

- 1 i.
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- 3 3. Natural (N)
- 4 i. Purpose. The Natural designation protects from harm or adverse impact
- 5 shoreline areas that are intact, have minimally degraded functions and
- 6 processes, or are relatively free of human influence.
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- 8 ii. Designation Criteria. The Natural designation is assigned to shoreline
- 9 areas landward of the ordinary high water mark if any of the following
- 10 characteristics apply:
- 11 • The shoreline is mostly ecologically intact and therefore currently
- 12 performing an important or irreplaceable function or process that
- 13 would be damaged by human activity; or
- 14 • The shoreline, whether disturbed or intact, represents an
- 15 ecosystem type or geologic feature that is of particular scientific
- 16 and/or educational interest; or
- 17 • ~~The shoreline contains undisturbed wetlands, estuaries, feeder~~
- 18 ~~bluffs, unstable slopes, coastal dunes, and/or accretional spits; or~~
- 19 • The shoreline is unable to support new development or uses
- 20 without significant adverse impacts to ecological functions or
- 21 processes; or
- 22 • ~~The shoreline has the potential to return to near natural conditions~~
- 23 ~~with minimal or no restoration activity; or~~
- 24 • The shoreline possesses serious development limitations or
- 25 human health and safety risks due to the presence of
- 26 environmental hazards related to flooding, channel migration,
- 27 erosion or landslides and similar occurrences.
- 28 4. Conservancy (C)
- 29 i. Purpose. The purpose of the "rural conservancy" environment is to protect
- 30 ecological functions, conserve existing natural resources and valuable
- 31 historic and cultural areas in order to provide for sustained resource use,
- 32 achieve natural flood plain processes, and provide recreational
- 33 opportunities.~~The Conservancy designation provides for sustained use of~~
- 34 ~~resource lands and other relatively undeveloped shorelines while~~
- 35 ~~protecting ecological functions, conserving natural, historic and cultural~~
- 36 ~~resources, and providing recreational opportunities.~~
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- 38 ii. Designation Criteria. A Conservancy designation is assigned to shoreline
- 39 areas landward of the ordinary high water mark if they do not meet the
- 40 criteria for the Natural designation and if any of the following
- 41 characteristics apply:

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For Planning Commission Review

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- The shoreline is ~~relatively undeveloped or~~ currently supporting lesser-intensity resource-based uses; or
- The shoreline is of high recreational value or with unique historic or cultural resources; or~~The shoreline is publicly owned; or~~
- The shoreline is currently accommodating residential uses outside urban growth areas and incorporated cities or towns;~~The shoreline is predominantly low density Rural Residential (RR1:10, RR1:20) use; or~~
- The shoreline is supporting human uses but subject to environmental limitations, such as properties that include or are adjacent to steep banks, feeder bluffs, or flood plains or other flood-prone areas;~~The shoreline can support low density residential development and low intensity water oriented uses, including some commercial and industrial uses, without significant adverse impacts to shoreline functions or processes; or~~
- The shoreline has low-intensity water-dependent uses.~~The shoreline is a good candidate for ecological restoration.~~

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