

From: lagarded@hotmail.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Friday, October 8, 2021 1:20:47 PM

Your Name (Optional):

Your email address: lagarded@hotmail.com

Comment: Would recommend that you revisit the height limitation for shoreline properties instead of limiting it to 35'. Aesthetically, heights of homes on the water should be aligned with neighboring properties for visual continuity. I would suggest requirements that height may not exceed a certain % of the closest 5 properties on either side of the proposed building site. Additionally, an arbitrary 35' designation is inappropriate when taking in consideration of homes that may sit across from such a shoreline property whose view of saltwater may be negatively impacted by a taller property being constructed and thus impact its value and enjoyment. Many homes sit across from shoreline properties on hillsides and those property owners should not be negatively impacted by arbitrary height requirements for houses in front of them. Maintaining a formula and taking an average of the existing heights as a measure for determining appropriate building height of renovations or structures would make better sense. No one's home should be impacted negatively and the proposal of 35' is not appropriate in my opinion.

Time: October 8, 2021 at 8:20 pm
IP Address: 168.212.239.66
Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: brick03k@yahoo.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Friday, October 8, 2021 8:28:39 PM

Your Name (Optional): Redmond KINCAID

Your email address: brick03k@yahoo.com

Comment: The county talks SMP's but still allow Wake Board Boats on small Lakes that tare up bulk heads and Shorelines.

How does the county plan on stopping street / highway run off 's (drive ways) from draining directly into our lakes.?

Time: October 9, 2021 at 3:28 am

IP Address: 73.118.146.217

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: [Randel Jones](#)
To: [John Woodford](#); [Andrew Deffobis](#)
Subject: Re: Conforming vs. Legally Non-conforming
Date: Saturday, October 9, 2021 10:59:05 AM

Jack Hanemann and Randel Jones agree with this position and request that the SMP be stated as such.

Very truly yours,

Randel Jones

From: John Woodford <jwoodford.aia@gmail.com>
Sent: Friday, October 8, 2021 4:58 PM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Subject: Conforming vs. Legally Non-conforming

Good afternoon Andy,

The *Staff note* following Ch 19.400.100 Existing Development of the *July 28, 2021 Planning Commission Working Draft* of the Shoreline Master Program states, “The Commission is interested in public comment on the topic.” The Thurston County Shoreline Stakeholders Coalition’s position on this matter remains the same as it was on August 31, 2020.

Therefore, I am re-submitting the Coalition’s letter, *Conforming vs. Non-Conforming or Legally Non-Conforming*, so it may become a part of the SMP Open House Public Communication. We feel that that it necessary that the SMP must be consistent with the State of Washington RCW 90.58.620, ***(a) Residential structures and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following to be considered a conforming structure.*** Plus, it’s just the right thing to do!

Respectfully submitted,

John H Woodford, AIA
 Emeritus Architect
 Chair, Thurston County Shoreline Stakeholders Coalition

From: JEKime@gmail.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Sunday, October 10, 2021 11:54:28 AM

Your Name (Optional): Jon Kime

Your email address: JEKime@gmail.com

Comment: I am all for keeping our shoreline in a good, healthy condition. And I understand why septic tanks are a problem, but do you know how much it costs to connect to the sewer system? If it is even available. To accomplish your goals of healthy shorelines shouldn't that be high on the to do list? Affordable sewage treatment? Your plan, as correct as your goals are, pushes all the expense off on the land owners. It's time for some infrastructure to b built.

Time: October 10, 2021 at 6:54 pm

IP Address: 67.168.2.106

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: [Whisler, Bob](#)
To: [Andrew Deffobis](#)
Subject: RE: 1523 Delphi Road, Olympia
Date: Monday, October 11, 2021 1:21:46 PM

Hello again Andrew,

I received the notice that the next virtual meeting will be October 20 and can be attended by Zoom. The message indicates that I cannot sign up for the meeting until we are one week out so I suppose that will be October 13th.

As I review the information there does not seem to be a lot of difference between my properties current definition of Rural Conservancy vs Natural Conservancy. I have two fundamental concerns and a general question:

1. I purchased that property in 1982 to specifically use it for waterfowl hunting. I continue to use it for that purpose. The current county regulations for that areas as it relates to shooting and/or hunting is that is allowed for land owner and invited guests only which suits me fine. What I want to know is if the new classification to "natural" will impact this regulation in a negative manner for my purposes?
2. You mentioned the current buffer and I assume that is from the edge of McLane Creek or the high tide mark. I would like to know if a decision on the buffer has been made and if so, what is it? As I previously mentioned my property already has a septic and drain field installed. While I may never build on the property maintaining the ability to build and hook up to that septic is instrumental to the property value.
3. As a property owner, in general what changes and/or restrictions will my property be subject to moving from Rural to Natural?

Thank you Andrew,

Bob Whisler
 Vice Chairman, Kyocera International Inc.
 Managing Executive Officer, Kyocera Corporation
 Direct: 858-576-2600
 Fax: 858-268-2275

From: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Sent: Tuesday, August 24, 2021 2:55 PM
To: Whisler, Bob <Bob.Whisler@kyocera.com>
Subject: RE: 1523 Delphi Road, Olympia

Hello Bob,

Thank you for your comments. Shoreline designations and rules are proposed to change with the SMP update. But please bear in mind that regulations for other environmental features that affect development (and property values), such as wetland buffers and restrictions on new residential development in floodplains, will also still apply.

Specific to the proposed Shoreline Master Program (SMP), the designation on your property is

proposed to change from "Rural Conservancy" to "Natural". Buffers for the marine shoreline are currently 250 feet, and could be either 200 or 250 feet in the update for areas designated Natural, as written. After the public hearing, staff will ask the Planning Commission to recommend one standard buffer width.

Both the Natural and Rural Conservancy environments allow residential development. If the structure is proposed within the Natural shoreline designation, an administrative Conditional Use Permit would be required. The development standards for residential development are found in section 19.600.170(B) of the [draft SMP](#). Applicable critical area rules are found in section 19.400.115 and in Appendix E. Mitigation may apply for unavoidable impacts to the shoreline environment.

I hope this information is helpful. This is a large and sometimes complicated topic, so please let me know if you have any follow-up questions.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Thurston County | Send Email <spout@co.thurston.wa.us>

Sent: Tuesday, August 24, 2021 12:34 PM

To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>

Subject: 1523 Delphi Road, Olympia

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Andrew Deffobis**

Subject:

From: **Bob Whisler**

Email (if provided): bob.whisler@kyocera.com

Phone: (if provided): **6198905542**

Message:

Hello Andrew, I have went through the virtual tour of the SMP but it is difficult to ascertain the impact on my property. I've owned that property for approx 35 years.

Shortly after purchasing it I had a septic tank and drain field installed with the intent of someday building a small vacation home there. What I want to know is how the newly proposed designations will impact my plans and what I can do with that property? I am also anticipating that any change to its designation that would prevent building a home will have a significant impact on the property value. Any comment for that.

Thanks, Bob Whisler

From: [Howard Glastetter](#)
To: [Andrew Deffobis](#)
Subject: Clarified Shoreline Master Plan Comments
Date: Monday, October 11, 2021 1:37:12 PM
Attachments: [21-10 Shoreline Master Observations.doc](#)

Andrew,

I've been out of town for three days. I was looking over my Shoreline Master Plan comments submission. I found a couple typos and a need to clarify a couple of my earlier comments. Please replace my October 6th comments with the attached October 11th ones.

Thank you,

Howard

Howard H Glastetter
Howard.glastetter@comcast.net
Cell (360)556-1574

Everything should be as simple as it can be, but no simpler.
Albert Einstein

Howard Glastetter
11110 Kuhlman Road SE
Olympia, WA 98513-9605

October 11, 2021

Community Planning & Economic Development
2000 Lakeridge Dr SW
Olympia, WA 98502

Gentlemen:

The following are my comments about the proposed Thurston County **Shoreline Master Program**. As my address indicates, I live in lower Nisqually Valley in the “channel migration zone” near the beginning of the Nisqually Delta. I have lived in the lower valley for over 50 years. I will give observations about issues I am familiar with.

Mining

Page 112 of the plan indicates aquatic mining is prohibited. I live near Holroyd’s gravel mine. They are attempting to get permission to mine as deep as 100 feet into the aquifer below their pit. I have recently sent you folks written reasons that this should not happen. I think that earlier information should also be in the “Shoreline” comments record.

It has become quite popular for gravel mines to propose mining into aquifers and “leave a pristine lake behind” as a mine reclamation solution. This can compromise drinking water in areas surrounding a mined-out pit. It allows the mine owners to cheaply avoid proper pit reclamation. Drinking water is a worldwide diminishing asset that should be preserved. I think the ban on aquatic mining should include most mining into aquifers.

The plan says mining will not be allowed in the channel migration zone (page 112). Holroyd’s pit was flooded in the Nisqually 1996 flood. Please see my earlier submission to your agency. They are “grand fathered” to mine in the valley, but not to mine below 20’ above the mean water table.

Channel Migration Zone

There is much discussion of the channel migration zone. However, there is a FEMA study that is changing the zone levels to conform to the February 1996 Nisqually flood. This isn’t mentioned on the plan.

The 1996 flood was the result of predicted 3-day severe storm. Alder Lake Dam was 17’ below capacity when the storm hit. Tacoma Power Utility (TPU) simply allowed the reservoir to top off on the first day of the storm and were forced to dump. This caused \$20,000,000 damage to property below the dam, as well as a like amount to the TPU La Grande generators attached to the dam. TPU’s FERC license has no fall / winter flood

control responsibilities. They should have and the Shoreline Master Plan should call attention to this. The 1996 flood was not unique. The recent February 2020 Nisqually flood was the result of TPU purposely allowing the raising the reservoir level to almost 2' from capacity in late January during the 2nd rainiest winter recorded in Western Washington. TPU exacerbated both the above floods and several others over the years.

The plan should include comments that say Thurston County will attempt to have FERC build some safety into the license or work with TPU to have a more conservative flood mitigation strategy during dangerous times of the year. FEMA has said they will be setting the zones as if the reservoir will always be full. **If they do that, the county should appeal the FEMA decision.**

Bridges

The plan discusses bridge replacements and their allowed heights. Replacement of the I-5 Nisqually River bridges is on the horizon. One line of thought is to build the bridges much higher than now to prevent flood damage. The suggested price tag, of the four lane much higher bridges, is five billion dollars. I propose a different solution.

As I mentioned in my "channel migration zone" comments TPU bears responsibility for much of the prior valley floods. Certainly, moderately raise the level of the new bridges, but also require TPU to operate more safely. This can easily be done by changing their FERC license to have a safe fall / winter maximum reservoir level and suggested evasive action as large storms approach. The financial impact to TPU would be miniscule. This could save a billion dollars or so in bridge costs and allow a park and ride / train / bus station to be built in Holroyd's gravel mine. Please see the prior suggestions I sent you folks about Holroyd's mined out north pit.

I hope my observations are food for thought. I care about my neighborhood and the county where I live.

Sincerely,

Howard Glastetter

From: [Polly Stoker](#)
To: [ruth boyle](#)
Cc: [Andrew Deffobis](#)
Subject: RE: Comments regarding the upcoming hearing on the Shoreline Master Program.
Date: Monday, October 11, 2021 2:27:44 PM

Thank you for your comment. I am forwarding on to Andrew Deffobis to provide to the Planning Commission.

Polly Stoker

Polly Stoker

Thurston County Community Planning &
 Economic Development (CPED)
 360-786-5473
 Cell 360-972-6785
stokerp@co.thurston.wa.us
 2000 Lakeridge Dr SW
 Building One, 2nd Floor
 Building Development Center

From: ruth boyle <ruthyleeboyle@gmail.com>
Sent: Monday, October 11, 2021 2:23 PM
To: Polly Stoker <polly.stoker@co.thurston.wa.us>
Subject: Comments regarding the upcoming hearing on the Shoreline Master Program.

October 11,
 2021

Members of the Planning Commission,

We are writing today to voice our opinions that additional regulations and restrictions are not desirable for many of the lakeshore waters in Thurston County. The proposed Shoreline Master Program is implementing many issues that are going to have negative effects on property owners as we try to improve our dwellings and the lands they sit on. We all love our lakefront properties and our beautiful lakes. If we did not want to improve things and protect the waters we would not keep the properties and pay the high taxes that come along with this desired ownership.

When looking at possible revisions to the SMP we request that you especially reevaluate the proposals on SMP issues #2,7,8,9 and 12. The regulations that are already in place keep things protected. We do not need more limitations!

Our existing shoreline residential properties should not bear the brunt of these very restrictive

regulations or the extreme costs and frustrations associated with them.

Sincerely,
James

and Ruth Boyle

(property owners on Lawrence Lake)

From: [chris ireland](#)
To: [Andrew Deffobis](#)
Subject: Shoreline Management
Date: Monday, October 11, 2021 2:51:31 PM

Hello,

My name is Chris Ireland and I live at 15916 Lawrence Pl se, on Lake Lawrence in Thurston County. I understand you are considering ill advised changes to the Shoreline Management Program. Please record my thoughts into your deliberations, and please do not make it harder for homeowners on the lake to modify/build/or otherwise enjoy their property. My thoughts:

1. **Buffer widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 SMP .**
2. Pier, Dock, Float or ramp grating (Issue #7 in coalition letter) we need the option to exclude expensive grating for lakes that do not contain salmon.
3. Pier and Dock piling spacing (Issue #8 - in coalition letter) we need the option to reduce spacing to 8 feet.
4. Pier and Dock Width (Issue #9 - in coalition letter) we need the option to be able to make our piers/docks 8 feet wide or more if applicants can demonstrate need.
5. Shoreline Environmental Designations (SEDs) (Issue #12 in coalition letter) we need the changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.

Thanks for your service,

--

Chris Ireland <><

From: [Whisler, Bob](#)
To: [Andrew Deffobis](#)
Subject: Re: 1523 Delphi Road, Olympia
Date: Monday, October 11, 2021 4:36:58 PM

Thx Andrew, I'd like to add another question. Will there be any impact on my grazing horses on the property? Thx again

On Oct 11, 2021, at 3:49 PM, Andrew Deffobis
 <andrew.deffobis@co.thurston.wa.us> wrote:

Hello Bob,

Thank you for your comments. They will be included in the record and provided to the Planning Commission.

I will follow up with specific responses to your questions, but at the forefront, wanted to make sure to send you the link to register for the public hearing: it is posted on the [Planning Commission's meetings page](#). Please let me know if you have any difficulty in registering.

Regards,

Andrew Deffobis, Interim Senior Planner
 Thurston County Community Planning and Economic Development Department
 2000 Lakeridge Drive SW
 Olympia, WA 98502
 Cell Phone: (360) 522-2593
 Office Phone: (360) 786-5467
 Fax: (360) 754-2939

From: Whisler, Bob <Bob.Whisler@kyocera.com>
Sent: Monday, October 11, 2021 1:21 PM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Subject: RE: 1523 Delphi Road, Olympia

Hello again Andrew,

I received the notice that the next virtual meeting will be October 20 and can be attended by Zoom. The message indicates that I cannot sign up for the meeting until we are one week out so I suppose that will be October 13th.

As I review the information there does not seem to be a lot of difference between my properties

current definition of Rural Conservancy vs Natural Conservancy. I have two fundamental concerns and a general question:

1. I purchased that property in 1982 to specifically use it for waterfowl hunting. I continue to use it for that purpose. The current county regulations for that areas as it relates to shooting and/or hunting is that is allowed for land owner and invited guests only which suits me fine. What I want to know is if the new classification to "natural" will impact this regulation in a negative manner for my purposes?
2. You mentioned the current buffer and I assume that is from the edge of McLane Creek or the high tide mark. I would like to know if a decision on the buffer has been made and if so, what is it? As I previously mentioned my property already has a septic and drain field installed. While I may never build on the property maintaining the ability to build and hook up to that septic is instrumental to the property value.
3. As a property owner, in general what changes and/or restrictions will my property be subject to moving from Rural to Natural?

Thank you Andrew,

Bob Whisler
Vice Chairman, Kyocera International Inc.
Managing Executive Officer, Kyocera Corporation
Direct: 858-576-2600
Fax: 858-268-2275

From: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>

Sent: Tuesday, August 24, 2021 2:55 PM

To: Whisler, Bob <Bob.Whisler@kyocera.com>

Subject: RE: 1523 Delphi Road, Olympia

Hello Bob,

Thank you for your comments. Shoreline designations and rules are proposed to change with the SMP update. But please bear in mind that regulations for other environmental features that affect development (and property values), such as wetland buffers and restrictions on new residential development in floodplains, will also still apply.

Specific to the proposed Shoreline Master Program (SMP), the designation on your property is proposed to change from "Rural Conservancy" to "Natural". Buffers for the marine shoreline are currently 250 feet, and could be either 200 or 250 feet in the update for areas designated Natural, as written. After the public hearing, staff will ask the Planning Commission to recommend one standard buffer width.

Both the Natural and Rural Conservancy environments allow residential development.

If the structure is proposed within the Natural shoreline designation, an administrative Conditional Use Permit would be required. The development standards for residential development are found in section 19.600.170(B) of the [draft SMP](#). Applicable critical area rules are found in section 19.400.115 and in Appendix E. Mitigation may apply for unavoidable impacts to the shoreline environment.

I hope this information is helpful. This is a large and sometimes complicated topic, so please let me know if you have any follow-up questions.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Thurston County | Send Email <spout@co.thurston.wa.us>

Sent: Tuesday, August 24, 2021 12:34 PM

To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>

Subject: 1523 Delphi Road, Olympia

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Andrew Deffobis**

Subject:

From: **Bob Whisler**

Email (if provided): bob.whisler@kyocera.com

Phone: (if provided): **6198905542**

Message:

Hello Andrew, I have went through the virtual tour of the SMP but it is difficult to ascertain the impact on my property. I've owned that property for approx 35 years. Shortly after purchasing it I had a septic tank and drain field installed with the intent of someday building a small vacation home there. What I want to know is how the newly proposed designations will impact my plans and what I can do with that property?

I am also anticipating that any change to its designation that would prevent building a home will have a significant impact on the property value. Any comment for that.

Thanks, Bob Whisler

From: clingman.tom@gmail.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Monday, October 11, 2021 9:52:02 PM

Your Name (Optional): Tom Clingman

Your email address: clingman.tom@gmail.com

Comment: As a lake resident, my comments relate to lake shorelines. I have three basic points regarding this draft:

1. Residential lake shorelines must have SMP standards that are appropriate for the relatively very simple conditions on lakes. Lakes (without salmon) are much simpler than marine shorelines regarding natural resources and shoreline dynamics.

The current draft includes attempts to reflect this difference. However, separate sections regarding lakes seem necessary to ensure appropriate standards are applied to lakes on all topics, and to ensure clarity for both staff and property owners.

SMP regulations should follow the science. This includes avoiding applying marine shoreline science which does not apply to lakes. A few examples:

- Science has documented the critical need for upland sediment sources to sustain Puget Sound beaches, which are vital habitat for forage fish and other species. Thus, bulkheading/armoring is a very important issue on marine shorelines. This is not applicable to lakes.
- Studies have demonstrated the negative impact of dock-created shade on juvenile salmon migrating along marine shorelines. Thus, standards to reduce these impacts are very important on marine shorelines. This science and the resulting SMP standards are not applicable on lakes.
- Due to wave and tide dynamics, the armoring of one marine property can create serious increased erosion on adjoining properties. Parallel dynamics exist on river shorelines. These complexities simply do not exist on lakes.

The contrast between natural resources in marine and lake waters is stark. Take fish: Our marine shorelines are vital habitat for juvenile salmon and forage fish, which in turn support various native species including Orcas. In contrast, our lakes have no native fish; we have introduced bass, perch and bluegill, along with planted trout that cannot reproduce here. The SMP standards must reflect this significant contrast in natural resource values in marine versus lake shorelines.

If the SMP fails to reflect these very significant differences in habitat and use characteristics, the SMP update will result in a.) Unwarranted overregulation of lake property owners, and b.) Failure to deploy limited County staff time in protecting endangered salmon and other vital marine natural resources.

2. “Letter of exemption” permits are outdated, overly complex and costly, and ineffective – at least for residential lakes. A new approach is needed that fits modern times and the simple nature of issues being addressed on residential lake shorelines.

The SMA clearly lays out activities exempt from the Shoreline Substantial Development

Permit. Anomalously, over time, a new “Exemption Letter” permit has emerged (the draft SMP has several different terms for these reviews; I am simplifying the terminology to “Exemption Permit” for discussion purposes.)

This is a “sneaker” issue. The requirement for Exemption Permits is oblique and buried in the text. Terminology is inconsistent and requirements vague. The draft makes a minor attempt to clarify when there is an exemption to the Exemption Permit – but this approach will inevitably remain exceedingly unclear.

A new approach is needed in place of “Exemption Permits.” My key points:

- “Exemption Permits” are outdated. The SMA is a very early land use regulation. In 1972, it was virtually unprecedented that property owners would need to comply with regulations to protect the environment. It was legitimate to require that property owners contact the County to ensure that their project met these unprecedented new requirements. In 2021, there are multiple land use and environmental regulations in place. These regulations rely on property owners to comply even when no specific permit is required. It is time for the SMP to join this host of modern land use regulations.
 - Exemption Permits are over-regulation. At least for residential lakes, County review of virtually all shoreline work as proposed is extreme over-regulation. There is no scientific basis for requiring such reviews to protect either natural resources or adjoining properties on residential lakes. Current cost for an Exemption Permit is over \$2,500. In many cases, the permit cost exceeds the value of the activities supposedly required to obtain these permits – a situation verging on the absurd.
 - Fostering stewardship, not processing permits, will be most effective in protecting lake habitat and water quality. Even with the most extensive requirements for obtaining permits, most activities by shoreline residents will not be covered by permits. Information on topics like the value of shoreline and aquatic vegetation, and fertilizing that avoids degrading water quality, should be provided – not intrusive requirements for Shoreline permitting that greatly exceeds the direction in the SMA.
 - Clear information for property owners is the best means to achieve implementation of the policy objectives and standards in the SMP. These should address the most common activities (for example, installing docks and floats.) The SMP information can be supplemented with more detailed relevant information and links. These handouts need to focus on clear communication with property owners, rather than reciting SMP language. An example from a different agency are the Programmatic HPAs created by WDFW for aquatic vegetation.
3. Buffers on lakes should focus on effective habitat protection.
- Increasing buffers on already-developed lake shorelines will not provide effective habitat protection. It will greatly increase concerns about “nonconforming uses.” I fail to understand the reason for proposing the increase in this buffer as an option for discussion. The increase should not be pursued, at least on lakes.
 - Protection should be ensured for the few remaining areas of undeveloped lake shorelines. Buffers may need to be increased in these areas, if the merged SMP and Critical Area requirements are not adequate to provide this protection. These remnants of the original lake habitat should be protected.

Thank you for considering these comments.

Time: October 12, 2021 at 4:51 am

IP Address: 73.83.130.39

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

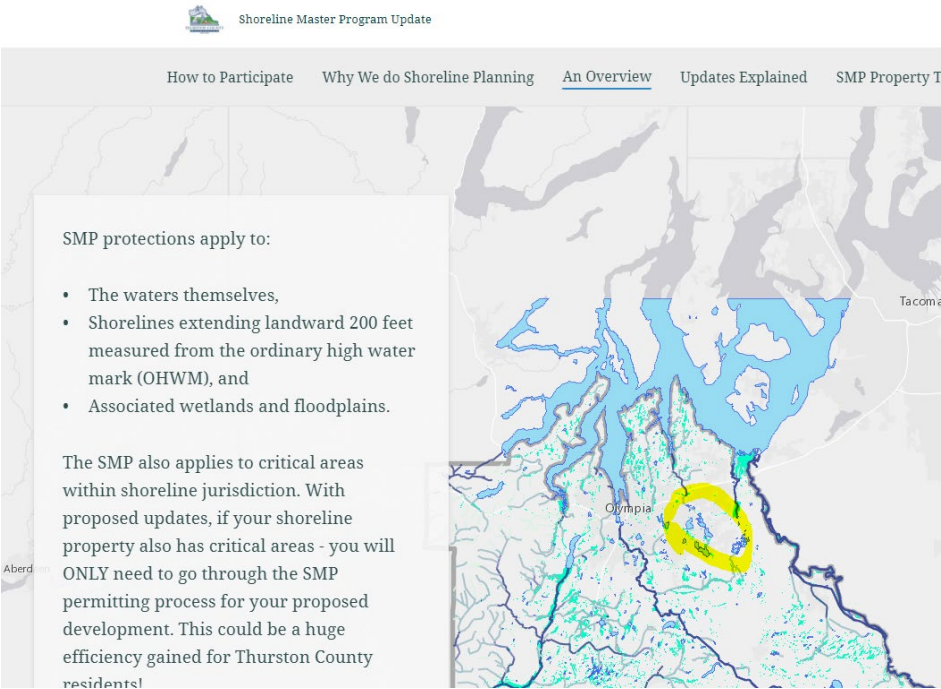
Sent by an unverified visitor to your site.

From: [Adam Faussett](#)
To: [Andrew Deffabis](#)
Subject: RE: Critical area map
Date: Tuesday, October 12, 2021 8:32:27 AM
Attachments: [perspave011f344a898807788f1c7d7d7d.png](#)
[1091DE32529249EC87D657301C0514C0.png](#)
[6c7739473FE54D8FB307F955F3CFA4.png](#)
[jmsqwr011.png](#)

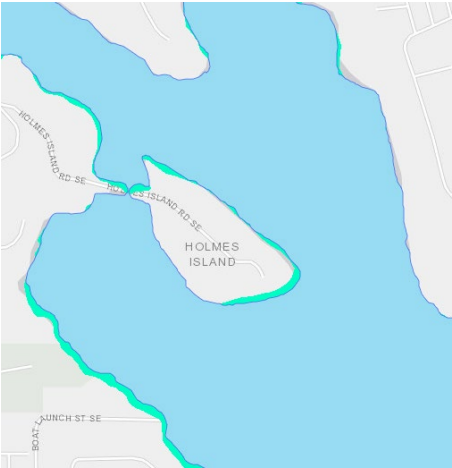
Hi Andrew,

I saw the maps you spoke of but the one is question is the background map on the critical area section. If you expand it you can see that the southeastern/south side of Holmes island is shaded green or grey noting that something is being labeled like the critical areas. There is not a map legend to describe what the green and grey denote.

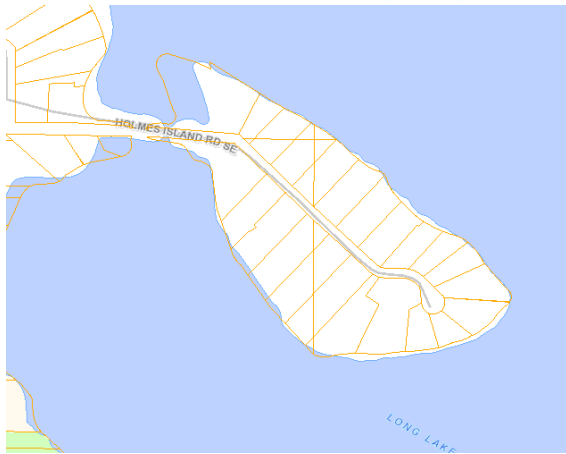
If you go to the SMP plan [Shoreline Master Program Update \(arcgis.com\)](#) and then to "overview" and pan down to the second background picture, you see this:



The highlighted area zooms to this, What does the green area represent??????



The Geodata map does show the areas marked on the critical area map by denoting a property line between the water and the land. What is the land in between the property line and the water represent?



Thank you for your time,
Adam Faussett

Sent from [Mail](#) for Windows

From: [Andrew Deffobis](#)
Sent: Thursday, October 7, 2021 5:25 PM
To: afaussettdna@aol.com
Subject: RE: Critical area map

Hello Adam,

Thank you for your comments. They will be added to the public comment record and provided to the Planning Commission.

As part of the SMP update, we have refreshed our maps that show areas subject to the SMP. Overall, more area is proposed to be subject to the SMP because of changes to our waterbodies, wetlands, and floodplain data layers. Holmes Island is currently designated Rural, and is proposed to be designated Shoreline Residential (which is replacing the Rural designation). The shoreline buffer is currently 50 feet. There are two options in the draft regarding the buffer: 50 feet or 75 feet. Marine and lake shoreline buffers are the smallest for the Shoreline Residential designation because these areas are the most built out and have relatively less ecological function than more intact areas.

How the update affects you may depend on if you propose future land use activities on your property. The update mainly applies to new development. Do you have any proposed projects you would like me to look into?

For mapping, I would encourage you to look at your property in our [Shoreline Environment Designation web tool](#) to see where shoreline jurisdiction is proposed to apply. You can toggle back and forth between current and proposed SMP jurisdiction. One caveat to note: critical areas occurring onsite or within shoreline jurisdiction will also affect development plans. You can also view other critical areas, such as wetlands and floodplains, on our GeoData website (www.geodata.org).

I hope this is helpful; please let me know if you have further questions.

Regards,

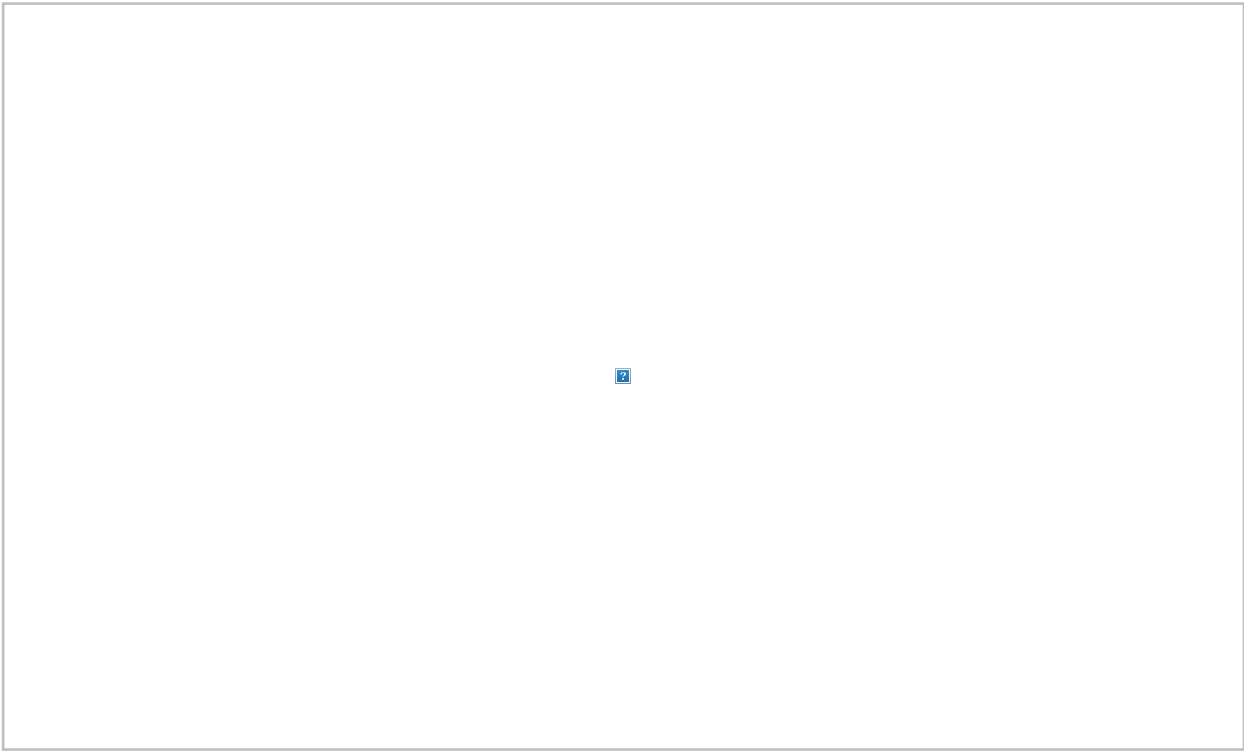
Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: afaussettdna@aol.com <afaussettdna@aol.com>
Sent: Wednesday, October 6, 2021 4:17 PM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Subject: Critical area map

Hi Andrew,

Is the critical area map new or was it mapped out before? I am at the Southeast End of Holmes Island and it encompasses my property. What does this change for me? Most of the area, including my complete shoreline, is lined with a bulkhead and my yard to the bulkhead is a lawn, so a critical area does not make any sense. The area looks to go deep into my property and my house is a little over 50 feet from the waterline/bulkhead. The areas highlighted in the green do not make sense with the surrounding non-colored in areas. These green and grey shadings do not show up on any key the describes what they are marking other than the map is called a critical area map.

Thank you in advance for your response,
Adam Faussett



From: [Jason Gano](#)
To: [Andrew Deffobis](#)
Subject: Olympia Master Builders
Date: Tuesday, October 12, 2021 9:52:34 AM

Good Morning, Andrew,

My name is Jason Gano and I am the Government Affairs Director with the Olympia Master Builders, we met in person at the Long Lake community meeting a few weeks back.

I have a few questions about the SMP if you don't mind.

Is the county still changing the SMP to allow for a rebuild after a home is more than 50% destroyed? If the buffer is moved from 50 to 75 feet, would people that have homes within the buffer zone be able to still do a remodel?

What are the current construction setbacks? Are they remaining the same?

Thanks,

Jason D. Gano
Government Affairs Director
Olympia Master Builders
(253)682-8495

Sent from [Mail](#) for Windows

From: [Schorno Agri-Business Glenn Schorno](#)
To: [Andrew Deffobis](#)
Subject: RE: Incoming SMP Comment
Date: Tuesday, October 12, 2021 9:53:37 AM
Attachments: [5384D03098F64D1B9654E879AA2C3B7D.png](#)

Good morning Andrew,

Parcel 22728440100 is partly out of the current SMP but will be in the updated SMP.

There has been livestock on this piece off and on for many years. The trees add shelter. Now, along with a few acres adjacent to this property, we wish to continue farming it but with Christmas trees rather than cattle. Farming operations often change types of agriculture to adjust for trends. Spending several thousands of dollars in permits and having new large buffers to **continue** farming this piece but as Christmas trees seems wrong.

For future generations, I had planned on building a home on this piece. Not having this option severely detracts from the value of the property.

The current SMP states agriculture as being a preferred use on flood plane property. Does the new SMP include such language?

Is it possible to move the parcel boundaries east so a homesite could be used on our neighboring property?

On another note the CRP and CREP programs are federal programs that ag land can be put into and out of over many years. How would the SMP rules affect land coming out of this program to farm again?

I plan to read the proposed SMP this week. I will have some more comments soon.

Best Regards,
 Glenn

Sent from [Mail](#) for Windows

From: [Andrew Deffobis](#)
Sent: Thursday, October 7, 2021 12:54 PM
To: schornoag@hotmail.com
Subject: RE: Incoming SMP Comment

Hello Glenn,

Thank you for your comments. They will be added to the public comment record and provided to the Planning Commission.

If you have a specific property or land use project in mind, I can try to provide more information about how the SMP update may affect you.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: schornoag@hotmail.com <donotreply@wordpress.com>

Sent: Thursday, October 7, 2021 8:56 AM

To: SMP <SMP@co.thurston.wa.us>

Subject: Incoming SMP Comment

Your Name (Optional): Glenn Schorno

Your email address: schornoag@hotmail.com

Comment: Who benefits from the update? Who's property loses value from the update? Is there a mechanism to fully compensate the landowners that lose value?

Time: October 7, 2021 at 3:55 pm

IP Address: 74.209.54.88

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: [Ron Philippsborn](#)
To: [Andrew Deffobis](#)
Cc: [T.K. Philippsborn](#)
Subject: Re: Thurston County SMP Virtual Open House Link
Date: Tuesday, October 12, 2021 11:53:38 AM

Okay, thanks. I think we're getting closer to the information I'm actually looking for. Which is . . .

Let's assume, as is likely, that the designation changes and the buffer is extended to the point where most of the structures on our property - house, garage, workshop, barn - are now in it, which they are NOT, at this time. What, exactly, does placing those existing buildings in the redefined and extended buffer(s) mean to us!? No change? Harder to get permits for upgrades, remodels or maintenance, such as a new roof (we can't do any new construction anyway because of the Conservation Easement)? We have to tear our house down? From your last email, it sounds like the main effect will be more flexible standards for "alterations to existing structures," since we sit back a short distance from the bluff, but again, I'd like to know exactly what that might mean.

And is the "bluff buffer" something different than the "shoreline buffer"? Are the structures on our property currently in it - or about to be moved into it - even though we're not currently in the shoreline buffer? And, if so, what constraints does THAT put on us?

I know a lot of this information is available on your web site, but it's a bit confusing for a layperson, and I just want to be sure I'm interpreting it correctly.

Thank you.

RON PHILIPPSBORN
 2333 86th Ave NW
 Olympia, WA. 98502
 (360) 672-8585

On Oct 12, 2021, at 10:09 AM, Andrew Deffobis
 <andrew.deffobis@co.thurston.wa.us> wrote:

Hello Ron,

You are correct. The proposed SED for your property is Rural Conservancy, based on the inventory and characterization performed earlier in the update process. The current SED is Rural. The current shoreline buffer is 50 feet. The draft SMP has two options under consideration for Rural Conservancy buffers: 150 feet or 250 feet. I expect Planning Commission will consider public testimony and keep one standard buffer width when they forward their recommendation to the Board of County

Commissioners. The location of the ordinary high water mark (and therefore how far back the buffer extends and whether existing homes would be impacted) is determined during the land use application process. The proposed SMP provides more flexibility and clarity in general for altering existing properties that are within the shoreline buffer (e.g. for remodels/other work in the existing footprint).

But there's a caveat. Keep in mind that the marine bluff hazard area would also have a buffer. Current Critical Areas Ordinance standards for alterations to existing structures in the marine bluff buffer will remain in place after the SMP update is adopted.

If you're comparing SEDs in the current and proposed SMPs, they're generally related as follows: the current Rural designation is most closely related to the Shoreline Residential SED in the update. The current Conservancy designation is most related to the Urban Conservancy or Rural Conservancy SEDs in the update. And the current Natural SED is most closely related to the Natural SED in the update.

I hope this is helpful. Please let me know if you have further questions.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Ron Philippsborn <crowhaven3@yahoo.com>
Sent: Thursday, October 7, 2021 1:12 PM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Cc: T.K. Philippsborn <whidbeyhomes@yahoo.com>
Subject: Re: Thurston County SMP Virtual Open House Link

Thanks for sending me the link.

After looking at the map, it looks like our SED changed from Rural to Rural Conservancy. Where we were lumped in with the waterfront houses around Schirm Loop, the line has shifted so that we're now in another category. I kind of get that, because most of the Schism Loop homes are on smaller lots close to the beach, while we're on a larger piece of property, with our house set back from the Edgewater Beach high bluff waterfront. But since I couldn't find out what our buffer requirements are under the old system (on the interactive map, the SED's listed under Proposed and Current Designations have different names and the Fact Sheet only references the new ones), I

can't really tell what effect the change will have on us.

In a nutshell, like everyone else, I'm primarily interested in whether this will require any action on our part. Specifically, since we can't start any new construction here anyway under the terms of a Capital Land Trust Conservation Easement on our property, I would just like your assurance that there's no possible impact on any of our existing structures.

Thank you,

RON PHILIPPSBORN
2333 86th Ave NW
Olympia, WA. 98502
(360) 672-8585

On Oct 6, 2021, at 5:05 PM, Andrew Deffobis
<andrew.deffobis@co.thurston.wa.us> wrote:

Hello Ron,

Thanks for taking my call this afternoon. Here is a link to our Shoreline Master Program update virtual open house:
<https://www.thurstoncountywa.gov/planning/Pages/shorelines-update-open-house.aspx>

Please let me know if you have any questions. Our Planning Commission will hold a public hearing on Wednesday, October 20 at 7 PM (both on Zoom and in-person at the County Courthouse). The written public comment period for the Planning Commission is open until 11:59 PM on Friday, October 22.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development
Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: debhikes2@gmail.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Tuesday, October 12, 2021 3:55:07 PM

Your Name (Optional): Debra Martinelli

Your email address: debhikes2@gmail.com

Comment: Thank you for allowing comments and questions.

I am a property owner on Summit Lake. As you may or may not know, most of the homes here depend on the lake as their sole drinking water supply. This is an area, where many areas are incapable of digging a productive well. I am wondering what specifically in your plan will protect Summit Lake's water for consumption by the residents and the plant, fish and wildlife that depend on this water supply. Will old septic systems continue to be grandfathered in, or will you finally establish a requirement that they be checked and certified on a regular cycle? Will regulations be put into place that prohibit the use of herbicides and pesticides on lawns and as part of logging operations? Could a prohibition to dumping chemicals, garbage and yard clippings be put into place?

I would greatly appreciate a response to my questions. Thank you!

Time: October 12, 2021 at 10:54 pm
IP Address: 73.181.184.167
Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: [Thurston County | Send Email](#)
To: [Andrew Deffobis](#)
Subject: Wetlands ?
Date: Tuesday, October 12, 2021 6:24:20 PM

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Andrew Deffobis**

Subject:

From: **Darlene Edwards**

Email (if provided): **darlenemae.edwards@gmail.com**

Phone: (if provided): **3605568328**

Message:

Hello Andrew,

I appreciate the time you took the other day to listen to my comments and answer my questions. I find the various levels you referred to as confusing. I just spent more time trying to find information about wetlands on this site and found none. Could you send me information about them and why they are included in the shoreline plan?

Another comment I would like to make is in regard to the points I tried to make about the origin of Dry Creek when it causes the water to get built up enough so that it causes water to flow into Beaver Creek for a short time in the winter. You mentioned that Dry Creek was running perpendicular to Beaver creek and that is true a cross our property and adjacent properties to the east to a point. However , the water then turns north a little distance after it crosses under Maytown Rd. This is where it pools next to the railroad tracks. the has been coming to that point from a spring further north up the hill on the property which apparently belongs to the Menke Brothers (? on spelling it correctly. I referred to this in my earlier email.

Thank you for all you are doing in dealing with this.

Sincerely,

Darlene Edwards

From: [Tom Goldsby](#)
To: [Andrew Deffobis](#)
Subject: Re: Property No. 09560002000
Date: Wednesday, October 13, 2021 11:47:16 AM

Hi Andy,

I very much appreciate your guidance. Thank you. I reviewed the plan designations as you suggested. While it may be appropriate for a few of the adjoining 40 acre parcels down river, where people have yet to build homes, your current designation for this and possibly other properties up river are incorrect. I will list the inconsistencies in an email later this week or next when they have more time. Thank you for your patience and again, your clear guidance.
 Richard (Tom) Goldsby

On Oct 12, 2021, at 5:19 PM, Andrew Deffobis <andrew.deffobis@co.thurston.wa.us> wrote:

Hi Tom,

Thanks for your comments. They will be included in the public comment record and provided to the Planning Commission.

The proposal for your reach of shoreline to be designated Natural was a result of the inventory and characterization of shorelines that occurred in an earlier phase of the SMP update. The designation is not done for each individual property. Shorelines are broken up into reaches containing several properties but that may have similar characteristics, and are then given a shoreline designation based on the designation criteria. You can view the criteria used to propose shoreline designations on page 4 of the [Shoreline Environment Designation report](#). Your reach of the Deschutes River is "DE-17—DE-18". You can see which criteria were used to propose a designation of Natural on page 20. The inventory and characterization information for this specific reach is on page 79 of the [Inventory & Characterization matrix](#).

If you have information to suggest the designation of Natural for your shoreline reach is incorrect, based on the information above and the criteria for proposing shoreline designations, please let me know. The Planning Commission will be revisiting the SMP draft after next week's public hearing, and shoreline environment designations will be a topic of discussion. If an error was made in the original designation, the easiest time to address that is now, before the update is complete.

Regards,

Andrew Deffobis, Interim Senior Planner
 Thurston County Community Planning and Economic Development Department
 2000 Lakeridge Drive SW
 Olympia, WA 98502
 Cell Phone: (360) 522-2593
 Office Phone: (360) 786-5467
 Fax: (360) 754-2939

From: Tom Goldsby <tomyg@fairpoint.net>
Sent: Friday, October 8, 2021 11:22 AM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Subject: Fwd: Property No. 09560002000

Hi Andy,

After I sent that last email I read portions of the SMP and "Shoreline Residential" seems a more appropriate designation, given the multiple single family structures adjacent, up river and surrounding, don't you think? This address is often confused with the opposite side of the river.

GPS often place this address at the driveway and barn directly across the river. We often get deliveries and even get mail from the county to pull Tansy Ragwort that is actually referring to the farm and fields on the other side of the river. Given this section of the river, historically, a portion of a Weyerhaeuser park, has always been a favored spot for steelhead and fly fishing and rafters, it seemingly falls under a different designation in many ways. Please advise.

Thank you,

Richard (Tom) Goldsby
14149 Military Rd SE
Tenino WA 98589
Mobile: 360-481-1422
Home: 360-446-2729
tomyg@fairpoint.net

Begin forwarded message:

From: Tom Goldsby <tomyg@fairpoint.net>
Date: October 7, 2021 at 4:52:51 PM PDT
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Cc: Tom Goldsby <tomyg@fairpoint.net>, Terry Goldsby <terrytomg@fairpoint.net>
Subject: Re: Property No. 09560002000

Hi Andy,

Thank you for your quick response. Are you aware proximity to the flood plain in our elevation certificates from 1978 and 2018 differ from the map the county is using? I sent copies to the county when we did them. I expect that may impact the designation; plus, our family has been here nearly 100 years and haven't seen it flood. The ever deepening of the river bed here, over the last 100 years, has likely lessened the risk it ever will. My grandfather and his father were loggers and grew strawberries and ran cattle on the property. You can still find barbed wire from the early 1900s embedded in the old fir trees along the river.

We took the main house down in the 60s and built two new houses and out buildings in the 70s and 80s.

We may build a smaller mother-in-law/retirement home on the property. Will a change in designation impact that process and increase costs?

Thank you,

Richard (Tom) Goldsby

14149 Military Rd SE
Tenino WA 98589
Mobile: 360-481-1422
Home: 360-446-2729
tomyg@fairpoint.net

On Oct 7, 2021, at 11:12 AM, Andrew Deffobis <andrew.deffobis@co.thurston.wa.us> wrote:

Hello Tom,

Thank you for your comments. They will be included in the public comment record and provided to the Planning Commission.

There are no zoning changes associated with the County's Shoreline Master Program (SMP) update, but shoreline environment designations are proposed to change in some areas. Your property is currently mapped as Conservancy in the current Shoreline Master Program, because of its proximity to the Deschutes River and associated wetlands and floodplain. The designation is proposed to change to Natural as a result of shoreline inventory and characterization that was completed earlier in this process. That process looked at the type and degree of development along county shorelines, and the ecological function provided by shorelines, among other features. Shorelines were then assigned a Shoreline Environment Designation that best reflects its current condition.

The shoreline buffer and wetland buffers are not proposed to change, however the shoreline designation does affect what types of land uses can occur on property, what permits are needed, and the rules that a project would follow. The SMP update will reflect changes in state law and Ecology guidelines that have been adopted in the 30 years since the current SMP was adopted.

It also appears that additional portions of your property that are not currently subject to the SMP are under review to possibly be included. This is because we are folding into our SMP jurisdiction map all of the wetland data used by our planners in reviewing projects. Please note: Whether a property is in or out of SMP jurisdiction, and the extent of a property that is in SMP jurisdiction or affected by critical areas, is determined during the land use application review process.

Do you have any plans for future development that you would like me to look into to see how the SMP update might specifically affect you? Or if you have other questions, please let me know. I know this is a lot to process.

Regards,

Andrew Deffobis, Interim Senior Planner

From: skaurin1@gmail.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Wednesday, October 13, 2021 8:40:54 PM

Your Name (Optional): Darryl Kaurin

Your email address: skaurin1@gmail.com

Comment: We live on Eld Inlet, west side, near Sanders cove. The current designation of the shore line is "rural" with the cove inlet being "conservancy". The proposed designation of the shoreline on our property is "shoreline residential" with the cove inlet being "natural". We have a spit as part of the shoreline, which I think is quite unique. We have otters, seals, eagles, osprey, king fishers, all sorts of ducks, and the everywhere present deer along the shore line, on the spit, and in the inlet. I counted 6 adult otters with 5 kits on the spit one evening last year. I have watched otters chase fish in the lagoon between the spit and our house. All species of salmon swim in front of us and into the cove, thumbing their noses at my fishing bait. I like the proposed "natural" designation in the cove. I think the "shoreline residential" outside the inlet for our property is a bad idea. It conflicts with the "natural designation" in the cove, and will suffocate it. I don't know if this will eventually lead to condominiums just outside the inlet. I think it makes the most sense to have the shoreline at least in front of the spit, or ideally 0.25 miles south of the spit stay to be "rural conservancy" or at a minimum "urban conservancy". We do have a cat-walk across the lagoon to the spit with a dock that has been in place since the 1960s, which we need to keep so we can get to the Sound side of the spit without walking on the neighbor's property. I raise oysters on the lagoon side and dig clams on the Sound side of the spit and would like to keep it that way. Eventually I would like a boat on our dock on the lagoon side, which prior owners had; I don't think that would conflict with "rural conservancy" or "urban conservancy". Thank you.

Time: October 14, 2021 at 3:40 am

IP Address: 67.168.81.16

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

Shoreline Master Program Update

Thurston County Community Planning and Economic Development Dept.

Attn: Andrew Deffobis

2000 Lakeridge Dr. SW,

Olympia, WA 98502

Oct, 14th 2021

RE: Shoreline Master Plan Update/revision Comments

Conservation Northwest would like to thank you for the opportunity to have community members and local organizations comment on your current draft of the Shoreline Master Plan. Importantly, the definitions and policies adopted in any master development plan should account for both climate change adaptation in flora and fauna and the need for functional wildlife corridors to exist for ecological systems and processes to be functional. We feel this is a unique opportunity to take advantage of a plan that will determine what shorelines will look like in the coming years. Our comments seek to elaborate and highlight the need for habitat and landscape connectivity considerations within any riparian corridor and what impacts that might have on the region's ecology and climate resilience.

Climate Change

Riparian corridors act as buffers to extreme temperatures and offer climate refugia for some aquatic and terrestrial species (Seavey et al., 2009). In fact, nationally 91% of federally protected lands are connected in some way, by riparian corridors, resulting in expansive networks of semi-protected corridors. An opportunity arises to implement a Riparian Conservation Network (RCN) approach to protect land from the Coast to the Cascades in Washington State (Fremier et al., 2013; Seavey et al., 2009).

In Washington State, 85% of wildlife rely on riparian corridors for both movement opportunity and habitat occupancy, highlighting the importance of contiguous riparian habitat for all species (Knutson & Naef, 1997). However, this need is intensified during times of swift environmental change. Interestingly, Hwy 12/101/8 and I-5 cross over numerous riparian corridors which originate in the Olympics and Cascades, corridors that should be prioritized for wildlife monitoring and conservation efforts. Many of the lowland riparian pathways in the region are necessary for local wildlife as they disperse or seek climate refugia (Capon et al., 2013; Krosby et al., 2018; Washington Wildlife Habitat Connectivity Working Group (WHCWG), 2011). Importantly, lowland riparian corridors in southwest Washington have already been identified as locations in need of restoration and conservation to improve local wildlife's ability to track climate change (Krosby et al., 2018). In fact, species that are unable to move and have

fragmented populations will face up to 50% higher rates of extirpation and extinction as climate changes and home ranges shift (Thomas, et al., 2004).

Locally, temperatures rose +1.3°F between the years 1895-2011, and every season except spring has shown a statistically significant increase in warming when compared to previous years (Snover et al., 2013). Climate predictions vary greatly depending on future Green House Gas emissions; however, on the current “business as usual” path we are on, temperatures could continue to rise as much as +6.7 °F. Thurston County is located in a region where intense precipitation events occur, and will continue to increase, which will lead to more powerful and frequent flooding events (IPCC, 2013; Snover et al., 2013). Surprisingly, precipitation and relative soil moisture level can impact wildlife and natural systems more dramatically than temperature increase alone (Westman et al., 2010).

Connectivity and Climate Mapping

In 2010 Conservation Northwest started working in a long-term partnership with agencies and researchers in the Washington Wildlife Habitat Connectivity Working Group (WWHCWG). The WWHCWG began mapping the state for wildlife corridors and habitat cores, for a wide range of species. Studies have included a state-wide analysis and climate gradient analysis, just to name a few (WWHCWG, 2010, 2011).

The WWHCWG produced climate gradient corridors based on temperature and precipitation, and potential adaptation strategies. Using previously developed Landscape Integrity (LI) models the researchers overlaid LI with the climate corridor outputs. The final maps (Fig.1) show white linkages connecting climate resilient landscape features, with a key corridor running through Thurston County, intersecting and intercepting with numerous of the Thurston County’s streams, rivers, creeks, and shorelines (WWHCWG, 2011). Importantly, these corridors are associated with numerous ecological processes and pathways that have state-wide significance at a landscape level, thus the corridors meet the state-wide significance metric as well as local importance.

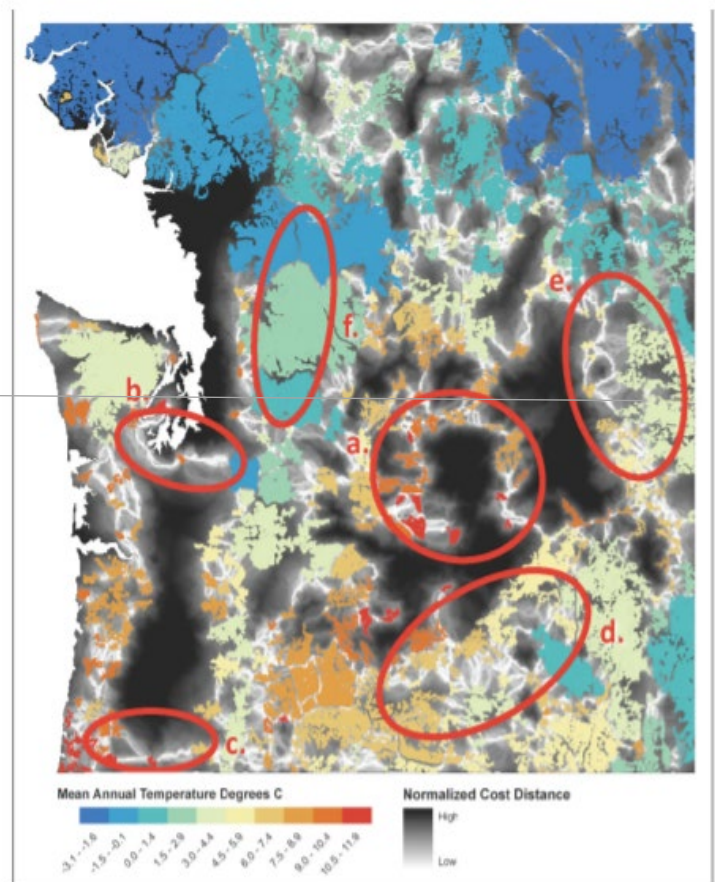


Figure 1. Climate Gradient overlaid with landscape integrity, WWHCWG 2012.

Recently the group has focused its efforts on the coastal southwest region of Washington State, which includes Thurston County (WWHCWG, 2010, 2011, 2012, 2021). Using 5 focal species (cougar, beaver, mountain beaver, fisher, and western gray squirrel) to represent habitat types, as well as a Landscape Integrity (LI) or “naturalness” model to develop a composite synthesis of the results, the WWHCWG identified priority habitat cores and corridors, in need of improving, enhancing and protecting (Fig. 2) (Gallo, et al., 2019). The results showed Thurston County to be a convergence zone for composite networks, bottlenecking on key roadways and encompassing many of the waterways in the county; in addition, there are important habitat cores within the County’s boundary (WWHCWG, 2021; Singleton, P. 2021).

Conservation Northwest, like many community members, believes that the Shoreline Master Plan should take into account these corridors. Including corridors in the master plan will prepare the county and its resources as ranges shift for some species. These changes will impact common species in the area but may also impact endangered and threatened ones. Therefore it is important to maintain these connections into the future as critical habitat itself can begin to shift spatially over time.

We recommend that the County address connectivity issues that overlap with large riparian corridors covered by the plan and determine how these corridors can be kept intact or restored. Furthermore, the Shoreline Master Plan should assess the impacts to these connectivity corridors as they are lost to development over time.

Priority areas have been identified using Annual Average Daily Traffic and the composite connectivity maps (Fig. 3) (Singleton, P., 2021). Thurston County has a handful of Riparian corridors that are also potential wildlife corridors, some of these lead to and away from these identified locations along the roadways. Due to development the area has few options for wildlife

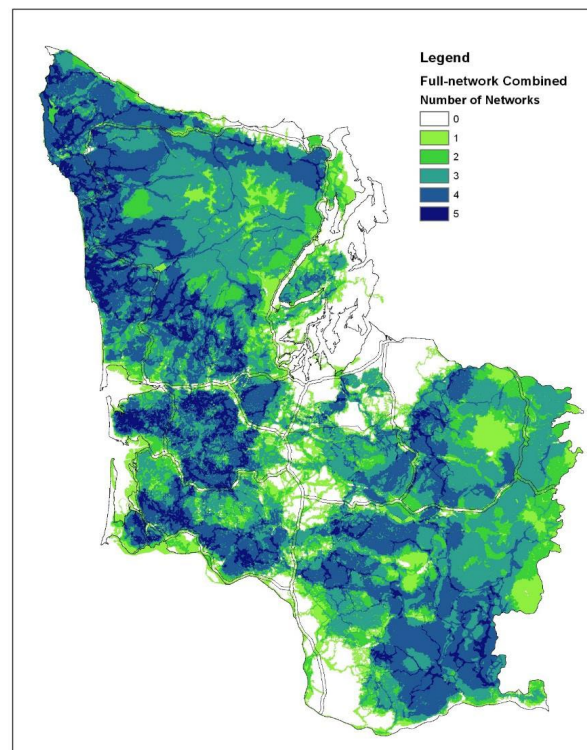


Figure 2 Composite Network of Focal species Maps. Blue represents the most overlap between layers. Note the green tendrils crossing I-5 in Thurston County and Highway 12. Most linkages follow riparian courses.

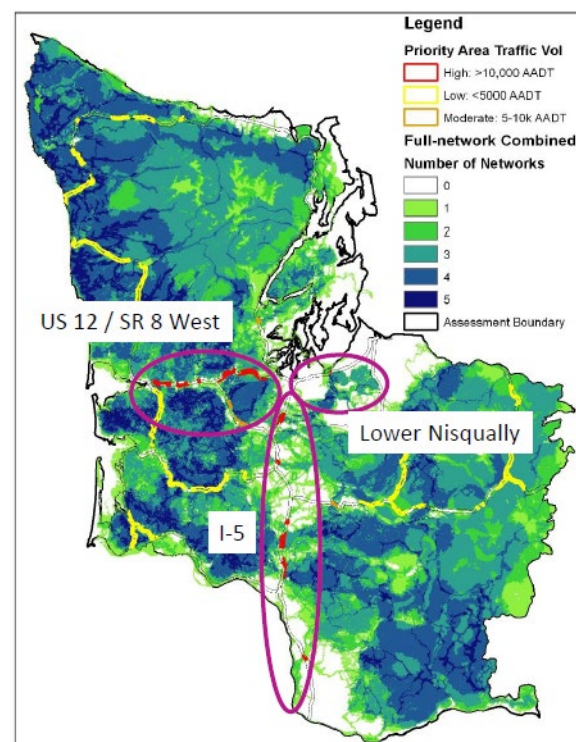


Figure 3 Priority Linkages that intersect with major roads. Annual Average Daily Traffic (AADT) is shown in red (high), yellow (med.) gold (low). Circles indicate priority sections of road for wildlife connectivity (WWHCWG 2021; Singleton, P., 2021).

adaptation and habitat/landscape connectivity. The areas that remain should be evaluated for their capacity and ability to enhance or maintain these networks. Increasing buffers and decreasing development and human use (where applicable) could help to maintain permeability preparing for movement opportunities for flora and fauna as they begin the process of adaptation.

Conservation Northwest has identified Thurston County as having a network of linkages running through it. We call this network the “northern linkage”, which is made up of numerous small and narrow corridors. However, they are the only corridors that offer a direct path for species trying to access the Olympics from the Cascades, and vice versa. Interestingly, the WWHCWG research has validated our initial study and we are now more convinced of this area’s importance to the landscape and the things living in it (Stewart 2019; WWHCWG 2021). For example, Beaver Creek and the Nisqually have corridors that intersect with I-5 (Fig. 4 & 5), as well as key linkages that run near Scatter Creek in southern Thurston County. These linkages are key parts of the larger network, therefore losing or degrading one could have negative impacts on their ability to allow movement of animals across the landscape.

“Ecological function” is a defined and actionable term in the Masterplan, and habitat connectivity, landscape connectivity, and migration/adaptation corridors are a function of the ecology and is limited by the lack of functional ecology. How will the county include habitat and landscape connectivity and migration/adaptation into the metrics for what makes a part of the landscape a ecologically functional system?

When the County considers the expansion of human linkages in the Shoreline Masterplan, it might be beneficial to think about non-human linkages as well. How will the county balance human linkages with the need for wildlife linkages?

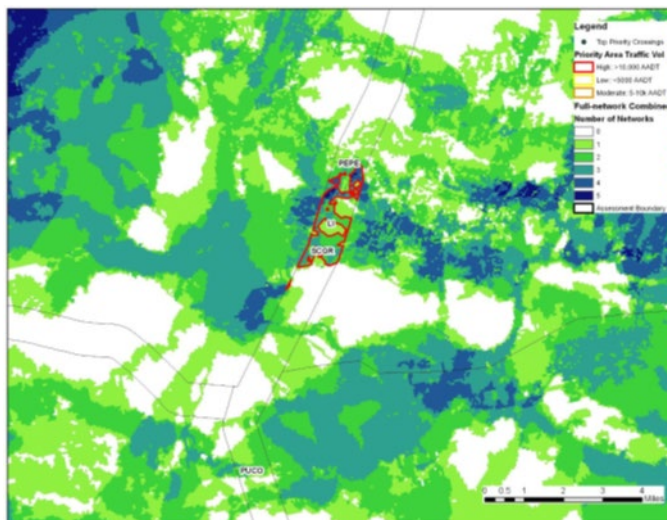


Figure 4. Priority Composite Map for the Beaver Creek Area. (Singleton, P.; WWHCWG)

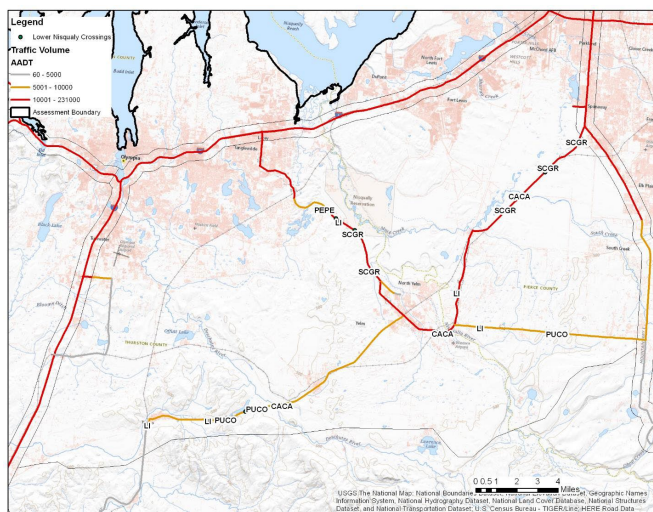


Figure 5 Composite analysis identified pinch points at major roads in Thurston County (Singleton, P.; WWHCWG)

General Comments

- 19.200.125: Mining activities especially those that use mechanism or large equipment for operations should be limited to riparian areas that are not key linkages for species or key core habitat.
- Buffers should be increased in priority connectivity corridors. The decrease proposed in the draft plan should be allowed in non-priority linkage and core habitat areas of where they do not exist.
- The SMP should have a map of where areas of interest with the plan overlap with important areas for connectivity. This would be an excellent addition to the maps posted now.
- The SMP should include connectivity needs and goals when restoration plans are developed. It is an important metric of a functional ecosystem and would be an appropriate addition.
- SMP should limit reducing connectivity through transportation development. Options include, increasing culvert and bridge size if it limits terrestrial or semiaquatic movement, including fencing on busier roads, and thoughtful design.
- The SMP seeks to protect critical habitat for target species at any stage in their life. It would then seem appropriate to include the potential for those life cycle needs that have historically changed during climate events. The SMP could expand this to include adaptation via wildlife corridors, habitat that is not quality enough to live in but permeable enough to move and access other habitat patches. By limiting species' ability to move through non-suitable habitat to access suitable habitat, the county does not protect the species, the population, or the habitat through long-term temporal and spatial shifts in the generational life cycles.
- Modifications to shorelines and river banks within cores and corridors should be greatly limited when possible.
- The SMP development process should include a robust connectivity and climate analysis.

Conservation Northwest thanks you for your time and for considering these comments as you complete the development of this important plan. We look forward to following the process and continuing this important conversation around connectivity. Conservation Northwest staff are available to discuss these comments with County representatives. We can provide County staff with the GIS results of the connectivity analyses and discuss the methods used if that is of interest.

Brian Stewart MES

Cascades to Olympics Program Coordinator

Conservation Northwest



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Washington Wildlife Habitat Connectivity Working Group (WWHCWG). *Unpublished* (2022). **Unpublished Data and Presentation available upon request.** *Mapping 5 focal species in Coastal SW Washington State. More info at <http://waconnected.org>*

Westman, W., Peters, R., Janetos, A., Bardecki, M., Wein, R., & Lopoukhine, N. (2010). *FAR Climate Change: Impacts Assessment of Climate Change — IPCC Chapter 3* [Special Report]. IPCC. <https://www.ipcc.ch/report/ar1/wg2/>

From: [Kevin Jensen](#)
To: [Andrew Deffobis](#)
Subject: Re: Property questions in Tenino with new designations
Date: Thursday, October 14, 2021 12:39:58 PM

This is very interesting, who produced the analysis matrix?

Whoever did must not be involved with habitat restoration or have any conservation background or even shoreline management whatsoever to call those “natural” areas and then to list under “ Opportunities for Protection and Restoration” and check the box “none noted” shortly after saying there is potential for reduced cover from Ag impact and degraded shoreline.

Anyone can look at the Google map and see potential for restoration on the entire Skookumchuck river on each bank, including my property (hence why I have restored more than a mile so far in the last few years.)

I bring this up because if the 3rd party company that provided the county this “research” is truly calling out that there are is no potential for restoration, the balance of information that is provided, to me, is now questionable including the proposed natural designation on my property.

The more I read into this the more concerns I have. I have looked at the critical areas map, wetland maps, all the layers on geo data, but this natural designation is disturbing mainly because I’m isolated out solely because I have more property then the neighbors and prefer to let those areas be more natural.

Kevin Jensen
 Riverbend Ranch

On Oct 14, 2021, at 10:17 AM, Andrew Deffobis
 <andrew.deffobis@co.thurston.wa.us> wrote:

Hi Kevin,

The draft SMP can be accessed [here](#). Chapter 19.400 contains general regulations that apply to all development (beginning on page 48 using page #s in the upper right hand corner of the document). Permit provisions are covered in Chapter 19.500 beginning on page 72.

Chapter 19.600 contains development standards for specific uses in shoreline jurisdiction. Agriculture is addressed beginning on page 91. Timber harvest is addressed beginning on page 108.

General caveat: The SMP update includes critical areas regulations that may also apply to development projects. Other county codes may also apply.

The Skookumchuck river basin is discussed throughout the [Shoreline Inventory & Characterization](#). A detailed profile begins on page 313.

Specific inventory and characterization information for your shoreline reach (SK-4—SK-5) can be found on page 146 of the [Inventory & Characterization Reach Analysis Matrix](#). Information on the reach to the south of your property (SK-3—SK-4) is also on this page.

The inventory & characterization provides information that is used to assign shoreline environment designations. The [Shoreline Environment Designation report](#) describes this process in its opening pages. Specific information for how your shoreline reach, and the one to the south, were designated is on pages 40-41.

I hope this information is helpful. Please let me know if you have additional questions.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Andrew Deffobis
Sent: Tuesday, October 12, 2021 4:55 PM
To: kevinjensen68@gmail.com
Subject: RE: Property questions in Tenino with new designations

Hi Kevin,

Are you talking about existing & ongoing agriculture, and existing timber? Is the property under a timber harvest plan? Is it in current use for timber?

Those questions will help guide my answers.

In general, the SMP update is proposed to include more area, as our updated data layers indicate more area could be subject to the SMP. Exact jurisdiction is determined during land use application review. The shoreline environment designations are changing because 1) we are updating to a new system of how to designate shorelines, and 2) all shorelines were re-examined in an earlier phase of the update to determine what designation they best fit based on the new criteria. The shoreline environment

designation determines the types of uses that can occur, whether and the type of permit required, and rules that a proposed use would follow.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Thurston County | Send Email <spout@co.thurston.wa.us>

Sent: Friday, October 8, 2021 8:18 AM

To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>

Subject: Property questions in Tenino with new designations

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Andrew Deffobis**

Subject:

From: **Kevin Jensen**

Email (if provided): kevinjensen68@gmail.com

Phone: (if provided): **3604894989**

Message:

Good morning Andy, we seem to cross paths fairly often lately (virtually.) I have Riverbend Ranch out in Tenino. Anyway I have been behind on keeping up with my county notices, this seems to be a big one affecting a great deal of my property.

My first question, there is a proposed "natural" area on my property on the south side of the Skookumchuck from SK-4/SK-5 through SK-6. I read the definition of the "natural" area, with minimal impact from man and trying to keep it that way, what are my new limitations as a land owner managing this property for grazing/long term timber with this new designation?

My next question is more broad, as a significant amount of my land will be designated as "rural conservancy." These areas seem to be close to the 100 year flood areas, follow the 1990 designations for shoreline but with a new name and a bit of expansion. Again, what impact would this have on my active agricultural operation? Thank you for your time Andy look forward to speaking with you soon.

Kevin

From: AdamFaussett
To: Andrew Deffobis
Subject: RE: Critical area map
Date: Thursday, October 14, 2021 1:10:03 PM
Attachments: image008.png
 image009.png
 image010.png
 image011.png

Hi Andrew,

So the map shows my property as having a wetland on it. I would like it noted that this is not the case as I have a cement bulkhead from the 1950's that border my property and the water. This would also be the high water line as well as the low water line. My address is 7546 Holmes Island Road SE. The bulkhead starts about 3 feet in my neighbors yard to the NE and continues around the island clockwise all the way to the bridge. John Woodford lives 2 houses west of me and I'm sure he will comment on this too. I don't know how accurate or when this map was built, but since this is that far off, I would question the legitimacy of the entire map. At this point I am only concerned with my own property, but the county should be concerned with the rest.

Thanks you,
 Adam Faussett

Sent from [Mail](#) for Windows

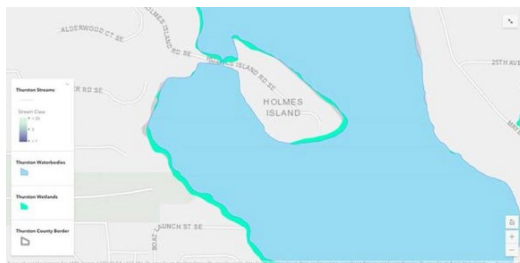
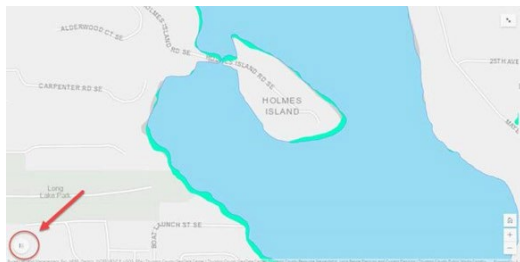
From: Andrew Deffobis
Sent: Wednesday, October 13, 2021 4:53 PM
To: AdamFaussett
Subject: RE: Critical area map

Hello Adam,

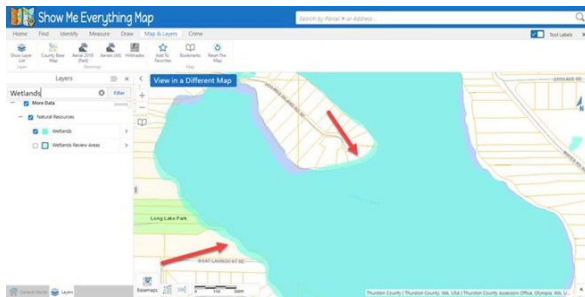
I checked in with our GIS analyst about the maps used in the StoryMap. The following is the information she provided. I hope it is helpful; let me know if you have additional questions:

The description included in the StoryMap regarding this map is as follows: "The map to the right shows all of the lakes, rivers, streams, and wetlands in Thurston County." The lime green area depicts a Wetland feature.

The interactive map does have a legend (although it is hidden/not immediately clear): In the bottom left hand corner of the interactive map, there is a circular button with lines and symbols. If you click on that button, the legend will appear. I've included screenshots below for reference.



This area and the individual Wetland layer can also be seen in GeoData's Show Me Everything map. I turned on the Wetlands layer and have included a screenshot of this map below:



The area between the parcel boundary lines and the mapped Waterbody polygon does not have a unique representation. The parcel boundaries on the GeoData website are mapped and maintained by the Assessor's Office, they are not survey accurate and can be off by 20 feet or more. This layer is for representational use only: <https://www.geodata.org/faqWherearethetheboundariesofmyproperty.html>.

Andrew Deffobis, Interim Senior Planner
 Thurston County Community Planning and Economic Development Department
 2000 Lakeridge Drive SW
 Olympia, WA 98502
 Cell Phone: (360) 522-2593
 Office Phone: (360) 786-5467
 Fax: (360) 754-2939

From: AdamFaussett <cafaussettdna@aol.com>
Sent: Tuesday, October 12, 2021 8:32 AM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>

Subject: RE: Critical area map

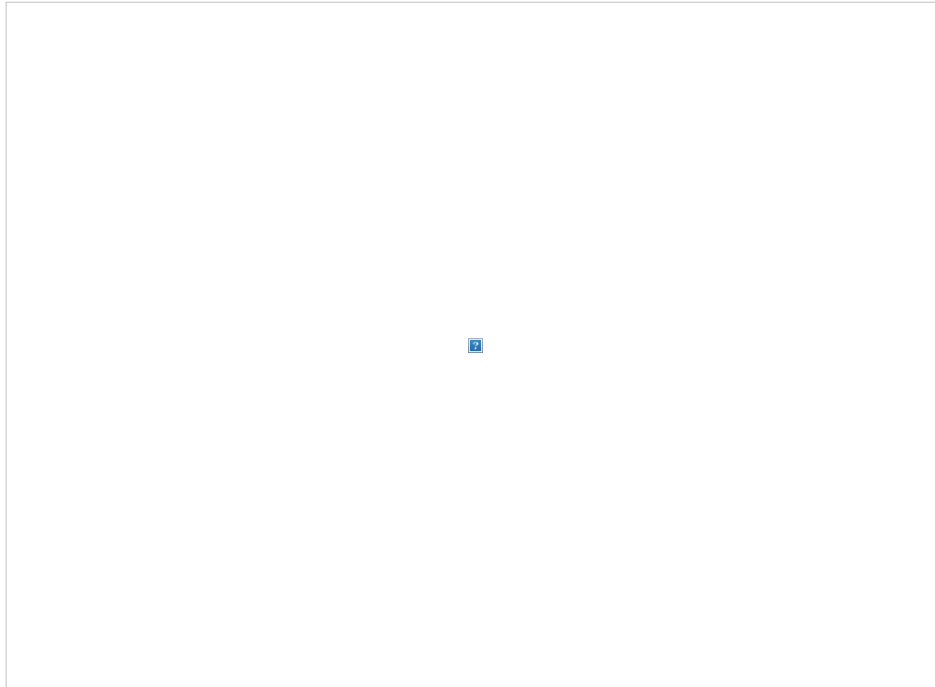
Hi Andrew,

I saw the maps you spoke of but the one is question is the background map on the critical area section. If you expand it you can see that the southeastern/south side of Holmes island is shaded green or grey noting that smething is being labeled like the critical areas. There is not a map legend to describe what the green and grey denote.

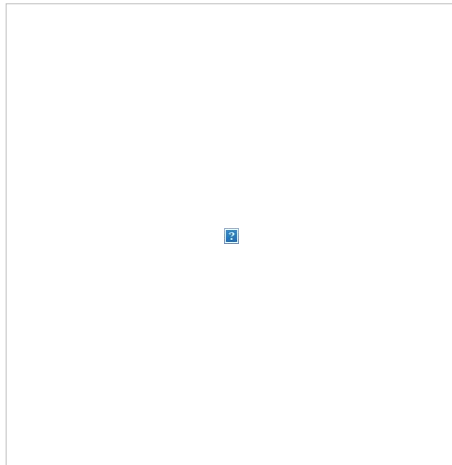
If you go to the SMP plan

[Shoreline Master Program Update \(arcgis.com\)](https://arcgis.com/shoreline/master-program-update)

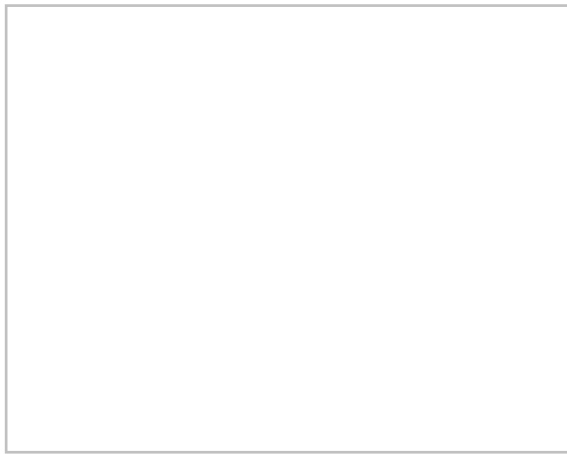
and then to "overview" and pan down to the second background picture, you see this:



The highlighted area zooms to this, What does the green area represent??????



The Geodata map does sow the areas marked on the critical area map by denoting a property line between the water and the land. What is does the land in between the property line and the water represent?



Thank you for your time,
Adam Faussett

Sent from [Mail](#) for Windows

From: [Andrew Deffobis](#)
Sent: Thursday, October 7, 2021 5:25 PM
To: afaussettdna@aol.com
Subject: RE: Critical area map

Hello Adam,

Thank you for your comments. They will be added to the public comment record and provided to the Planning Commission.

As part of the SMP update, we have refreshed our maps that show areas subject to the SMP. Overall, more area is proposed to be subject to the SMP because of changes to our waterbodies, wetlands, and floodplain data layers. Holmes Island is currently designated Rural, and is proposed to be designated Shoreline Residential (which is replacing the Rural designation). The shoreline buffer is currently 50 feet. There are two options in the draft regarding the buffer: 50 feet or 75 feet. Marine and lake shoreline buffers are the smallest for the Shoreline Residential designation because these areas are the most built out and have relatively less ecological function than more intact areas.

How the update affects you may depend on if you propose future land use activities on your property. The update mainly applies to new development. Do you have any proposed projects you would like me to look into?

For mapping, I would encourage you to look at your property in our [Shoreline Environment Designation web tool](#) to see where shoreline jurisdiction is proposed to apply. You can toggle back and forth between current and proposed SMP jurisdiction. One caveat to note: critical areas occurring onsite or within shoreline jurisdiction will also affect development plans. You can also view other critical areas, such as wetlands and floodplains, on our GeoData website (www.geodata.org).

I hope this is helpful; please let me know if you have further questions.

Regards,

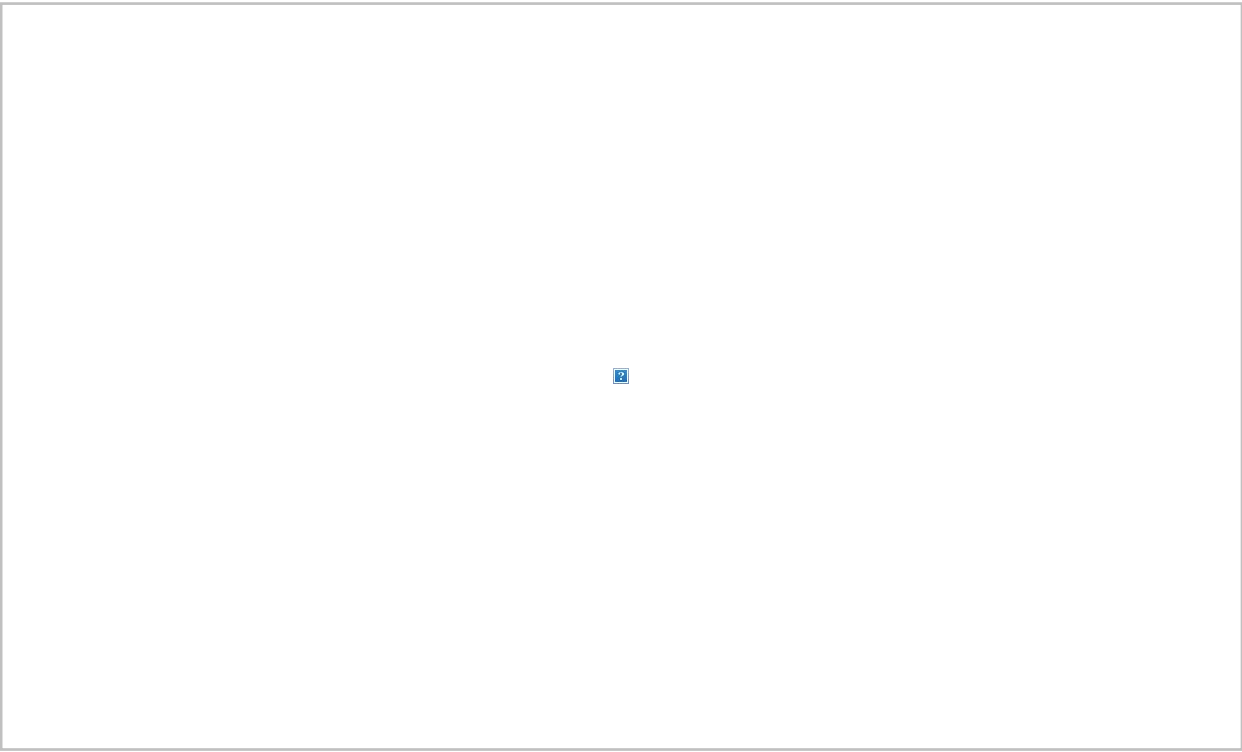
Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: afaussettdna@aol.com <afaussettdna@aol.com>
Sent: Wednesday, October 6, 2021 4:17 PM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Subject: Critical area map

Hi Andrew,

Is the critical area map new or was it mapped out before? I am at the Southeast End of Holmes Island and it encompasses my property. What does this change for me? Most of the area, including my complete shoreline, is lined with a bulkhead and my yard to the bulkhead is a lawn, so a critical area does not make any sense. The area looks to go deep into my property and my house is a little over 50 feet from the waterline/bulkhead. The areas highlighted in the green do not make sense with the surrounding non-colored in areas. These green and grey shadings do not show up on any key the describes what they are marking other than the map is called a critical area map.

Thank you in advance for your response,
Adam Faussett



From: [John H Woodford](#)
To: [Andrew Deffobis](#)
Subject: Fwd: Planning Commission Meeting & Public Hearing October 20, 2021
Date: Thursday, October 14, 2021 2:01:20 PM

Hi Andy,

The Meeting Agenda for the October 20th Planning Commission meeting will leave serious questions in the minds of many citizen attending the meeting, especially those not familiar with the protocol. If they want to talk about the SMP, do they raise hands for Public Communication? ...or for the Public Hearing?

Further, I do not see any Open House SMP Comments...only some letters from late July and early August (Final Pre-Open House SMP Comments.pdf). I thought that the sharing of Open House comments was part of the plan.

Hoping to see some updates,

John H Woodford

Sent from my iPad

Begin forwarded message:

From: Thurston County Planning Department <polly.stoker@co.thurston.wa.us>
Date: October 14, 2021 at 9:37:45 AM PDT
To: jwoodford.aia@gmail.com
Subject: Planning Commission Meeting & Public Hearing October 20, 2021
Reply-To: polly.stoker@co.thurston.wa.us

This email is from Thurston County Government

COMMUNITY PLANNING

A division of the
Community Planning & Economic Development Department

Hello from the Community Planning Division

Sent October 14, 2021

MEETING DATE & TIME

The Planning Commission will hold its regular meeting which includes a Public Hearing on:

Date Wednesday, October 20, 2021

Time 6:30 p.m. (Regular meeting starts), 7:00 p.m. (Public Hearing starts)

MEETING LOCATION: HYBRID: IN PERSON AND ONLINE

The public may testify in person at the County Courthouse:
Building #1, Room 280
2000 Lakeridge Drive SW
Olympia, WA 98502

-OR-

The meeting will also be online using the internet meeting service called Zoom.

MEETING ONLINE LINK & NUMBERS

If attending online, Please Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_Fspi5z92RyyzzDoXmXVcpw

After registering, you will receive a confirmation email containing information about joining the webinar.

HOW TO COMMENT DURING THE MEETING (online)

A public comment time is included in the agenda. You may address the Planning Commissioners for three (3) minutes during that time by using Zoom tools to 'raise your hand.'

1. Make sure the sound on your device is 'on', and that your device is not silenced or muted. On some devices you can choose *6 to unmute yourself.
 2. If using a computer or smart phone, select raise your hand from the meeting controls on screen. A three minute timer will show on one of the video screens to help keep track of time.
 3. If using a phone, press *9 to raise your hand.
 4. The person running the online meeting will see your raised hand status and unmute you when it is your turn to speak.
 5. If you have issues speaking or being heard, please disconnect from the Zoom meeting and call 360-972-6785 to make your public comment.
-

Public Hearing & Work Session: Shoreline Master Program

The Planning Commission will hold a public hearing on proposed updates to the Shoreline Master Program. The public may testify in person at the County Courthouse, or virtually on Zoom. If attending via Zoom, please see the

meeting online link above or visit the Planning Commission's [public meetings webpage](#) to register.

HOW TO GET MORE INFORMATION OR TALK TO SOMEONE

- Find the [Meeting Agenda & Documents on our website](#)
 - For questions about the Shoreline Master Program please contact Andrew Deffobis, Interim Senior Planner at andrew.deffobis@co.thurston.wa.us or call 360-786-5467
-

DISABILITY ACCOMMODATIONS

To request disability accommodations call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay: 711 or 800-833-6388.

ABOUT THE PLANNING COMMISSION

The Thurston County Planning Commission holds regular meetings on the first and third Wednesday of every month at 6:30 p.m. Meeting dates and locations are subject to change.

Learn more about the Planning Commission on our website.

[SUBSCRIBE TO OUR EMAIL LIST](#)

[VISIT OUR WEBSITE](#)

Thurston County Planning Department | 2000 Lakeridge Drive S.W., Olympia, WA 98502

[Unsubscribe Jwoodford.aia@gmail.com](mailto:Unsubscribe_Jwoodford.aia@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by polly.stoker@co.thurston.wa.us powered by



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From: [Thurston County | Send Email](#)
To: [Andrew Deffobis](#)
Subject: Shoreline Designation Map and Building of new Home
Date: Thursday, October 14, 2021 2:38:25 PM

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Andrew Deffobis**

Subject:

From: **Eric Webster**

Email (if provided): **ewebster1@san.rr.com**

Phone: (if provided): **18585383032**

Message:

My property (currently an empty field of grass) has a small corner of the lot covered by the proposed Rural Conservancy designation. The rest of the property is outside of the zoning. If I wanted to build a single family residence (SFR), I see several statements in the proposed regulations: Some seem to indicate that a SFR would not require a permit ("SFR is exempt to Substantial Development Permit"). But then other regulations talk about buffer requirements. Since the zoning only covers a small corner of my property, would the SFR be ok as long as the structure was outside of the corner covered by the designation? Alternatively, if I wanted to sell my property (without building a home), would these regulations affect my ability to sell it? Sorry if this email about a specific case is not an appropriate question for you. Thanks!

From: [Thomas Clingman](#)
To: [Andrew Deffobis](#)
Subject: Comment on SMP update - "Nonconforming use" proposed alternative language
Date: Thursday, October 14, 2021 5:45:49 PM

I am submitting my comments via email as I provide suggested language revisions, which the web page does not show. I appreciate the Planning Commission's attention to this important issue.

Property owner concern with the term “nonconforming” has grown significantly in recent years. I suggest that the Planning Commission and staff see this as a positive thing – that property owners are paying more attention to updated land use regulations, and want to ensure that unintended problems are not created when standards are updated. Broad use of “nonconforming” is no longer useful or appropriate. It detracts from the SMP and creates lack of clarity.

RCW 90.58.620 allows “Legally established residential structures and appurtenant structures that are used for a conforming use to be considered a conforming structure even though they do not meet SMP standards for setbacks, buffers, yards, area, bulk, height or density.” However, my reading is that **a use no longer allowed** in a particular location by the updated SMP should be considered “nonconforming.” Such uses will be uncommon. I would put them second in the section, to focus on the much more common issue of pre-existing structures.

The solution on terminology? I suggest using the term “grandfathered” for describing existing structures which do not meet current standards. (Interestingly, this is the term used to clarify the intent of the Planning Commission draft.)

There is plenty of detail in the draft regarding how an existing structure, which now intrudes into a newly-defined buffer, may be expanded. Use of the term “nonconforming” detracts from the solutions that the draft provides for these situations.

Tom C proposed revision: Here is how the SMP language might look using my proposed approach (I moved Structures ahead of Uses due to the relatively rare situation of nonconforming use. Focus on the most relevant part.)

19.400.100 Existing Development

B. A. Existing Structures

1. Lawfully constructed structures which do not meet the standards of this Program

a. Legally established structures occurring as of the effective date of this Program, which do not meet the standards of this Program for setbacks, buffers, yards, area, bulk, height or density shall be considered ~~non~~conforming to this Program, to include appurtenances as defined in 19.100.150. These structures shall be referred to as “grandfathered structures” in this Program.

(Seems like the SMP should use the language in the statute that allows this approach.)

b. All legally established ~~nonconforming~~ grandfathered structures may continue and may be, remodeled, repaired or maintained in accordance with the Act, this Program, and Chapter 24.50 TCC.

c. For structures located partially within the shoreline buffer or setback, alterations shall be limited to the addition of height up to 35 feet above finished grade and landward expansion into areas outside the shoreline setback.

d. For structures located entirely within the shoreline buffer or setbacks, alterations shall be allowed for the addition of height up to 35 feet above finished grade, or landward expansion the entire width of the structure, on the upland side of the structure, or both. Mitigation shall be required for any such expansions within the buffer. Structures may be expanded outside the shoreline buffer or setback, subject to other applicable provisions of Thurston County Code.

e. Interior and exterior remodels and the addition of upper stories are permitted. Except as provided above, such additions shall not extend beyond the existing or approved building footprint.

f. Any expansion of ~~nonconforming~~ grandfathered structures that further encroach on the buffer or setback towards the Ordinary High Water Mark or expansion on either side of the existing structure shall require a shoreline variance.

g. Remodels, alterations, and reconstruction of structures which occur within the footprint of the existing structure shall not require a substantial development permit provided the site does not pose any human health and safety issues, the project does not result in increased detrimental impacts to the shoreline, and does not increase any interference with other existing uses of the shoreline.

i. Relocation of legally existing structures shall not increase the degree of nonconformity with existing standards. Applicants are encouraged to bring any legally existing structure that is relocated into conformance with the Act and this Program.

2. Existing Appurtenances to Single-Family Residences. Those legally existing appurtenances that are common to existing single-family residences that do not meet the standards of the code shall be considered ~~non~~conforming and grandfathered to this Program. Such appurtenances may include garages and sheds, but shall not include bulkheads, overwater structures or other shoreline modifications.

3. Vegetation conservation standards of this Program shall not apply retroactively in a way which requires lawfully existing uses and developments, including residential landscaping and gardens, to be removed, except as required as mitigation for new and expanded development.

4. Structures, improvements, docks, fills or developments lawfully placed in or over water prior to December 4, 1969 shall be considered non-conforming, but may continue in accordance with RCW 90.58.270. New residential overwater structures other than docks as defined in Chapter 19.150 are prohibited.

(I think this item on “damaged or destroyed” applies to all existing structures, whether grandfathered or not - right? So I put it under a new item 5.)

5. Damaged or destroyed structures

~~h.~~ a. In the event that a legally existing structure is damaged or destroyed by fire, explosion or other casualty, it may be reconstructed to configurations existing immediately prior to the time the structure was damaged or destroyed, provided the application is made for the necessary permits within twenty-four months of the date the damage or destruction occurred, and the restoration is completed within two years of permit issuance or the conclusion of any appeal on the permit.

(I suggest putting the much rarer “nonconforming use” issue second, for clarity of readers.)

~~A.~~ B. Existing Uses which do not meet the standards of this Program *(I have no proposed changes except to title and order in the document.)*

1. Lawfully established uses occurring as of the effective date of this Program, which do not meet the standards of this Program, shall be considered nonconforming to this Program.

2. All lawfully established uses, both conforming and nonconforming, may continue and may be, maintained, expanded, or modified consistent with the Act and this Program.

3. Any change in use or newly proposed development shall conform to the standards of this Program and may require a Conditional Use Permit (CUP) in accordance with the findings in Section 19.500.100(D). A CUP may be granted only if no reasonable alternative use meeting the standards is practical, and the proposed use will be at least as consistent with the policies and provisions of this Program, the Act, and the uses in the area as the pre-existing use. Conditions may be imposed that are necessary to assure compliance with the above findings and with the requirements of this Program and the Act, to assure that the use will not become a nuisance or a hazard, and to assure that the use will not result in a net loss of the ecological function of the shoreline.

4. If a use is discontinued for twenty-four consecutive months or for twenty-four months during any four-year period, any subsequent use, if allowed, shall comply with the Act and

this Program.

--

Tom Clingman

360 789-8875

clingman.tom@gmail.com

From: mauidia@aol.com
To: [Andrew Deffobis](#)
Subject: Re: Shoreline Management Plan/Nisqually Delta Area
Date: Thursday, October 14, 2021 9:58:22 PM

Thanks for the additional information. I guess my question now is: What is the difference between the current Shoreline Residential classification and the proposed Rural Conservancy? What is the impact on a current property owner? And what is the reasoning for the change ?

Thanks Diane Oberquell

In a message dated 10/14/2021 5:39:21 PM Pacific Standard Time, andrew.deffobis@co.thurston.wa.us writes:

Hello Ms. Oberquell,

I did a screenshot of current and proposed designations where McAllister Creek empties into Puget Sound. This includes a closer look at the parcels you own.

Technically, a big portion of the creek is tidally influenced, so I also sent a more zoomed out version showing more of the creek itself.

If there are any further images you would like me to provide, please let me know.

Regards,

Andrew Deffobis, Interim Senior Planner

Thurston County Community Planning and Economic Development Department

2000 Lakeridge Drive SW

Olympia, WA 98502

Cell Phone: (360) 522-2593

Office Phone: (360) 786-5467

Fax: (360) 754-2939

From: mauidia@aol.com <mauidia@aol.com>
Sent: Thursday, October 14, 2021 12:40 PM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Subject: Shoreline Management Plan/Nisqually Delta Area

Andrew, Thank you for all your help. I am having a difficult time in locating where McAllister creek is located on the last two maps that you sent. If you could please zoom in so I can more determine where the creek meets the Sound I would appreciate it. Diane Oberquell

As for shoreline designations in the Nisqually Reach (which also use a color system to show the differences between shoreline reaches), I am attaching a few snapshots from the map that show the area where your parcels are located. If you'd like me to zoom in more on a particular area, or send you a screen shot of a different area, please let me know. I hope this information is helpful.

From: [Tom Goldsby](#)
To: [Andrew Deffobis](#)
Cc: [Tom Goldsby](#); [Terry Goldsby](#)
Subject: Re: Property No. 09560002000
Date: Friday, October 15, 2021 12:02:21 PM
Attachments: [Flood Certification.pdf](#)

Hi Andy,

Thanks again for your quick response and your patience. As suggested, based on our review of the criteria for proposing shoreline designations, we have determined the designation of Natural for the property is incorrect. Current use is inconsistent in that, for one, it is not "... free of structural shoreline modifications, structures, and intensive human uses." It is "Currently accommodating residential uses." As I stated previously there exist multiple single family residences since approximately 1924 ; a portion of the property was farmed (strawberries) and raised cattle; a portion was forested, once a Weyerhaeuser park and "Currently provides public access and recreational use where medium density and residential developments and services exist and are planned". Shoreline Residential is the appropriate designation.

In addition, as requested I am sending your way a PDF copy of the most recent elevation certificate to initiate an amendment to the floodplain map. It is attached. It is consistent with the elevation certificates on file, completed by the county, when homes were permitted in the 70s and 80s. It should not be included in the floodplain. While the elevation of the land remains unchanged given the presence of hard pan and clay soils I have also observed that the elevation of the riverbed is substantially lower than it was 43 years ago.

Thank you,

Richard (Tom) Goldsby
 14149 Military Rd SE
 Tenino WA 98589
 Mobile: 360-481-1422
 Home: 360-446-2729
tomyg@fairpoint.net

On Oct 12, 2021, at 5:19 PM, Andrew Deffobis <andrew.deffobis@co.thurston.wa.us> wrote:

Hi Tom,

Thanks for your comments. They will be included in the public comment record and provided to the Planning Commission.

The proposal for your reach of shoreline to be designated Natural was a result of the inventory and characterization of shorelines that occurred in an earlier phase of the SMP update. The designation is not done for each individual property. Shorelines are broken up into reaches containing several properties but that may have similar characteristics, and are then given a shoreline designation based on the designation criteria. You can view the criteria used to propose shoreline designations on page 4 of the [Shoreline Environment Designation report](#). Your reach of the Deschutes River is "DE-17—DE-18". You can see which criteria were used to propose a designation of Natural on page 20. The inventory and characterization information for this specific reach is on page 79 of the

[Inventory & Characterization matrix.](#)

If you have information to suggest the designation of Natural for your shoreline reach is incorrect, based on the information above and the criteria for proposing shoreline designations, please let me know. The Planning Commission will be revisiting the SMP draft after next week's public hearing, and shoreline environment designations will be a topic of discussion. If an error was made in the original designation, the easiest time to address that is now, before the update is complete.

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Tom Goldsby <tomyg@fairpoint.net>
Sent: Friday, October 8, 2021 11:22 AM
To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>
Subject: Fwd: Property No. 09560002000

Hi Andy,

After I sent that last email I read portions of the SMP and "Shoreline Residential" seems a more appropriate designation, given the multiple single family structures adjacent, up river and surrounding, don't you think? This address is often confused with the opposite side of the river.

GPS often place this address at the driveway and barn directly across the river. We often get deliveries and even get mail from the county to pull Tansy Ragwort that is actually referring to the farm and fields on the other side of the river. Given this section of the river, historically, a portion of a Weyerhaeuser park, has always been a favored spot for steelhead and fly fishing and rafters, it seemingly falls under a different designation in many ways. Please advise.

Thank you,

Richard (Tom) Goldsby
14149 Military Rd SE
Tenino WA 98589
Mobile: 360-481-1422
Home: 360-446-2729
tomyg@fairpoint.net

Begin forwarded message:

From: Tom Goldsby <tomyg@fairpoint.net>
Date: October 7, 2021 at 4:52:51 PM PDT

To: Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>

Cc: Tom Goldsby <tomyg@fairpoint.net>, Terry Goldsby <terrytomg@fairpoint.net>

Subject: Re: Property No. 09560002000

Hi Andy,

Thank you for your quick response. Are you aware proximity to the flood plain in our elevation certificates from 1978 and 2018 differ from the map the county is using? I sent copies to the county when we did them. I expect that may impact the designation; plus, our family has been here nearly 100 years and haven't seen it flood. The ever deepening of the river bed here, over the last 100 years, has likely lessened the risk it ever will. My grandfather and his father were loggers and grew strawberries and ran cattle on the property. You can still find barbed wire from the early 1900s embedded in the old fir trees along the river.

We took the main house down in the 60s and built two new houses and out buildings in the 70s and 80s.

We may build a smaller mother-in-law/retirement home on the property. Will a change in designation impact that process and increase costs?

Thank you,

Richard (Tom) Goldsby

14149 Military Rd SE

Tenino WA 98589

Mobile: 360-481-1422

Home: 360-446-2729

tomyg@fairpoint.net

On Oct 7, 2021, at 11:12 AM, Andrew Deffobis <andrew.deffobis@co.thurston.wa.us> wrote:

Hello Tom,

Thank you for your comments. They will be included in the public comment record and provided to the Planning Commission.

There are no zoning changes associated with the County's Shoreline Master Program (SMP) update, but shoreline environment designations are proposed to change in some areas. Your property is currently mapped as Conservancy in the current Shoreline Master Program, because of its proximity to the Deschutes River and associated wetlands and floodplain. The designation is proposed to change to Natural as a result of shoreline inventory and characterization that was completed earlier in this process. That process looked at the type and degree of development along county shorelines, and the ecological function provided by shorelines, among other features. Shorelines were then assigned a Shoreline Environment Designation that best reflects its current condition.

The shoreline buffer and wetland buffers are not proposed to change, however the shoreline designation does affect what types of land uses can occur on property, what permits are needed, and the rules that a project would follow. The SMP update will reflect changes in state law and Ecology guidelines that have been adopted in the 30 years since the current SMP was adopted.

It also appears that additional portions of your property that are not currently subject to the SMP are under review to possibly be included. This is because we are folding into our SMP jurisdiction map all of the wetland data used by our planners in reviewing projects. Please note: Whether a property is in or out of SMP jurisdiction, and the extent of a property that is in SMP jurisdiction or affected by critical areas, is determined during the land use application review process.

Do you have any plans for future development that you would like me to look into to see how the SMP update might specifically affect you? Or if you have other questions, please let me know. I know this is a lot to process.

Regards,

Andrew Deffobis, Interim Senior Planner

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Richard Goldsby				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 14149 Military Rd SE				Company NAIC Number:	
City Tenino		State Washington		ZIP Code 98589	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Parcel Number 09560002000, Lot 2 of LL-210					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>46°53'01.94"</u> Long. <u>122°45'11.78"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>9</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1440</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>650</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Thurston County 530188			B2. County Name Thurston		B3. State Washington
B4. Map/Panel Number 53067C0319F	B5. Suffix F	B6. FIRM Index Date 9-2-2016	B7. FIRM Panel Effective/ Revised Date 9-2-2016	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 303.2
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>14149 MILITARY RD SE</u>			Policy Number:
City <u>TENINO</u>	State <u>WA</u>	ZIP Code <u>98589</u>	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Thurston County 704 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>304.72</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>305.14</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>303.70</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>303.75</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>303.35</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>304.19</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>302.85</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
Blair Prigge

License Number
WA 29278

Title
Professional Land Surveyor

Company Name
MTN2COAST, LLC

Address
1506 Fairview St SE

City
Olympia

State
Washington

ZIP Code
98510

Signature
Blair E. Prigge

Date
7/28/2017

Telephone
360-239-1497

Ext.



Comments (including type of equipment and location, per C2(e), if applicable)

HVAC unit on East side of house on concrete slab.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>14149 MILITARY RD</i>			Policy Number:
City <i>TEJUNO</i>	State <i>WA</i>	ZIP Code <i>98589</i>	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>1449 MILITARY RD</i>			Policy Number:
City <i>TENINO</i>	State <i>WA</i>	ZIP Code <i>98589</i>	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement		
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
Local Official's Name		Title
Community Name		Telephone
Signature		Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
14149 MILITARY ROAD SE

Policy Number

City
TENINO

State
WASHINGTON

ZIP Code
98589

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View", and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page

FRONT VIEW 7-28-2017



Photo One Caption

Clear Photo One

REAR VIEW 7-28-2017



Photo Two Caption

Clear Photo Two

From: [redacted]
To: [redacted]
Subject: [redacted]
Date: [redacted]

Hi Andy,
I have attached pictures of the elevation certificate the county did in 1983, as well. Did you get the pictures of the recent elevation certificate?
Thanks,
Richard (Tom) Goldsby
14149 Military Rd SE
Tosco WA 98589
Mobile: 360-481-1422
Home: 360-486-2729
tongy@tongy.com

THURSTON COUNTY FLOOD ZONE PERMIT # TC FZ 024-83

SEE ATTACHED FLOODWAY NOTICE

I M P O R T A N T

This form must be completed and returned to the Thurston County Building Division of Public Works prior to obtaining a framing inspection or a blocking inspection for a mobile home.

SECTION I

(TO BE COMPLETED BY BUILDING DIVISION.)

Property Description:

Tax Parcel Number 0956-00-020000 Section 12, T 16 N, R 1W, W.M.

FIA Map Panel on Which Property is Located 530188 0319

FIA Map Zone in Which Property is Located C (NOT IN FLOOD ZONE)

Base Flood Elevation at the Proposed Site 298.5'

Required Minimum Elevation of Lowest Floor 299.5'

NAME Robert J. Goldsby DATE 9/20/83

SECTION II

INSTRUCTIONS

The elevation certification shall be completed by a registered professional engineer or surveyor.

ELEVATION CERTIFICATION

I certify that the building at the property location described above has the lowest floor at an elevation of _____ feet, NGVD (Mean Sea Level).

CERTIFIER'S NAME Robert J. Goldsby AFFIX SEAL OR STAMP

TITLE Professional Engineer

ADDRESS _____

SIGNATURE _____

DATE _____

Goldsby Large Lot.

BC:jmy/BLDG/FLOOD ZONE CERTIFICATION

FLOOD PLAIN ELEVATION/FLOOD-PROOFING CERTIFICATION

I hereby certify that the bench mark set on property identified

as Tax Parcel Number 0956-00-02000

is at an elevation of 303.46 feet, NGVD (Mean Sea Level).

Describe bench mark and its location: BENCH MARK NO. 1057
(SEE ATTACHMENT)

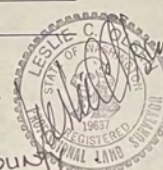
SIGNATURE Leslie C. Olsen SEAL

NAME LESIE C. OLSEN PLS

TITLE CHIEF SURVEYOR THURSTON COUNTY

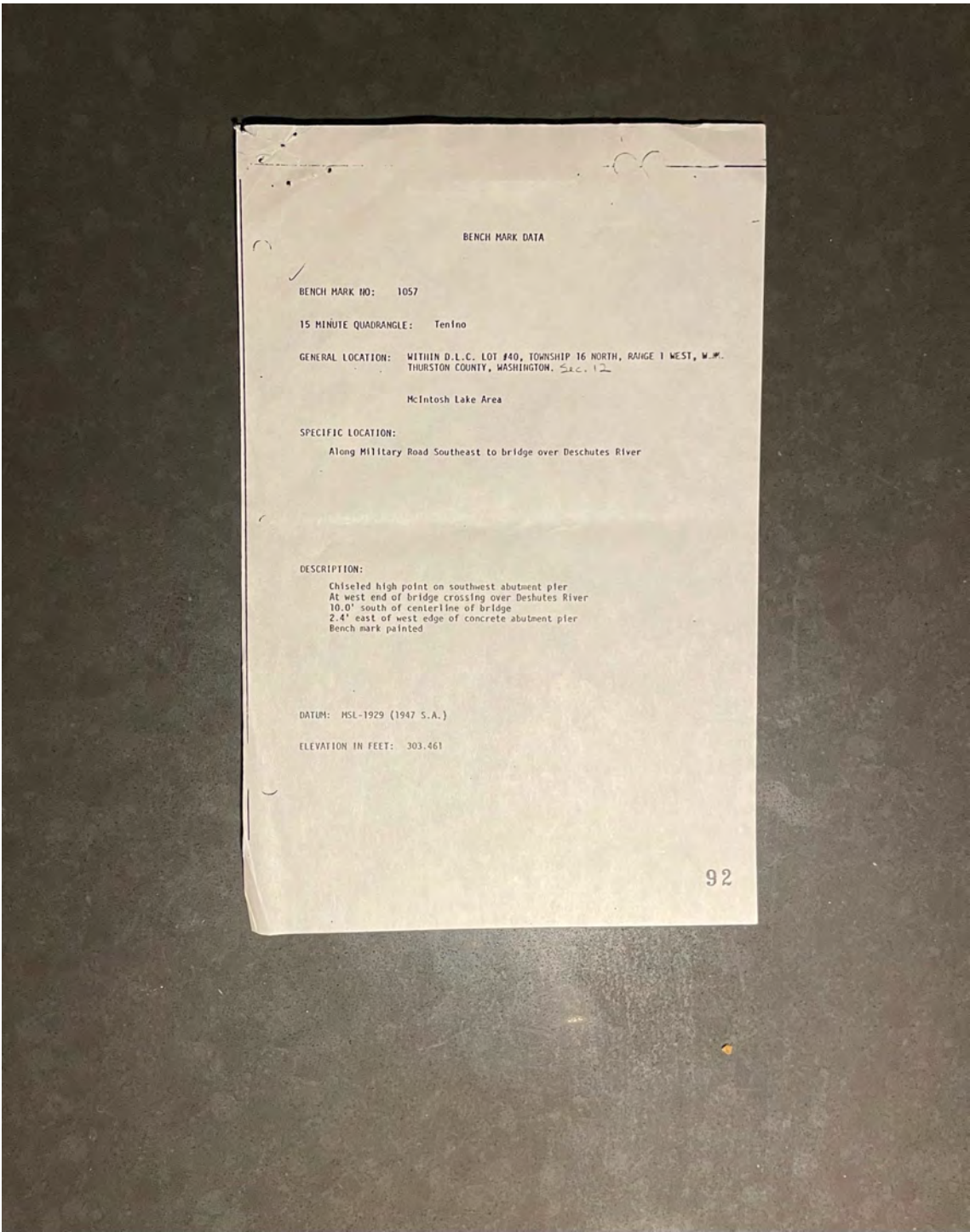
ADDRESS 2000 LAKERIDGE DR. S.W., OLY., WASH 98502

DATE 19 SEPT 83



Property where house is to be located is at an elevation
above benchmark No. 1057.

BG:jmy/BLDG/FLOOD ZONE CERTIFICATION



On Oct 17, 2021, at 2:24 PM, Andrew DeFolish <andrew.defolish@co.thurston.wa.us> wrote:

Hi Tom,

Could you try reuploading the flood cert? I wasn't able to open it on my end.

Thanks,

Andrew DeFolish, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lake Ridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Tom Goldsby <tomg@farpoint.net>

Sent: Friday, October 15, 2021 12:01 PM

To: Andrew DeFolish <andrew.defolish@co.thurston.wa.us>

Cc: Tom Goldsby <tomg@farpoint.net>; Terry Goldsby <terrytomg@farpoint.net>

Subject: Re: Property No. 0956002000

Hi Andy,

Thanks again for your quick response and your patience. As suggested, based on our review of the criteria for proposing shoreline designations, we have determined the designation of Natural for the property is incorrect. Current use is inconsistent in that, for one, it is not "...free of structural shoreline modifications, structures, and intensive human uses." As I stated previously there exist multiple single family residences since approximately 1924 - a portion of the property was farmed (strawberries) and raised cattle, a portion was forested, once a Women's house park and "currently provides public access and recreational use where medium density residential developments and services exist and are planned". Shoreline Residential is the appropriate designation. In addition, as requested I am sending your way a PDF copy of the most recent elevation certificate to initiate an amendment to the floodplain map. It is attached. It is consistent with the elevation certificate on file, completed by the county, when homes were permitted in the 70s and 80s. It should not be included in the floodplain. While the elevation of the land remains unchanged given the presence of hard pan and clay soils I have also observed that the elevation of the riverbed is substantially lower than it was 43 years ago.

Thank you.

Richard (Tom) Goldsby
14419 Military Rd SE
Tenino WA 98589
Mobile: 360-481-1422
Home: 360-446-2729
tomg@farpoint.net

On Oct 12, 2021, at 5:19 PM, Andrew DeFolish <andrew.defolish@co.thurston.wa.us> wrote:

Hi Tom,

Thanks for your comments. They will be included in the public comment record and provided to the Planning Commission.

The proposal for your reach of shoreline to be designated Natural was a result of the inventory and characterization of shorelines that occurred in an earlier phase of the SMP update. The designation is not done for each individual property. Shorelines are broken up into reaches containing several properties but that may have similar characteristics, and are then given a shoreline designation based on the designation criteria. You can view the criteria used to propose shoreline designations on page 4 of the [Shoreline Environment Designation report](#). Your reach of the Deschutes River is "DE-17-DE-18". You can see which criteria were used to propose a designation of Natural on page 20. The inventory and characterization information for this specific reach is on page 79 of the [Inventory & Characterization report](#).

If you have information to suggest the designation of Natural for your shoreline reach is incorrect, based on the information above and the criteria for proposing shoreline designations, please let me know. The Planning Commission will be revisiting the SMP draft after next week's public hearing, and shoreline environment designations will be a topic of discussion. If an error was made in the original designation, the easiest time to address that is now, before the update is complete.

Regards,

Andrew Deffebis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lake Edge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2989
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: Tom Goldsby <tomgold@seascope.org>
Sent: Friday, October 8, 2021 11:22 AM
To: Andrew Deffebis <andrew.deffebis@thurston.wa.gov>
Subject: Fwd: Property No. 09560002000

Hi Andy,
After I sent that last email I read portions of the SMP and "Shoreline Residential" seems a more appropriate designation, given the multiple single family structures adjacent, up river and surrounding, don't you think? This address is often confused with the opposite side of the river. GPS often place this address at the driveway and barn directly across the river. We often get deliveries and even get mail from the county to pull Tanny Ragwort that is actually referring to the farm and fields on the other side of the river. Given this section of the river, historically, a portion of a Wapinitum park, has always been a favored spot for duckhead and fly fishing and others, it seemingly falls under a different designation in many ways. Please advise.

Thank you,
Richard (Tom) Goldsby
14149 Military Rd SE
Tumwa WA 98583
Mobile: 360-481-1422
Home: 360-446-2729
tomgold@seascope.org

Begins forwarded message:

From: Tom Goldsby <tomgold@seascope.org>
Date: October 7, 2021 at 4:52:55 PM PDT
To: Andrew Deffebis <andrew.deffebis@thurston.wa.gov>
CC: Tom Goldsby <tomgold@seascope.org>; Terry Goldsby <terrygold@seascope.org>
Subject: Re: Property No. 09560002000

Hi Andy,
Thank you for your quick response. Are you aware proximity to the flood plain in our elevation certificates from 2019 and 2018 differ from the map the county is using? I sent copies to the county when we did them. I expect that may impact the designation, plus, our family has been here nearly 100 years and haven't seen it flood. The over deepening of the river bed here, over the last 100 years, has likely lessened the risk it ever will. My grandfather and his father were loggers and grew strawberries and ran cattle on the property. You can still find barbed wire from the early 1920s embedded in the old fir trees along the river. We took the main house down in the 60s and built two new houses and out buildings in the 70s and 80s. We may build a smaller mother in law/retirement home on the property. Will a change in designation impact that process and increase costs?

Thank you,
Richard (Tom) Goldsby
14149 Military Rd SE
Tumwa WA 98583
Mobile: 360-481-1422
Home: 360-446-2729
tomgold@seascope.org

On Oct 7, 2021, at 11:12 AM, Andrew Deffebis <andrew.deffebis@thurston.wa.gov> wrote:

Hello Tom,

Thank you for your comments. They will be included in the public comment record and provided to the Planning Commission.

There are no zoning changes associated with the County's Shoreline Master Program (SMP) update, but shoreline environment designations are proposed to change in some areas. Your property is currently mapped as Conservancy in the current Shoreline Master Program, because of its proximity to the Deschutes River and associated wetlands and floodplain. The designation is proposed to change to Natural as a result of shoreline inventory and characterization that was completed earlier in this process. That process looked at the type and degree of development along county shorelines, and the ecological function provided by shorelines, among other factors. Shorelines were then assigned a Shoreline Environment Designation that best reflects its current condition.

The shoreline buffer and wetland buffers are not proposed to change, however the shoreline designation does affect what types of land uses can occur on property, what permits are needed, and the rules that a project would follow. The SMP update will reflect changes in state law and Ecology guidelines that have been adopted in the 30 years since the current SMP was adopted.

It also appears that additional portions of your property that are not currently subject to the SMP are under review to possibly be included. This is because we are folding into our SMP jurisdiction map all of the wetland data used by our planners in reviewing projects. Please note: Whether a property is in or out of SMP jurisdiction, and the extent of a property that is in SMP jurisdiction or affected by critical areas, is determined during the land use application review process.

Do you have any plans for future development that you would like me to look into to see how the SMP update might specifically affect you? Or if you have other questions, please let me know. I know this is a lot to process.

Regards,

Andrew Deffebis, Interim Senior Planner

From: [Curt Cleaveland](#)
To: [Andrew Deffobis](#)
Subject: SMP
Date: Friday, October 15, 2021 1:30:02 PM

Dear Mr. Deffobis,

I am a homeowner near Lake Lawrence, and a member of the Lake Management District financial committee.

I fully support Barry Halverson's recommendations concerning changes to the SMP as follows:

- 1) Buffer widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 SMP . If this particular issue is changed to what the county staff want most of you will have your properties (on the lake/canal/community beaches) seriously impacted.
- 2) Pier, Dock, Float or ramp grating (Issue #7 in coalition letter) we want the option to exclude expensive grating for lakes that do not contain salmon.
- 3) Pier and Dock piling spacing (Issue #8 - in coalition letter) we want the option to reduce spacing to 8 feet.
- 4) Pier and Dock Width (Issue #9 - in coalition letter) we want the option to be able to make our piers/docks 8 feet wide or more if applicant can demonstrate need.
- 5) Shoreline Environmental Designations (SEDs) (Issue #12 in coalition letter) we want the changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.

Thank you for your consideration.

Sincerely,

Curtis A. Cleaveland

16910 Pleasant Beach Dr SE
Yelm WA. 98597

(360) 894-0308

From: parry.bedi@gmail.com
To: [Polly Stoker](#)
Cc: [Andrew Deffobis](#)
Subject: Shoreline Master Program Proposed Changes
Date: Friday, October 15, 2021 1:39:14 PM

Hi Polly, Andy

Thank you for all the hard work in getting the proposed SMP changes to this point.

I have been following the requests submitted by the Thurston County Shoreline Stakeholders Coalition and support their issue paper. Thank you for listening to the public and taking their views into account in the draft proposal.

We are homeowners on Lake Lawrence and will be directly impacted by the proposed updates to the county plan.

And as such will like to request the following:

1. Buffer widths (Ch 19.400.100) for lakes to remain as they were in the 1990 SMP.
2. Pier, Dock, Float, or ramp grating (Ch 19.600.160.C.1r., Ch 19.600.160.C.4.f, and Ch 19.600.160.C.5) we would appreciate the option to exclude expensive grating for lakes that do not contain salmon.
3. Pier and Dock piling spacing (Ch 19.600.160.C.3.b) we would like the option to reduce spacing to 8 feet.
4. Pier and Dock Width (Ch 19.600.160.C.3.b) we would like the option to be able to make our piers/docks 8 feet wide or more if an applicant can demonstrate need.
5. Shoreline Environmental Designations (SEDs) we want the changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.

Thank you for your consideration,

Parminder S. Bedi

Topaz loop SE, Yelm, WA

From: [Thurston County | Send Email](#)
To: [Andrew Deffobis](#)
Subject: aquaculture
Date: Friday, October 15, 2021 2:02:32 PM

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: **Andrew Deffobis**

Subject:

From: **Zina Losey**

Email (if provided): **dzlosey@comcast.net**

Phone: (if provided): **3607906766**

Message:

**Hi, I am concerned about the number of aquaculture boats going through Totten Inlet. They are large, go fast sometimes without lights. Since the increase in the aquaculture business there is also an increase in garbage that I collect on the beach. One of my main concerns is that there be a coordination between Thurston and Mason Counties regarding how many aquaculture businesses there are being allowed. This is including the privately leased out land to companies that harvest geoducks. All this damages the shoreline. Thank you for listening/reading.
Best regards, Zina Losey**

From: [Kathi McKay](#)
To: [Andrew Deffobis](#)
Subject: RE: Update on SMP Questions
Date: Friday, October 15, 2021 3:50:36 PM

Andrew,

Thank you for your very thorough update. I appreciate all the information and all the avenues you are checking.

At this time, I want to be sure that Thurston County staff and the Planning Commission realize that we have not had any flooding on our 15+/- acres since my family has owned the property (1962).

Three other specific points to consider are:

1. The crawl space of the house has never had water from excess rain or flooding.
2. When the Chehalis backed up in 2009 and flooded north towards our property, covering Anderson Road, a neighbor to our west said he was unable to drive to his residence due to the flooding on Anderson Road but he was able to walk across our property. He said our property did not receive any drainage or flooding from the Chehalis River.
3. If the Black River was ever to go over a bank, it would flow over the south bank which is lower than our bank.
4. I believe part of the flooding from the Chehalis in 2007 & 2009 was due to a problem downstream of the Chehalis that has been mitigated.

Has anyone looked at the LIDAR information for our parcel?

Thank you again,

Kathi McKay

From: [Andrew Deffobis](#)
Sent: Friday, October 15, 2021 2:37 PM
To: [Kathi McKay](#)
Subject: Update on SMP Questions

Hi Kathy,

I am still working on your questions from last week but wanted to give you an update so you know I hadn't forgotten! There are a lot of moving pieces in our environmental regulations, especially when it comes to agriculture. So I have farmed out a portion of your questions to some other staff who can help answer. Also, please feel free to submit written comments at any time. The Planning Commission's written public comment deadline is 11:59 PM on Friday, October 22. Public comments received after that time will be provided to the Board of County Commissioners when they take up review of the SMP.

As far as the SMP update goes, the proposed shoreline environment designation along the Chehalis River is Rural Conservancy. The rest of the floodplain has not had a designation applied yet, but I would expect it will also be designated Rural Conservancy. Agriculture is an allowed use in this

environment. Agricultural activities do not appear to require a shoreline permit, unless the cost of those activities is above \$7,047 (state permit threshold), but you may need to apply for a letter of exemption. Regulations would also apply and as written could include, generally:

- A 250 foot buffer between agricultural activities and the Chehalis River, or wetlands associated with the river. A fence shall be installed at the outer buffer edge to separate water bodies from livestock pastures.
- If agricultural activities are proposed below the buffer, a Variance may be needed and additional regulations would apply:
 - Obtaining an approved Farm Management Plan
 - Confined Animal Feeding Operations, retention and storage ponds for feed lot wastes, and stock piles of manure solids shall not be allowed within shoreline jurisdiction, unless shoreline ecological functions are mitigated through an approved Farm Management Plan
 - Use of soil conservation best practices, such as erosion control, crop rotation, etc.
 - No aerial spraying of fertilizers/pesticides/herbicides over water bodies
 - The applicant may be required to submit a soil study and drainage plan in order to determine that the agricultural practices meet the regulations set forth above.

Because the property is in the floodplain, critical area standards would also apply, as would Chapter 14.38 TCC (the county's flood development standards). I am trying to get some clarity on how this would be reviewed, but it appears that agriculture is an allowed use in floodplains, subject to standards.

Other items I am looking into for you:

- Some background on why additional area on your property is proposed for inclusion in the SMP
- If it's due to FEMA changes, when they take effect, and if there's a way for you to challenge them on your property
- Also, if floodplain changes would change requirements to have (or the cost of having) flood insurance
- Building a home outside shoreline buffers but in the floodplain, and building a well in the center of the property

Regards,

Andrew Deffobis, Interim Senior Planner
Thurston County Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502
Cell Phone: (360) 522-2593
Office Phone: (360) 786-5467
Fax: (360) 754-2939

From: dclark@lawddc.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Friday, October 15, 2021 10:49:26 AM

Your Name (Optional): David Clark

Your email address: dclark@lawddc.com

Comment: I have property with a bulkhead on a steep bank. Will there be any problem with raising the bulkhead as the sea level rises?

Time: October 15, 2021 at 5:49 pm

IP Address: 206.174.18.12

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: david@davidmfisher.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Friday, October 15, 2021 10:58:19 AM

Your Name (Optional): Dave Fisher

Your email address: david@davidmfisher.com

Comment: I recognize that the COVID pandemic has limited your options for public engagement, but this appears to be a potentially major change that could affect thousands of property owners and tens of millions (or more) of property value, with a limited ability for people to have their questions answered.

Unfortunately, for anyone other than a land use lawyer or environmental engineer, the material is extremely hard -- bordering on impossible -- to understand. For instance, I find it impossible to discern the practical difference between 1990's "rural" designation and the proposed 2021 "rural conservancy" designation. Defining a "substantial development" as any change costing more than \$7,047 seems extremely restrictive considering today's construction costs for material and labor. Even a minor project would often exceed that threshold. There doesn't appear to be any other criteria for "substantial," such as increases in impervious surfaces or structure volume of more than X%.

Ideally, you would suspend the implementation of these new rules until public health conditions normalize and there can be real and effective interaction between staff and the people the new rules will impact. Failing that, the very least you could do is put together some plain English descriptions of the regulations before and after the proposed change. Things like "Setbacks in these areas are currently XXX feet, but they would be ZZZ feet if the changes are adopted." Or "The following uses/structures would no longer be allowed in (description) areas." Make it abundantly clear how the change in rules impacts people and their property.

Thank you.

Time: October 15, 2021 at 5:58 pm
IP Address: 75.172.13.218
Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: trowland@ups.edu
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Friday, October 15, 2021 11:52:17 AM

Your Name (Optional): Thomas V. Rowland

Your email address: trowland@ups.edu

Comment: Thanks for the post card notification that our property is proposed to include SMP designation (Rural Conservancy) along the Johnson Creek tributary. The attempt to simplify the permitting process is certainly appreciated but I am not sure that I understand what is/isn't allowed with/without permitting. For example, is agricultural use on land designated for tax purposes as open spaces/agricultural permitted? How is this related to the 250 ft. buffer in the Rural Conservancy? How can weed growth be controlled in an area where thistle is abundant on neighbors' fields? Similarly how is fire protection by haying dealt with in the permitting process. I have found your online presentation very valuable and I will continue reading it.

Time: October 15, 2021 at 6:52 pm

IP Address: 216.128.110.224

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: waguy360@comcast.net
To: [Andrew Deffobis](#)
Subject: Thurston County SMP
Date: Saturday, October 16, 2021 8:28:28 AM

Andrew, the purpose of this email is to state my overwhelming support for the Thurston County Shoreline Stakeholders Coalition. I, and my wife support all 19 recommendations as put forth by the Coalition. At a bare minimum the following items need to be addressed and changed to be in line with the Coalition guidelines.

1. Buffer widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 SMP . If this particular issue is changed to what the county staff want most of you will have your properties (on the lake/canal/community beaches) seriously impacted.
2. Pier, Dock, Float or ramp grating (Issue #7 in coalition letter) we want the option to exclude expensive grating for lakes that do not contain salmon.
3. Pier and Dock piling spacing (Issue #8 - in coalition letter) we want the option to reduce spacing to 8 feet.
4. Pier and Dock Width (Issue #9 - in coalition letter) we want the option to be able to make our piers/docks 8 feet wide or more if applicant can demonstrate need.
5. Shoreline Environmental Designations (SEDs) (Issue #12 in coalition letter) we want the changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.

Thank you for your support of the Lake Lawrence residential community.

Regards,

R. Edwin Howell
16704 Pleasant Beach Drive SE
Yelm, WA 98597
253.279.5955

From: [Andrew Bentley](#)
To: [Andrew Deffobis](#)
Subject: Shoreline Master Program - comments from property owner on Lake Lawrence
Date: Saturday, October 16, 2021 10:37:45 AM

Hello,

I am writing this email to show that I have concerns with the upcoming potential changes to the Shoreline Master Program (SMP). Specifically, I (and many others on the lake) support the following:

1. Buffer widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 SMP . If this particular issue is changed to what the county staff want most of you will have your properties (on the lake/canal/community beaches) seriously impacted.
2. Pier, Dock, Float or ramp grating (Issue #7 in coalition letter) we want the option to exclude expensive grating for lakes that do not contain salmon.
3. Pier and Dock piling spacing (Issue #8 - in coalition letter) we want the option to reduce spacing to 8 feet.
4. Pier and Dock Width (Issue #9 - in coalition letter) we want the option to be able to make our piers/docks 8 feet wide or more if applicant can demonstrate need.
5. Shoreline Environmental Designations (SEDs) (Issue #12 in coalition letter) we want the changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.

Please consider this when making any decisions on future changes.

Thank you.

Andrew Bentley
16602 Pleasant Beach Dr. SE
Yelm, WA 98597
253-606-5943 call/text

From: [Patti Moffett](#)
To: [Andrew Deffobis](#)
Subject: SMP
Date: Saturday, October 16, 2021 4:08:16 PM

Good day Andrew,

We have lived on Lake Lawrence since 1990 and would like to have the following implemented/ kept in place.

1. Buffer widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 SMP .
2. Pier, Dock, Float or ramp grating (Issue #7 in coalition letter) we want the option to exclude expensive grating for lakes that do not contain salmon.
3. Pier and Dock piling spacing (Issue #8 - in coalition letter) we want the option to reduce spacing to 8 feet.
4. Pier and Dock Width (Issue #9 - in coalition letter) we want the option to be able to make our piers/docks 8 feet wide or more if applicant can demonstrate need.
5. Shoreline Environmental Designations (SEDs) (Issue #12 in coalition letter) we want the changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.

We appreciate your attention to these matters.

Thank you very much,

Daniel and Patti Moffett

From: rbaconn@comcast.net
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Saturday, October 16, 2021 6:02:44 PM

Your Name (Optional): Rick Bacon

Your email address: rbaconn@comcast.net

Comment: Please do not reduce buffers, in fact increase them. Lots of talk about the value of wetlands but little action to beef up their protection. Also please eliminate all mitigations. If a wetland is destroyed the damage to the environment will never be 'mitigated' by a developer creating an artificial wetland of no value somewhere else. It would be nice if restrictions about destruction of natural habitats were clearer i.e. natural habitat such as cattails, etc. must not be altered in any way within a 50 (for example) feet buffer from a shoreline. Appreciate the opportunity to comment.

Time: October 17, 2021 at 1:02 am

IP Address: 73.11.199.162

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: [Paula Lowe](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: SMP: Comments
Date: Sunday, October 17, 2021 9:59:19 AM

Dear Ms. Stoker and Mr. Deffobis,

I have attended several SMP hearings in the past few years. I am dismayed that this process has taken YEARS.

I am a 35-year resident of Pattison Lake, and president of the Pattison Lake Association. Our lake residents are in the process of starting a Lake Management District for Pattison Lake.

My comments:

1. Many county residents are not aware of these rules. I have seen docks built, shoreline trees removed, boathouses built, and more — all along the shoreline — and without permits. There isn't enough staff at the county to monitor, assess, nor fine these residents. Then when properties are sold, new owners remove trees without permits. I know someone who turned in several residents to the county and only a letter was sent to the offending party — there was no surveillance, nor a fine. The county needs to hire more staff to monitor and fine these offenses.

It's vital that this information is shared with those who need it: shoreline property owners, as well as builders, developers, arborists, landscape companies, and other professionals who do these services. Additionally, shoreline property owners need to receive this document upon purchasing their home, and it needs to go to existing home owners.

2. Pollution sources must be identified to help keep waters clean.

- a. Faulty or inappropriately located septic systems
- b. Use of inappropriate lawn and/or garden fertilizers, and/or
- c. Stormwater runoff directly into the county's marine waters, lakes and rivers should not be allowed. Our waterbodies are being polluted when we can fix the stormwater system.

Additionally, I talked to people who work in the septic system department at the county and they said there is no monitoring nor testing of septic systems — again, there isn't the budget nor staffing to do this. This service is vital to keep our waterways clean. Monitor the septic systems, educate property owners with septic systems. Fine those who don't take care of their septic systems. It directly impacts our fish, wildlife, and humans who use the lake.

3. Ch. 19.400.100. The labeling of all existing legally built homes and/or accessory structures already located within the buffer should be "conforming" not "legally non-conforming" State law recognizes these structures as "conforming". Thurston County should as well.

4. Ch. 19.400.120. Buffer widths should stay as presented in the July 28, 2021, draft SMP. Shoreline Residential buffer widths should be 50-feet for both marine and lake properties . . . as they have been since 1990 SMP, and longer.

5. Ch. 19.400.120.D.1.b. and Appendix B, Section B.2.c. Decks and Viewing Platforms properly constructed to be pervious should not be required to be ". . . adjacent to residential structures . . ." "There should be no limit on size or location and there should be no

requirement for a shoreline variance to build such a deck.

Respectfully submitted,

Paula R. Lowe
5202 Rumac St SE
Olympia, WA 98513
360-491-5775

From: other.aaronweller.com
To: [Andrew Deffobis](#)
Cc: ["Melinda Clarke"](#)
Subject: Shoreline Master Program Update concerns
Date: Sunday, October 17, 2021 12:53:02 PM

Hi Andrew.

My wife and I own a lakeside property on Lake Lawrence in Thurston County.

Our house was built very close to the lake back in the 60's and we have struggled to get through the current permitting process. The proposed changes to the Shoreline Management Plan will add increased burden for property owners like us who are invested in the lake being protected and managed appropriately.

I have heard anecdotally that the large majority of lakeshore changes are unpermitted due to the complexity of the existing rules. The proposed SMP will only serve to make this worse in several aspects.

Areas that I have specific concerns regarding, given my experience over the last couple of years:

Ch 19.400.100. Part of our property are considered "legally non-conforming" vs "conforming". As state law recognizes structures with similar characteristics conforming, so should the SMP.

Ch 19.400.120 Extending buffers from 50 to 250 feet could significantly impact changes within the 50-250 feet range from the waterline – a large part of the usable area of my property.

Ch 19.400.120.d.1.b The requirement for a shoreline variation to build (or in our case rebuild) a deck is costly and seems excessive.

I know that there has been a lot of community feedback around some of these issues. As I said, given my experience with the complexity of the existing process – the SMP in some areas appears to be going in the wrong direction to balance the ability of property owners to maintain their properties with the clear need to manage and restrict development that could have an impact on the lake.

I will unfortunately be travelling on the 20th and unable to attend the meeting, but wanted to convey my concerns to the county prior to then.

Regards
Aaron & Melinda
15716 Scenic Shores DR SE
Lake Lawrence, Yelm.

From: [James Pizl](#)
To: [Andrew Deffobis](#)
Cc: [Mary Pizl](#)
Subject: New Shoreline proposals
Date: Sunday, October 17, 2021 1:06:16 PM

Andrew,

I was informed by Barry our lake president that you are planning to change the shoreline regulations.

I agree with Barry on the following items:

1. Buffer widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 SMP . If this particular issue is changed to what the county staff want most of you will have your properties (on the lake/canal/community beaches) seriously impacted.
2. Pier, Dock, Float or ramp grating (Issue #7 in coalition letter) we want the option to exclude expensive grating for lakes that do not contain salmon.
3. Pier and Dock pilling spacing (Issue #8 - in coalition letter) we want the option to reduce spacing to 8 feet.
4. Pier and Dock Width (Issue #9 - in coalition letter) we want the option to be able to make our piers/docks 8 feet wide or more if applicant can demonstrate need.
5. Shoreline Environmental Designations (SEDs) (Issue #12 in coalition letter) we want the changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.
- 6.

My wife and I own 3 separate pieces of land that your changes will impact so please don't do them and leave them the same or above

Thanks
Jim Pizl
Mary Pizl

From: info@holleyfloors.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Sunday, October 17, 2021 8:12:17 AM

Your Name (Optional): Aaron & Emma Holley

Your email address: info@holleyfloors.com

Comment: This is comment about Summit Lake. We see that it is proposed to change it from rural to shoreline residential. We are concerned about this change because this has always been a private lake for the most part (except one boat launch) and the residents require the lake water as their primary and ONLY source of drinking water. It is also spring fed. Our family has lived there for over 50 years and we have seen and had a lot of problems with oversized vacation rentals and toxic algae outbreaks. Even though they are in violation of section 20 general and special uses there has still been little interference or regulation from the county because they told us they have no resources. Please take into consideration that allowing this area to become more public may potentially contaminate our only drinking water. The residents for the most part know the importance of protecting our water and not introducing waste into our life source. Large groups, especially bringing boats that were in other bodies of water do not consider their impact and opening up summit lake for more construction and public use is a big disservice to the people that live there.

Time: October 17, 2021 at 3:12 pm

IP Address: 71.231.59.128

Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.