

SMP FACT SHEET #8

What about Critical Areas?

How the Critical Areas Ordinance (CAO) Is Applied in the SMP:

- State law requires SMPs to address critical areas within shoreline jurisdiction.
- The County has opted to integrate these two permits and processes to make things easier for applicants.
- CAO provisions are addressed in Chapter 19.400 and Appendix E of the draft SMP.

How the CAO & SMP Work Together:

- Critical areas are still protected within shoreline jurisdiction.
- The updated SMP incorporates select CAO language and requirements.
- If your property is in SMP jurisdiction, permitting will be conducted solely under the SMP.
- *Shoreline Variances* will now replace *Reasonable Use Exemptions* (RUEs) as a waiver of the bulk and dimensional standards.
- Many development standards in the CAO will still apply to critical areas in shoreline jurisdiction.

How the CAO and SMP Updates Apply for Shoreline Property Owners:

- If your property is along Puget Sound with a bluff (unstable slopes) – permitting goes through the SMP.
- Frequently flooded areas (including floodplains) connected to a waterbody regulated by the SMP are subject to SMP protections.
- There are no proposed changes to wetland or slope buffers.
- Lakefront property buffers and designations may change.

How Marine Riparian Habitat Areas are Affected:

- Any property that's NOT designated "Shoreline Residential" AND is along Puget Sound (its own critical area) currently has 250 ft buffers.
- These buffers may decrease with the SMP update; however, there is an option to retain the larger buffers.
- "Shoreline Residential" buffers are 50 ft.

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Shoreline Master Program (SMP)

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

ASK STAFF

Thurston County's SMP covers most shoreline building projects.

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

READ THE CODE

Title 19

TC Current Shoreline Codes

FIND IT ONLINE

Shoreline Master Program Webpage