



Thurston County Government

Shoreline Master Program

Review of Select Proposed Shoreline Environment Designations (SEDs)

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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: Long Lake, Summit Lake, Pitman Lake, Nisqually Reach



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...

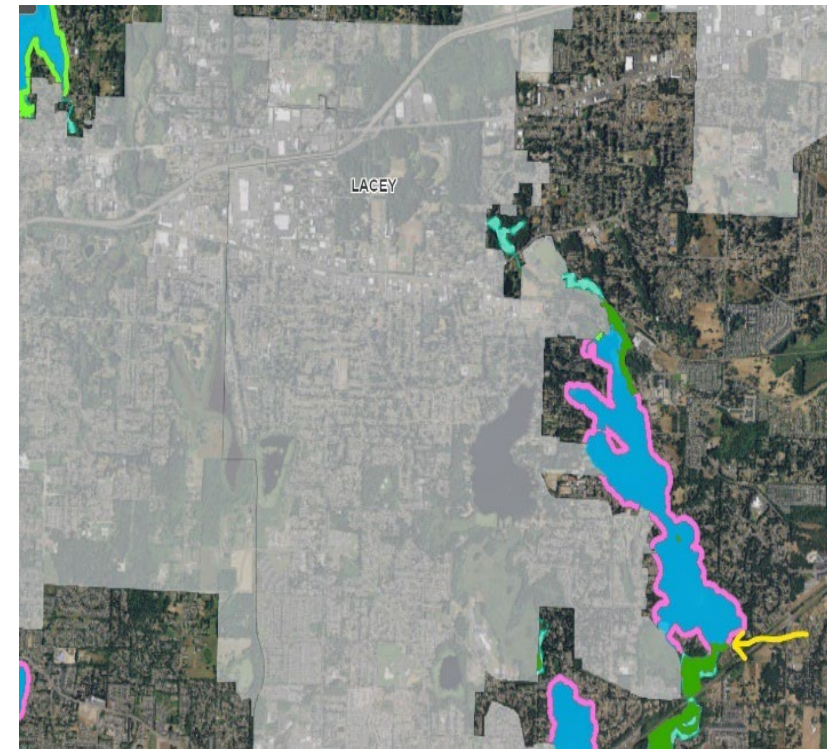
- Analyses are based on criteria in SED report
- Reaches may not fit neatly in one SED box; may meet criteria of more than one SED
- SEDs are one component to ensure no net loss of ecological function
- SMP jurisdiction is confirmed in the field
- SED is not the only factor that affects shoreline development



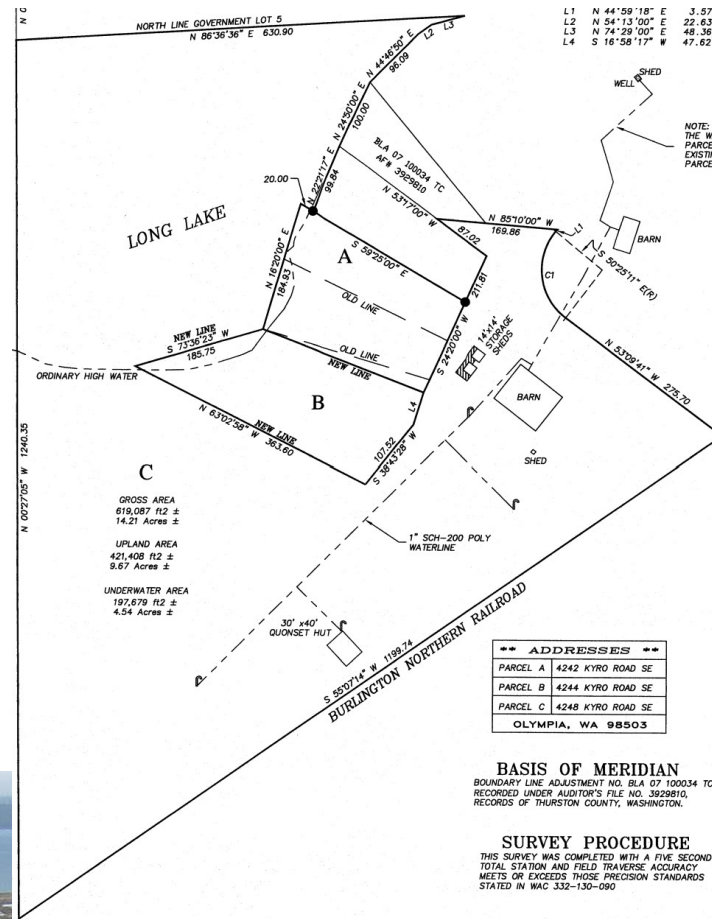
LLO-4—LLO-5/LLO-5—LLO-6 (Kyro Rd.)



- 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 (Comment Letter 272)



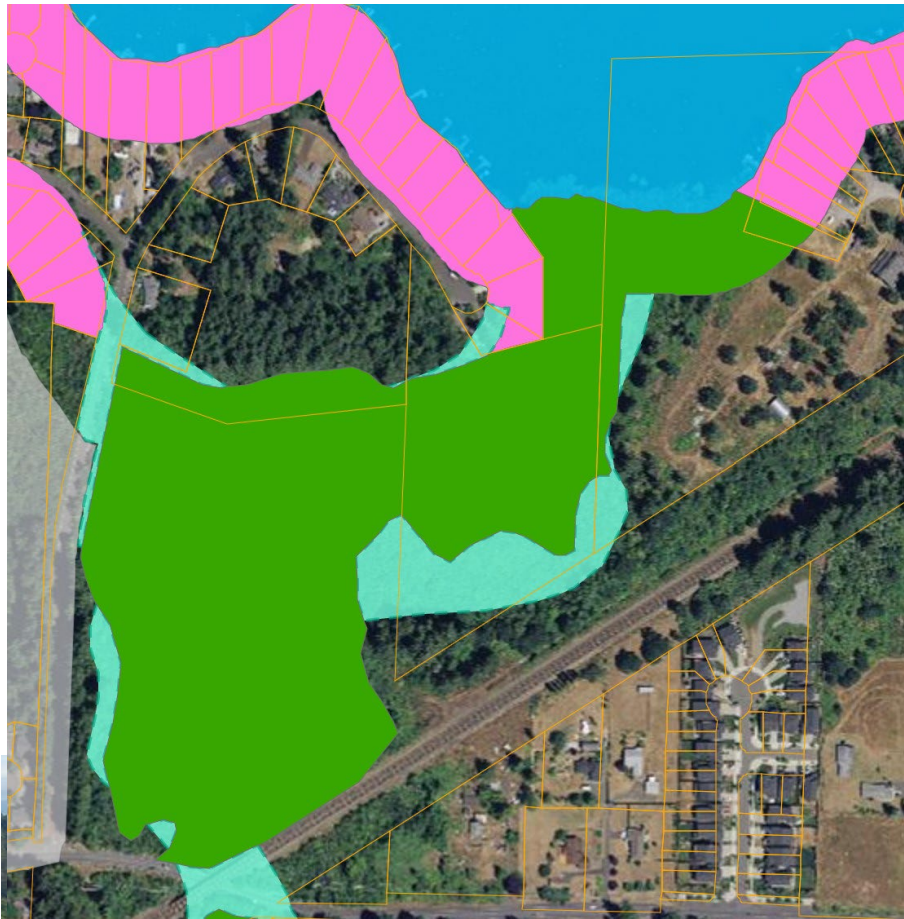
LLO-4-5, LLO-5-6 (Kyro Rd.)



Left: extent of subject area, highlighted in yellow

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, (Lot B) 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. (Lot C) may support agricultural/recreational uses.
Currently accommodating residential uses	I&C analysis matrix mentions residential and undeveloped land uses.	4242 Kyro Rd. (Lot A) is accommodating residential uses. A portion of this parcel is already designated Shoreline Residential. 4244 Kyro Rd.(Lot B) 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. (Lots B &C) 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 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	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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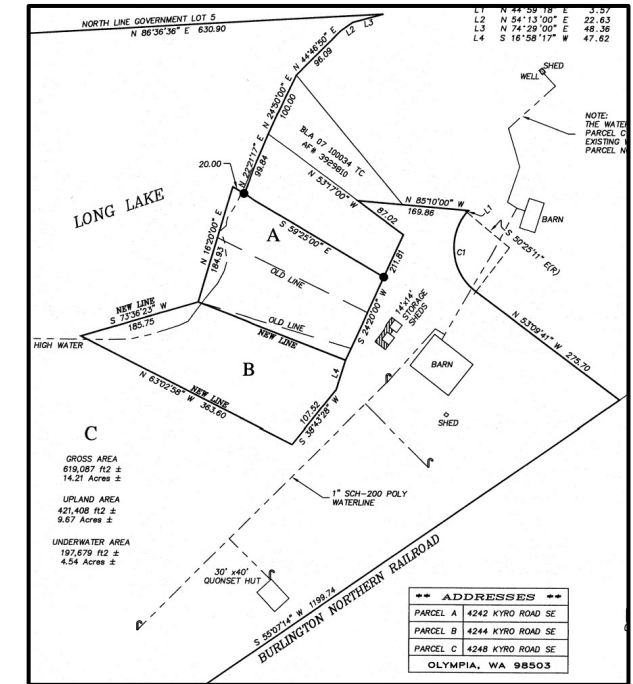
Kyro Rd. Parcels vs. Shoreline Residential Criteria



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.



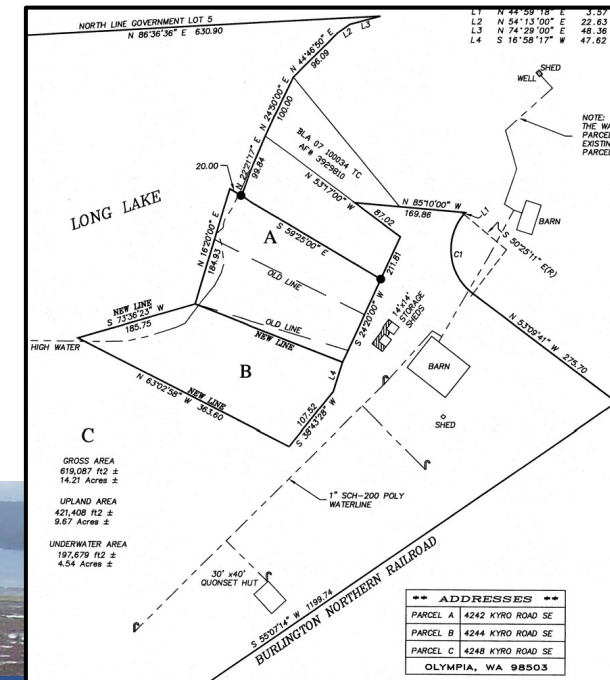
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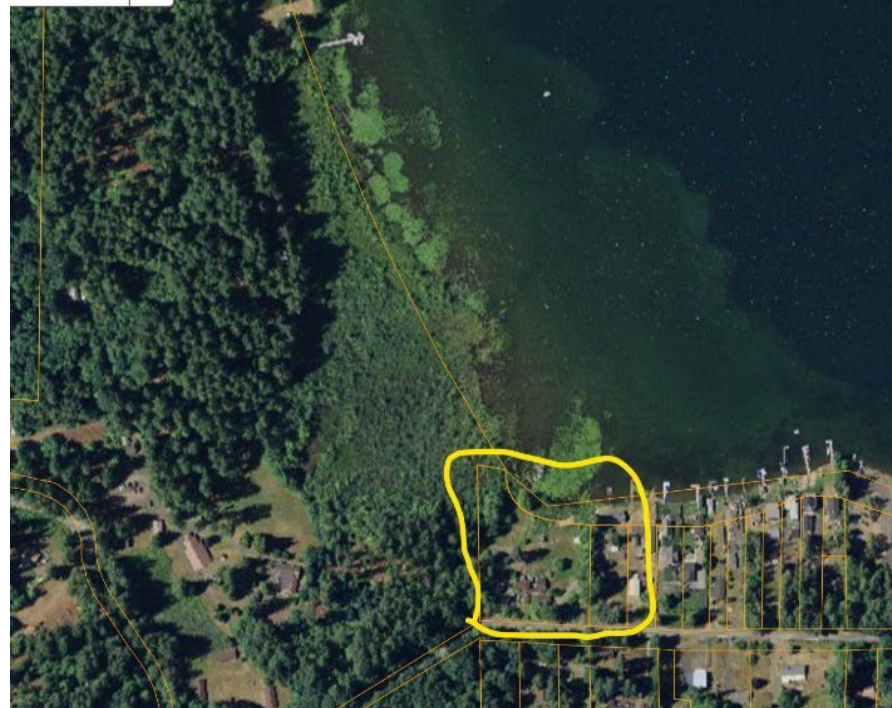
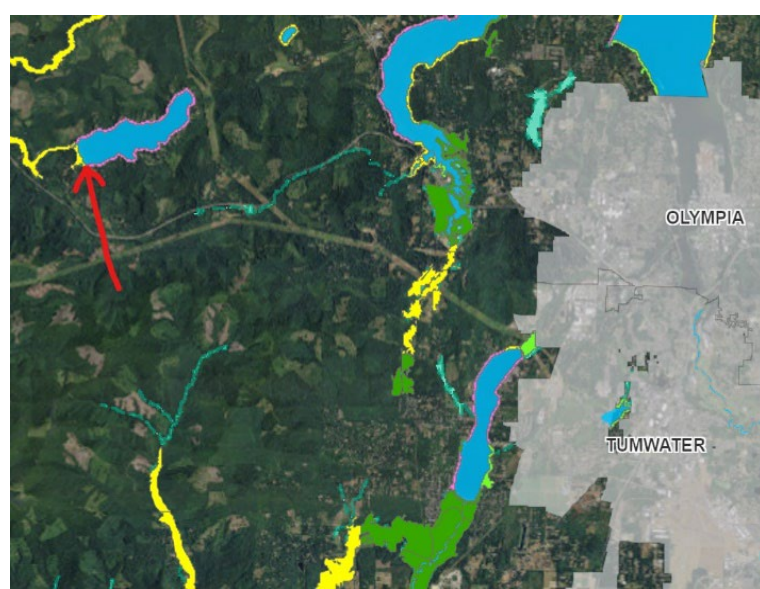
Staff Recommendations (Kyro Rd. Parcels)



- 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 wetland appears largely intact, unmodified, connected to larger wetland feature



Summit Lake (Reach LSU-1— LSU-2)



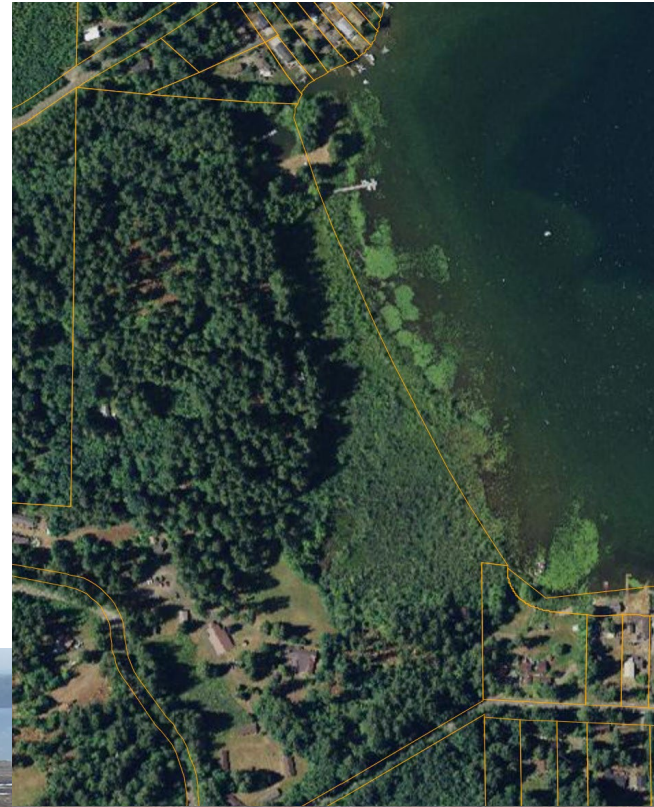
- Current SED: Rural
- Proposed SED: Rural Conservancy
- Citizen Request: Shoreline Residential (parcels highlighted in yellow)



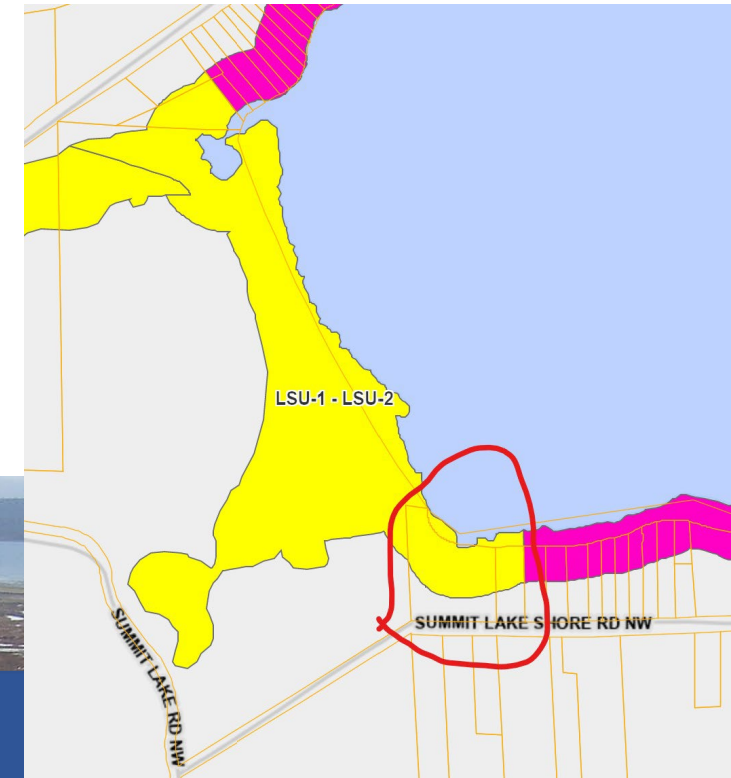
LSU-1—LSU-2 Issues Raised by Citizens



- 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.



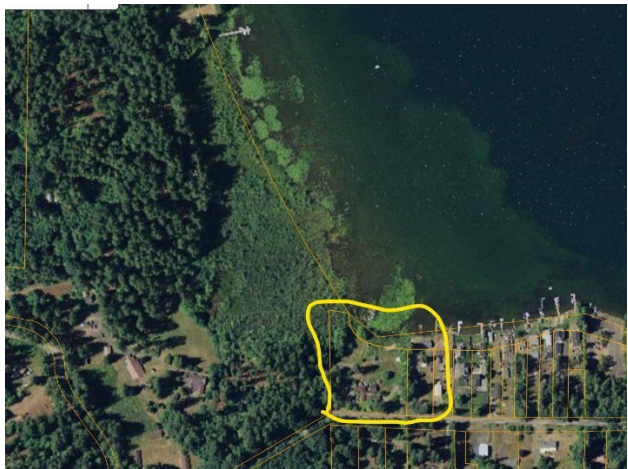
LSU-1—LSU-2 vs. Rural Conservancy Criteria



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 publicly 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



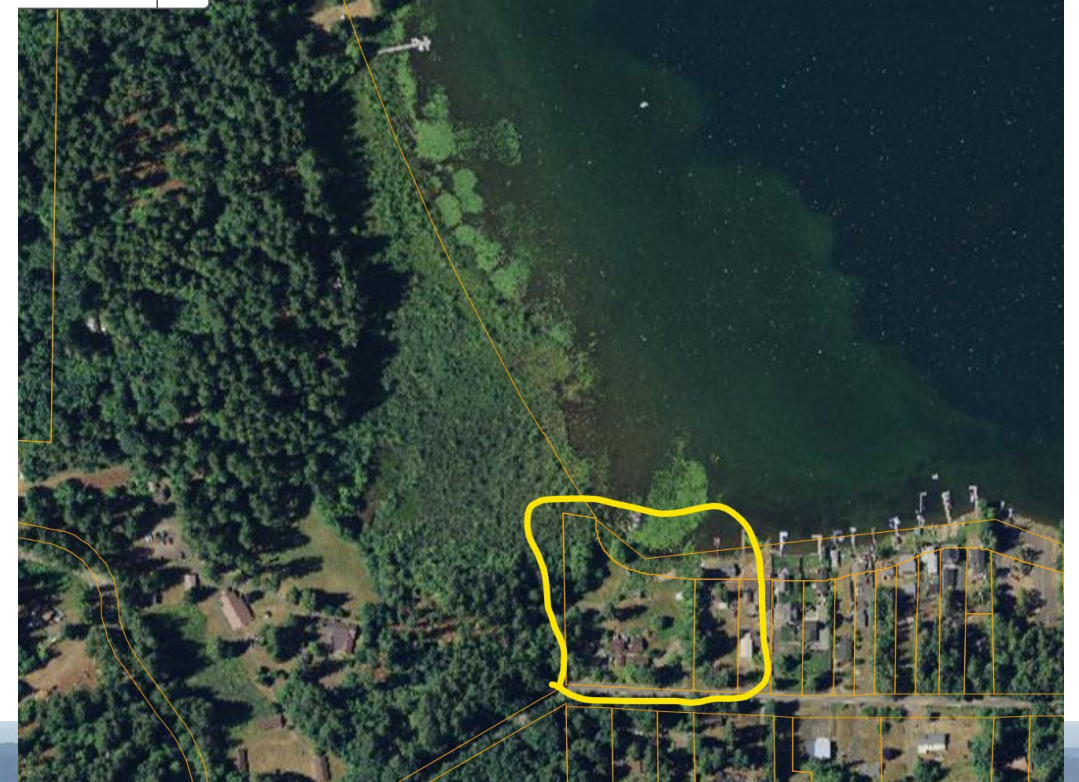
SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Does not meet the criteria for the Natural or Rural Conservancy Environments.		The subject parcels do not appear to meet the criteria for the Natural Environment. The majority of this reach (Boy Scouts of 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)

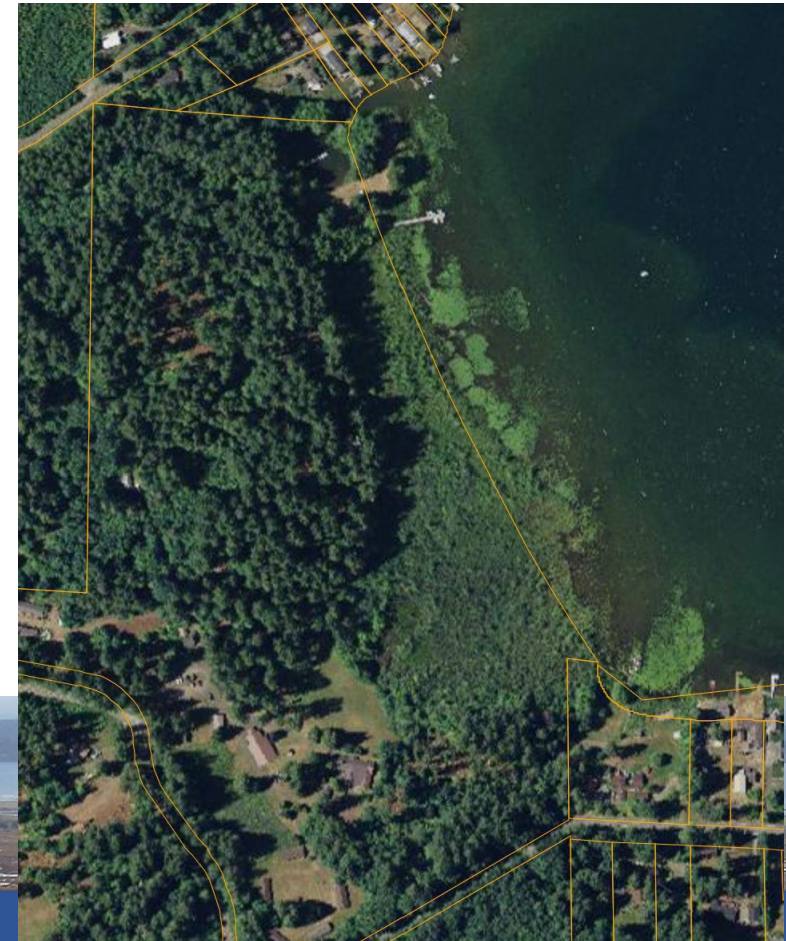


- Subject parcels appear to meet many criteria of Shoreline Residential, along with parcel at north end of reach – meet some Rural Conservancy criteria
- Appear more in character with other developed lots around lake, vs. majority of reach LSU-1—LSU-2



Recommendations (LSU-1—LSU-2)

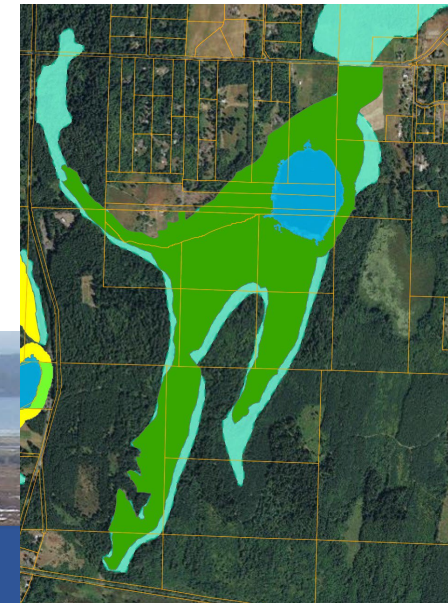
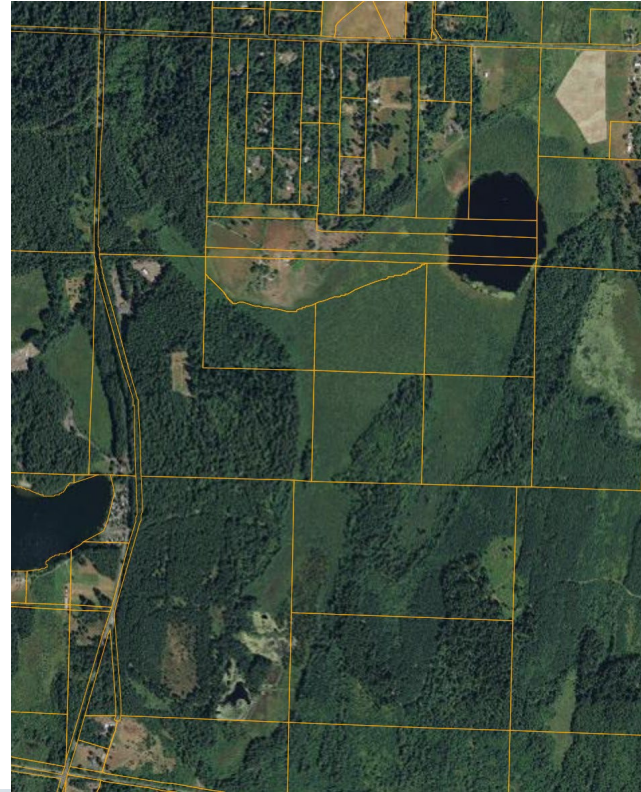
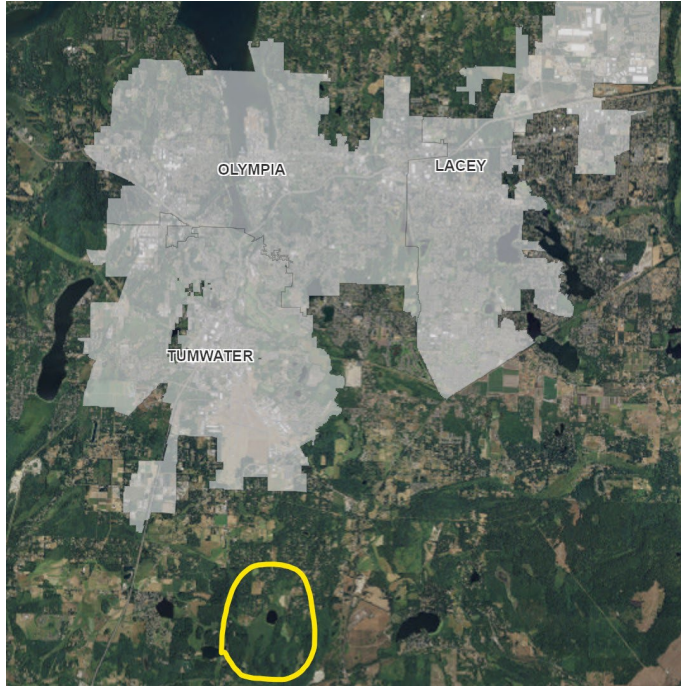
- County staff: Shift boundaries of Reach LSU-2—LSU-1 to include two subject parcels (and northern residential parcel) in this reach and provide Shoreline Residential SED
 - Northern parcel is also mostly in SMP jurisdiction, proximity/similarity to other residential parcels, conversion of lot, presence 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)



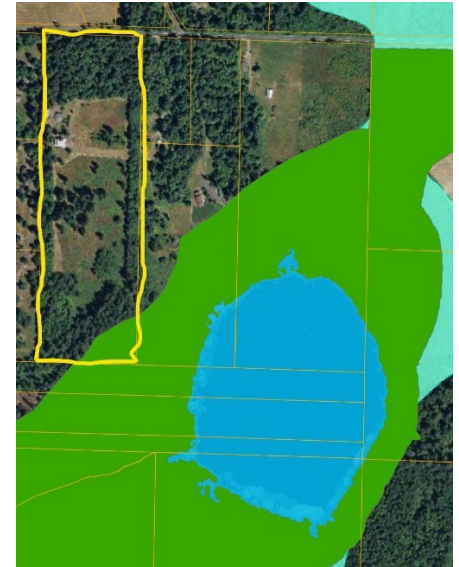
- Current SED: Conservancy
- Proposed SED: Natural (shown in green below)
- Citizen Request: Rural Conservancy or pre-1990 designation



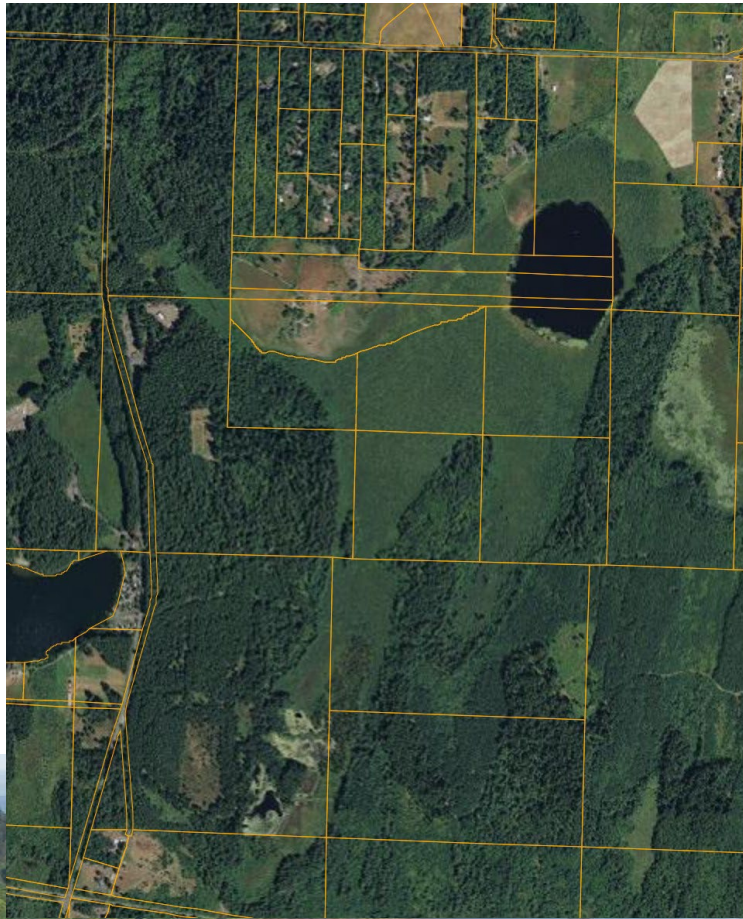


Pitman Lake Issues Raised

- 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



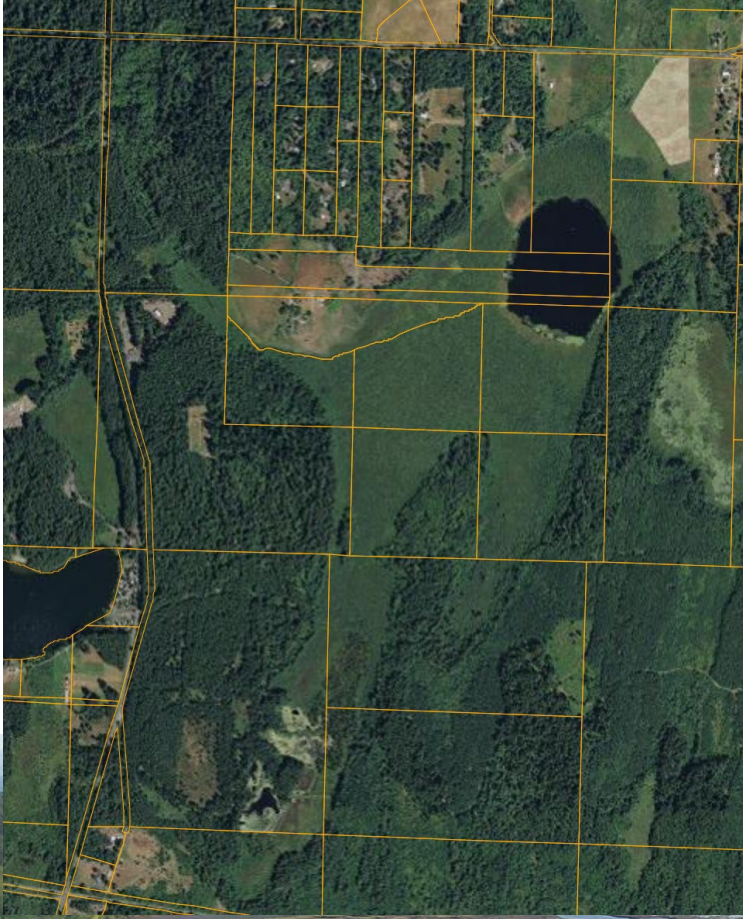
Natural	<p>Protect those shoreline areas that are relatively free of human influence, and/or that include intact or minimally degraded shoreline functions intolerant of human use. Only very low intensity uses are allowed in order to maintain the ecological functions and ecosystem-wide processes.</p>	<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

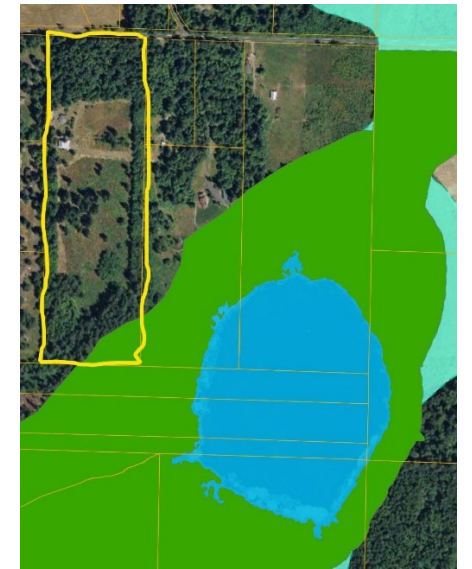
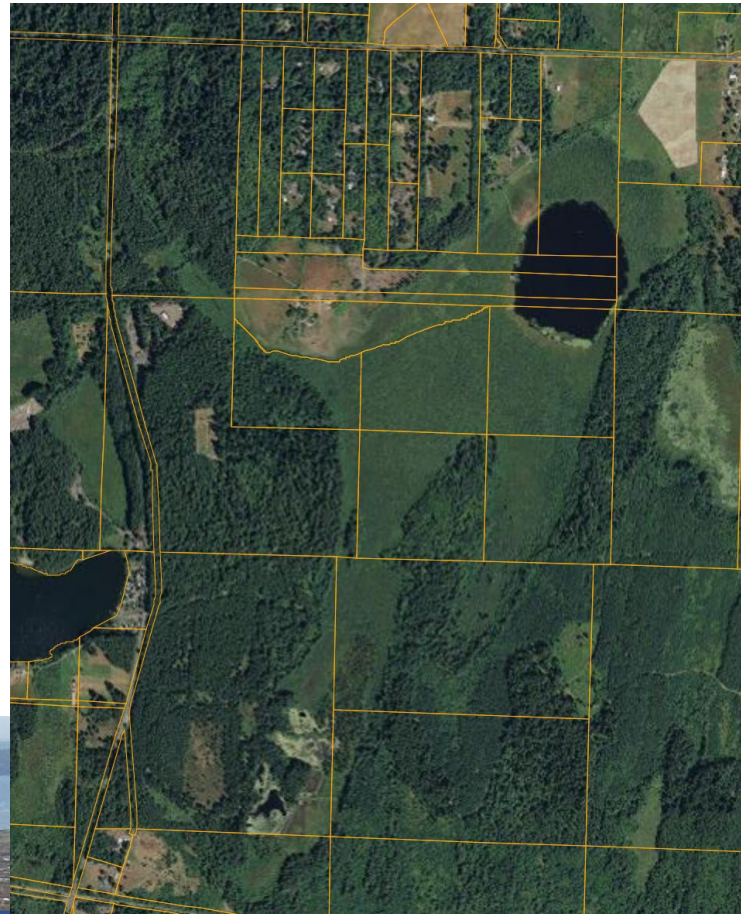


SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:		Yes – area is outside incorporated municipalities and UGAs.
Currently supporting low-intensity resource 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.

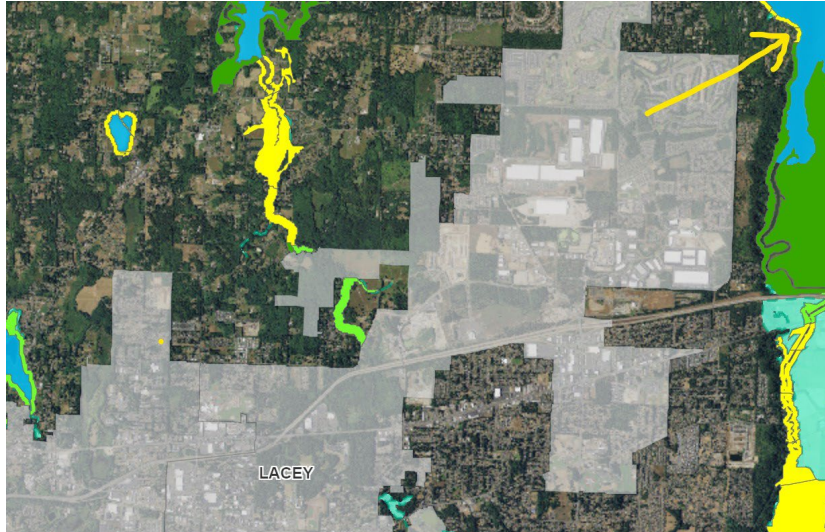
Staff Findings & Recommendation(Pitman Lake)



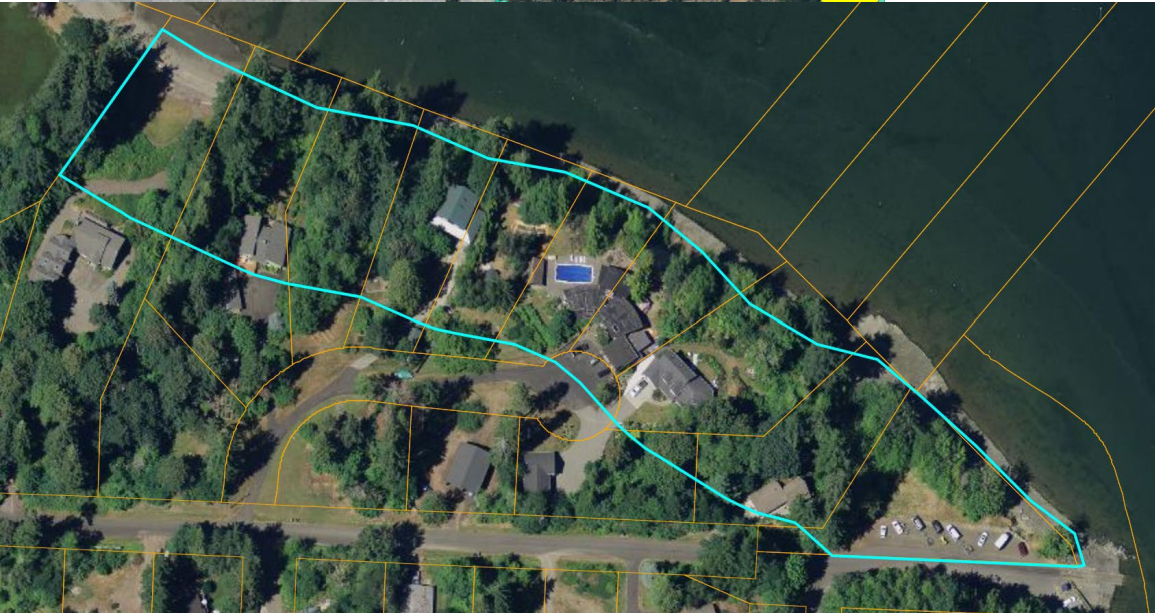
- Reach appears to be consistent with criteria for Natural SED
- Recommendation: Retain proposed Natural SED



Nisqually Reach (MNI-21—MNI-22)



- Current SED: Rural
- Proposed SED: Rural Conservancy
- Citizen Request: Shoreline Residential



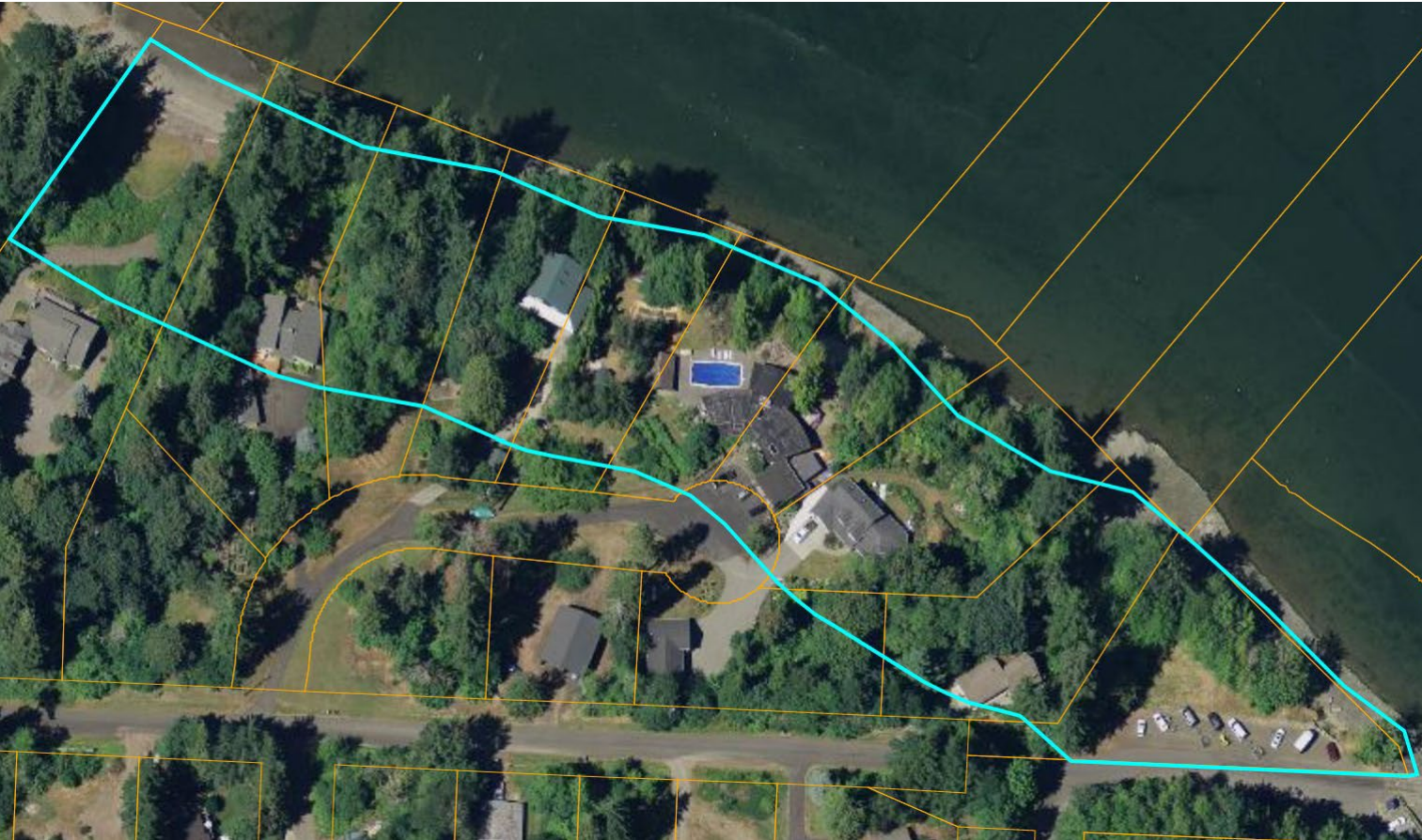


Nisqually Reach Issues Raised

- SMP Public Comment Letter 196
- Commenter states reach matches Shoreline Residential criteria as developed



Nisqually Reach vs. Rural Conservancy Criteria



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.



Nisqually Reach vs. Rural Conservancy Criteria



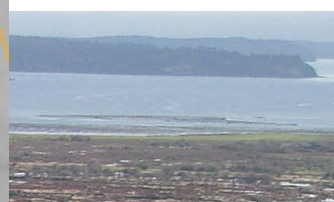
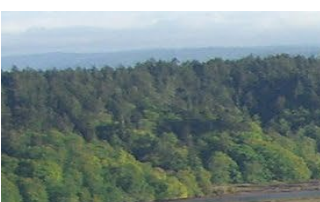
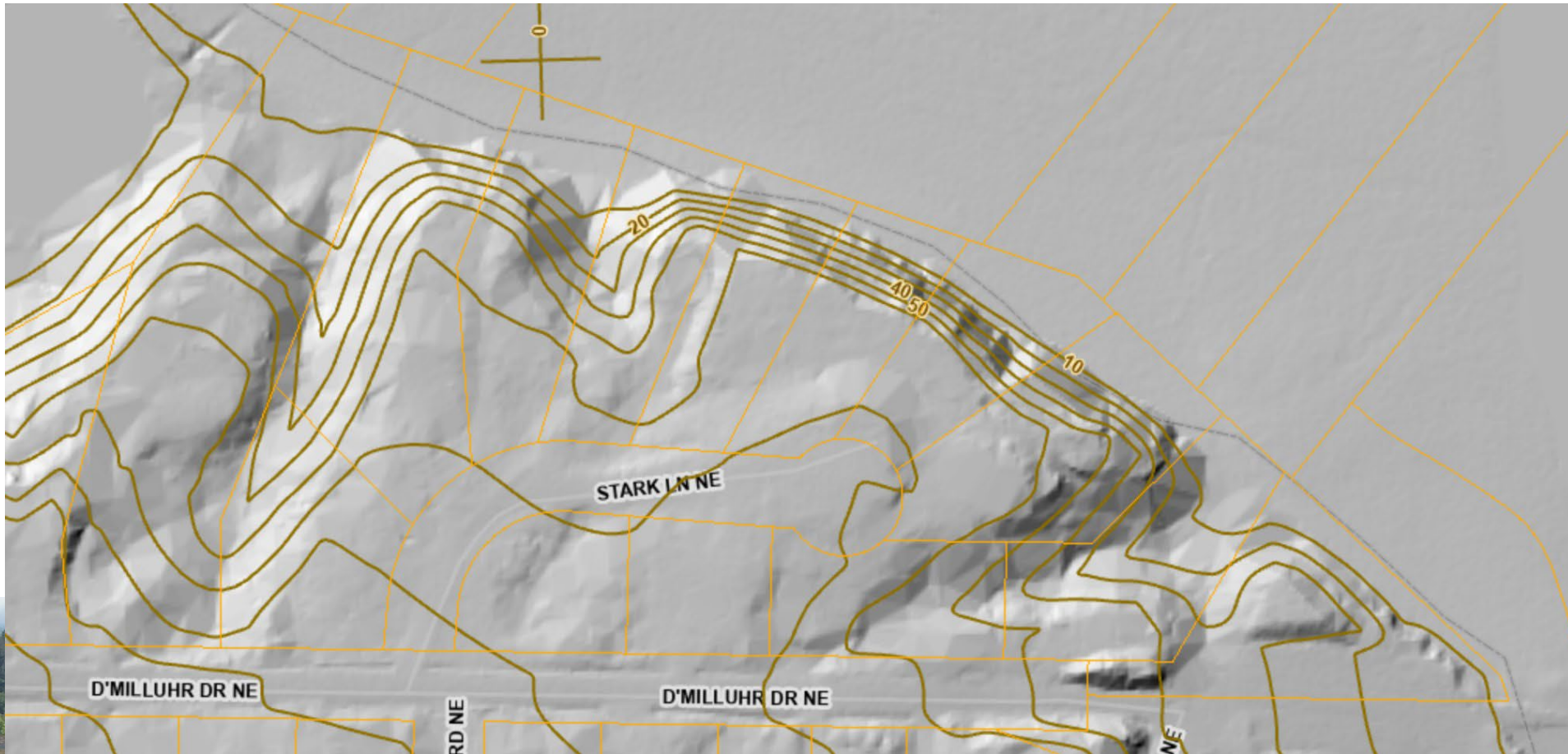
SED Criteria from SED Report	Inventory & Characterization/SED Report Information	Staff Analysis
Outside incorporated municipalities and outside urban growth areas, AND at least one of the following:	SED report uses this criteria to support Rural Conservancy SED for this reach.	Yes – this area is outside incorporated municipalities and UGAs.
Currently supporting low-intensity resource based uses such as agriculture, forestry, or recreation.		To some extent. There is a boat launch parking area at the eastern end of this reach. Also, the citizen requesting the re-designation indicates that there is aquaculture occurring in this reach. Staff observed some evidence of aquaculture operations offshore in 2019 aerial photos.
Currently accommodating residential uses	SED report uses this criteria to support Rural Conservancy SED for this reach. I&C matrix: Most of the shoreline exhibits fragmented forest cover adjacent to residential use plots.	Yes, all lots appear to have residential development except for WDFW owned 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	SED report uses this criteria to support Rural Conservancy SED for this reach. SED report/I&C matrix list unstable slopes, steep slopes, potential landslide areas, past landslides. I&C matrix states “moderate bluff height” for this reach.	Yes. All parcels are mapped with steep slopes. Homes are mainly at 40-60’ above sea level. Ecology’s Coastal Atlas maps this area as a feeder bluff. A non-jurisdictional stream or drainage appears to drain into Puget Sound mid-reach.
Can support low-intensity water-dependent uses without significant adverse impacts to shoreline functions or processes	SED report: Prioritized low for forage fish habitat preservation/restoration. I&C states this reach is sand beach. From I&C report (excerpts): Nisqually Reach marine shoreline provides habitat for geoduck, Dungeness crab, and forage fish including smelt, sand lance, rock sole, and herring. The marine shoreline also provides habitat for bald eagle, blue heron and waterfowl concentrations. Southern Nisqually Reach is mapped as containing patchy eelgrass.	Low-intensity uses may be more appropriate given the degree of existing vegetation and potential feeder bluff presence. Steep slopes may limit new development. Development on beaches would need to account for impacts to achieve no net loss to functions such as forage fish/other habitat and sediment transport.
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.	From I&C matrix: Public access within the reach: Nisqually Habitat Management Area owned by DFW with known public access	Yes, in parts of reach. Majority of reach does not appear to contain substantial public access potential. However, east end of reach is used for recreation and is adjacent to a WDFW boat launch. Entirety of Puget Sound is of cultural significance to area tribes.
Does not meet the designation criteria for the Natural environment.		This reach does not appear to meet the designation criteria for the Natural SED.



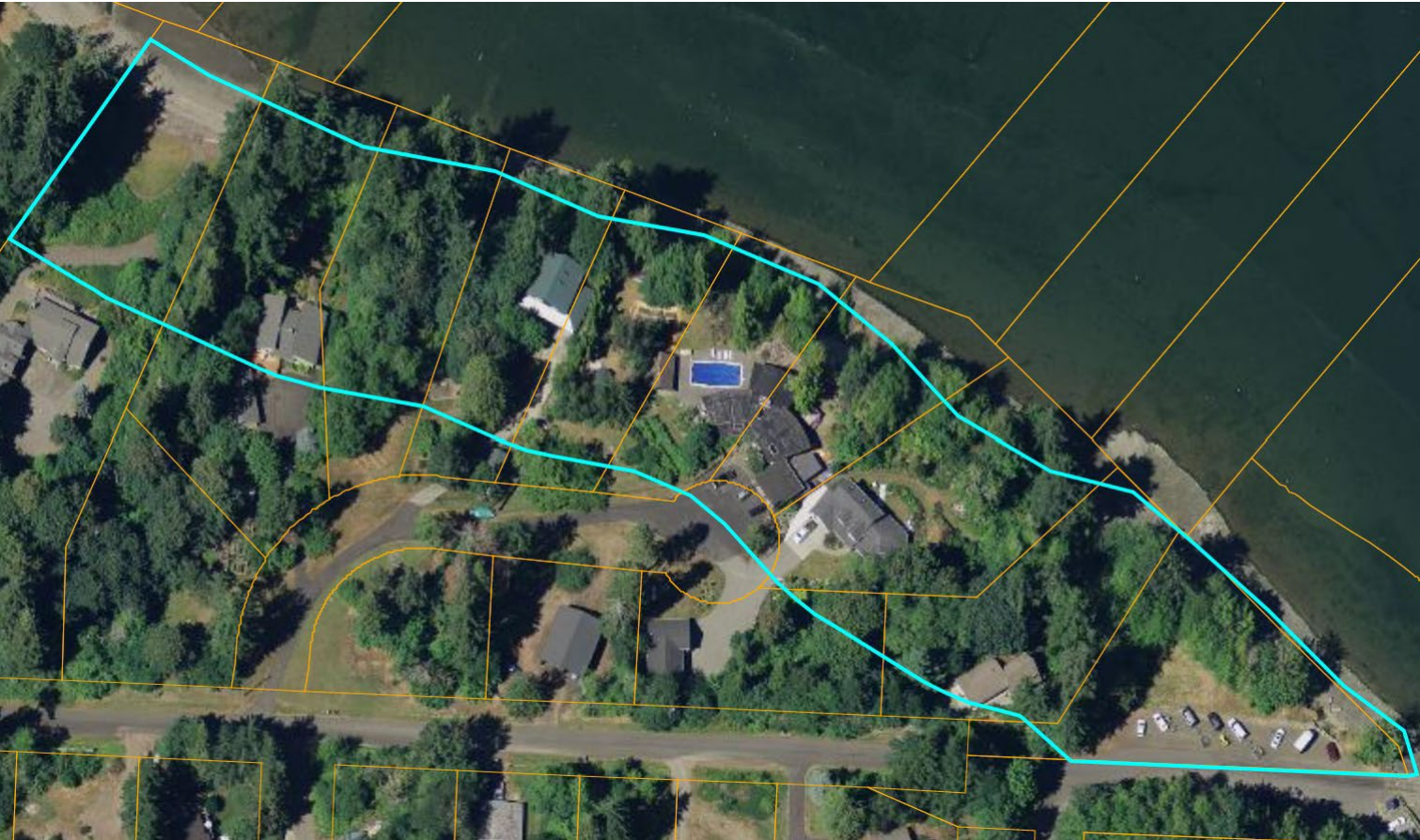
Shoreline
www.Thu



Nisqually Reach – Topo Map



Nisqually Reach vs. Shoreline Residential Criteria



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.

- 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.



Nisqually Reach 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.		Does not meet the criteria for Natural. Yes, does meet several Rural Conservancy criteria.
Predominantly single-family or multifamily residential development or are planned and platted for residential development.	From I&C: Nisqually Reach south to Nisqually Head contains low density residential development with associated impervious surfaces.	Yes. This reach has LAMIRD zoning (R1/2). All lots appear to contain residential development except one parcel. Most primary residential structures appear more than 50 ft from mapped boundary of Puget Sound. Several are within 125 feet. However: This is not the OHWM.
Majority of the lot area is within the shoreline jurisdiction.		Yes. This appears to be the case for the vast majority of lots.
Ecological functions have been impacted by more intense modification and use.	<p>SED report: Prioritized low for forage fish habitat preservation/restoration. Bulkheads mid-reach.</p> <p>From I&C matrix, for this reach: Most of the shoreline exhibits fragmented forest cover adjacent to residential use plots.</p> <p>From I&C: Around Nisqually Head and Luhr Beach, there are some small areas of built environment and non-forest vegetation within 100 feet of the shoreline.</p> <p>Characterized as Residential, undeveloped, aquatic</p> <p>From I&C: Nisqually Reach south to Nisqually Head contains low density residential development with associated impervious surfaces. MNI-21 to MNI-24 and MNI-25-MNI-26 contain the Nisqually Habitat Management Area owned by WDFW</p> <p>I&C lists southern Nisqually Reach as areas where docks are infrequent.</p>	<p>Many homes are more than 50' from the mapped water body of Puget Sound (which is not the OHWM), with vegetation between them and the beach. Many structures are within the buffer that a Rural Conservancy SED would provide. Some appear to be outside that buffer area.</p> <p>The shorelands retain some vegetation—entirety of reach has not been developed in SMP jurisdiction.</p> <p>There are some bulkheads noted but the majority of reach appears to retain natural shoreline configuration, with minimal modifications.</p>

Nisqually Reach Staff Findings/Recommendations



- Reach contains residential development and some modifications
- Also contains vegetated slopes, mapped feeder bluffs, beaches with some visible large woody debris
- Staff recommendation: Based on review of criteria, retain proposed Rural Conservancy SED (residential area outside UGA/city boundaries with environmental limitations)



Planning Commission Discussion

Next Steps: Review additional SEDs from public comments
 Wrap up any remaining items
 Prepare SMP Recommendation to BOCC

