



Thurston County Government

Shoreline Master Program

Land-use & Zoning Regulations for County Shorelines

Remaining Policy Items, Public Outreach Postcard Notification, Introduce
Public Hearing Materials

Andrew Deffobis, Interim Senior Planner
21 July 2021





Overview

- Discuss remaining policy items
 - Detail can be found in July 14 staff memo, this presentation
- Review Postcard Notification for Open House (July 14 memo)
- Introduce Public Hearing Materials (July 16 memo)
- Circle back on previously asked questions



Remaining Policy Items in SMP Draft



- Industrial Uses in the Draft SMP
- Net Pen & Mussel Raft Aquaculture Standards
- Fences in the Draft SMP





Industrial Uses in the Draft SMP

- Allowed in Urban Conservancy and Shoreline Residential SEDs
 - Industry must be an allowed use in the zoning district where use is proposed
- Ecology has suggested industrial uses may be more appropriate in Rural Conservancy
 - Shoreline Residential is focused on residential development
 - Urban conservancy shorelines are close to development, may already be more developed (Urban Growth Areas)





Industrial Uses in Current SMP

- Urban SED: Certain industrial uses are allowed
- Shoreline Residential: Prohibited
- Urban/Rural Conservancy: Prohibited
- Natural: Prohibited
- Aquatic: Same as upland SED





Industrial Uses in the WACs

- **Shoreline Residential:** Does not mention industrial uses. Purpose is to accommodate residential development and appurtenant structures, public access, and recreational uses.
- **Urban Conservancy:** Designation may be appropriate for industrial LAMIRDs
- **Rural Conservancy:** Low-intensity, water-oriented commercial & industrial uses may be permitted in limited instances where those uses have located in the past or at unique sites in rural communities that possess shoreline conditions and services to support the use.
- **Natural SED:** New industrial uses should not be allowed
- **Aquatic:** Allow new over-water structures only for water-dependent uses, public access, or ecological restoration





Industrial Uses - Policy Decision

- Consider whether to prohibit new industrial uses in Shoreline Residential SED (draft currently allows)
- Consider whether to allow new industrial uses in Urban Conservancy SED (draft currently allows)
- Consider whether to allow new industrial uses in Rural Conservancy SED as outlined in WAC (draft currently does not allow)



Net Pen/Mussel Raft Aquaculture Standards



- Draft SMP contains specific standards for net pens and rafts
- County does not have any net pen operations, has some mussel rafts – permit conditions may apply to future operations
- Intent of update is to base regulations on local circumstances
- **Policy question:** Include additional standards for mussel rafts based on previously permitted operations? Modify or remove specific net pen standards?



Net Pen/Mussel Raft Aquaculture Standards



- Staff reviewed past permit conditions to see what was approved
- All general aquaculture development standards would apply to net pens and mussel rafts (e.g. rules about siting, minimizing visual impacts, securing gear, no net loss)
- If included in draft, some standards may be more general
 - Others may be better suited to specific situations



Net Pen/Mussel Raft Aquaculture Standards



- Example general standards for mussel rafts
 - Arrange raft arrays parallel to tidal currents to minimize distance over which water currents are affected
 - Employ BMPs to maintain water quality (such as for siting, configuration, pen set-up and cleaning, harvest timing and techniques)
 - Minimize disturbance of marine mammals during maintenance and harvest
 - Store plastic disks on land, not on water craft or rafts. Install nets to catch disks that fall off.
 - Do not store nets on beach. Take measures to prevent marine mammals from using rafts as rookeries. Keep rafts clean, especially of odor causing substances.





Net Pen/Mussel Raft Standards

- Example case-specific standards for mussel rafts
 - Separate rafts and access via workboat. Relocate rafts within site every few years.
 - Keep rafts neat and orderly.
 - Provide contact information to any property owners who request it to allow for complaints to be received.
 - Respond promptly to such complaints and take measures to comply with this provision.
 - If any person believes applicant is not complying, they may request the County or DOE take action.
 - Submit a monitoring plan for any issues of concern that are identified during application review process.



Net Pen/Mussel Raft Standards



- Policy questions:
 - Should additional standards for mussel rafts based on previously permitted operations be included in the draft?
 - Should net pen standards in the draft be modified or removed?





Fences & the SMP

- Fencing allowed for recreational development in the draft
- Fences are considered a residential appurtenance
- Proposed 19.400.120(D) discusses uses allowed in shoreline buffers but does not discuss fences
 - Some property owners will wish to construct fences on property lines
 - Planners will want to know what rules say about fencing



Fences & the SMP

- CAO standards for fences will be incorporated into draft SMP by reference
 - Generally, property line fencing only allowed if it would protect critical area function, as determined during permit review
- **Policy Question:** How to address property line fencing within shoreline buffers?
 - Should fences be allowed down to the OHWM?
 - Should fences be limited to residential development?
 - Height limit/use of materials that would protect views?



Virtual Open House Postcard Notification



- Final product reflects input from November 18, 2020 meeting
 - Language remains as reviewed at December 2, 2020 meeting
- Will be mailed to people most affected by SMP update
 - Properties where SEDs are proposed to become more protective
 - Properties where buffers are proposed to increase
 - Properties coming in to SMP jurisdiction for first time





SAVE THE DATE! | Thurston County Shoreline Master Program | Virtual Open House



Thurston County is updating its Shoreline Master Program, and shoreline rules and designations are proposed to change. You are receiving this postcard because your property will be directly affected by these changes. Your future plans to use or develop your property could be affected.

We want to hear from YOU!

Please join us for a Virtual Open House, where you can see how these changes may affect your property, weigh in on the changes, and get your questions answered by planning staff.

When: August 2nd - August 30th, 2021

Where: <https://tinyurl.com/y6n9738e>



Thurston County
Community Planning &
Economic Development
2000 Lakeridge Dr SE
Olympia WA 98502



Introduction of SMP Public Hearing Draft Materials



- Have produced drafts that include PC guidance to date
- Will include any new guidance from tonight's meeting in final public hearing draft
 - Final draft will be published online, available for review in Building Development Center
 - Hard copies of final draft available to PC by request
 - Final draft products will include "clean copy" and version with edits visible





Elements of Public Hearing Draft

- SMP Main Document
 - Appendix B – Mitigation Options
 - Appendix C – Restoration Plan
 - Appendix D – Channel Migration Zone Maps
- Appendix A – Shoreline Environment Designations Map
- Appendix E – Critical Area Regulations Incorporated By Reference
- Inventory & Characterization Report, and Supplement
- Shoreline Environment Designations Report, and Supplement



Update on Previously Asked Questions

