



Thurston County Government

Shoreline Master Program

Review of Select Proposed Shoreline Environment Designations (SEDs)

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2 February 2022



Overview



- County received requests to review select proposed SED during public hearing comment period
 - PC provided links to all comments
- Requests, staff analysis/recommendations will be reviewed tonight & during upcoming PC work sessions
- PC may revise proposed SEDs consistent with designation criteria
- Tonight: Budd Inlet, Long Lake, Summit Lake, Pitman Lake



Shoreline Environment Designations Background



- All jurisdictions must assign SEDs to shoreline; process is informed by Inventory & Characterization
- SED report created earlier in SMP update process
 - Natural SED proposed for more intact shorelines
 - Shoreline Residential SED proposed for more impacted shorelines
 - Rural Conservancy/Urban Conservancy SED proposed for additional shorelines
 - Aquatic SED used below the Ordinary High Water Mark (OHWM)



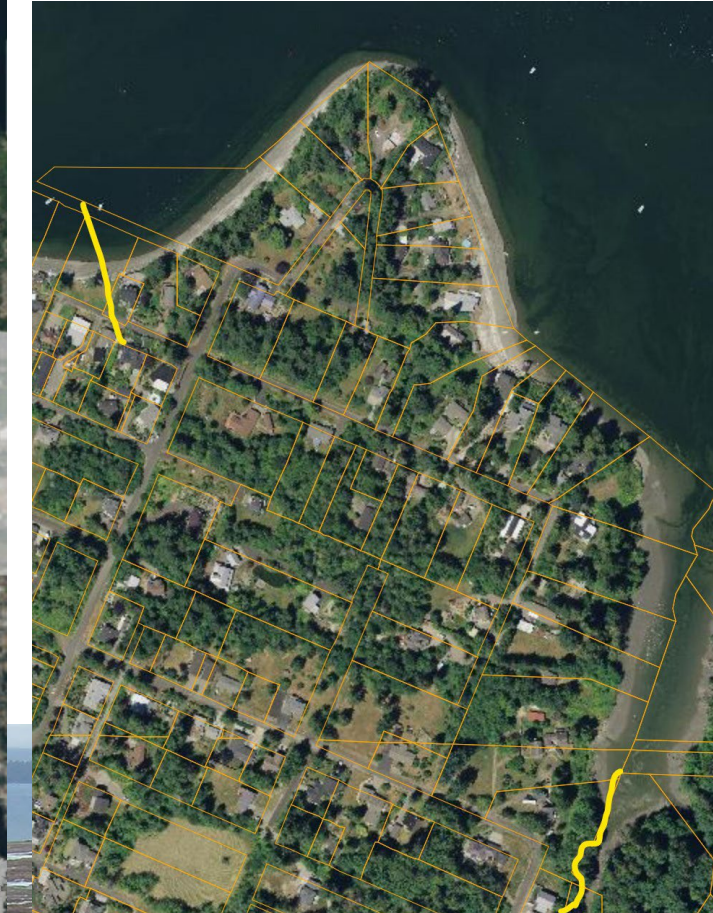
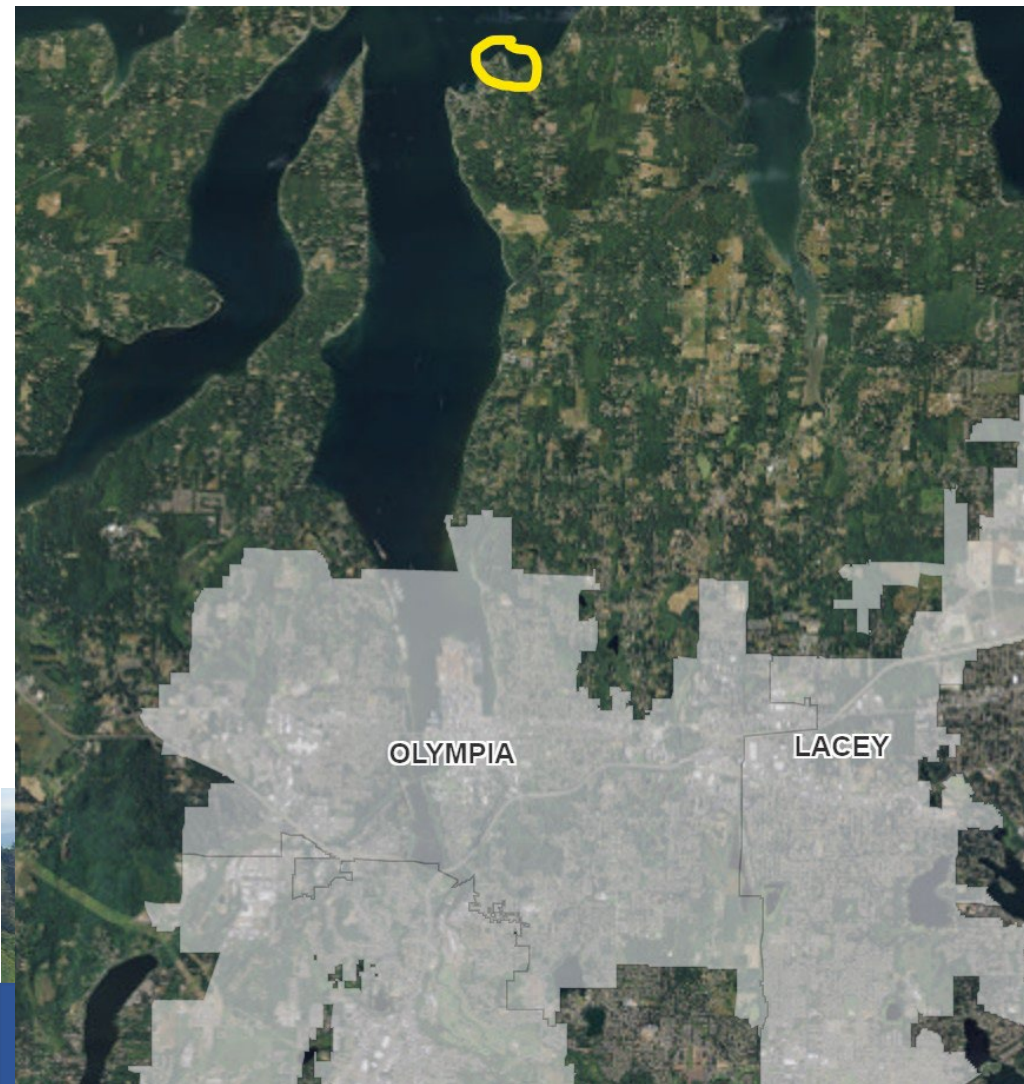


Please keep in mind...

- Reaches may not fit neatly in one SED box; may meet criteria of more than one SED
- SED system is a component of ensuring no net loss of ecological function
- SMP jurisdiction is confirmed in the field
- SED is not the only factor that affects shoreline development



Budd Inlet (Zangle Cove) MBU-16- MBU-17



- Current SED: Rural (2 southeastern parcels are Conservancy)
- Proposed SED: Rural Conservancy (Shoreline Residential in past drafts)
- Citizen Request: Shoreline Residential



MBU-16—MBU-17 Issues Raised by Citizens



- Comment Letters: 19, 74-76, 78-81, 107, 126, 204, 268, 287
- Reach is part of original Boston Harbor plat, LAMIRD zoning, has sewer system
- Area has had residential development for long time – homes close to shoreline with armoring, lawns, decks, etc.
- Native vegetation has been removed in places
- Area is similar in character to other Shoreline Residential reaches





MBU-16—MBU-17 vs. Rural Conservancy Criteria

Note: Throughout presentations, excerpts of SED criteria have been included from the County's SED report.



Rural Conservancy

Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,

- 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.



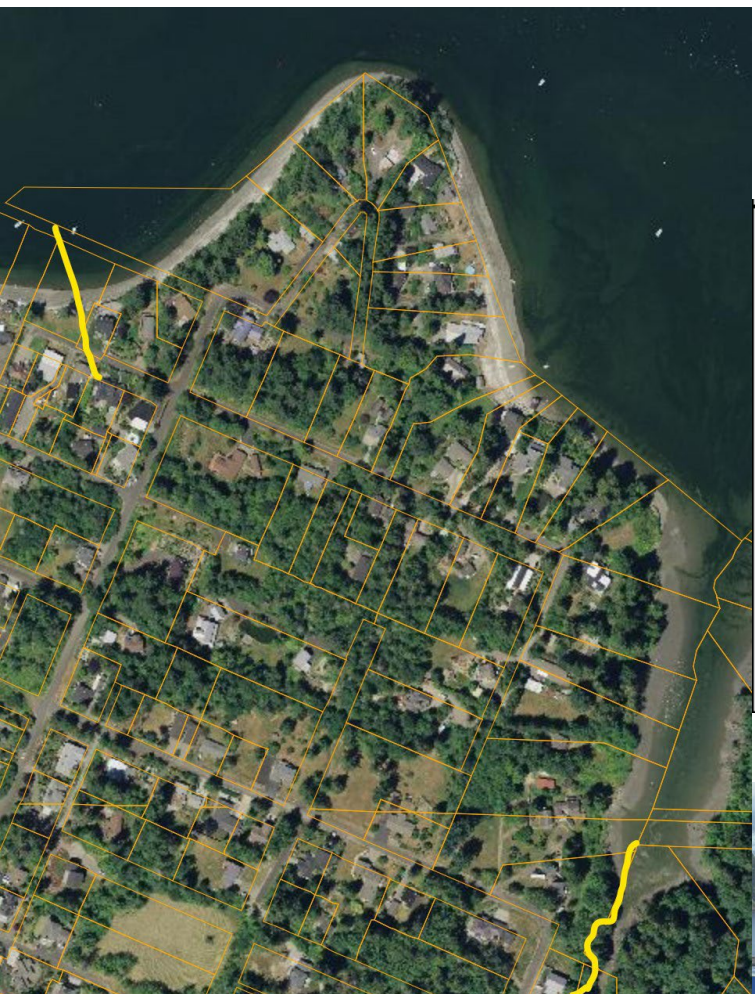
MBU-16—MBU-17 vs. Rural Conservancy Criteria



SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:	SED report uses this criteria as rationale for Rural Conservancy designation.	This area is a residential LAMIRD outside incorporated municipalities and urban growth areas.
Currently supporting low-intensity resource based uses such as agriculture, forestry, or recreation.		Shoreline location offers opportunity for private recreation, or aquaculture. The primary use of this reach is residential development.
Currently accommodating residential uses	SED report uses this criteria as rationale for Rural Conservancy designation.	This reach is accommodating residential uses with varying intensity and distance from shoreline. Central portion of reach appears to be most densely developed.
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	SED report uses this criteria as rationale for Rural Conservancy designation. I&C notes unstable slopes with potential landslide area. Also states: "Eastern reach is mapped as a sensitive habitat - slough. Mapped as containing: unstable slopes, steep slopes, potential landslide areas, past landslides, creek, inlet. Reach may contain the following species: herring, smelt, rocksole, purple martin, bald eagle. Reach may contain the following habitats and site specifics: slough, shellfish spawning, rearing, and harvesting areas, estuarine intertidal area, smelt and rocksole spawning beaches."	GeoData mapping indicates possible presence of steep slopes. Puget Sound contains floodplain, and is also mapped as containing estuarine/marine wetland.
Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes	Dover Point through Zangle Cove and north to the western point at Little Fishtrap is recommended for protection in I&C. I&C also notes beaches as restoration opportunity.	Low intensity uses may be more appropriate in areas of intact vegetation, to support no net loss of ecological function.
Private and/or publicly owned lands (upland areas landward of OHWM) of high recreational value or with valuable historic or cultural resources or potential for public access.	No public access opportunities noted in I&C.	Public access opportunities are limited—reach consists of several smaller parcels in individual private ownership.
Does not meet the designation criteria for the Natural environment.		This reach does not appear to meet the criteria for the Natural SED due to disturbances to vegetation and the introduction of shoreline modifications and residential development.



MBU-16—MBU-17 vs. Shoreline Residential Criteria

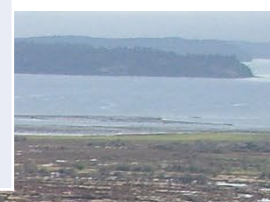


Shoreline Residential	To accommodate residential development and appurtenant structures and provide appropriate public access and recreational uses in areas where medium and high density residential developments and services exist or are planned.	<ul style="list-style-type: none">• Does not meet the 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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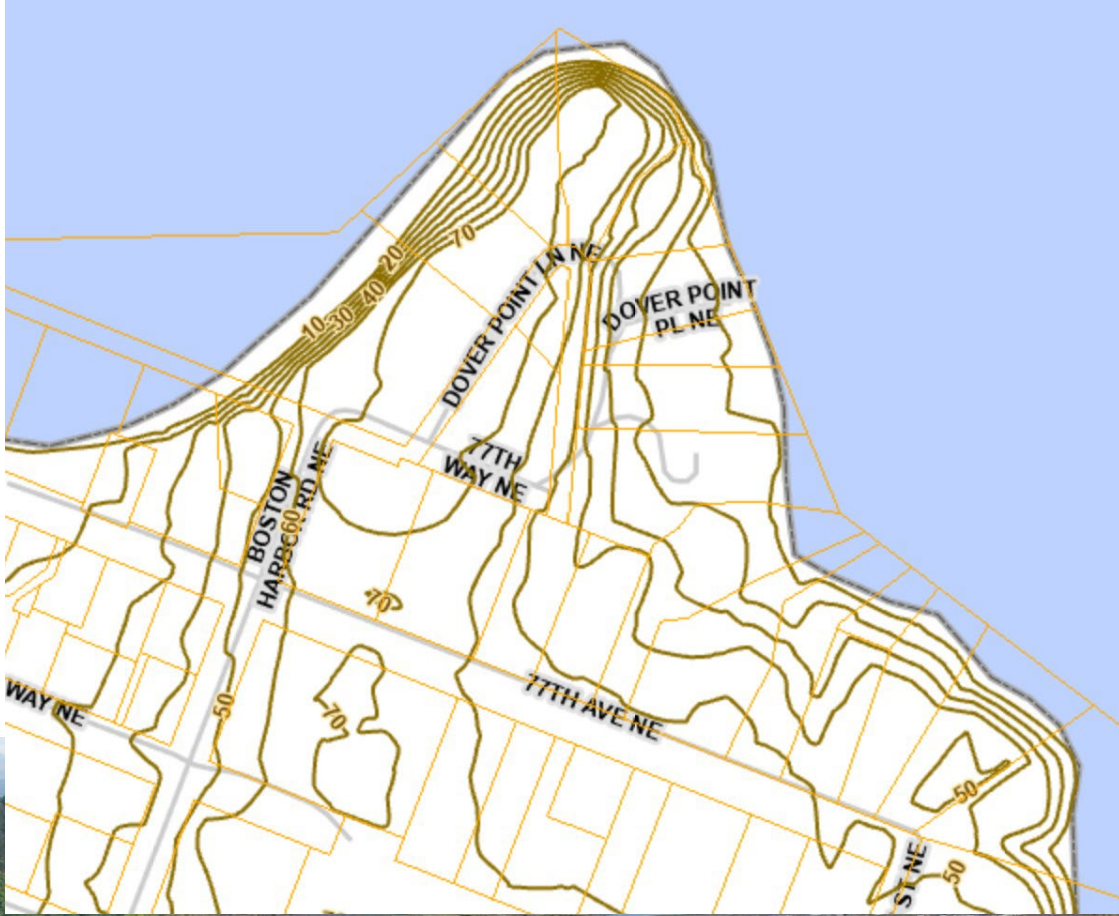


MBU-16—MBU-17 vs. Shoreline Residential Criteria

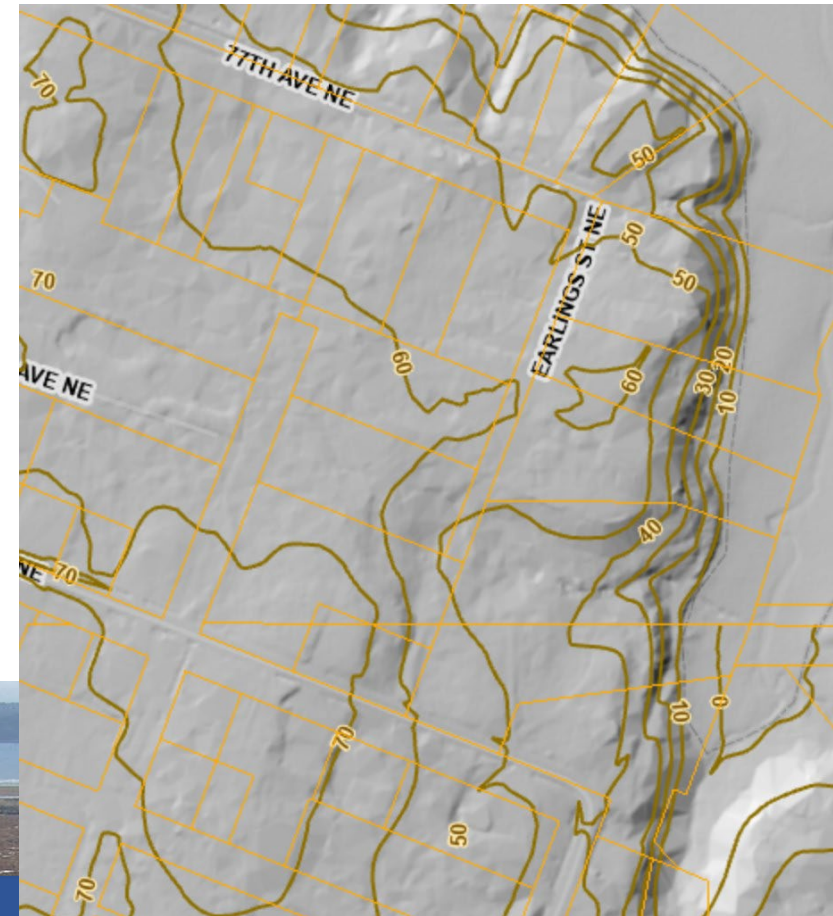
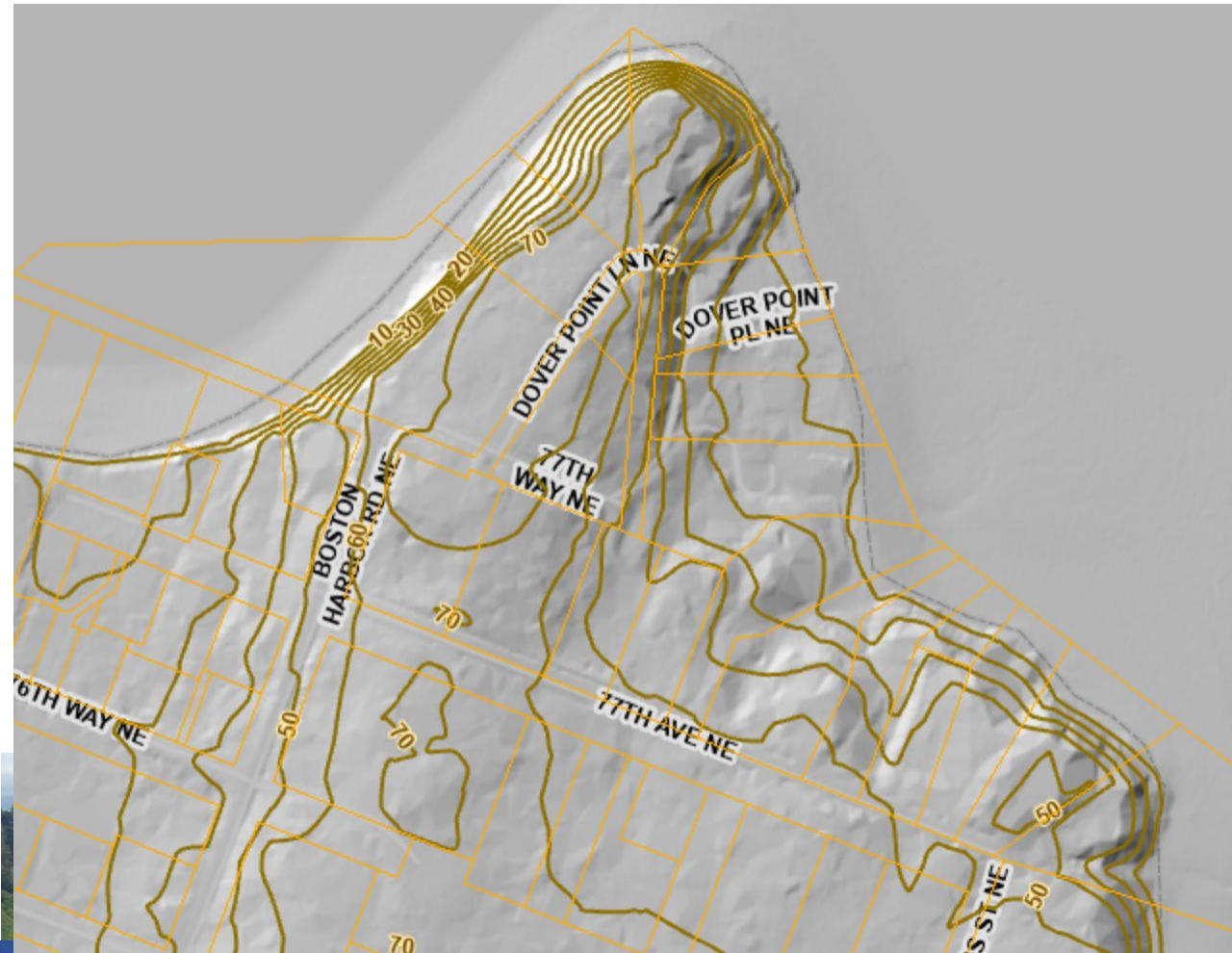
SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Does not meet the criteria for the Natural or Rural Conservancy Environments.	SED report recommends Rural Conservancy SED for this reach.	Does not meet the criteria for Natural. There appears to be a gradient of conditions across this reach; central area of reach appears more densely developed and impacted. Some areas may meet Rural Conservancy SED criteria more closely than others.
Predominantly single-family or multifamily residential development or are planned and platted for residential development.	The I&C matrix states “This reach is characterized by residential development on the shoreline, with areas of clearing and non-native vegetation.”	This reach has LAMIRD zoning, and most lots contain residential development. Many are close to, or within the 50’ buffer that would be provided by a Shoreline Residential designation. Some lots have shoreline modifications.
Majority of the lot area is within the shoreline jurisdiction.		This appears to be true for virtually all of the lots in this reach.
Ecological functions have been impacted by more intense modification and use.	I&C states this area is moderately degraded. I&C also notes west side of Zangle Cove as one part of Dana Passage where docks are concentrated. Impervious surfaces noted as concentrated at Dover Point and west side of Zangle Cove. SED Report: “This reach is characterized by residential development on the shoreline, with areas of clearing and non-native vegetation. Three docks and some bulkheads.”	Impacts to functions vary across the reach. Some lots appear to be more highly developed than others, with a range of distance between residential structures and the water. Bulkheads are visible. However, there are several parcels that appear to contain wider strips of intact vegetation between homes and the water. Ecological function may be impacted to a lesser degree on these parcels.



MBU-16—MBU-17 - Topography



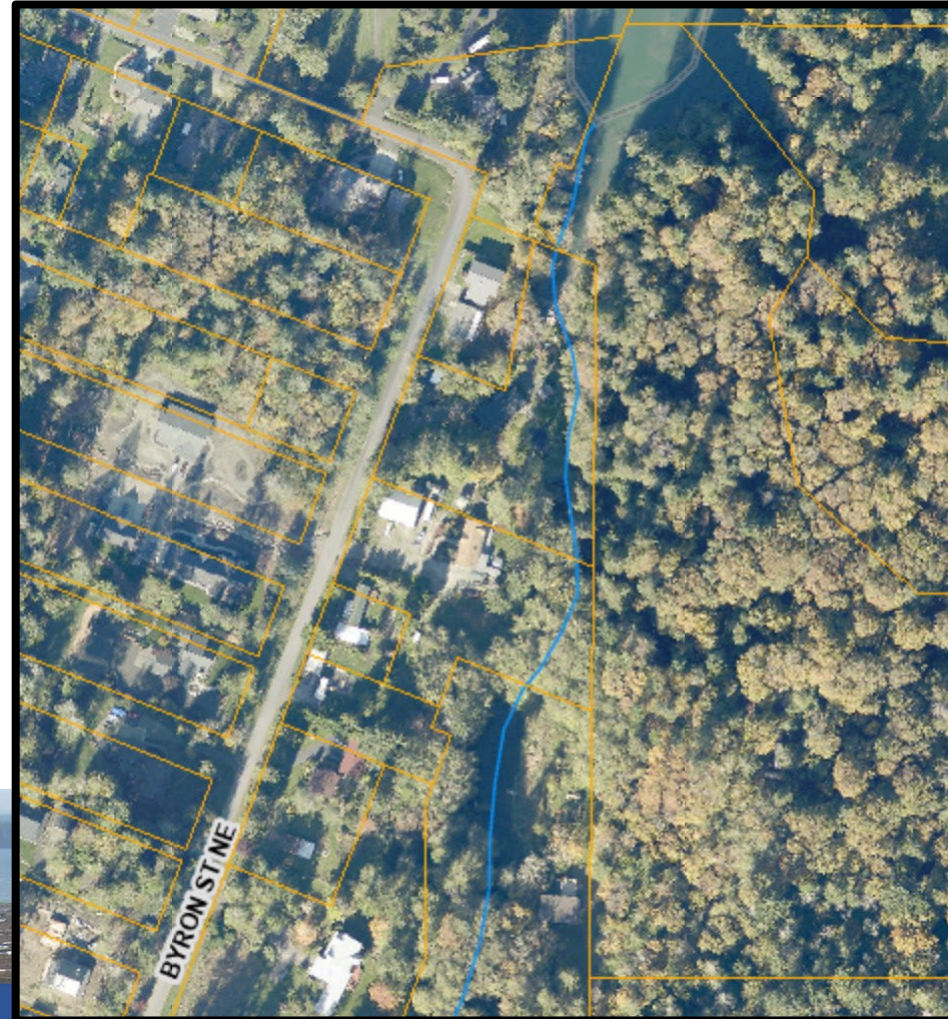
MBU-16—MBU-17 - Topography



Stream Flowing to Zangle Cove



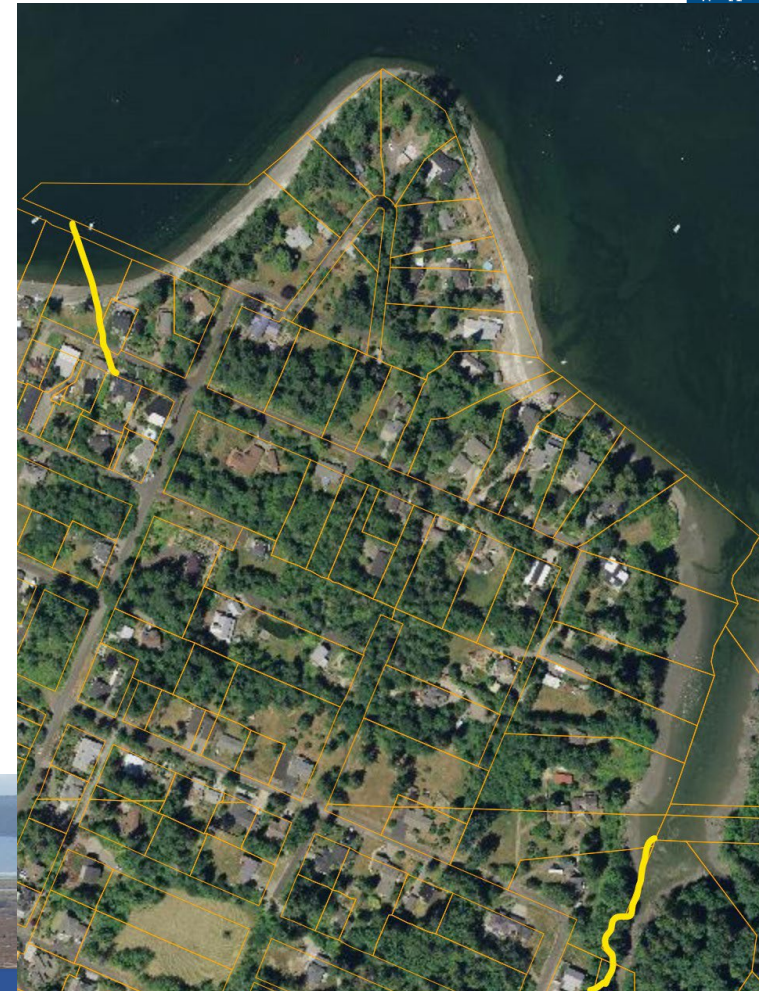
- Only small portion is within shoreline jurisdiction
 - Further assessment, including critical area buffer, would be conducted in the field during land use application review
- Mapped as Type 5 stream, anadromous fish presence
 - Portions of stream have mapped wetland
 - May be "intermittent" stream
- Wild Fish Conservancy (2006) notes some fish presence, dams within stream
- Mapped fish barrier culvert at 73rd Ave NE



Staff Findings (MBU-16—MBU-17)



- MBU-16—MBU-17: Appears to meet some criteria **Rural Conservancy** and **Shoreline Residential** SED, depending on location in reach.
 - Central portion of reach includes densely constructed homes closer to water, shoreline armoring, less vegetation.
 - Other areas appear to contain larger, vegetated areas between homes and water.

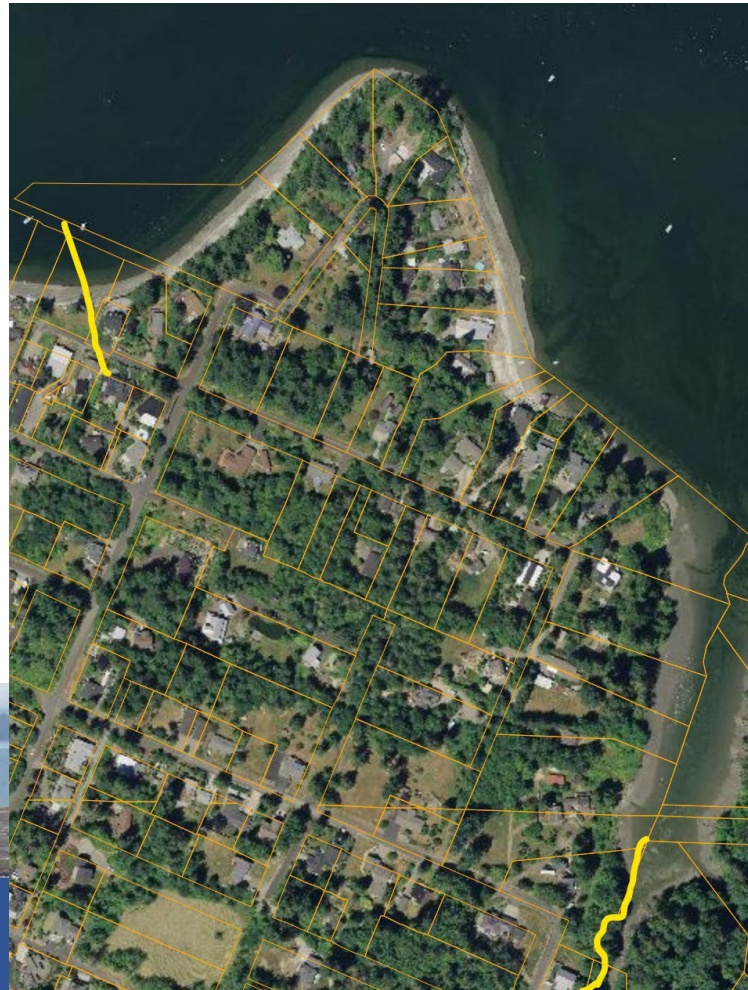


Staff Recommendation (MBU-16— MBU-17)

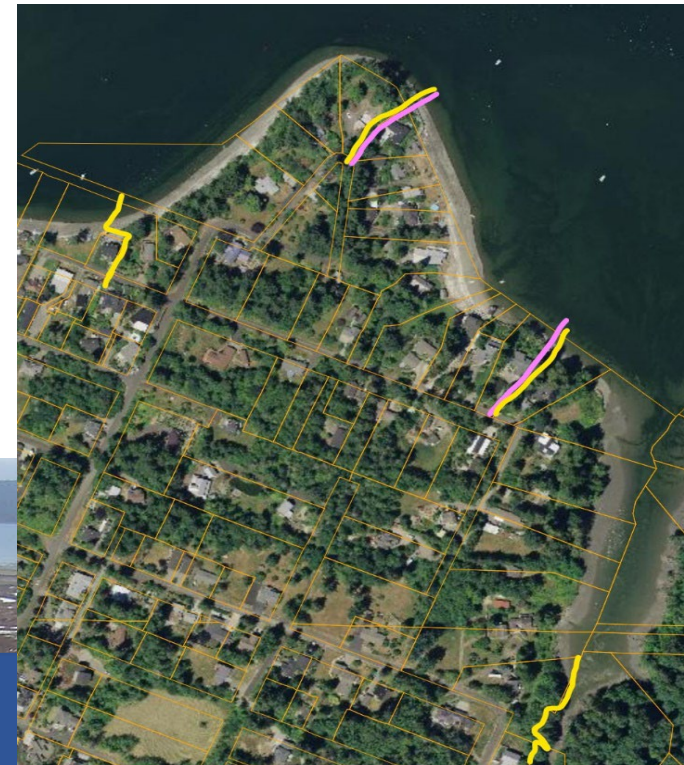


- Shift western edge of reach to the east one parcel, so APN 35900303700 is included in Reach MBU-15—MBU-16 (with Shoreline Residential SED).
- Change central portion of reach MBU-16—MBU-17 to **Shoreline Residential** SED, retain remainder of reach as **Rural Conservancy**.

Current reach extent,
proposed Rural Conservancy



Recommended reach extent,
approx. area recommended to
change to Shoreline Residential
bounded in pink

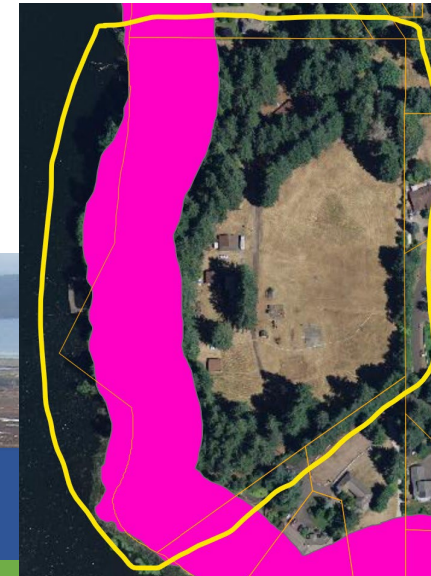
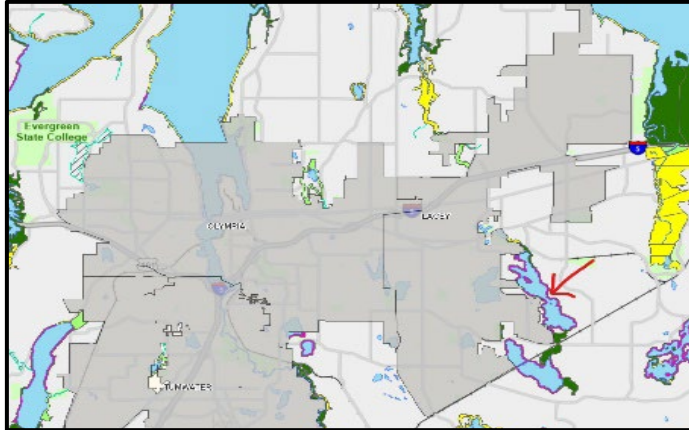


Long Lake (Carpenters' Park) – LLO-4—LLO-5



Subject parcel with approx.
reach boundaries indicated by
pink lines

- This parcel is part of larger Reach LLO-4—LLO-5, ~1,200 linear feet of shoreline
- Current SED: Rural
- Proposed SED: Shoreline Residential
- Citizen Request: Rural Conservancy or Natural



LLO-4—LLO-5 (Carpenters' Park) Issues Raised by Citizens



- Comment Letters: 264, 266-7, 269, 271, 275-9, 281-3, 285, 288, 290-4, 296
- Parcel represents one of last undeveloped areas along Long Lake
- Provides fish and wildlife habitat, contains wetlands, has provided recreation
- Across from public park and part of viewshed for lake users
- Concern about impacts a Shoreline Residential SED could allow
- Recent alterations to property and compliance investigation – analysis is based on prior aerial photos



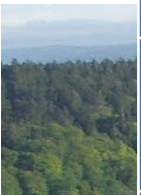
LL0-4—LL0-5 vs. Natural Criteria



<p>Natural</p>	<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"> • Ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity. • Considered to represent ecosystems and geologic types that are of particular scientific and educational interest • Unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety. • Includes largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats. • Retain the majority of their natural shoreline functions, as evidenced by shoreline configuration and the presence of native vegetation. • Generally free of structural shoreline modifications, structures, and intensive human uses.
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LL0-4—LL0-5 vs. Natural Criteria

SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity.	The I&C Report notes numerous shoreline modifications and impervious surface along this reach. Long Lake is on Ecology's 303(d) list for impaired water quality.	Reach as a whole does not appear to be ecologically intact. Subject parcel is much more heavily vegetated than most other areas of this reach. Shoreline contains a dock and swim area.
Considered to represent ecosystems and geologic types that are of particular scientific and educational interest	None noted	
Unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.		Shoreline vegetation appears to be largely intact, and providing significant ecological function. Future development would need to address requirement to meet no net loss of ecological function—unsure of mechanism to do so. Property mapped with steep slopes.
Includes largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats.	I&C report notes emergent wetland vegetation in the lake along this reach.	Shoreline vegetation appears to be largely intact in aerial photos, though a site visit has not been performed.
Retain the majority of their natural shoreline functions, as evidenced by shoreline configuration and the presence of native vegetation.		Staff have not been on site to assess. Aerial photographs indicate a well vegetated parcel.
Generally free of structural shoreline modifications, structures, and intensive human uses.		A large dock is visible in aerial photographs. There is more development outside shoreline jurisdiction with several structures present.



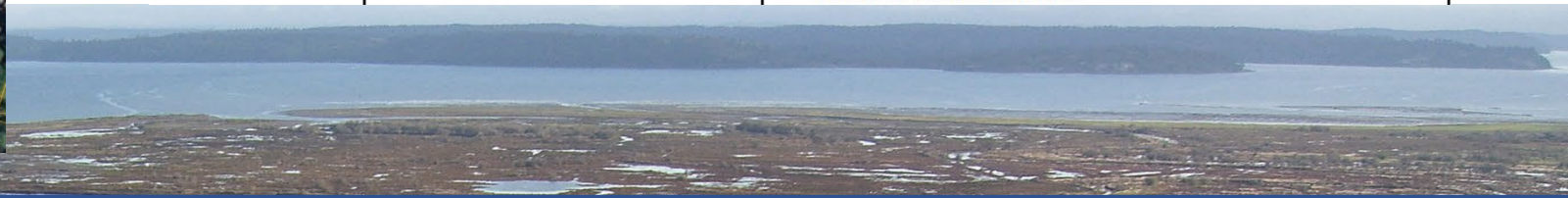
LL0-4—LL0-5 vs. Rural Conservancy Criteria



Rural Conservancy

Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,

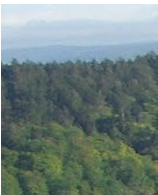
- Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:
- Currently supporting low-intensity resource-based uses such as agriculture, forestry, or recreation.
- Currently accommodating residential uses
- Supporting human uses but subject to environmental 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.



LL0-4—LL0-5 vs. Rural Conservancy Criteria



SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:		This parcel is outside incorporated municipalities and urban growth areas.
Currently supporting low-intensity resource based uses such as agriculture, forestry, or recreation.	No public access sites noted in I&C report. Land uses noted as "Residential", "undeveloped", and "open space".	Parcel has supported recreational uses in the past, as a park for a local carpenters' union.
Currently accommodating residential uses	I&C report notes residential use in this reach.	There do not appear to be residential uses within shoreline jurisdiction for the subject parcel.
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	I&C report notes emergent wetland vegetation in the lake along this reach.	Parcel is supporting human uses. Parcel is mapped with steep slopes and wetlands.
Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes		Based on current condition, low-intensity uses may better preserve ecological function. Currently supporting a dock/swim area.
Private and/or publicly owned lands (upland areas landward of OHWM) of high recreational value or with valuable historic or cultural resources or potential for public access.	None noted for subject area.	This site has historically been used for private recreational access.
Does not meet the designation criteria for the Natural environment.	SED report assigned a designation of Shoreline Residential for the entire reach.	The portion of this parcel within shoreline jurisdiction may meet some criteria for the Natural SED.



LL0-4—LL0-5 vs. Shoreline Residential Criteria



Shoreline Residential	<p>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.</p>	<ul style="list-style-type: none"> • 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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LLO-4—LLO-5 vs. Shoreline Residential Criteria



SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Does not meet the criteria for the Natural or Rural Conservancy Environments.	SED report assigned a designation of Shoreline Residential for the entire reach.	This parcel may meet some criteria of both the Natural and Rural Conservancy SEDs.
Predominantly single-family or multifamily residential development or are planned and platted for residential development.	SED report uses this criteria as rationale for proposing a designation of Shoreline Residential for this shoreline reach as a whole.	The majority of Reach LLO-4—LLO-5 appears to meet this criteria. The subject parcel is 11.6 acres, and has not been subdivided. Zoning is Low Density Residential 0-4 units/acre. Residential development appears to have occurred outside shoreline jurisdiction.
Majority of the lot area is within the shoreline jurisdiction.	SED report does not mention this criteria	This criterion appears to apply to the majority of parcels in this reach. However, the subject parcel does not appear to meet this criterion.
Ecological functions have been impacted by more intense modification and use.	SED report notes residential development and shoreline modifications for this reach as a whole.	A site visit was not performed, from aerial photographs, the parcel does not appear to be subject to intense modification and use within shoreline jurisdiction. There is significant vegetation apparent in aerial photography.



Staff Findings (LLO-4—LLO-5)



- Parcel is unique within this reach – it is large with only a portion in SMA jurisdiction
- Area in SMA jurisdiction has not been significantly developed, appears to retain dense vegetative cover per aerial photos
- Majority of reach contains parcels with residential development in SMA jurisdiction



Staff Recommendation/Options

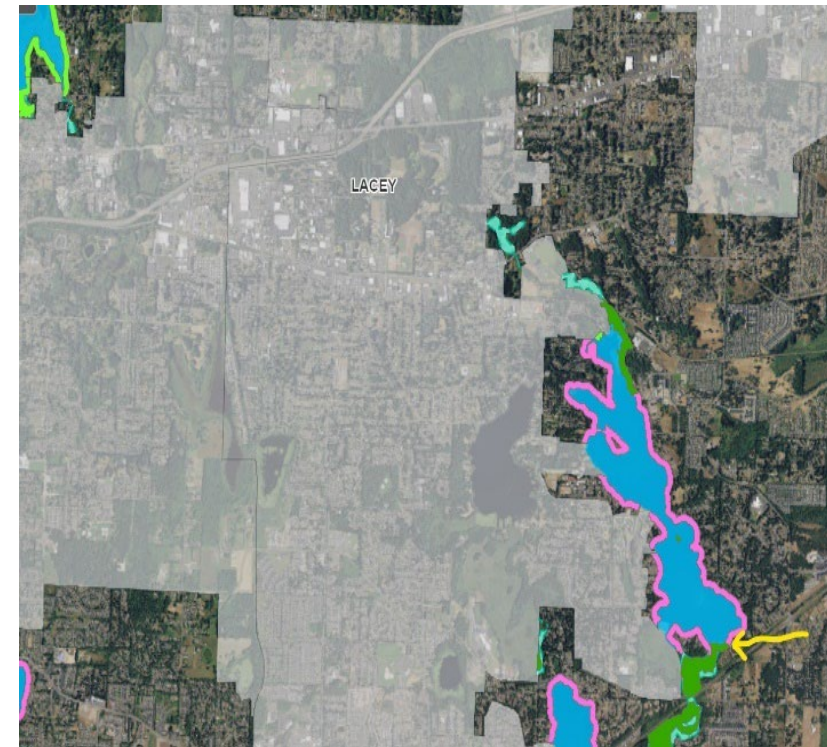
- Parcel appears to meet some criteria of both Natural and Rural Conservancy SEDs, but not Shoreline Residential SED
 - Rural Conservancy may be best fit, given pictured condition, past use, level of development
- If designation is changed, may be done within original reach, or by creating new reach breaks

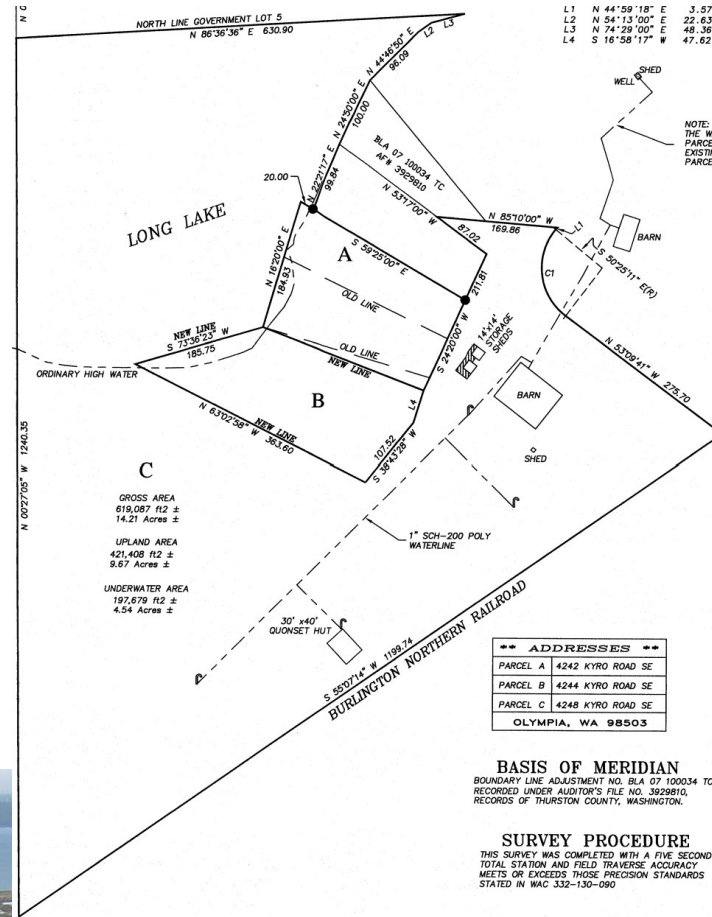


LLO-4—LLO-5/LLO-5—LLO-6 (Kyro Rd.)



- The 3 parcels in question occur along the LLO-5 reach break
- BLA has been recently performed
- Current SED: Rural & Conservancy
- Proposed SED: Shoreline Residential & Natural
- Citizen Request: Shoreline Residential





Right: Boundary line
adjustment map showing
new parcel configuration

Reach LLO-5—LLO-6



Left: Reach LLO-5—LLO-6 general depiction, proposed Natural SED

Right: Reach LLO-5—LLO-6 general depiction, aerial photograph



Kyro Rd. Parcels vs. Natural Criteria



Natural	<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"> • Ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity. • Considered to represent ecosystems and geologic types that are of particular scientific and educational interest • Unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety. • Includes largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats. • Retain the majority of their natural shoreline functions, as evidenced by shoreline configuration and the presence of native vegetation. • Generally free of structural shoreline modifications, structures, and intensive human uses.
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Kyro Rd. Parcels (LLO-5—LLO-6) vs. Natural Criteria



SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity.	<p>SED report notes this criteria for this reach.</p> <p>I&C states “Within the associated wetlands, riparian vegetation is still intact.”</p>	<p>WAC 173-26-211(5)(a)(iii)(C) discusses the term ‘ecologically intact’. Aerial photos (2009-2012) appear to show removal of vegetation in a portion of the shorelands of 4244 Kyro Rd, and begins to grow back in more recent photographs. Majority of reach does not appear to have been altered in the recent past, per aerial photographs. The entire reach appears to be free of structural shoreline modifications, structures, and intensive uses (other than the aforementioned clearing). A ditch may have been cut through the wetland to aid flow from Pattison Lake into Long Lake. The wetlands appear vegetated, though the composition of that vegetation has not been confirmed. The reach is bordered by a road and railroad. Majority of reach appears closer to “intact” than “totally degraded”.</p>
Considered to represent ecosystems and geologic types that are of particular scientific and educational interest	None noted	
Unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.	SED report notes this criteria for this reach.	<p>Majority of reach appears to be intact and has not been altered in the recent past. Development could result in significant impacts in these areas. The shorelands associated with 4244 Kyro Rd.(Lot B) have been cleared in the past (2009-2012), and a portion remain cleared. These areas may be providing a lower degree of ecological function.</p>
Includes largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats.	SED report notes this criteria for this reach.	<p>Wetlands and riparian vegetation can be observed in this reach. The majority of the reach appears to be largely undisturbed.</p>
Retain the majority of their natural shoreline functions, as evidenced by shoreline configuration and the presence of native vegetation.	SED report notes this criteria for this reach.	<p>A portion of the shorelands along Long Lake have been converted to lawn/pasture/grass (4244 Kyro Rd.). The majority of this reach contains wetland and upland vegetation, though a site visit has not been conducted to determine the degree of native vegetation. Staff have not seen evidence to suggest shoreline configuration has been altered.</p>
Generally free of structural shoreline modifications, structures, and intensive human uses.	SED report notes this criteria for this reach. I&C analysis matrix notes 0 piers, docks, armoring in this reach.	<p>As a whole, this reach is largely free of structural shoreline modifications, structures, and intensive human uses. (One dock is observed on a portion of 4242 Kyro Rd. that is outside Reach LLO-5—LLO-6). Reach is bordered by road and railroad.</p>

Kyro Rd. Parcels vs. Rural Conservancy Criteria



Rural Conservancy

Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,

- 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.

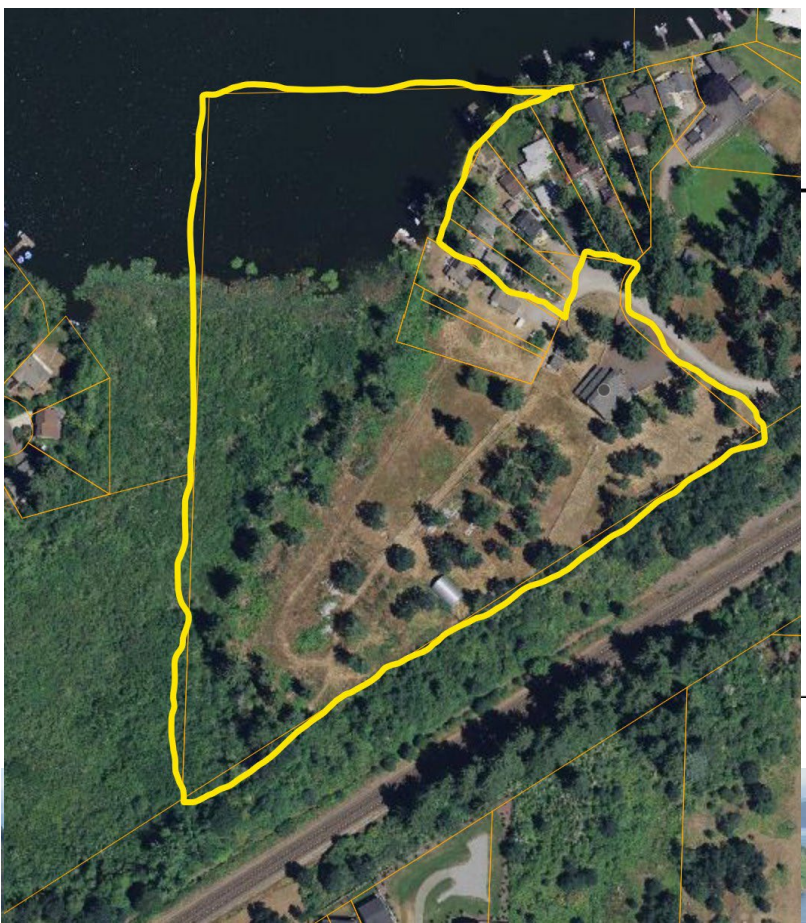


Kyro Rd. Parcels vs. Rural Conservancy Criteria



SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:		All parcels are outside of incorporated municipalities and urban growth areas.
Currently supporting low-intensity resource based uses such as agriculture, forestry, or recreation.		It appears that 4248 Kyro Rd. may support agricultural/recreational uses.
Currently accommodating residential uses	I&C analysis matrix mentions residential and undeveloped land uses.	4242 Kyro Rd. is accommodating residential uses. A portion of this parcel is already designated Shoreline Residential. 4244 Kyro Rd. does not contain residential structures but is of similar size of other residentially developed lots in the vicinity.
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	I&C analysis matrix notes large associated wetlands, and that the entire reach is within the 100-year floodplain. Submersed and emergent vegetation noted in lake.	4244 and 4248 Kyro Rd. are supporting human uses. These parcels also contain mapped floodplain (both) and mapped wetlands (4248 Kyro Rd.)
Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes		Low-intensity development would minimize impacts to the more intact areas of this reach. Both 4244 and 4248 Kyro Rd. have a portion of their area outside shoreline jurisdiction that may support residential development (wetland and floodplain regulations will still apply).
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.	None noted	Public access potential appears to be limited; properties are in private ownership with residential/agriculture/recreational development.
Does not meet the designation criteria for the Natural environment.		Portions of these areas appear to meet the criteria for the Natural SED.

Kyro Rd. Parcels vs. Shoreline Residential Criteria



Shoreline Residential	<p>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.</p>	<ul style="list-style-type: none"> • 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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Kyro Rd. Parcels vs. Shoreline Residential Criteria



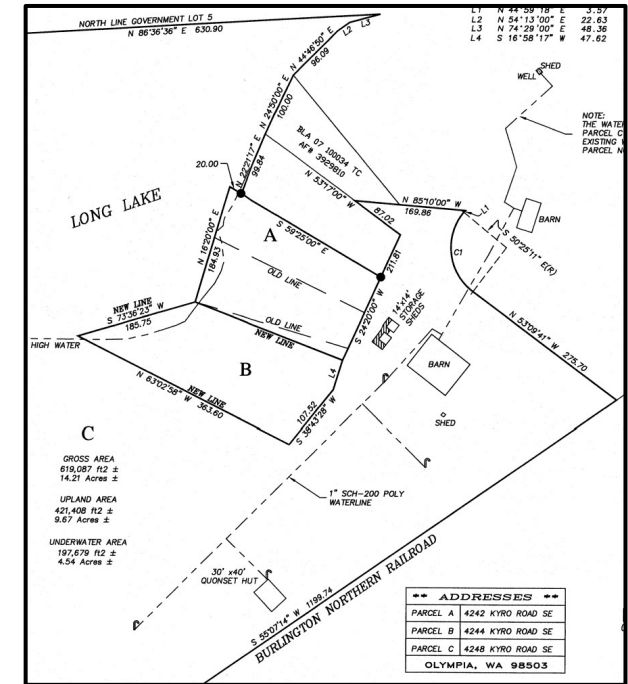
SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Does not meet the criteria for the Natural or Rural Conservancy Environments.		4242 Kyro Rd. does not appear to meet the criteria for these designations. The other parcels meet some criteria of both of these designations.
Predominantly single-family or multifamily residential development or are planned and platted for residential development.		4242 Kyro. Rd. contains residential development. 4244 Kyro Rd. is a 0.85 acre lot with area outside shoreline jurisdiction, and is adjacent to other residential lots, some also +/-1 acre in size. 4248 Kyro Rd. does not appear to contain residential structures and is over 14 acres in size. Area is zoned Lower Density Residential 0-4 units/acre.
Majority of the lot area is within the shoreline jurisdiction.		This is hard to estimate given that the mapping layer has not been updated since the boundary line adjustment, and GIS parcel shift occurs around lakes. The majority of 4242 Kyro Rd. appears to be within shoreline jurisdiction, and a portion of this lot is proposed to be Shoreline Residential. There is less clarity for the other lots. Staff notes the size of 4248 Kyro Rd. Even if a majority of the lot is in shoreline jurisdiction, a significant area remains outside shoreline jurisdiction on this parcel.
Ecological functions have been impacted by more intense modification and use.		Within the shorelands of 4244 Kyro Rd., vegetation has been removed, and cleared area maintained. The shoreline does not appear to be armored. There is one dock in the portion of 4242 Kyro Rd. that is already designated Shoreline Residential, along with a single-family home and garage. The portion of 4248 Kyro Rd. within shoreline jurisdiction does not appear to have been significantly modified.



Staff Findings (Kyro Rd. Parcels)



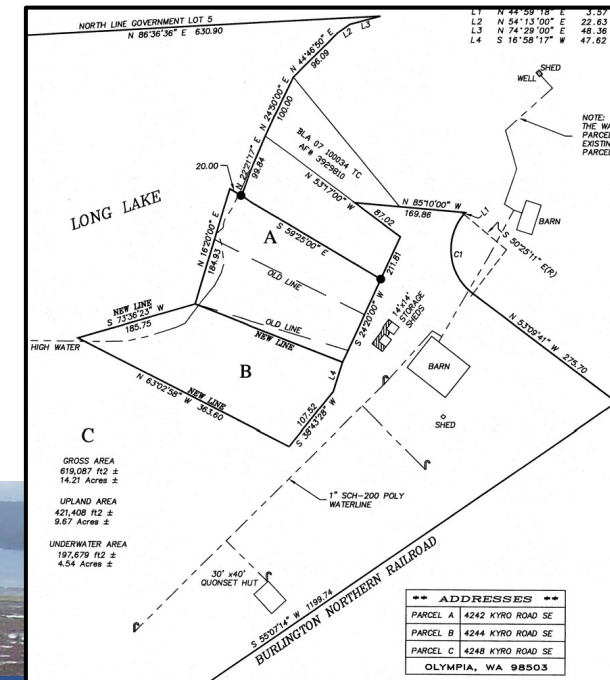
- Portion of area meets criteria for Shoreline Residential – reach break shift can address this
- Gradient of conditions across site, from more intact to more developed
- Area is portion of larger wetland complex that comprises majority of Reach LLO-5—LLO-6
- Lots B & C appear to have buildable area outside SMP jurisdiction, other regulations will apply



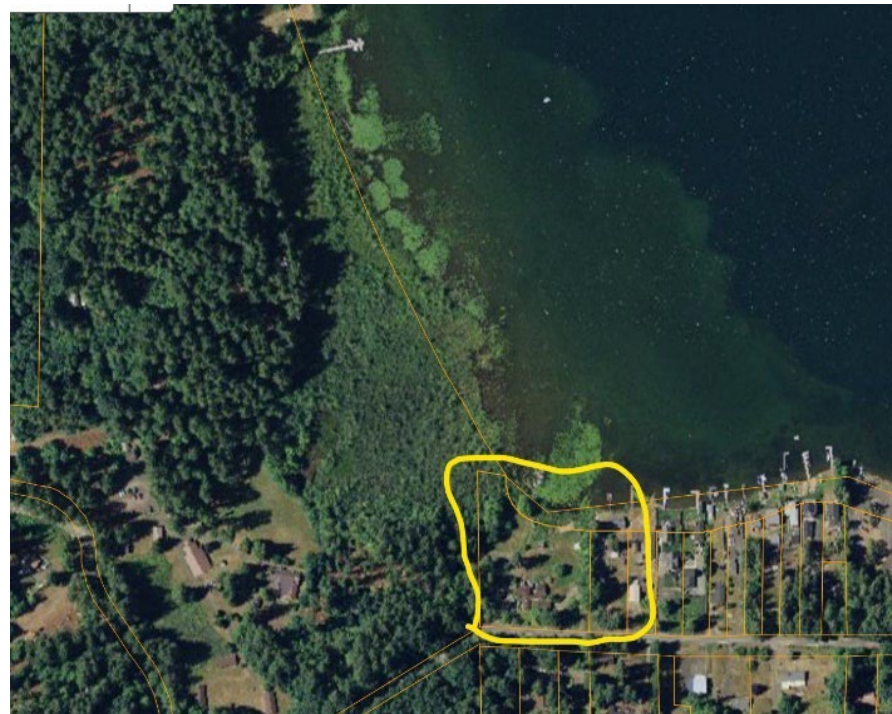
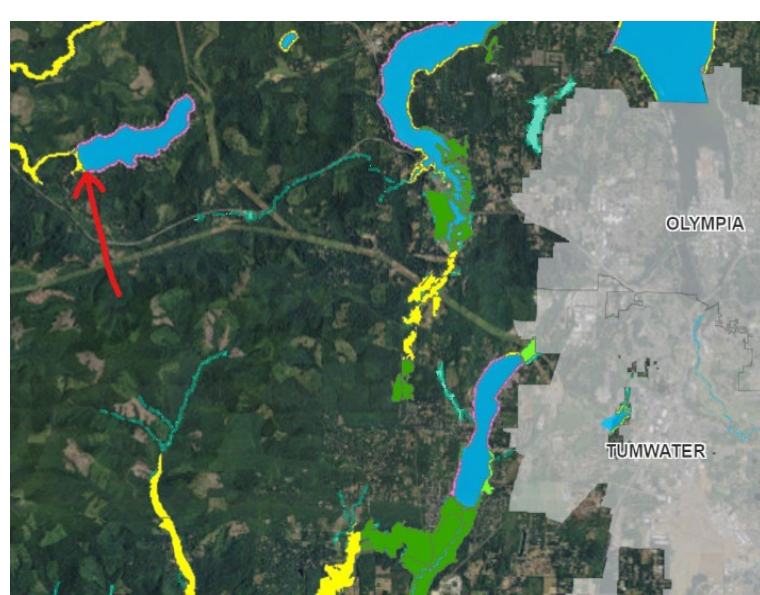
Staff Recommendations (Kyro Rd. Parcels)



- 4242 Kyro Rd. (Lot A): Extend Reach LLO-4—LLO-5 to include this entire parcel, provide Shoreline Residential SED
- 4244 Kyro Rd. (Lot B): Shoreline Residential may be appropriate, given proximity to similar, developed lots
- 4248 Kyro Rd. (Lot C): Retain Natural SED – area within SMA jurisdiction appears intact, unmodified, connected to larger wetland feature



Summit Lake (Reach LSU-1— LSU-2)



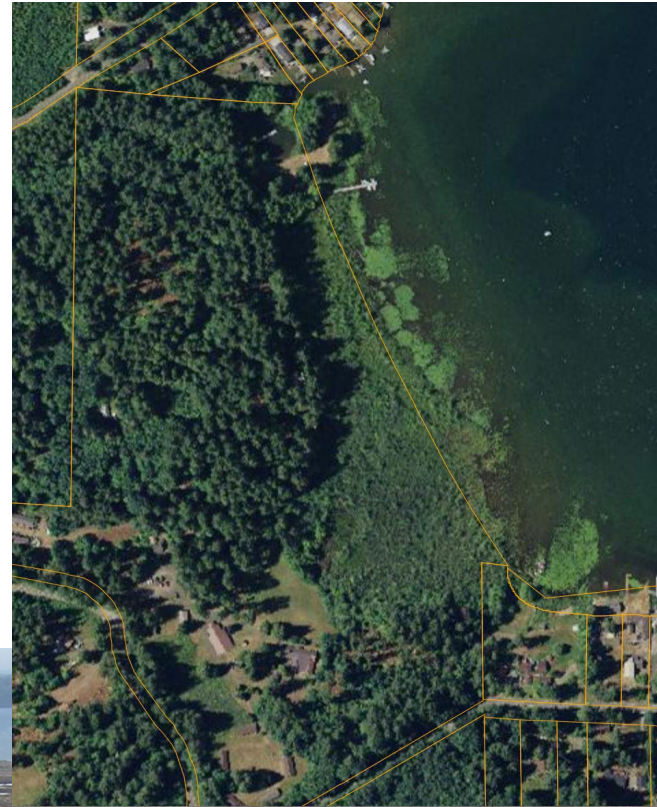
- Current SED: Rural
- Proposed SED: Rural Conservancy
- Citizen Request: Shoreline Residential (parcels highlighted in yellow)



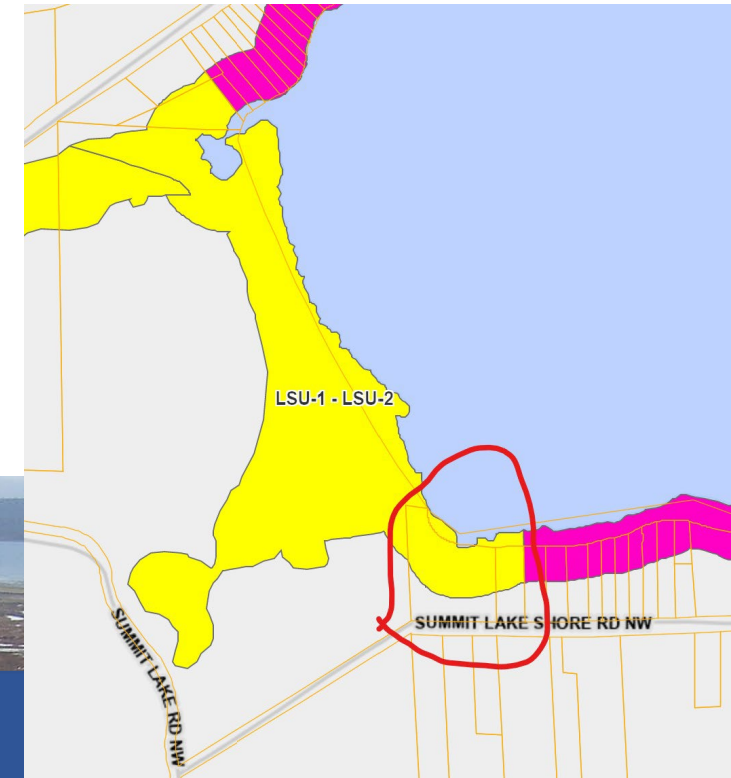
LSU-1—LSU-2 Issues Raised by Citizens



- Comment Letters 240, 301, 302
- These lots are the only residential lots proposed to be Rural Conservancy (staff notes one additional lot at north end of reach)
- Parcels in question are similar in character to other residential lots on Summit Lake



Proposed Rural Conservancy designation for Reach LSU-1—LSU-2, subject parcels circled in red



LSU-1—LSU-2 vs. Rural Conservancy Criteria



Rural Conservancy

Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,

- 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.



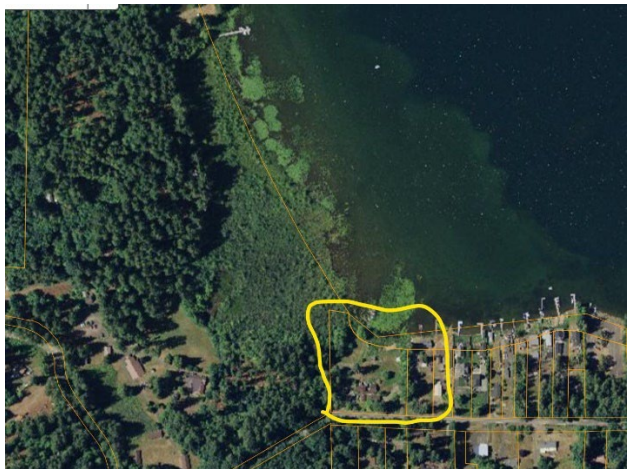
LSU-1—LSU-2 vs. Rural Conservancy Criteria



SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:		Summit Lake is outside of municipalities and urban growth areas.
Currently supporting low-intensity resource based uses such as agriculture, forestry, or recreation.	I&C analysis matrix notes timber/forest land and recreational uses in this reach. SED report uses this criteria to support RC designation for this reach.	The majority of Reach LSU-1—LSU-2 is a parcel owned by the Boy Scouts of America. This area is supporting recreational uses.
Currently accommodating residential uses	I&C analysis matrix notes residential uses as one use in this reach. SED report does not list this criteria for this reach.	Three parcels in this reach, including the two subject parcels, are accommodating residential uses. All have residential structures within the buffer that would be provided by a Rural Conservancy designation, with two of these lots having primary residential structures within the buffer.
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	The I&C analysis matrix notes the entire lake may contain wetlands. It notes emergent wetland vegetation along this reach (LSU-1—LSU-2). The entire lake has an associated floodplain. SED report uses this criteria to support RC designation for this reach.	All parcels in this reach are supporting human uses. Wetlands/floodplain mapped portions of parcels.
Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes		The shoreline on the subject parcels has been developed to some extent, and includes both water-dependent and residential uses. There is a primary residential structure and some ancillary structures within the buffer, and docks. Much of the shorelands occurring on these parcels have been converted to residential lawn.
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.	Recreation is noted in the I&C analysis matrix (Boy Scouts of America property). No historic/cultural resources noted.	Subject parcels contain private residential development with limited potential for public access.
Does not meet the designation criteria for the Natural environment.	I&C analysis matrix and SED report did not conclude this reach meets designation criteria for the Natural environment.	This reach does not appear to meet the designation criteria for the Natural environment.



LSU-1—LSU-2 vs. Shoreline Residential Criteria



Shoreline Residential	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">• 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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LSU-1—LSU-2 vs. Shoreline Residential Criteria



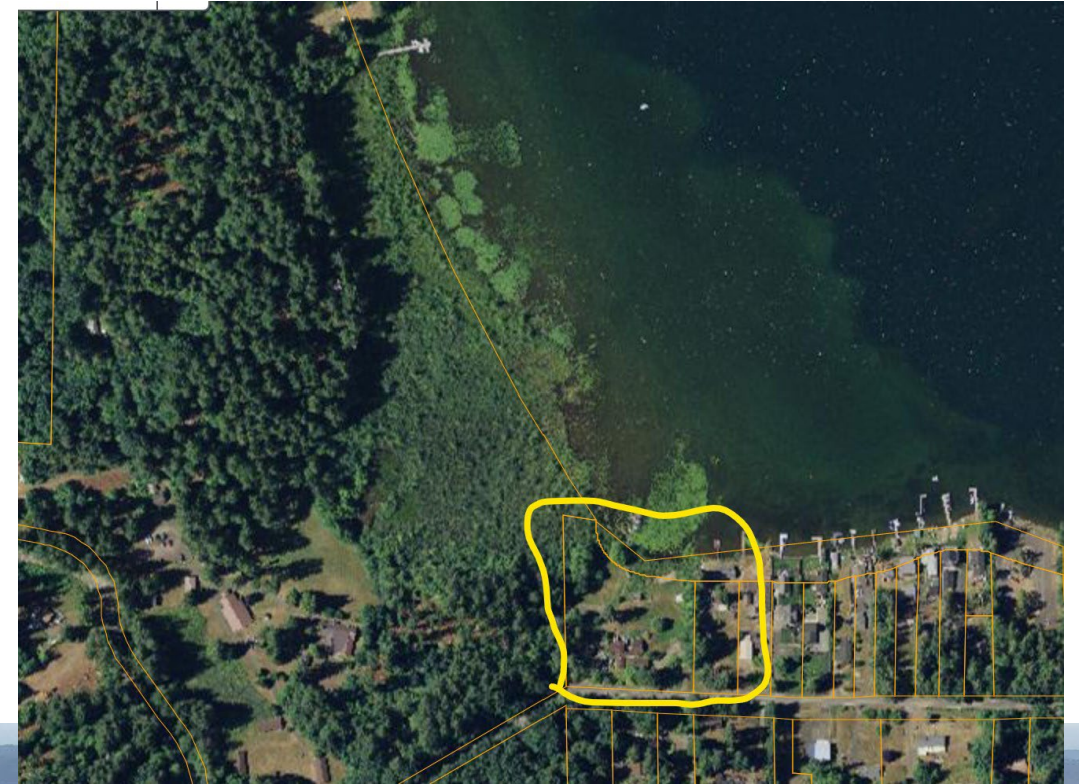
SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Does not meet the criteria for the Natural or Rural Conservancy Environments.		The subject parcels do not appear to meet the criteria for the Natural Environment. The majority of this reach (Boy Scouts of America property) appears to meet the criteria for a Rural Conservancy designation. The subject parcels appear to meet some criteria of the Rural Conservancy SED.
Predominantly single-family or multifamily residential development or are planned and platted for residential development.	I&C analysis matrix notes the reach is primarily recreational land associated with the Boy Scout Camp, but also lists 'Residential' as a land use in this reach.	The majority of this reach does not contain residential development (Boy Scouts Of America property), but the two subject parcels (and parcel in north end of reach) have been developed with residences and appurtenances.
Majority of the lot area is within the shoreline jurisdiction.		This appears to be the case for the two subject parcels (and parcel in north end of reach).
Ecological functions have been impacted by more intense modification and use.	I&C analysis matrix notes 'minimal' armoring at either end of reach.	The subject parcels both include a dock, and residential lawns down to the water. The areas of lawn appear to have increased in more recent aerial images. Primary (APN 14813140200) and accessory residential structures (APN 14813140203) are visible within shoreline jurisdiction, and would appear to encroach within the buffer that would be provided by the Rural Conservancy SED.



Staff Findings (LSU-1—LSU-2)

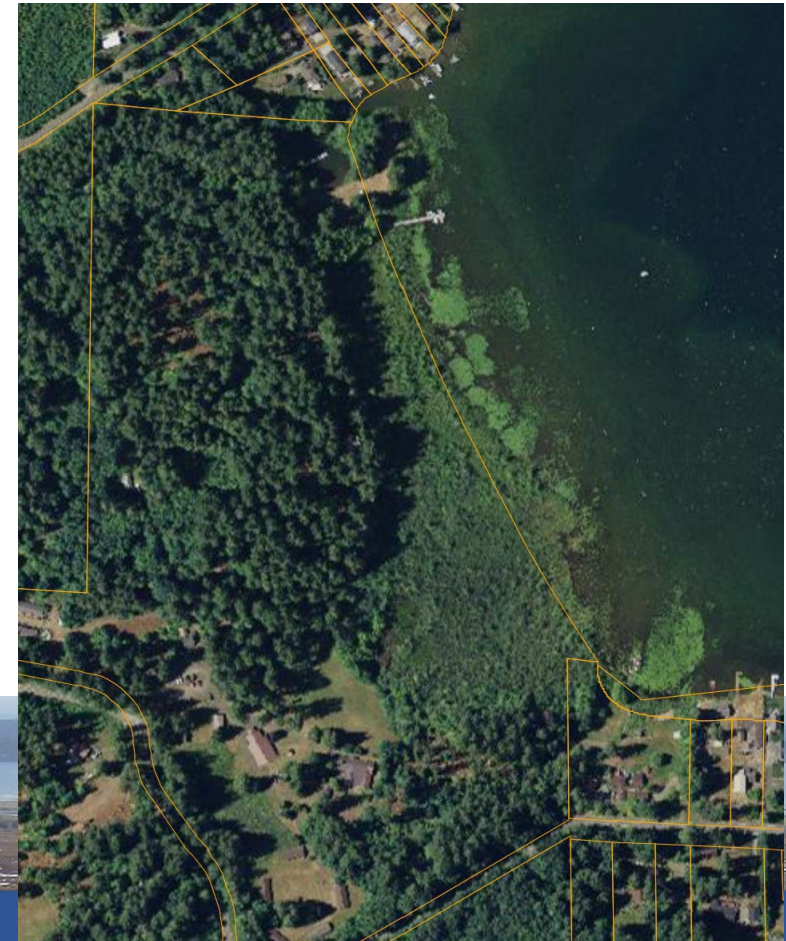


- Subject parcels appear to meet many criteria of Shoreline Residential, along with parcel at north end of reach – meet some Rural Conservancy criteria
- Appear more in character with other developed lots around lake, vs. majority of reach LSU-1—LSU-2



Recommendations (LSU-1—LSU-2)

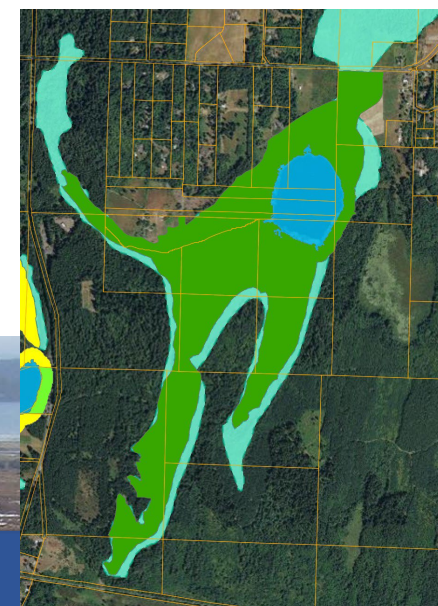
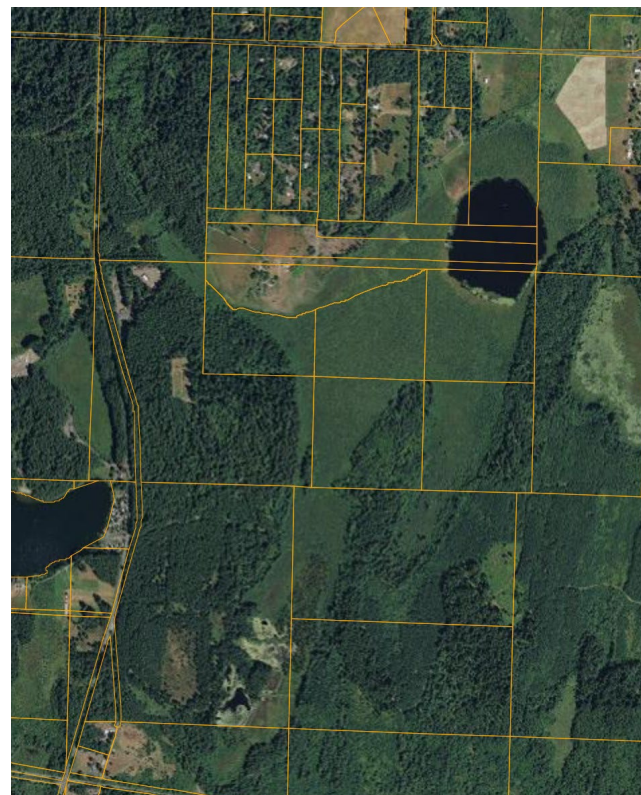
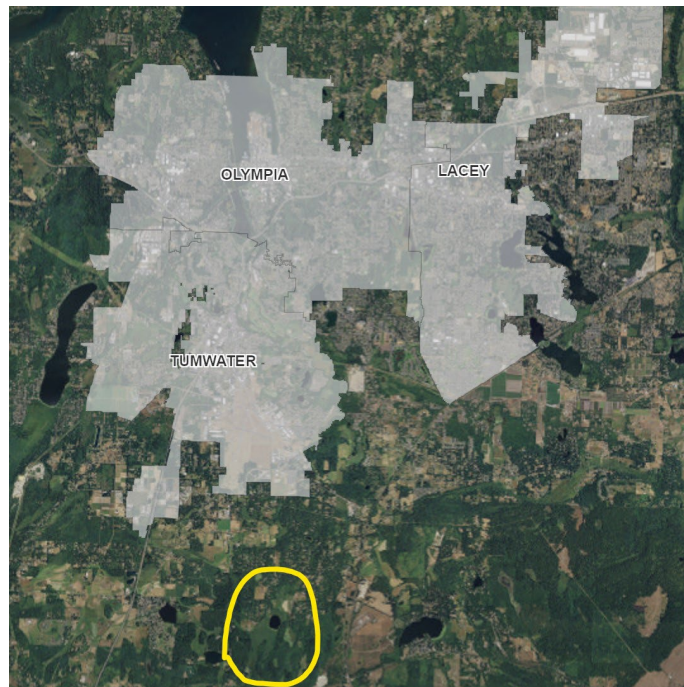
- County staff: Shift boundaries of Reach LSU-2—LSU-1 to include two subject parcels (and northern residential parcel) in this reach and provide Shoreline Residential SED
 - Northern parcel is also mostly in SMP jurisdiction, proximity/similarity to other residential parcels, conversion of lot, presence of home within 100' of shoreline
- Ecology staff have recommended retaining western subject parcel in Reach LSU-2—LSU-1 with Rural Conservancy SED
 - Relative size of parcel, absence of primary residence in SMP jurisdiction, vegetated shoreline and mapped wetlands among considerations
 - No specific recommendation on northern residential parcel



Pitman Lake (LPI-1—LPI-1)



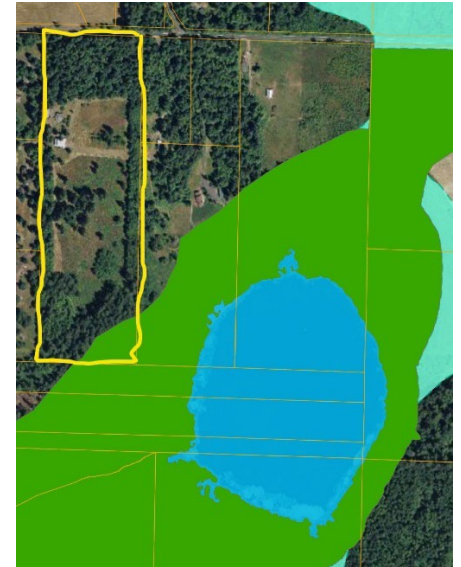
- Current SED: Conservancy
- Proposed SED: Natural (shown in green below)
- Citizen Request: Rural Conservancy or pre-1990 designation



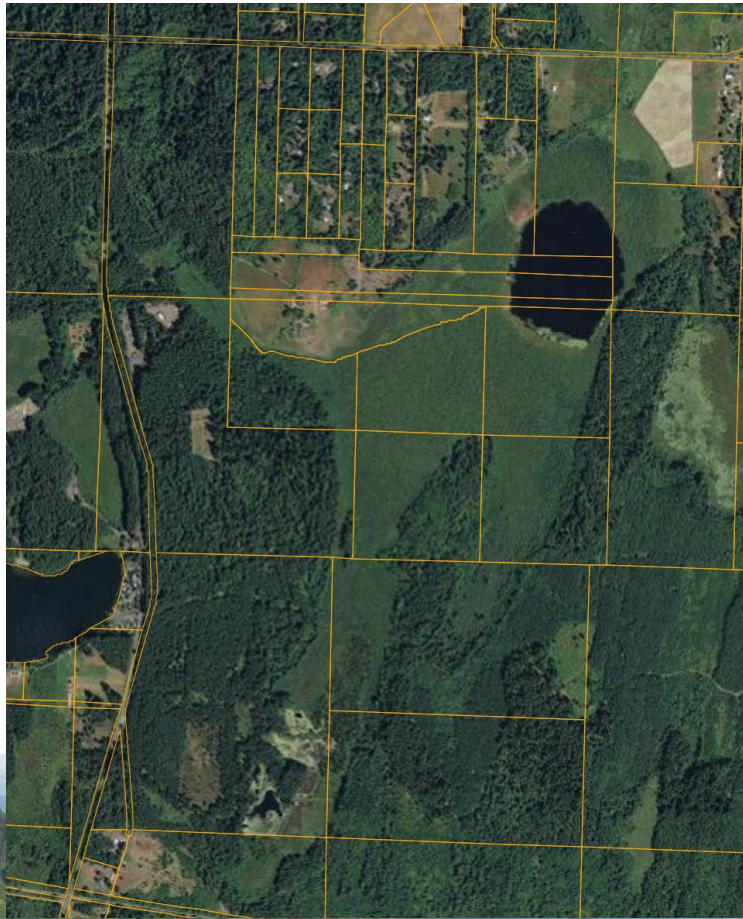


Pitman Lake Issues Raised

- Comment Letter: 224
- Citizen requested review of their parcel; return to Conservancy SED or to pre-1990 designation
- Pre-1990 designation appears to be Conservancy (1981 SMP)



Pitman Lake vs. Natural Criteria



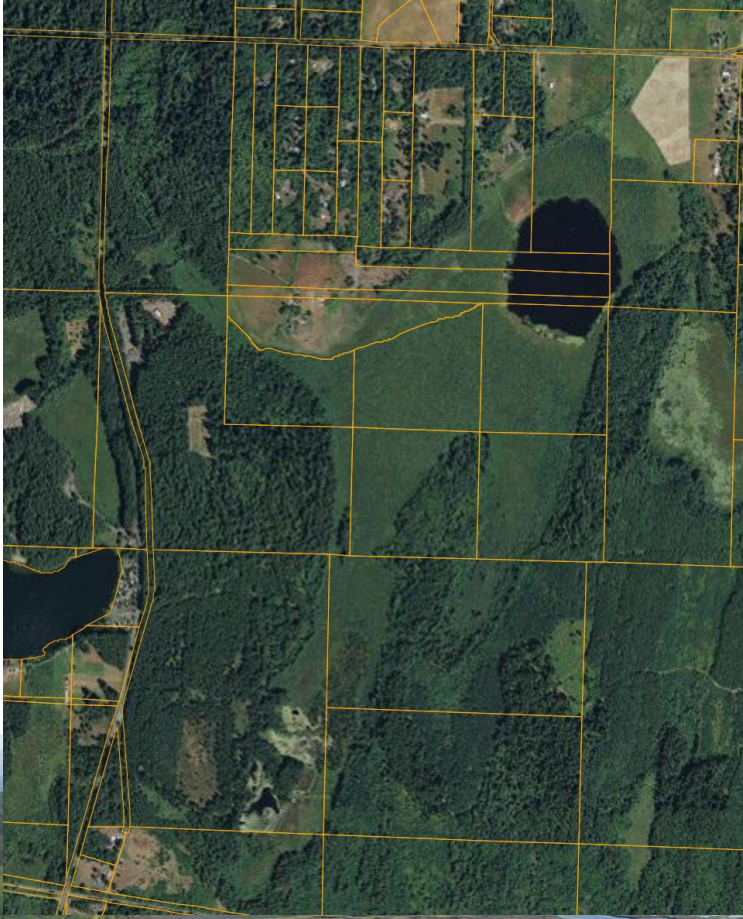
Natural	<p>Protect those shoreline areas that are relatively free of human influence, and/or that include intact or minimally degraded shoreline functions intolerant of human use. Only very low intensity uses are allowed in order to maintain the ecological functions and ecosystem-wide processes.</p>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



SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity.	SED report includes this criteria in its designation of a Natural SED. I&C report does not mention any shoreline modifications in this reach.	This reach is largely vegetated and appears to consist of a natural shoreline configuration. The area within shoreline jurisdiction appears free of structural shoreline modifications, structures, and intensive human uses. This reach is providing valuable functions for the larger aquatic/terrestrial environments which could be lost or reduced by human development.
Considered to represent ecosystems and geologic types that are of particular scientific and educational interest	SED report includes this criteria in its designation of a Natural SED (sensitive species).	County mapping indicates possible presence of rainbow and cutthroat trout, but also shows fish barriers downstream of lake. Mapping indicates possible presence of wood duck/waterfowl concentrations.
Unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.	SED report includes this criteria in its designation of a Natural SED.	This reach is largely intact and contains wetlands and floodplains. New development may result in significant adverse impacts to ecological functions or risk to human safety.
Includes largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats.	SED report includes this criteria in its designation of a Natural SED. I&C analysis matrix notes extensive wetland and floodplain beyond the surface of the lake. The lake is entirely undeveloped with shrub vegetation surrounding and extensive undeveloped wetland extending south to Maytown Road; this wetland includes emergent/shrub/and forest components and a pond complex. I&C analysis matrix indicates presence of small area of steep slopes.	Recent aerial imagery confirms this reach appears to be largely undisturbed. Bloom's Ditch flows west out of the lake. Reach contains extensive mapped wetlands.
Retain the majority of their natural shoreline functions, as evidenced by shoreline configuration and the presence of native vegetation.	SED report includes this criteria in its designation of a Natural SED.	This reach is largely vegetated and appears to consist of a natural shoreline configuration. A site visit has not been conducted to verify vegetation composition.
Generally free of structural shoreline modifications, structures, and intensive human uses.	SED report includes this criteria in its designation of a Natural SED.	This appears to be the case for the majority of this reach, from aerial photography.

Pitman Lake vs. Rural Conservancy Criteria



Rural Conservancy

Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,

- 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.



Pitman Lake vs. Rural Conservancy Criteria

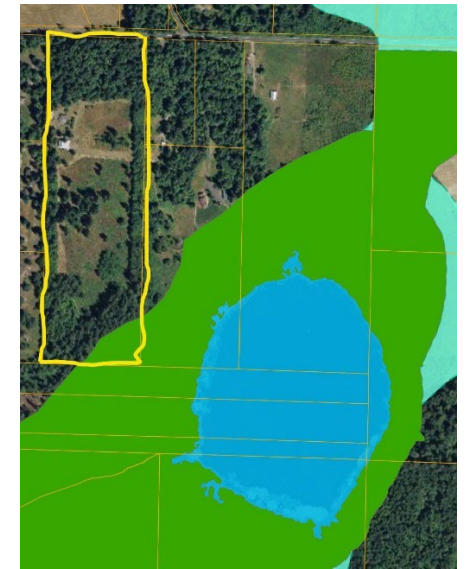
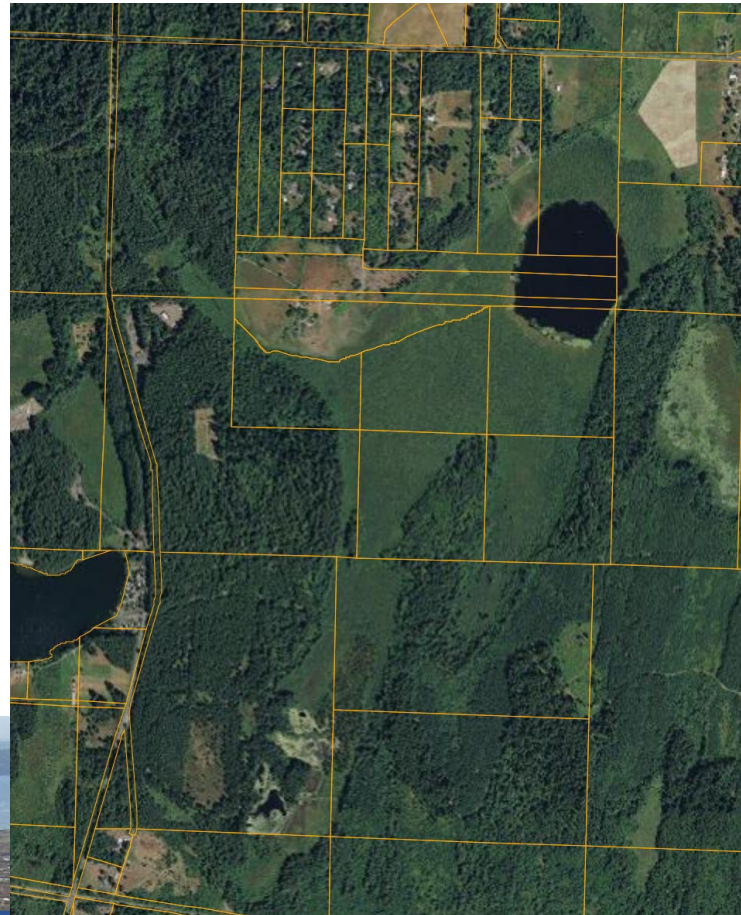


SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:		Yes – area is outside incorporated municipalities and UGAs.
Currently supporting low-intensity resource based uses such as agriculture, forestry, or recreation.	The I&C analysis matrix notes the following land uses: residential, undeveloped, agriculture, timber/forestlands. Agriculture occurs far landward of the lake banks, but within jurisdiction.	Several parcels are also enrolled in the Designated Forest Land program.
Currently accommodating residential uses	The I&C analysis matrix notes the following land uses: residential, undeveloped , agriculture, timber/forestlands	Residential uses appear to be upland of the areas within shoreline jurisdiction.
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		The area within shoreline jurisdiction does not appear to be actively supporting human uses.
Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes		Low-intensity water-dependent uses may be more appropriate given the intact nature of this reach, though extensive wetlands may present a challenge to accessing the water.
Private and/or publicly owned lands (upland areas landward of OHWM) of high recreational value or with valuable historic or cultural resources or potential for public access.	I&C analysis matrix states a portion is owned by the state and associated with Millersylvania, though it is not accessible. No historic/cultural resources noted.	Majority of reach does not appear to contain potential for public access.
Does not meet the designation criteria for the Natural environment.		This reach appears to meet several designation criteria of the Natural environment.

Staff Findings & Recommendation(Pitman Lake)



- Reach appears to be consistent with criteria for Natural SED
- Recommendation: Retain proposed Natural SED





Planning Commission Discussion

Next Steps: Review additional SEDs from public comments

