



Hood Canal Coordinating Council

Jefferson, Kitsap & Mason Counties; Port Gamble S'Klallam & Skokomish Tribes

Landscape Assessment and Prioritization (LAP) Tool Advisory Group Meeting #2

Date: July 29, 2019; 12:00 PM to 2:00 PM

Location: HCCC office, 17791 Fjord Drive, NE, Suite 124, Poulsbo, WA

Welcome/introductions

Participants:

1. Patty Charnas, Director of Community Development Jefferson County (joined by phone)
2. Paul McCollum, HCCC Board, Natural Resources Director Port Gamble S'Klallam Tribe
3. Kathy Peters, Kitsap County Department of Community Development
4. Dave Herrera, HCCC Board, Policy Advisor Skokomish Tribe
5. Scott Brewer, HCCC Executive Director
6. Nate White, HCCC Watershed Project Coordinator
7. Haley Harguth, HCCC Watershed Program Manager
8. Heidi Huber, HCCC Programs Development Coordinator

[Link to PPT Presentation Slides](#)

LAP Tool purpose/ultimate outcomes/timeline

- Purpose
 - Assess the Hood Canal landscape to determine where ecologically desired criteria are impacted by current and future development and climate change
 - Determine prioritized areas to consider possible actions that might ameliorate these impacts
- Outcomes
 - Tie the LAP Tool into HCCC's summer chum salmon recovery work and Integrated Watershed Plan (IWP) development and implementation
- Timeline
 - Advisory Group meeting #3 = ~September, 2019
 - HCCC Board review: October, 2019 Board meeting
 - DRAFT report due: November 1, 2019
 - FINAL report due: December 1, 2019
 - Future (post Dec. 1, 2019): depends on funding

LAP Tool Advisory Group Meeting #1 review

- Conceptual Approach
 - Prioritization is important: member governments have limited resources
 - Prioritized habitat protection is an important element to incorporate
 - ID where prioritized ecological areas are "working" & and where they aren't

- No new data (lots out there); intuitively visualize existing data instead
- Prioritization criteria
 - Summer chum salmon distribution
 - Forage fish spawning areas and their associated habitats
 - Sea level rise (SLR)
- Pilot focus areas
 - Biological hotspots related to the desired ecological criteria in areas of existing/planned development
- Policy areas of focus
 - Land use regulation is a sensitive subject: do not assume that the LAP Tool will inform land use regulations/recommendations
 - Keep in mind that local governments can't change land use regulations easily
 - Consider how the LAP Tool can assist potential non-regulatory policy approaches to land use
 - The LAP Tool should not say what to do in prioritized ecological areas that have pressures; it should just show where these areas are and let local planners decide
 - Acknowledge we cannot easily regulate people into changing; need to have non-regulatory options and tools
 - Cheaper/more effective to protect undisturbed areas than restoring degraded areas

Desired outcome for today

- Get feedback
 - Are we on the right track?
 - Is our DRAFT data/analysis useful to you?
 - Ideas for clarifications/edits/improvements
- Review
 - GIS layers
 - DRAFT Analysis
 - Assumptions
 - Limitations
- Goal
 - Get the green light to continue with our approach, and/or to understand how to modify it to meet your needs/desires

Group Discussion:

- Important to identify where private lands exist that could be changed to housing (ex: forest land sub-divided and converted to residential). Climate refugees will be coming to this area to escape areas with extreme heat and drought, etc. We are likely underestimating population estimates for the future. Some of this has been discussed at the Ecosystem Coordination Board meetings. Entities are trying to figure this out but each jurisdiction is doing it differently.
- Have to be able to communicate this tool to lay people. Can you define what you mean by "development", future development? Need to identify what is already in the comprehensive plans to accommodate growth. In County growth projections do you accommodate for anticipated growth due to climate change? Currently use FEMA data and others that accommodate climate change projections. But it is important to examine what is "allowed" for zoning, where the growth is going and what the magnitude is.

GIS layers

- **Prioritized Summer Chum Stocks:** used a fish distribution source layer ([Statewide Integrated Fish Distribution/SWIFD](#)) produced by the NW Indian Fisheries Commission,

then filtered to focus on high priority stocks determined from the [Guidance for Prioritizing Salmonid Stocks, Issues, and Actions for the Hood Canal Coordinating Council](#), a supplement to HCCC’s Summer Chum Salmon Recovery Plan. As a result of this prioritization, not all rivers are included. The map is further restricted to focus on spawning and rearing habitats, as these were determined to be more of a predictor of future fish presence.

- **Forage Fish:** highest priority forage fish habitat restoration/conservation areas – draft data from coastal geologic services, represents high priority conservation/restoration opportunities. Focused on shoreline. WDFW forage fish data is incorporated into this layer.
- **Tax Assessor data/Land Management** - Tax Assessor data for the three HCCC member counties (which includes some tribal land) describing current land use and ownership. Parcels with similar land uses were organized into the Land Management categories listed below as a way to begin to understand the current level of development and land use activity in Hood Canal.
 - o Land Management categories
 - Conservation
 - Other undeveloped
 - Private timber
 - Public timber
 - Recreation
 - Agriculture
 - Residential
 - Mining and Related
 - Other-developed
 - Military
- **Development: Current Level** - Land management categories categorized into different levels of current development
 - o Development Levels
 - Less Developed
 - Semi-Developed
 - More Developed
 - Unknown

<u>Development: Current Level</u>	<u>Land Management Categories</u>
Less Developed	Conservation
Less Developed	Other undeveloped
Semi-Developed	Private Timber
Semi-Developed	Public Timber
Semi-Developed	Agriculture
Semi-Developed	Recreation
More Developed	Residential
More Developed	Mining and related
More Developed	Other developed
Unknown	Military

Group Discussion:

- This (referencing above development levels) would not be easily consumed by large private land owners. HCCC needs to describe this in much better detail for Board and receiving public about how you are factually categorizing (not intuitively).
- What is other undeveloped? Unless it is more clearly described you have to make assumptions, could be an LLC, or timber. There is a possibility you are underestimating the potential for development.
- May need to examine recreation more closely. There is a difference between recreation without facilities and recreation with facilities.
- Group agrees more detailed descriptions are needed to describe “other developed” and “Other undeveloped”, and better explain why these are considered More and Less Developed, respectively.
- A solid definition of development would be helpful
- HCCC staff noted that as we start to narrow down into a case by case basis we can dive into more detail on how and why things are being categorized the way they are.
- Suggestion to use spatial scaling to better assess current land use. Ex: for private timber you could look at how many roads per acre, for residential you could note where is the housing in relation to the rest of the acreage.
- When asked the group agreed they are comfortable with the approach being taken but want more detail on the management categories. Some specific comments:
 - o Need more detail on recreation, non-incorporated areas (sensitive areas)
 - o Make it less crude by adding more explanation.
 - o Military should be high level development.
 - o What about known contaminated sites? Should those be identified in a different way?
 - o Need to explore designation for timber and agriculture under semi-developed. Timber lands aren't housing, land is still in a fairly natural state. Also compare that to Agriculture which creates more land disturbance. Is there a better way to represent these than just one category of semi-developed? Perhaps a numeric designation? If not, explain really well when categorizing Development Levels to avoid confusion. Consider further sub-categories within semi-developed.
 - o Consider using a scaling numeric system rather than more, less, semi developed. If that is too much effort, at the very least you need to explain your categories better.
- **Zoning** – brought in zoning layers from county websites to use as a proxy for future buildout conditions to understand what lands will have different levels of development in the future. Similar zone codes were grouped together in preparation of assigning them a future development category

Group Discussion:

- Be aware that the Hood Canal boundary line that goes through Kitsap County is wavy and unreliable. May need to consider land management of areas/parcels outside of that boundary line as you zoom into specific areas. Land use from outside these artificial boundaries still affect neighboring properties, watersheds, etc. This topic is brought up in the WRIA 15 watershed analysis.
- Need to think about the end user. Consumption by the Board, and the public.
- Can we combine zoning with population projections? Is it possible to overlay that data? Would allow better accuracy. Response: Buildout analysis is always problematic as it

- assumes we can build out to maximum. In reality there are limitations ex: shoreline properties, etc. Referenced Richard Brocksmith's build out analysis.
- There are people that try to figure this out, maybe it's possible to do that deeper dive if we first select focused areas. The challenge is how can we push back on sprawl and educate regulators on where the highly ecologically beneficial areas are?
 - **Development: Future Level** – the different member county zone codes were categorized into different levels of future development based on the perceived level of development allowed by the zoning. The perceived level of development allowed by the zoning was determined based on the descriptions in the respective county codes of what the zone code allows development-wise.
 - o Development Levels
 - Less Developed
 - Semi-Developed
 - More Developed
 - Unknown
 - **High Priority parcels** – individual parcels that intersect high priority ecological areas (i.e. prioritized summer chum salmon spawning and rearing habitats, and forage fish habitats)
 - **Development Current/Future Level (High Priority Parcels Only)** – High priority parcels containing all of the development-related layers so analysis can be conducted to find the less or semi-developed high-priority lands that are planned to be developed in the future. This analysis is meant to be used as a starting point for further land management discussions about appropriate responses to high priority lands facing development (see the “Filtered Analysis” discussion below for more info on this analysis).
 - **Sea Level Rise (SLR)** - maps out zero to ten feet (NOAA Puget sound data). There is no scientifically-agreed upon level of SLR expected for Puget Sound/Hood Canal, so incorporating a range of levels from zero to ten feet allows planners to determine what level is most appropriate for their jurisdictions.

Group Discussion:

- Port Gamble S’Klallam is working with groups on SLR (they will send HCCC staff the info). New layers on sea level rise and impacts such as storm surges and bluff erosion are anticipated soon (April 2020).

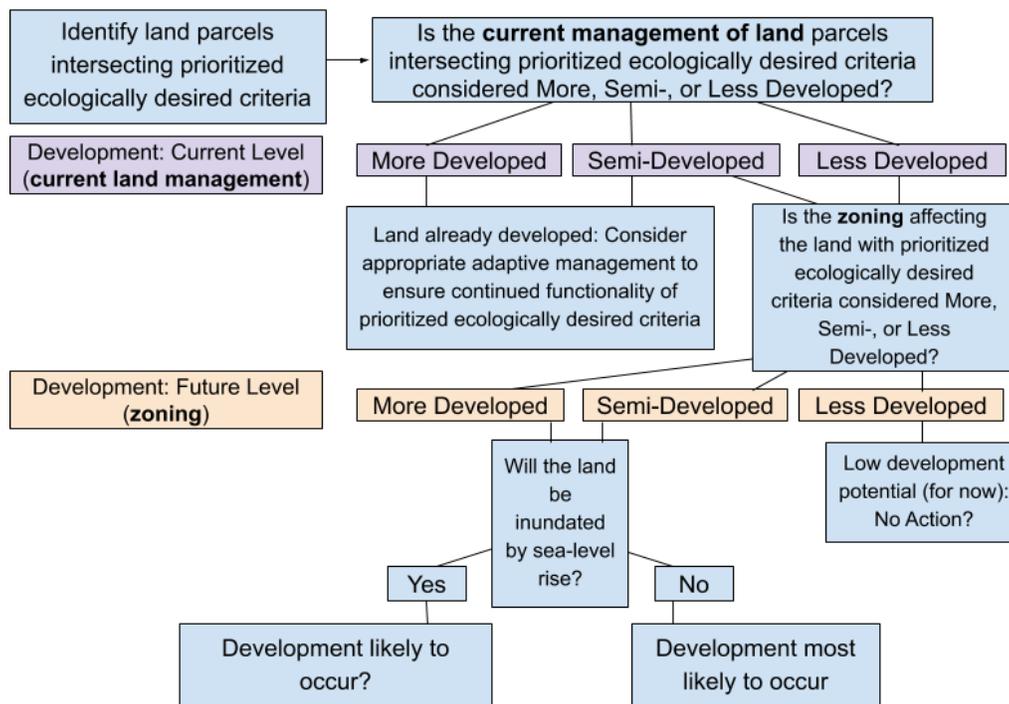
Live demo

Group Discussion:

- Suggestion to change color scheme so that the pink for development levels is easier to differentiate between levels. Needs more contrast.
- Group expressed interest in sharing to get feedback. Wanted to know if HCCC is at a point where the draft version can be released. Response: Yes, let’s discuss how we can best share with you and continue to get your feedback.

DRAFT Analysis review

- Logic model



Group Discussion:

- Have you been able to validate Tax Assessor land management against zoning? Trust but verify the Assessor data!!! Tax Assessor data is not necessarily reflective of the accurate land use currently occurring on the land. In Kitsap there are some cases where the assessor lumped multiple retail individual tax parcels into undeveloped open space. Also, ownership data doesn't always transfer quickly or accurately. ex: Kitsap County and Harper Estuary. Within the county properties it can be hard to determine which county entity owns the land. Aquatic lands are particularly difficult.
- Suggestion to reach out to someone from each county's Assessor's office to get more accurate information on land ownership and land use.
- HCCC staff have worked with Puget Sound High Resolution Change Detection data which could be useful here to ground truth what is happening on the ground and identify changes to the landscape.
- Consider using Coho range data in a future phase of LAPTool development. Coho are really sensitive to changes in the landscape and use small systems.

Filtered analysis

- The Development Current/Future Level (High Priority Parcels Only) layer can be filtered to find high priority parcels that are currently less or semi-developed that are planned for some level of development in the future. This analysis begins to uncover pilot areas to focus potential planning action on to ensure that the important prioritized ecological functions on these lands continue to exist. The different analyses and the corresponding number of parcels is below. NOTE: this is a DRAFT analysis that is subject to change based on edits to the analytical approach and refinements to the data.
 - o Filter: Less Developed (Current) -> Semi-Developed (Future): 57 parcels
 - o Filter: Less Developed (Current) -> More Developed (Future); 1,077 parcels
 - o Filter: Semi-Developed (Current) -> More Developed (Future): 181 parcels

Assumptions

- All source data is accurate
- What is already developed will stay that way
- If a parcel is zoned for something, it will be built that way, and have the assigned relative level of impact
- Tribal, Military: No zoning, so can't predict Development: Future Level

Limitations

- LAP Tool is a high-level GIS analysis = satellite planning, no groundtruthing
- LAP Tool is only good as source data (recency, accuracy, completeness)
- LAP Tool is only good for visualization; not legally binding boundaries, etc.
- LAP Tool doesn't (yet) incorporate CAO, buffers, other plans/policies protecting land
- Salmon layer does not comment on habitat conditions
- LAP Tool (currently) does not comment on the relative "protection" offered by different land uses

Feedback

- What do you think?

Group Discussion:

- Suggestion to incorporate other summer chum data, viability analysis, habitat conditions. For forage fish we have armoring data. Need to be aware that armoring will likely increase to protect infrastructure from sea level rise. Note: no new armoring is currently allowed in Kitsap County.
- LAPTool seems like a great tool for HCCC to communicate to people on how we can focus on priority areas. Jefferson Co. will consult with their team at Jefferson County about level of future engagement. Kitsap Co. says other Kitsap County staff are unable to engage at this time and she will be primary contact for now.
- Need to assume that military areas are at maximum buildout.
- Would be good to engage the Conservation Acquisition Partners group that HCCC (Patty Michak) was coordinating meetings, share with that group.
- Next step should be to polish up and focus on pilot areas with more detail and less assumptions. Ideally one area in each county (high priority areas for summer chum, and/or forage fish). Track how much time it takes for that focused in depth analysis so we can determine level of effort.
- High priority should be to look at forest land that is likely going to be converted into housing or retail. Ex: parcel south of port Ludlow that is high bluff forest land that would be amazing view property for houses. Need to identify - Where are the biggest opportunities for forest conversion? Highlight those areas and discuss with conservation groups about how these lands fit into their priorities.
- There is an upcoming Ecosystem Coordination Board workshop in Suquamish (October?) that will be discussing topics relevant to LAPTool, local planning tools. Libby Gier (DNR) is engaged in this work.
- There is an intrinsic potential model now in development by the Puget Sound Partnership Science Panel seems similar to the LAPTool effort. Also the fish Commission work on protecting habitat through land use. There is a need to protect critical areas like riparian, shorelines, etc. These areas are defined and called out in plans but not protected. We want more protections for those areas. Opportunities exist in rural areas of Mason and Jefferson Counties and West side of Kitsap.

- WDFW critical wildlife zones mapping data and wetlands mapping data might be useful as we move forward with LAPTool.
- Consider the importance of incorporating federal government critical habitat language into local recovery planning documents (Critical Areas Ordinances, etc). For example the new steelhead recovery chapter will include language identifying federal critical habitat. Look at what FEMA did to limit development in certain areas.
- Need to make it more clear that the summer chum streams used in the LAPTool GIS layer are the “top tier” streams from the [Guidance for Prioritizing Salmonid Stocks, Issues, and Actions for the Hood Canal Coordinating Council](#). Tahuya should be a priority due to development pressures in that watershed.

Next steps/adjourn

- Next meeting: ~September, 2019