



Thurston County Government

Shoreline Master Program

Follow Up: Offut Lake Proposed Shoreline Environment Designations

Andrew Deffobis, Associate Planner

20 January 2021



Overview



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

Later on tonight...

- Follow up on items from previous meetings
- Begin review of Chapter 19.600





Offut Lake SED Background

- Have received questions from landowners about proposed SEDs on Offut Lake
 - Segale Properties
 - Dejour Investments
- Both landowners submitted consultant reports (distributed to PC)
- Bottom line: Planning Commission may direct staff to amend the proposed SEDs based on review of reaches alongside SED criteria.



Offut Lake Property Owner Questions



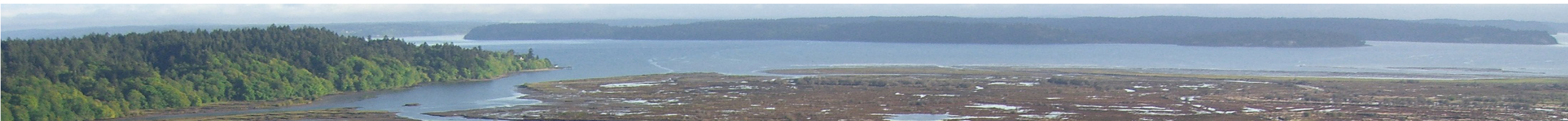
- Segale Properties: Asserts land does not support proposed Natural designation; Rural Conservancy is more appropriate. Claims would be a hardship to develop lots under Natural designation.
- Dejour Investments: Asked County to reconsider Natural SED proposal, states Rural Conservancy would be a better fit.





Background on SEDs

- Local jurisdictions must characterize shorelines and designate SEDs
- WACs 173-26-191(1)(d) and 173-26-211 provide guidance
- County is using five of six Ecology-recommended designations and consistent criteria
 - Shoreline Residential, Urban Conservancy, Rural Conservancy, Natural, Aquatic
- Previous briefings: June 7, July 19, Sept. 6, Dec. 6, 2017; June 5, 2019; Feb. 19 & June 3, 2020; Jan. 6, 2021



SED Report Methodology



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



SED Report Methodology (cont)



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



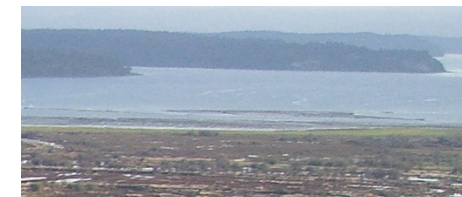
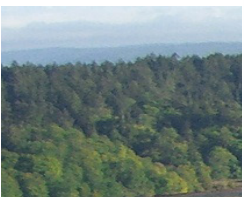
Natural Environment

Purpose

Designation Criteria

Relationship to 1990
SMP and/or WAC

<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. 	<p>The "Natural" SED is updated from the 1990 SMP to be consistent with the WAC designation.</p>
-----------------------	--	---	--





Rural Conservancy Environment

Purpose

Designation Criteria

Relationship to 1990
SMP and/or WAC

Rural Conservancy	Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,	<ul style="list-style-type: none">• 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.	The "Rural Conservancy" SED is consistent with the WAC designation. It is most closely related to the 1990 SMP Conservancy Designation. The designation is newly labeled "rural conservancy" as it is intended for rural areas that have intact ecological functions.
--------------------------	--	---	---



Sho
ww



Shoreline Residential Environment

Purpose

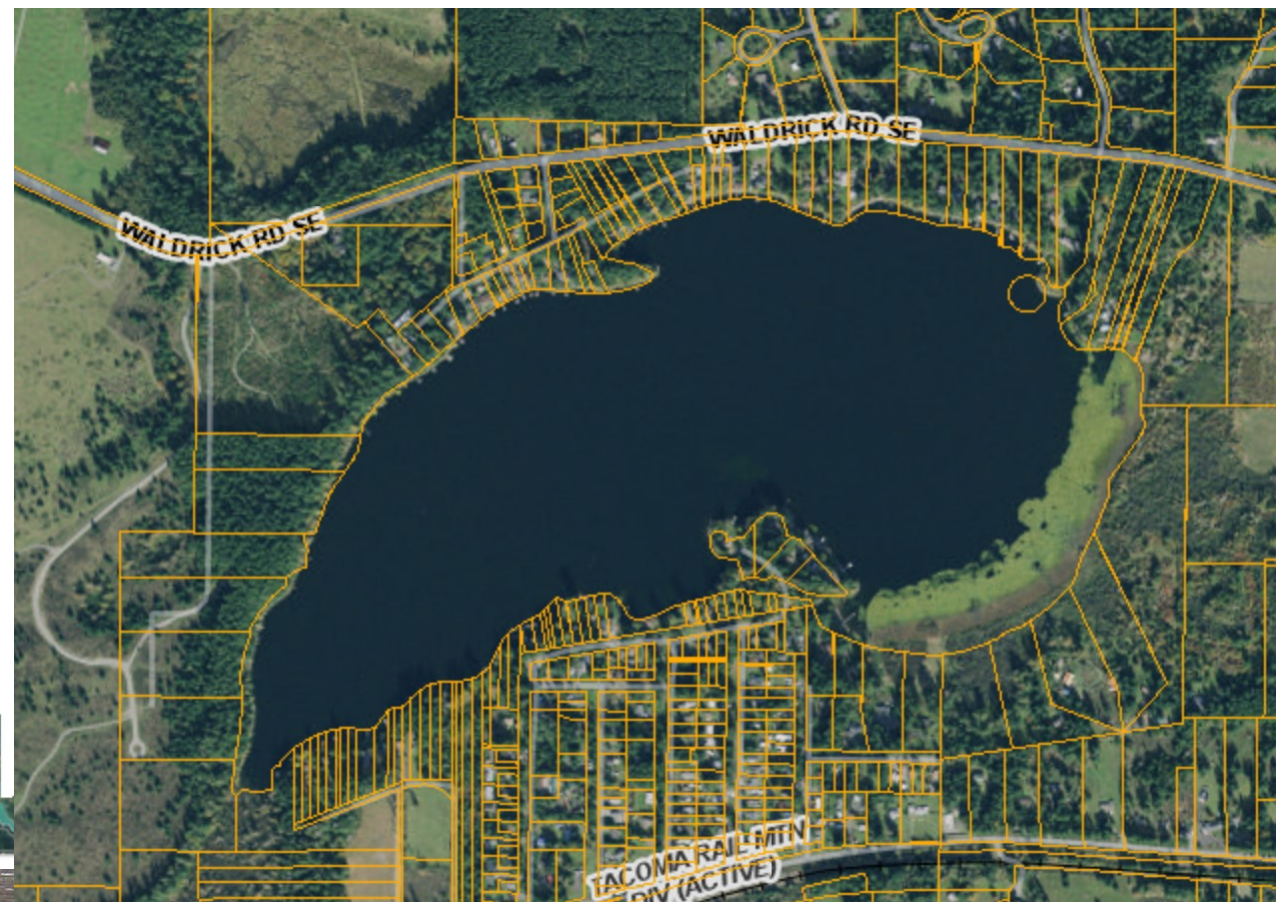
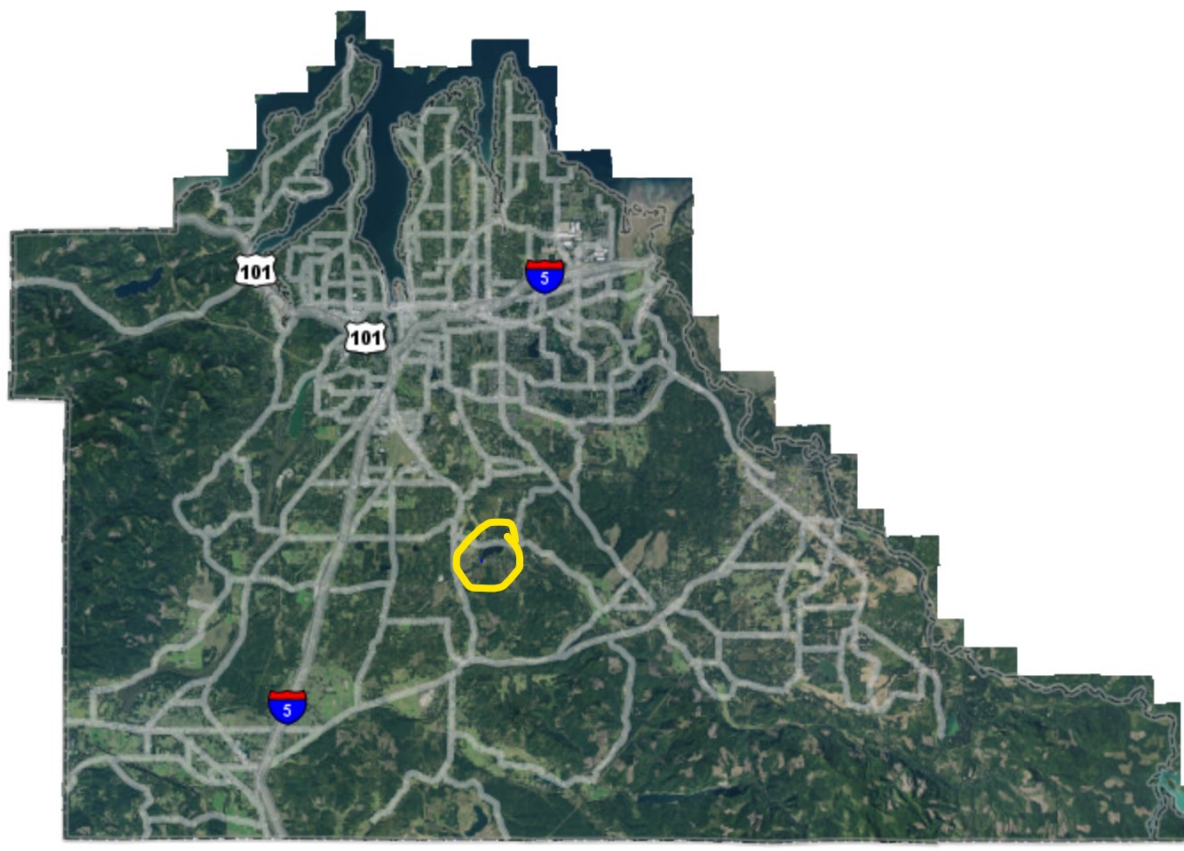
Designation Criteria

Relationship
to 1990 SMP
and/or WAC

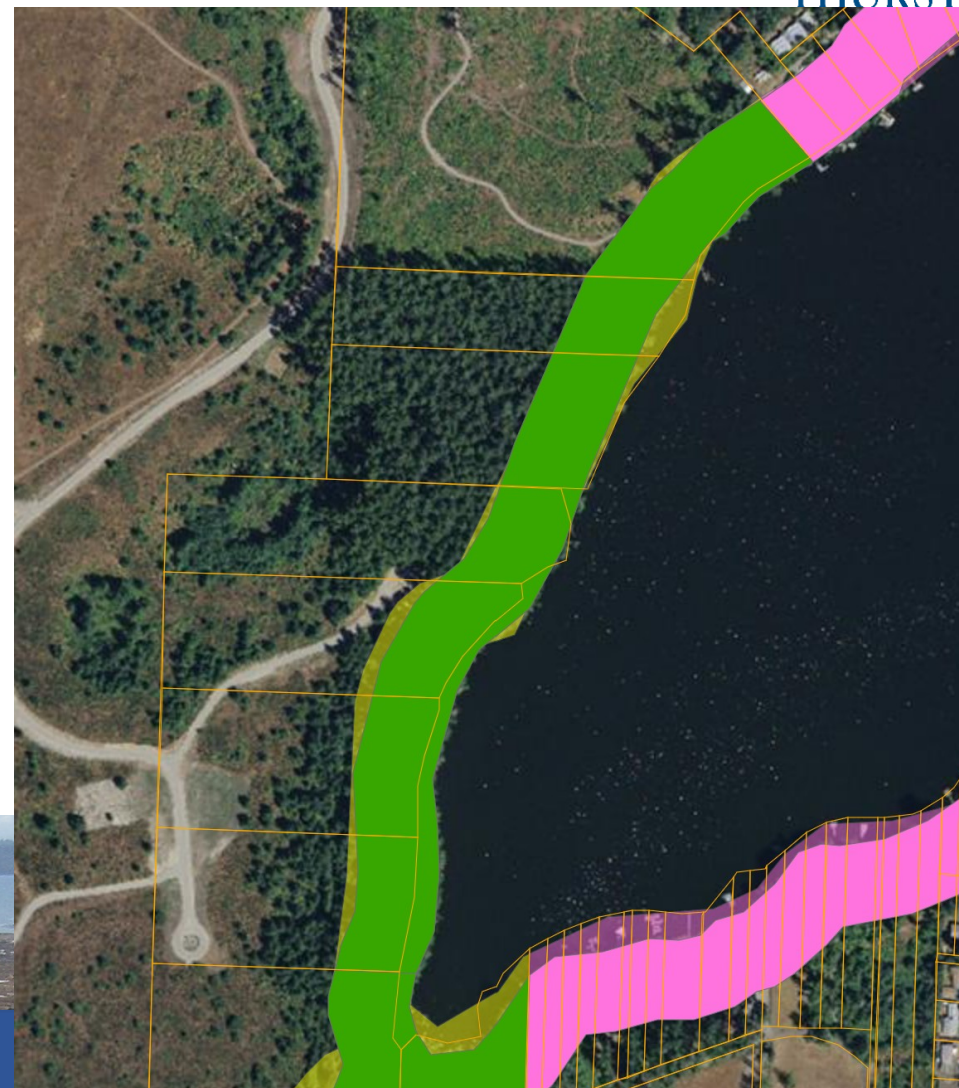
Shoreline Residential	To accommodate residential development and appurtenant structures and provide appropriate public access and recreational uses in areas where medium and high density residential developments and services exist or are planned.	<ul style="list-style-type: none">• Does not meet the 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.	This is a new SED intended for residential or planned residential areas that generally do not have intact ecological functions. The "Shoreline Residential" SED is consistent with the WAC designation. It is most related to the 1990 SMP Rural Designation.
------------------------------	--	---	---



Offut Lake



Offut Lake: LOF-1 to LOF 2



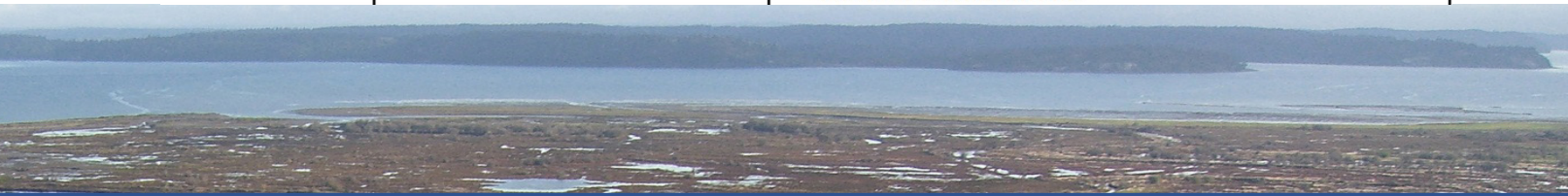
LOF 1-2 vs. Rural Conservancy Criteria



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.

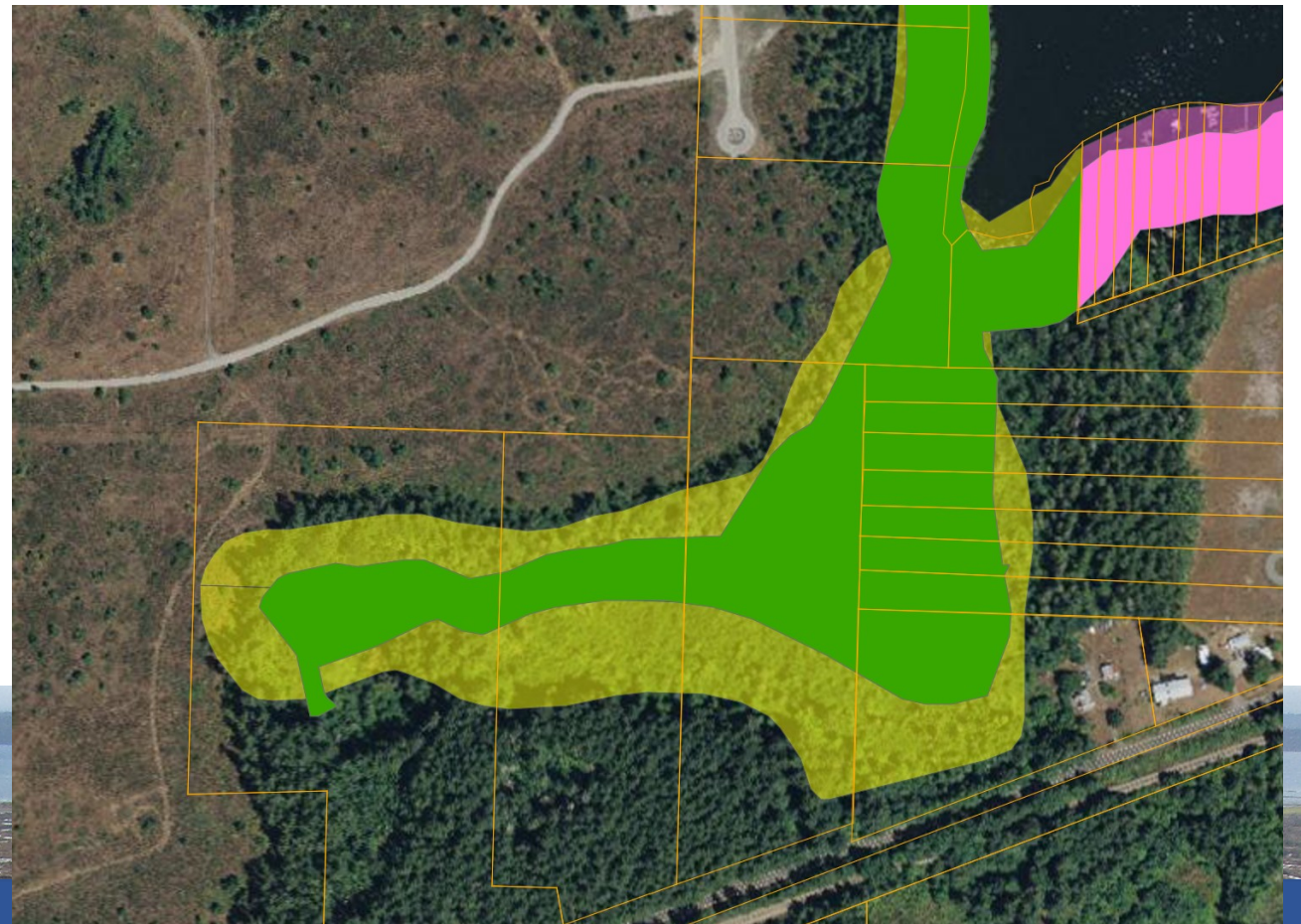
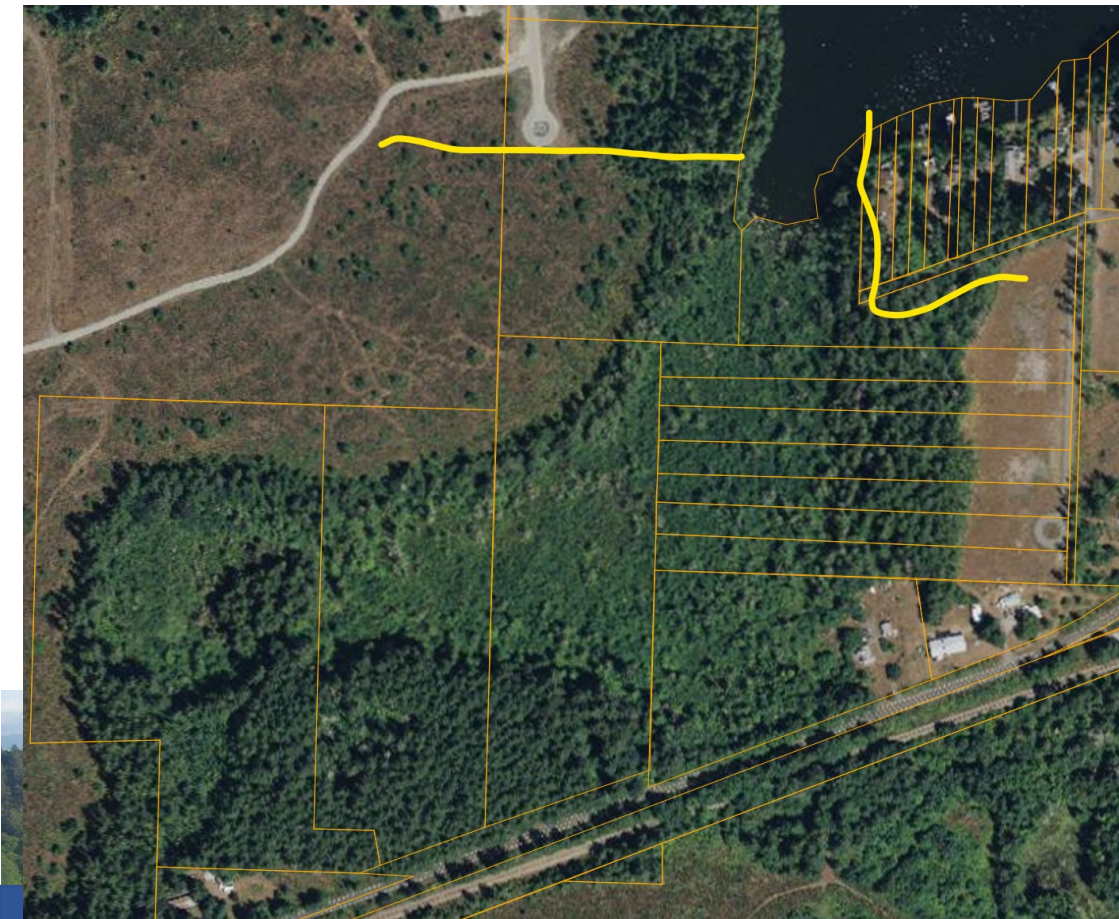


LOF 1-2 vs. Natural Criteria



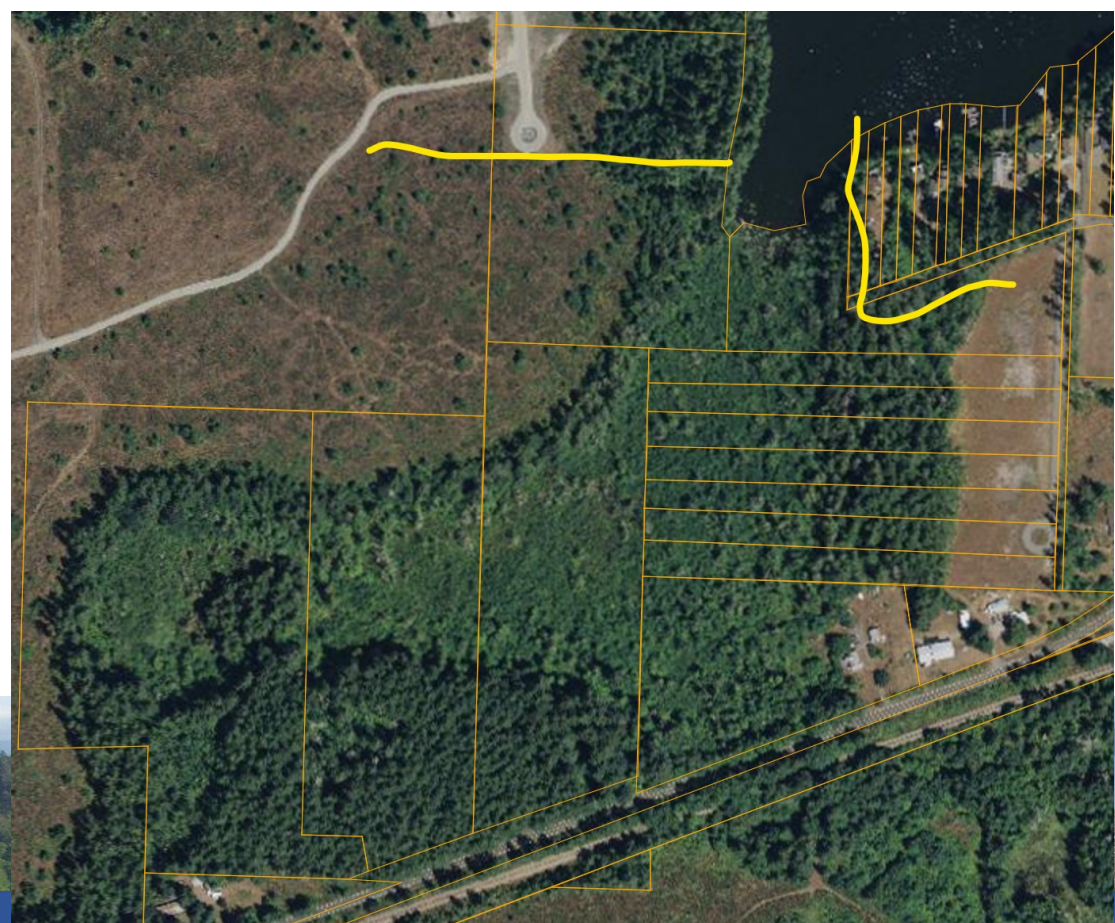
Natural	<p>Protect those shoreline areas that are relatively free of human influence, and/or that include intact or minimally degraded shoreline functions intolerant of human use. Only very low intensity uses are allowed in order to maintain the ecological functions and ecosystem-wide processes.</p>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

Offut Lake: LOF-5 to LOF-1





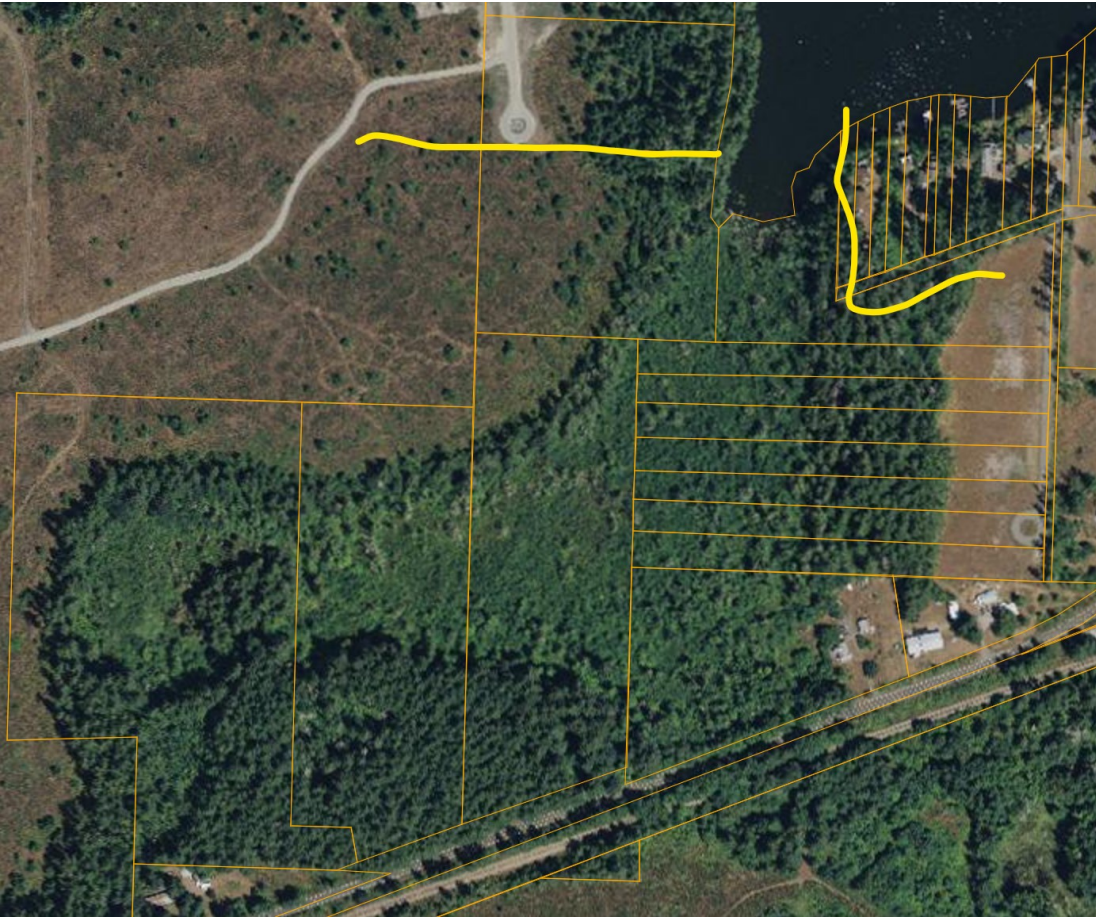
LOF 5-1 vs. Rural Conservancy Criteria



Rural Conservancy	<p>Provide for sustained resource use, public access, and recreational opportunities while protecting ecological functions, and conserving existing ecological, historical, and cultural resources,</p>	<ul style="list-style-type: none">• 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.
--------------------------	---	---



LOF 5-1 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.
-----------------------	--	---



Information to consider

- Reaches may not fit neatly in one SED box; may meet criteria of more than one SED
- Staff observation: Taken as a whole, Reach LOF-1 to LOF-2 may meet the criteria for Natural designation. Though several Rural Conservancy criteria also apply. Northern portion of reach is more impacted; human activity increases moving from south to north end of reach.

Reach	Current Designation	Proposed Designation
LOF-1 to LOF-2	Rural Conservancy	Natural
LOF-5 to LOF-1	Rural Conservancy	Natural



'Ecologically intact'

- WAC 173-26-211(5)(a)(iii) includes this term in the designation criteria for the Natural SED
- A "natural" environment designation should be assigned to shoreline areas if any of the following characteristics apply:
 - (A) The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;
 - ...
 - (C) The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.
- Such shoreline areas include largely undisturbed portions of shoreline...such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats....
- Ecologically intact shorelines, as used here, means those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. In forested areas, they generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent water bodies. Recognizing that there is a continuum of ecological conditions ranging from near natural conditions to totally degraded and contaminated sites, **this term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development.** Whether or not a shoreline is ecologically intact is determined on a case-by-case basis.



Staff Findings



- LOF 1-2: Appears to meet some criteria of **Natural and Rural Conservancy** SED.
 - Undisturbed (70 years) portions, some disturbance, residential activity. Structural shoreline modifications: 1 dock. Both native and non-native vegetation. Two parcels have residential structures in shoreline jurisdiction.
- Planning Commission may keep proposed designation or direct staff to change designation if criteria support change.



Staff Findings



- LOF 5-1: Appears to best meet the criteria of **Natural** SED.
 - Shoreline undisturbed in recent past, presence of native vegetation and wetlands. One residential structure present.
 - Planning Commission may keep proposed designation or direct staff to change designation if reach conditions and criteria support change.





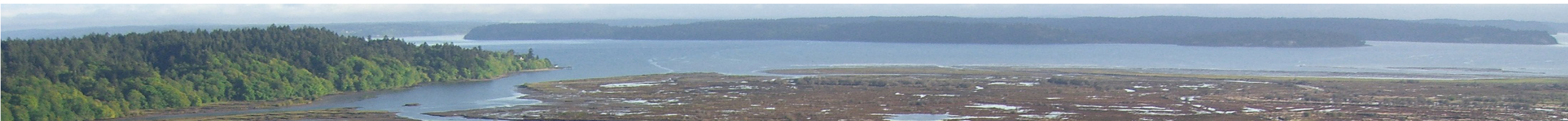
Planning Commission Discussion





Follow Up From Previous Meetings

- Fair market value of docks does not include the cost of shoreline permits
- Re: cost thresholds for docks in salt water (from Ecology):
 - Restoring Puget Sound is a priority for the legislature
 - The legislature would like for local governments to issue SMA permits for development in salt water to ensure the resource is not being impacted and unavoidable impacts have required mitigation associated to the permits
- Bulkheads: WAC authorizes use for protecting primary structures (RCW 90.58.100(6), WAC 173-26-231(3)(a)(ii))



Continuing SMP Review: Proposed Chapter 19.600

