

# Shoreline Master Program Update Community Stakeholder Group Meeting Q & A (10-17-17)

## Written Public Comment Summary

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Comment Number	Name	Comment Summary	Staff Response
<b>SMP Update Community Stakeholder Meeting #1</b>			
1		Will this PowerPoint be posted on-line?	Yes
2		Will Ecology come to future meetings?	Yes
3		Will Board of County Commissioners be coming to future meetings?	Probably not, they have their own public process that will take place following the Planning Commission process.
4		Who makes the final decision on the SMP?	BoCC will adopt the document, Ecology then needs to approve it.
5		Is "no net loss" set on lake elevation? Example: Lake St. Clair rising water level.	No, it is based on existing habitat and zoning.
6		What is the podium for tonight?	For statements you'd like to make.
7	Doug Karman, resident of Lacey, President Long Lake Assn.	As far as the timeline slide, where are we?	At the beginning, at the next meeting it will cover specific chapters 19.100-19.200.
8		When will the stakeholders talk about chapters 1-2? He will do a push in the Long Lake association newsletter for people to attend.	Taking comments on all chapters but hope to get to comments on 19.100-19.200 with Community Stakeholder Group at the 11-30-17 meeting.

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9		Who is considered special interest groups? Stakeholders?	Lake groups, real estate groups, Master Builders, shoreline home owners, etc.
10		Would you come to an HOA meeting?	Yes
11		Corridors limbing skirting within your 200 feet SMP distance?	Any tree within that buffer.
12		Define danger tree.	A: Defined in code but can't develop in such a manner to cause danger trees.
13		20 years ago, no permit was obtained, what happens to that?	A: Prior to 1969 is overwater structures grandfathered in; since 1969 is not.
14		Prohibited dredging?	Dredging is currently proposed to be prohibited in the Natural shoreline designation and require a Conditional Use permit in other areas.
15		SMP implementation date?	A: We don't know yet.
16	Cari Hart, resident of Summit Lake	All Puget Sound will be mandated soon regarding affluent septic issues.	
17		Is there an existing SMP to look at, when was it adopted last? Mining means what?	A: For Thurston County, in 1990.

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18		Is this draft SMP in the same format? How can we tell the changes?	No, it is totally different. Total rewrite based on changes to the Shoreline Management Act at the state level.
19		Do you have this draft SMP on the website? Has it changed lately?	Yes, and it hasn't changed in a couple of months.
20	Bob Frasier, resident of Lake Pattison	What about the lily pad problem? The shoreline is gone so that you can't even launch a boat. Is that covered in the master plan?	Project by project determination. Vegetation management is allowed but need permit to apply herbicides and must meet no-net-loss of ecological functions. Hand/mechanical removal is allowed. For invasive/non-native plants see Chapter 17.10.010 RCW and WAC 16-750-003
21	Dave Allison, resident of Lake Pattison	Will this raise property taxes to implement? In Chapters 2-7 it keeps mentioning "public areas". Who is policing these areas?	No, should not raise taxes to implement. Depends on location as to who polices the areas.
22		How early could the draft designation be firmed up? It is hard to comment on "nothing firm" yet. Questions about the Planning Commission process? Who do we direct comments to?	Direct questions to Brad Murphy.
23		BoCC issue in the past where they can't hear about things because they are still the authority.	BoCC will have review process following Planning Commission process.
24		How many in the technical group? Planning Commission? What percentage are lake front home owners?	10-11 on Regulatory Group, PC- 8 currently (9 total but as of 10-17-17, one spot is unfilled), don't know.

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25		Mitigation for a variance sounds like dollars to me. Has there been a study in increased revenue to the county?	Mitigation monies would be to do the mitigation for unavoidable impacts and would not go to the County. A programmatic mitigation option could be available where a group would hold funds for mitigation but all monies would be for the implementation of the mitigation work and mitigation program.
26		As a homeowner trying to explore the impact the SMP versus the county. Lake a substantial shoreline permit? Does the county say everything has to be up to code? The \$7,500 question.	Normal maintenance and repair is allowed but building code may require that other portions of the house/parcel be looked at to insure building code is being followed. \$7200 is the value for an exemption from a shoreline substantial use permit (see Chapter 19.500)
27		The \$7,500 question, what's excluded? Inside, irrelevant, outside, question?	Current proposal would be to allow normal repair and maintenance with exemption letter if exemption criteria in Chapter 19.500 is met. Remodel and rebuild options also available for existing footprint of existing house.
28		Is the \$7,500 for a contractor to do it or just materials?	See Chapter 19.500 for exemption criteria
29	John Woodford, resident of Holmes Island Long Lake	Read carefully the first page. How does moving the setback from 50 feet (current code) to 75 feet (draft) enhance the purpose and intent of the ordinance? Regarding the non-confirming issue, suggests doing what Lacey did. Regarding community meetings, have the Planning Commissioners been invited? He did not see a notice in the Olympian.	Notice was sent for the meeting and will also be sent for future meetings as well as web-mailings. Other portions of question will be discussed as we move through chapters.

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30		When will the Planning Commissioners hear about the draft SMP?	Throughout the next few months of meetings
31		There is already confusion now with current planners. What's it going to be like with all of these changes?	Current planners were included in the development of the draft document. They will be included in the review process as well.
32		This document will be proposed at one sitting and adopted all at once?	Yes, after a lengthy public review process is followed. Once we get through the review of the Chapters and complete all the appendices the Planning Commission will hold a public hearing after which they will recommend for approval a version which will then go to the Board of County Commissioners for their review and public process. They will have a public hearing where they will afterward adopt a local version of the SMP which then goes to Ecology for state approval. After Ecology approves then the plan is implemented. This is a long process. For questions on current projects, the answer comes from the 1990 adopted SMP.
33	Resident of Long Lake for 40 years	Would like to not be called "none-compliant". It sounds negative. Please use the term grandfathered instead.	Looking into other terms to use instead of non-conforming.
34		Using the 1990 plan, why are we changing it anyway?	Due to changes at the state level on the content of the Shoreline Management Act (RCW 90.58).

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35		What do you mean by no net loss? Why not use “impact” instead?	No net loss is the terminology used in the RCW’s and WAC’s related to the Shoreline Management Act.
36	Patrick Townsend, resident of Boston Harbor	Has trouble with the “no net loss” concept. Don’t need the problematic net loss like geoduck farming. The carve out for the geoduck farms now will only be a conditional use permit. Why is there suddenly a carve out for them? Furthermore, aquaculture is “the” preferred use, versus “a” preferred use. Can you confer with the county’s legal team regarding substantial use permit versus a conditional use permit? He believes the 200 foot buffer should go in both directions, not just inland. This group would like to come to Brad’s next geoduck meeting he mentioned tonight.	SMA calls for geoduck aquaculture to be a Conditional Use permit.
37		50 foot to 75 foot, what’s a setback versus the 200 foot buffer? Explain please.	The 200 foot demarcation is what falls under shoreline jurisdiction. The buffers (proposed 50 foot, 75 foot, etc.) then relate to specific shoreline use designations (shoreline residential, natural, rural conservancy, etc.) and there will also be buffers related to critical areas (wetlands, streams/riparian areas, floodway, steep slopes, etc.) that are in addition to the shoreline buffer setbacks. All shoreline parcels will have a shoreline buffer/setback based on shoreline use/environmental designations but not all parcels will have critical areas they will need to protect with critical area buffers.

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38		Where does the 75 foot buffer come from? So we were conforming when we bought the property, and now we are not. Where did it come from?	Trying to be more consistent with CAO.
39		Except for the homes going back to 1975, you can't even build a storage shed within 50-75 feet.	
40		Who is here tonight from the Planning Commission?	Jim Simmons
41		Can there be relief for newly non-conforming? A higher level of maintenance and repair without a comprehensive permit? This takes time and money.	Looking at terminology and options for flexibility with existing "non-conforming" structures.
42		Change predator exclusion? It should actually be called wild life exclusion.	Can look at different terminology
43		\$7,500 is a low amount, a roof would be \$12,000.	That dollar amount is determined in the WAC Closer to \$7200
44		Is it per year? Cumulative?	By project.
45		Are you going to have the personnel for all of these new permits?	Will be discussed with BoCC.
46		The wording regarding permits is confusing. Using the term "development" shouldn't be used for things inside or already there. This needs to be defined better and make clear.	Substantial Development is defined in the RCW and WAC and is the term used in both. We have to follow state law and code. We will have definition in SMP.
47		Are the comments being recorded to be discussed in the future?	Yes, topics will be discussed as they relate to the chapter topics of the SMP.

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48		Is the 75 foot buffer chiseled in stone? How does getting a permit for things on the inside detract from the shoreline?	Nothing in stone at this point all is draft and we are taking comments on the draft which will be passed on to the Planning Commissions and Board of County Commissioners.
49		the discussion with bankers, etc. regarding the term “non-conforming”. Do we have to disclose this if we sell our property?	Not sure.
50		How many own waterfront property on the BoCC?	Not sure.
<b>Item 2 - (Indicate the hearing item name here, or major subject area)</b>			
<b>Item 3 - (Indicate the hearing item name here, or major subject area)</b>			