



Thurston County Government

Shoreline Master Program

Review of Select Proposed Shoreline Environment Designations (SEDs)

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16 March 2022





Overview

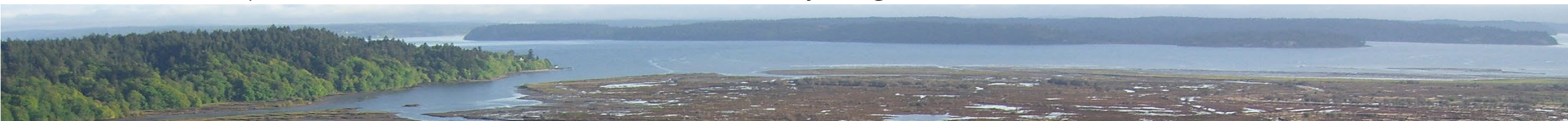
- County received requests to review select proposed SED during public hearing comment period
 - PC previously provided links to all comments
 - PC may revise proposed SEDs consistent with designation criteria
- Requests will be reviewed tonight & during upcoming PC work sessions
- Tonight: Long Lake, Nisqually Reach, Eld Inlet



Shoreline Environment Designations Background



- All jurisdictions must assign SEDs to shoreline; process is informed by Inventory & Characterization
- SEDs control allowed uses, permit and development standards
- 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 other shorelines
 - Aquatic SED used below the Ordinary High Water Mark (OHWM)





Please keep in mind...

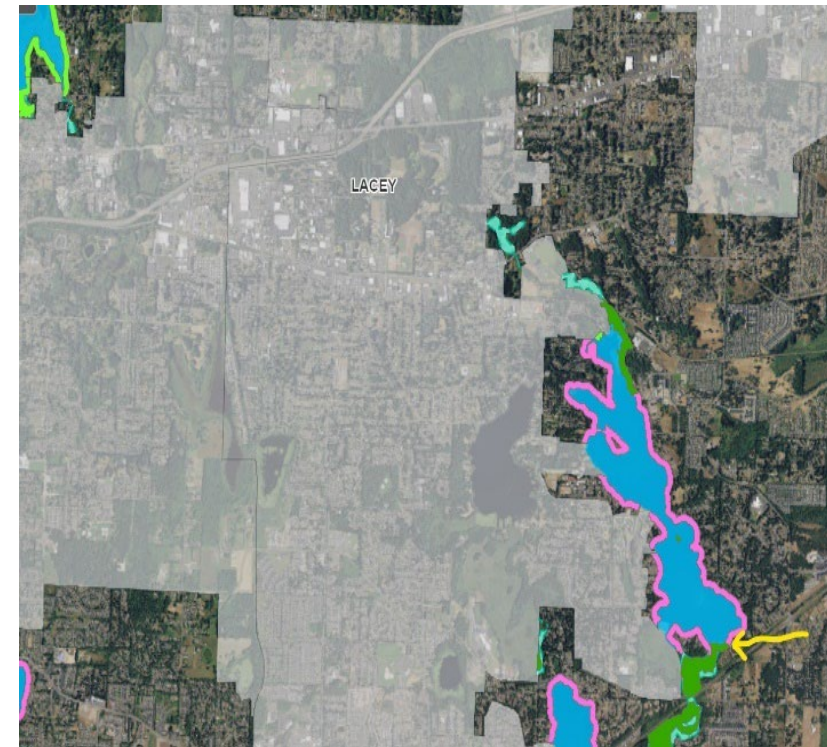
- Analyses are based on criteria in SED report
- Reaches may not fit neatly in one SED box; may meet criteria of more than one SED
- Approach is consistent with past project phase, but resources are limited
- SEDs are one component to ensure no net loss of ecological function
- SMP jurisdiction is confirmed in the field
- Other factors besides SED will affect shoreline development



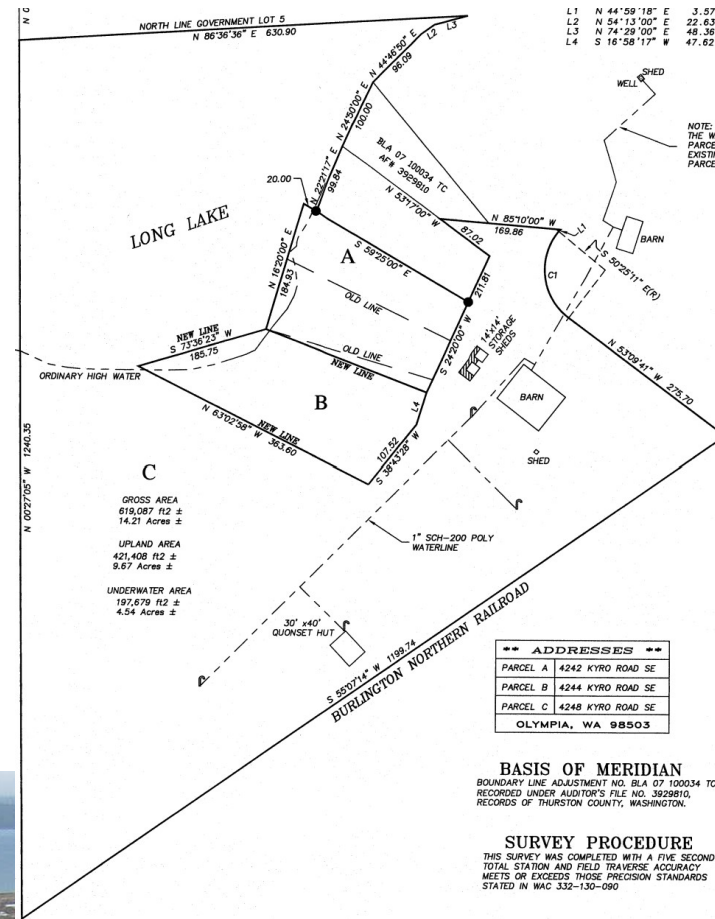
LLO-4—LLO-5/LLO-5—LLO-6 (Kyro Rd.)



- 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)



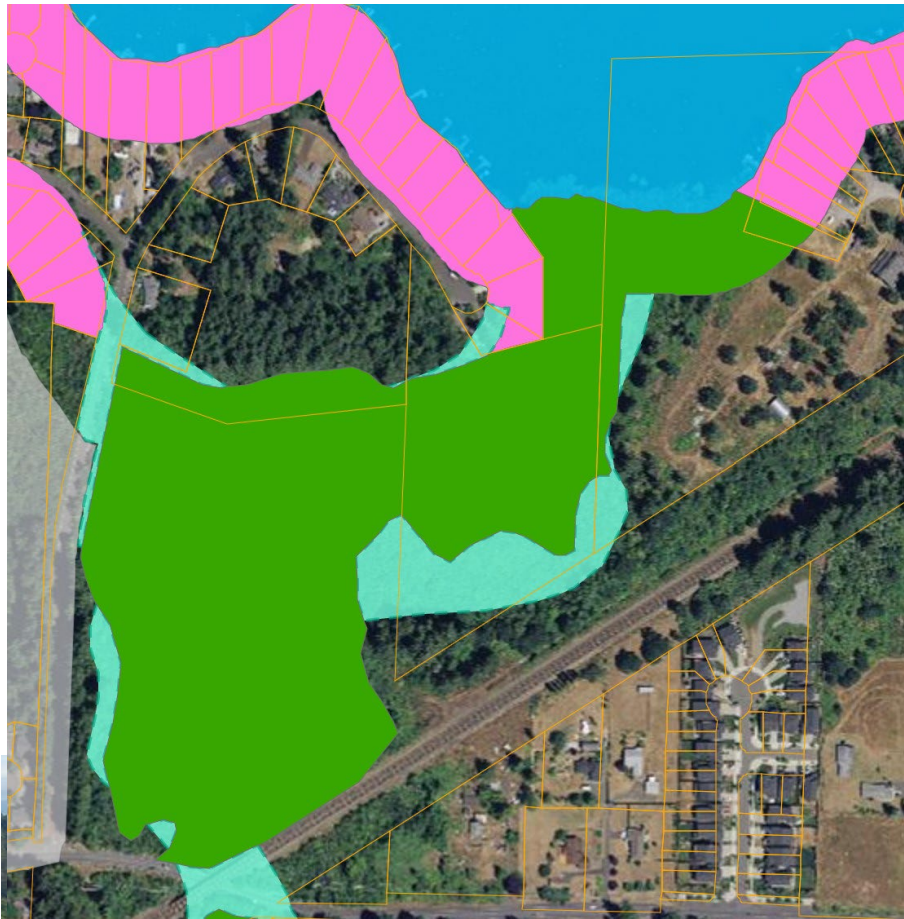
LLO-4-5, LLO-5-6 (Kyro Rd.)



Left: extent of subject area, highlighted in yellow

Right: Boundary line adjustment map showing new parcel configuration

Reach LLO-5—LLO-6

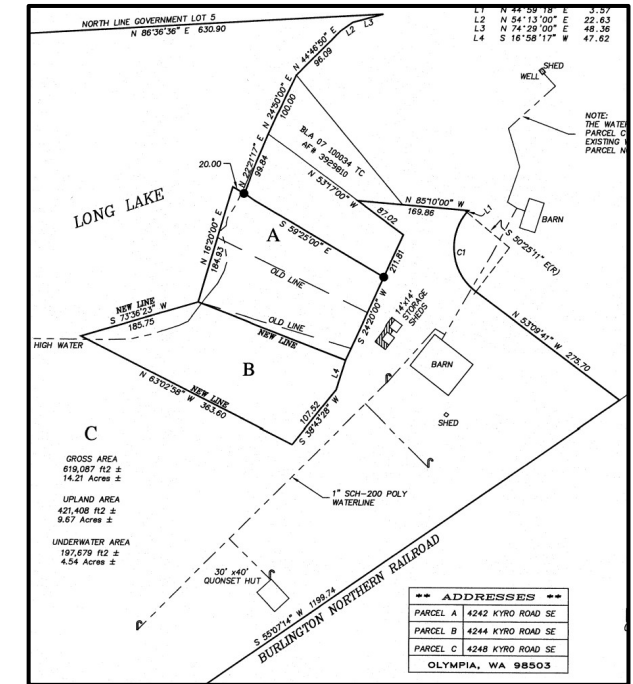


Left: Reach LLO-5—LLO-6 general depiction, proposed Natural SED

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



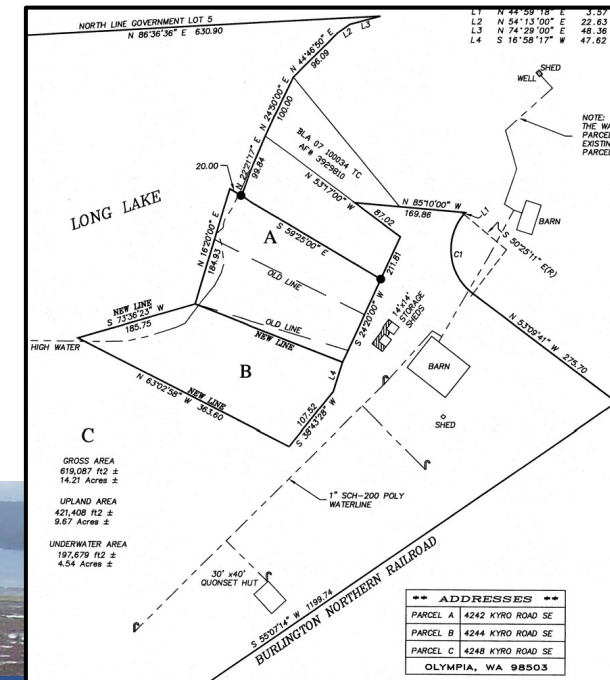
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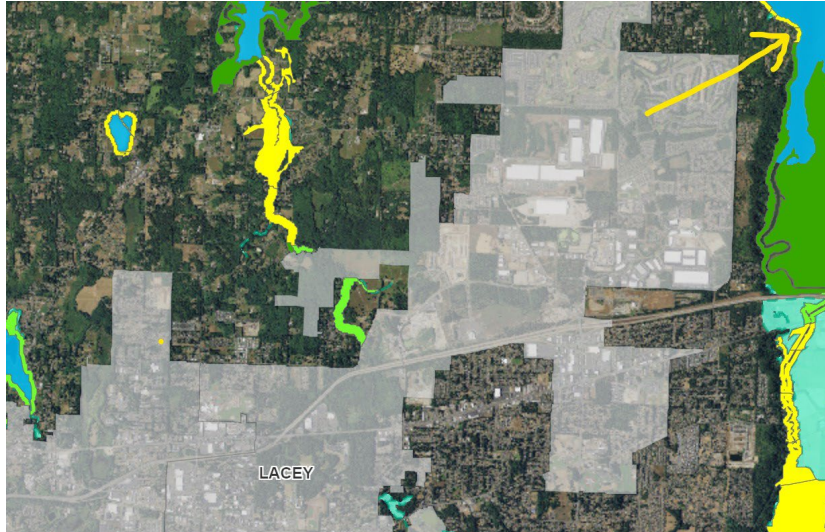
Staff Recommendations (Kyro Rd. Parcels)



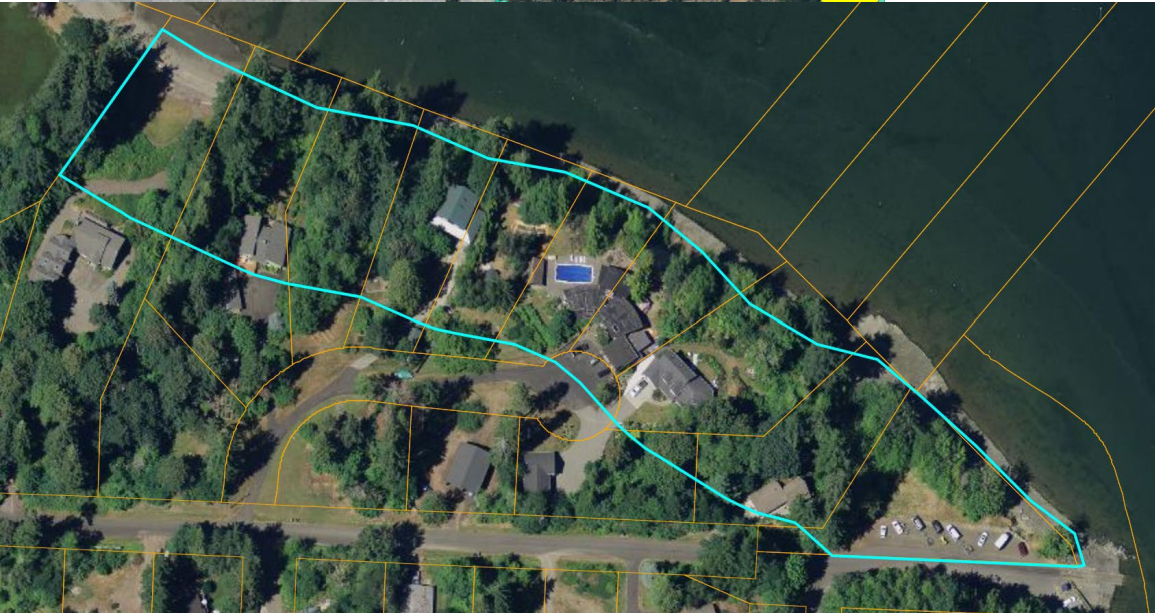
- 4242 Kyro Rd. (Lot A): Extend Reach LLO-4—LLO-5 to include entire parcel, provide Shoreline Residential SED
- 4244 Kyro Rd. (Lot B): Shoreline Residential may be appropriate, given proximity to similar, developed lots
- 4248 Kyro Rd. (Lot C): Retain Natural SED – area within wetland appears largely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



Nisqually Reach (MNI-21—MNI-22)



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



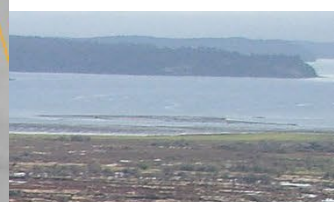
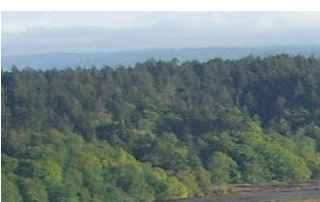
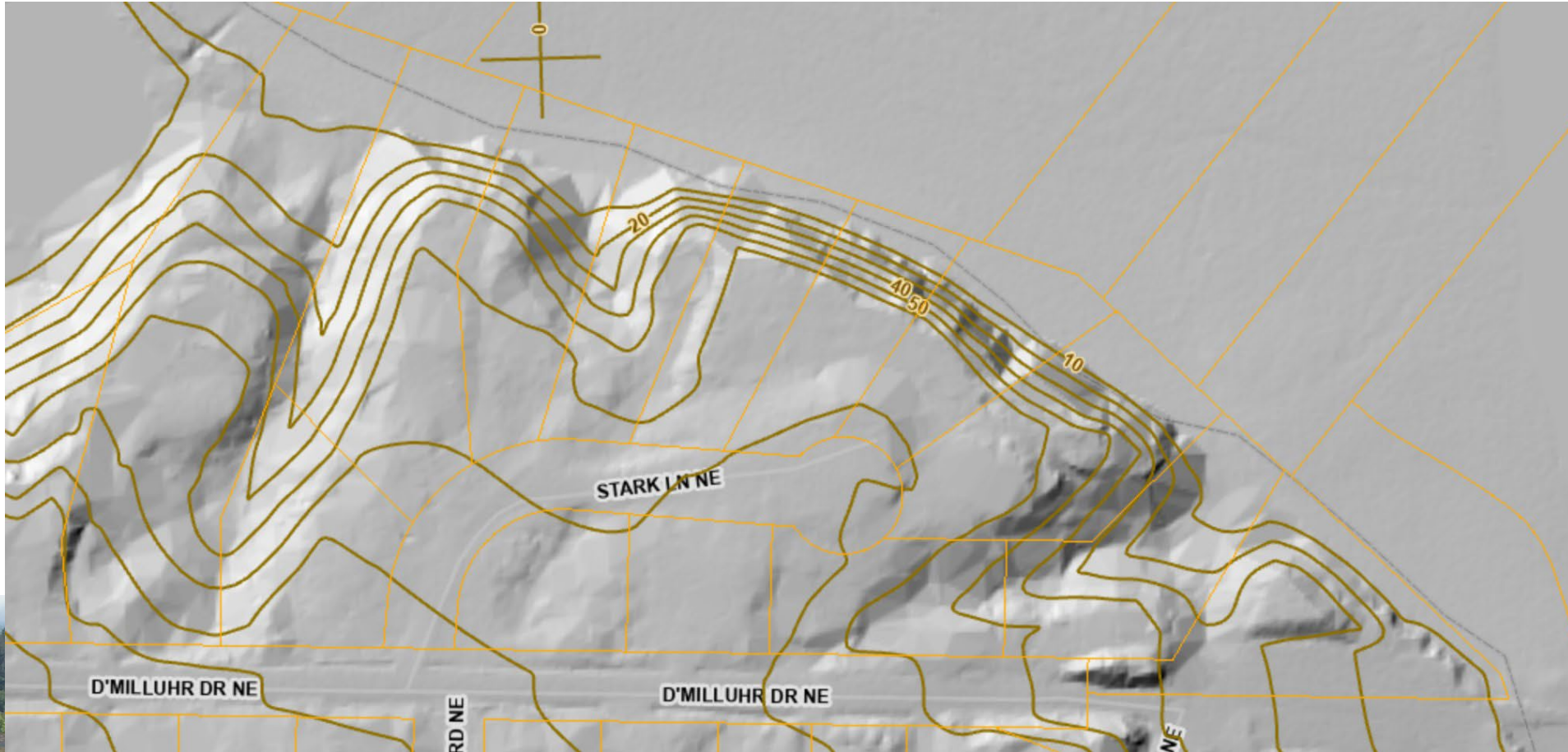


Nisqually Reach Issues Raised

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



Nisqually Reach – Topo Map



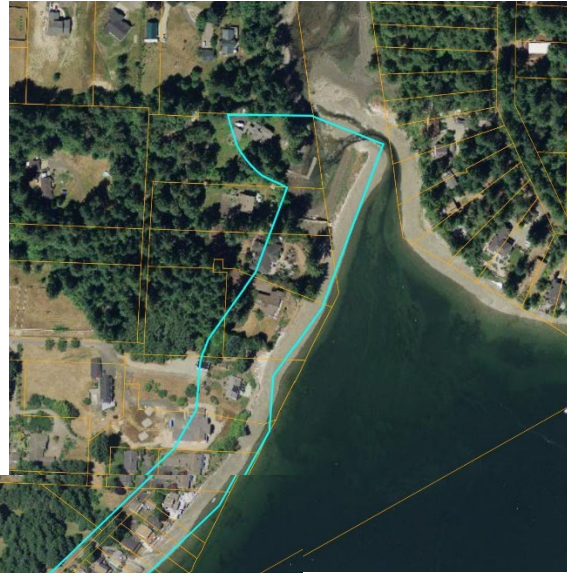
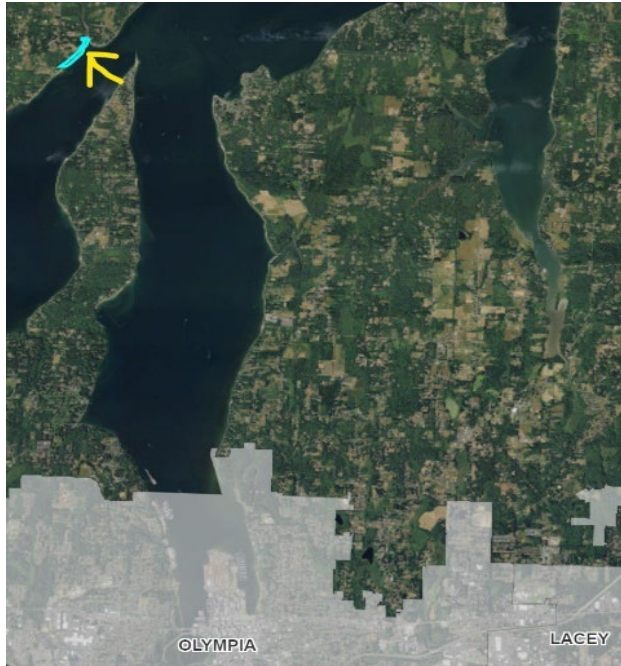
Nisqually Reach Staff Findings/Recommendations



- 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). Rural Conservancy best matches existing conditions.



Eld Inlet (MEL-02—MEL-03)



- Current SED: Rural (Conservancy for 2 parcels and sand spit in north end of reach)
- Proposed SED: Shoreline Residential
- Requested SED: Rural Conservancy (for spit and ¼ mile south)



Eld Inlet (MEL-02—MEL-03)

Issues Raised



- Comment Letter 162
- Cove/sand spit in north end of reach provides significant habitat; a portion has Natural SED proposed
- Adjacent proposed Shoreline Residential SED conflicts with Natural designation, will impact natural areas



Conclusions/Recommendations



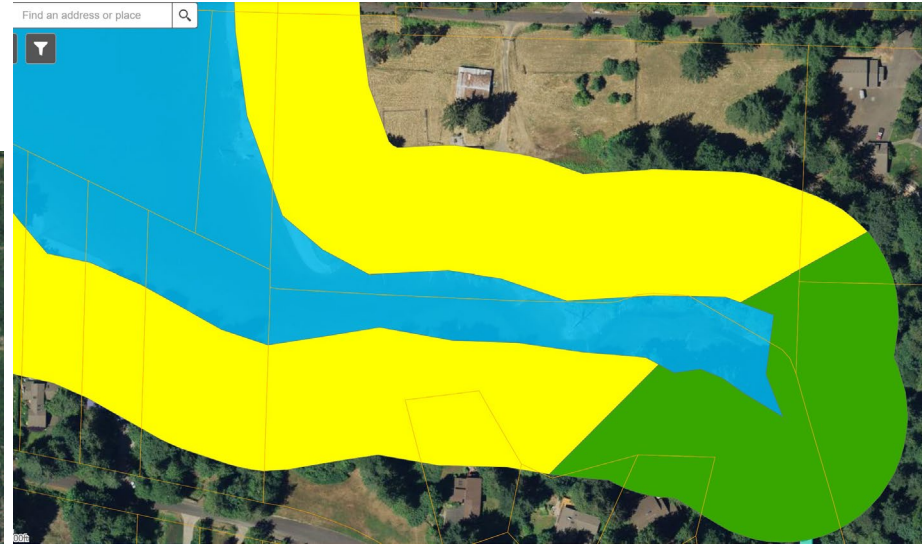
- Most of reach has residential development close to the water (within 50 feet)
 - Some lots at north end are less modified, though structures/alterations are present in SMP jurisdiction
- Sand spit area in north end of reach is more intact
 - Sub-parcel property designations are not ideal/consistent with overall update process
 - Area is protected by existing land use regulations
- Recommendation: Retain proposed Shoreline Residential SED for entire reach



Eld Inlet (MEL-29—MEL-30 Vicinity)



- Current SED: Conservancy
- Proposed SED: Natural and Conservancy (toward mouth of cove)
- Requested SED: Natural



Eld Inlet (MEL-29—MEL-30)

Issues Raised



- Comment Letter 43
- Green Cove is “a rich and rare estuary, and is essentially wild...from the creek inlet to estuary mouth”
- Important ecological functions could be lost without Natural SED
- Area is unprotected outside the SMP
- Natural SED should be extended to mouth of estuary



Conclusions/Recommendations

- Reach MEL-29—MEL-30 appears to meet criteria for the Natural SED.
- As a whole, reaches MEL-28—MEL-29 and MEL-30—MEL-31 appear to meet the Rural Conservancy criteria.
 - Some areas adjacent to Reach MEL-29—MEL-30 appears intact, particularly in Reach MEL-28—MEL-29.
- Recommendation: adjust reach edges to align with parcels that appear to meet Natural SED criteria



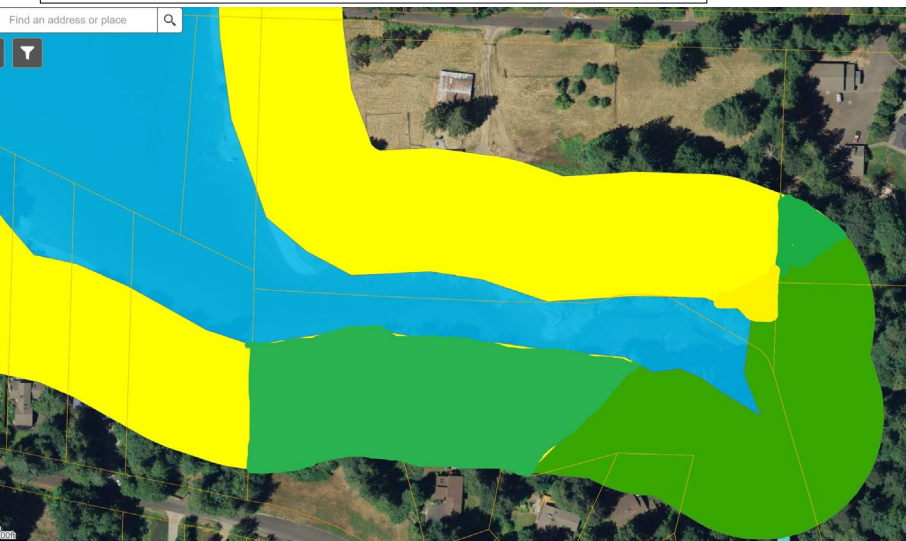
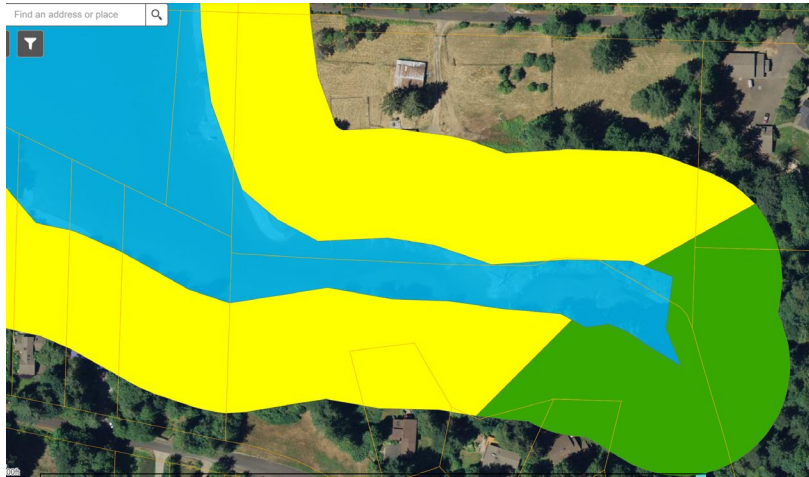
Conclusions/Recommendations



- Re-align boundaries of Reach MEL-29—MEL-30 to fit existing ground conditions
 - Align Reach Break 29 with edge of HOA-owned parcel
 - Align Reach Break 30 with existing parcel line

Top image: current boundaries of Reach MEL-29—MEL-30. Bottom image: Staff recommended boundaries.

Right: Aerial photograph for reference





Planning Commission Discussion

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

