

# SMP FACT SHEET #1

## Overview of Proposed Changes

### Clarity in Codes & Regulations

- Protections have been updated to be clearer and easier to understand.
- Confusing requirements (such as rules for determining 50 percent loss) have been removed.

### Greater Flexibility

- Property owners have more options to rebuild structures within existing footprint.
- New options to expand existing legally non-conforming structures.
- New options for storage structures within buffers.
- Proposed buffers tailored to individual shoreline characteristics.
- Reduced buffer requirements proposed in some shoreline designations.

### Simplified Processes

- Remodeling and/or rebuilding legally non-conforming structures on shoreline properties (without critical areas) is easier with proposed updates.
- Streamlined permitting processes with proposed updates.



THURSTON COUNTY  
WASHINGTON  
SINCE 1852

## Shoreline Master Program (SMP)

**\*NOT YET ADOPTED - OPEN FOR  
PUBLIC COMMENT.**

## ASK STAFF

Thurston County's SMP covers most shoreline building projects.

**Contact Us** about your site and which permits may still be required.

## READ THE CODE

**Title 19**

**Current Shoreline Codes**

## FIND IT ONLINE

**Shoreline Master  
Program Webpage**



## **Updates to Shoreline Environmental Designations**

- Shoreline Environmental Designations (SEDs) are assigned to water bodies within the SMP. Shoreline buffers and other protections in the SMP are unique to each SED.
- SEDs were revisited as part of the SMP update, applying fresh inventory and characterization of Thurston County shorelines.
- Proposed SMP updates use SEDs recommended by the Washington State Department of Ecology that are applicable in Thurston County.
- Find more information on SEDs in Fact Sheet 3.

## **Potential Changes to Buffers**

- Proposed mitigation options may allow buffer reduction in some cases while still protecting water quality (subject to standards).
- 250 ft. marine buffer and other buffers may be reduced specific to shoreline designation.
- Find more information on Buffers in Fact Sheet 6.

## **Permitting Process Updates**

- SMP permits align with other County permits (Type I - Type IV permits).
- The updated SMP draft includes an option for some shoreline permits to be processed administratively (by staff, instead of the Hearing Examiner).
- Updated SMP draft features a table showing permits required based on proposed activity.
- Combined shoreline/critical area permitting eliminates the need for separate critical area permits in many cases.

\*Specific requirements vary depending on the parcel and project proposed. Contact staff for more detailed information.