses.</li> </ul>	<p>The "Natural" SED is updated from the 1990 SMP to be consistent with the WAC designation.</p>
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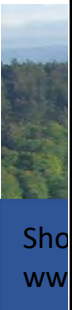
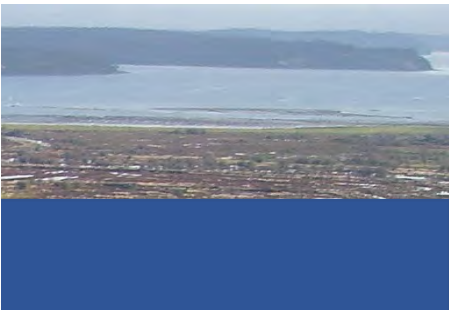




# Rural Conservancy Environment

Purpose                      Designation Criteria                      Relationship to 1990  
SMP and/or WAC

<b>Rural Conservancy</b>	Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,	<ul style="list-style-type: none"><li>• Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:</li><li>• Currently supporting low-intensity resource-based uses such as agriculture, forestry, or recreation.</li><li>• Currently accommodating residential uses</li><li>• Supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, wetlands, flood plains or other flood prone areas</li><li>• Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes</li><li>• Private and/or publically owned lands (upland areas landward of OHWM) of high recreational value or with valuable historic or cultural resources or potential for public access.</li><li>• Does not meet the designation criteria for the Natural environment.</li></ul>	The "Rural Conservancy" SED is consistent with the WAC designation. It is most closely related to the 1990 SMP Conservancy Designation. The designation is newly labeled "rural conservancy" as it is intended for rural areas that have intact ecological functions.
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# Shoreline Residential Environment

Purpose

Designation Criteria

Relationship  
to 1990 SMP  
and/or WAC

<b>Shoreline Residential</b>	To accommodate residential development and appurtenant structures and provide appropriate public access and recreational uses in areas where medium and high density residential developments and services exist or are planned.	<ul style="list-style-type: none"><li>• Does not meet the criteria for the Natural or Rural Conservancy Environments.</li><li>• Predominantly single-family or multifamily residential development or are planned and platted for residential development.</li><li>• Majority of the lot area is within the shoreline jurisdiction.</li><li>• Ecological functions have been impacted by more intense modification and use.</li></ul>	This is a new SED intended for residential or planned residential areas that generally do not have intact ecological functions. The "Shoreline Residential" SED is consistent with the WAC designation. It is most related to the 1990 SMP Rural Designation.
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# Lake Lawrence Questions

- Reach LLA 5-LLA 6 is currently designated Rural (Shoreline Residential). It is mapped with a proposed designation of Shoreline Residential, but the SED report shows a proposed designation is Rural Conservancy. Clarify which reach is proposed?
- Reaches LLA 6-LLA 1 and a portion of LLA 1-LLA 2 have been developed with shoreline residential uses, but are proposed as Rural Conservancy. Clarify this proposal?



# Lake Lawrence



# Lake Lawrence: LLA 5-LLA 6



# LLA 5-6 vs. Rural Conservancy Criteria

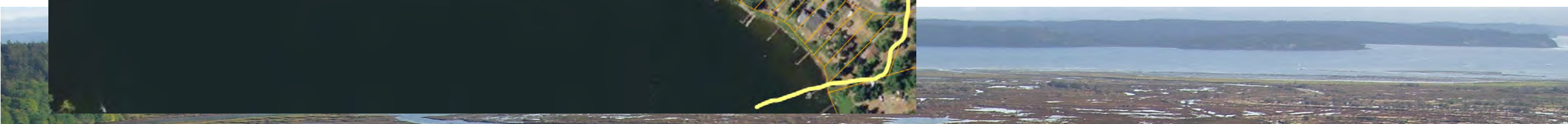


- Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:
- Currently supporting low-intensity resource-based uses such as agriculture, forestry, or recreation.
- Currently accommodating residential uses
- Supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, wetlands, flood plains or other flood prone areas
- Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes
- Private and/or publically owned lands (upland areas landward of OHWM) of high recreational value or with valuable historic or cultural resources or potential for public access.
- Does not meet the designation criteria for the Natural environment.

# LLA 5-6 vs. Shoreline Residential Criteria



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- Does not meet the criteria for the Natural or Rural Conservancy Environments.
  - Predominantly single-family or multifamily residential development or are planned and platted for residential development.
  - Majority of the lot area is within the shoreline jurisdiction.
  - Ecological functions have been impacted by more intense modification and use.
- 



# Lake Lawrence: LLA 6 - LLA 1



# LLA 6-1 vs. Rural Conservancy Criteria



- Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:
- Currently supporting low-intensity resource-based uses such as agriculture, forestry, or recreation.
- Currently accommodating residential uses
- Supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, wetlands, flood plains or other flood prone areas
- Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes
- Private and/or publically owned lands (upland areas landward of OHWM) of high recreational value or with valuable historic or cultural resources or potential for public access.
- Does not meet the designation criteria for the Natural environment.



# LLA 6-1 vs. Shoreline Residential Criteria



- Does not meet the criteria for the Natural or Rural Conservancy Environments.
- Predominantly single-family or multifamily residential development or are planned and platted for residential development.
- Majority of the lot area is within the shoreline jurisdiction.
- Ecological functions have been impacted by more intense modification and use.



# Lake Lawrence: LLA 1 – LLA 2



# LLA 1-2 vs. Rural Conservancy Criteria



- Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:
- Currently supporting low-intensity resource-based uses such as agriculture, forestry, or recreation.
- Currently accommodating residential uses
- Supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, wetlands, flood plains or other flood prone areas
- Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes
- Private and/or publically owned lands (upland areas landward of OHWM) of high recreational value or with valuable historic or cultural resources or potential for public access.
- Does not meet the designation criteria for the Natural environment.

# LLA 1-2 vs. Shoreline Residential Criteria



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- Does not meet the criteria for the Natural or Rural Conservancy Environments.
  - Predominantly single-family or multifamily residential development or are planned and platted for residential development.
  - Majority of the lot area is within the shoreline jurisdiction.
  - Ecological functions have been impacted by more intense modification and use.
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# Information to consider

- Reaches may not fit neatly in one SED box; may meet criteria of more than one SED
- Both the Shoreline Residential and Rural Conservancy designations allow residential uses

Reach	Current Designation	Proposed Designation
LLA 5-LLA 6	Shoreline Residential	Rural Conservancy (SED Report) Shoreline Residential (SMP Mapping)
LLA 6-LLA 1	Shoreline Residential	Rural Conservancy
LLA 1-LLA 2	Rural Conservancy	Rural Conservancy

# Staff Conclusions



- LLA 5-6: Appears to best meet criteria for **Shoreline Residential** SED.
  - Predominantly single family development, majority of lot area in SMA jurisdiction, impacted ecological function.
- Staff propose amending SED report, and documenting decision for the record.



# Staff Conclusions



- LLA 6-1: Appears to best meet the criteria of **Rural Conservancy** SED.
  - Majority of lots not in SMA jurisdiction, higher ecological function/less shoreline modification, homes set back further. Does not appear to meet criteria for Natural SED.
- Planning Commission may keep proposed designation or direct staff to change designation if criteria support change.



# Staff Conclusions



- LLA 1-2: Appears to best meet criteria of **Rural Conservancy** designation.
  - Majority of lots not in SMA jurisdiction, higher ecological function/less shoreline modification, homes set back further. Does not appear to meet criteria of Natural SED.
- Planning Commission may keep proposed designation or direct staff to change designation if criteria support change.





# Planning Commission Discussion





# Follow Up From Previous Meetings

- Changes to draft recently requested by PC are conceptually consistent with SMP guidelines. May require additional consideration or clarification in draft to implement.
  - Allowances for relocating existing structures
  - Allowances for expansion of nonconforming structures
  - Requirement for construction setback
  - View blockage standards
  - Limiting public access required for new development



# Continuing Review of Proposed Chapter 19.500

