

From: [Donovan & Meredith Rafferty](#)
To: [Andrew Deffobis](#); [Emily Pitman](#)
Subject: Request to Planning Commission for Shoreline Recharacterization
Date: Sunday, September 26, 2021 11:11:21 PM
Attachments: [Rafferty SED Recharacterization Request 2021 PDF.pdf](#)

September 26, 2021

TO: Thurston County Planning Commission

Please see our attached letter requesting recharacterization from a Rural Conservancy designation (as proposed in the 2021 draft of the shoreline management plan), to a Shoreline Residential designation (as previously presented in the 2017 SMP update and the 1990 Plan).

Residents all along our shared shoreline are submitting requests for recharacterization. The residential density and similarity of our low bank shoreline to other sections of Boston Harbor are illustrated by the photos included in our letter. We request the Planning Commission's immediate consideration in order for a recharacterization to be included in the 2021 SMP Update. We are prepared to present our request immediately.

Meredith & Donovan Rafferty
618 77th Ave NE
Olympia, WA 98506

September 26, 2021

TO: Thurston County Planning Commission

Andrew Deffobis
Interim Senior Planner, Thurston County

FROM: Meredith & Donovan Rafferty
618 77th Ave NE
Olympia, WA 98506

RE: Request to Planning Commission for Recharacterization of Shoreline Environmental Designation

As shoreline property owners in the Boston Harbor LAMIRD, we request that the Planning Commission recharacterize our property from a Rural Conservancy designation (as proposed in the 2021 draft of the shoreline management plan), to a Shoreline Residential designation (as previously presented in the 2017 SMP update and the 1990 Plan).

Our property is part of a residential shoreline pictured in this letter. Homeowners along this shoreline are submitting requests for recharacterization. The features of our shared shoreline are illustrated in the photos included in this document. We support our request for the Shoreline Residential designation with the following:

1. Our dense residential use is recognized by the County as a LAMIRD.

One of the requirements for a Residential Shoreline designation is to be in a LAMIRD, which we are.

Our property is part of Boston Harbor which was platted in dense lots over 100 years ago.

By the time of the Growth Management Act and the Shoreline Management Act in the 1970s, our shoreline properties were already developed.

Thurston County recognized this dense residential use by establishing Boston Harbor as a LAMIRD (Limited Area of More Intensive Rural Development).

2. Our residential properties form a dense section of intense residential use.

Our homes are clustered along a low bank shoreline as illustrated in the picture in this letter.

Our homes are close to the high water mark, protected by bulkheads.

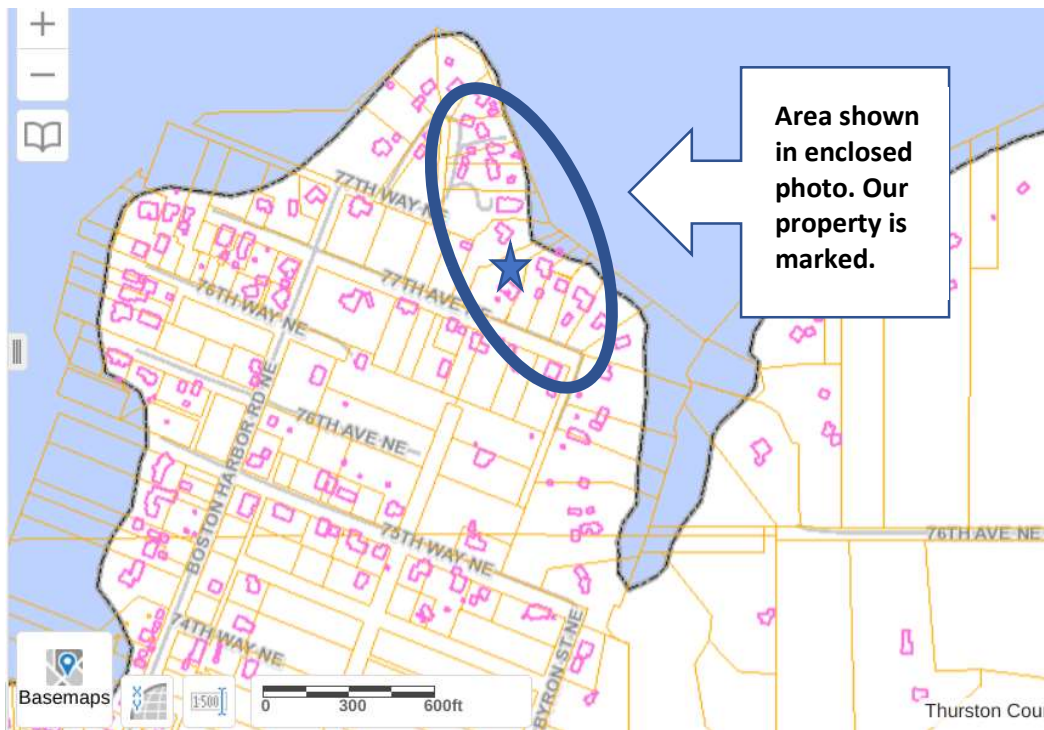
There are boat sheds and docks, houses, decks and lawns, and boats and kayaks as part of our residential use.

3. The residential impact upon the shoreline is similar to that of other areas of Boston Harbor that are proposed as Shoreline Residential.

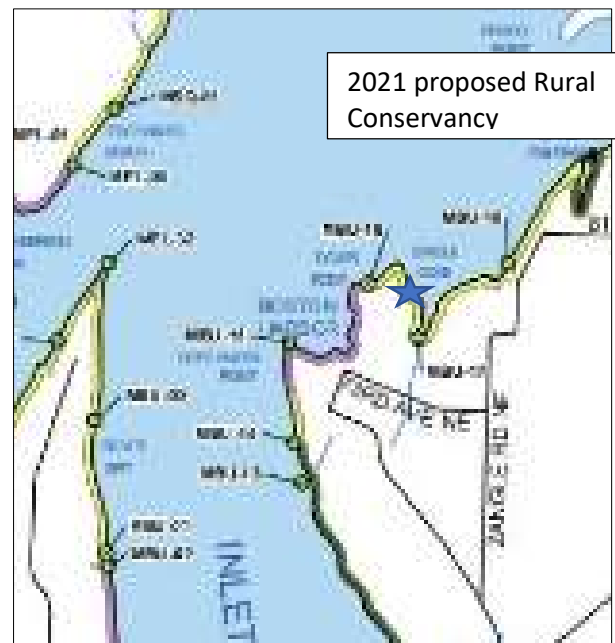
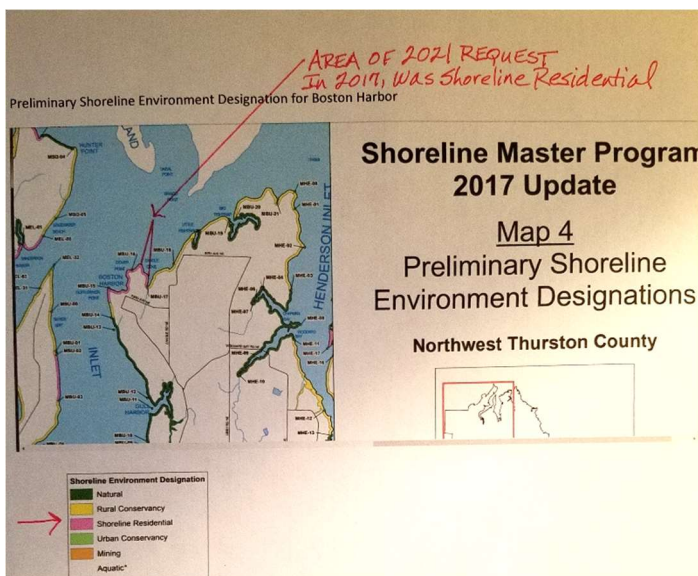
We have collective residential impact on the shoreline as do other Boston Harbor properties proposed as Shoreline Residential (see enclosed pictures).

(cont.)

Excerpt of Boston Harbor LAMIRD illustrating density and full development along shoreline.
Thurston County Geodata Center



2017 Update of SMP (left) versus 2021 draft (right).
Designation changes from Residential Shoreline in 2017 and 1990
to Rural Conservancy in 2021



4. Illustration of similar residential density and shoreline impact as other areas of Boston Harbor.

The Boston Harbor shoreline pictured below (which includes our property) is proposed as Rural Conservancy in 2021.



Yet this other stretch of Boston Harbor shoreline in the same vicinity is proposed as Shoreline Residential.



We request the Planning Commission's immediate consideration in order for a recharacterization to be included in the 2021 SMP Update. We are prepared to present our request immediately.

Meredith & Donovan Rafferty
618 77th Ave NE
Olympia, WA 98506

From: donnachristina2357@gmail.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Sunday, September 26, 2021 1:07:41 PM

Your Name (Optional): Donna Wolfe

Your email address: donnachristina2357@gmail.com

Comment: I think it's imperative that the buffer width stay at 50-feet. Otherwise, it could be very difficult to do any kind of home improvement, re-modeling, or re-building.

I also think that the labeling of all existing legally build homes/structures should be "conforming", not "legally non-conforming". Words matter.

Time: September 26, 2021 at 8:07 pm
IP Address: 73.225.206.126
Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: [Maribeth Duffy](#)
To: [Andrew Deffobis](#)
Subject: Public Comment regarding proposed Land Use - Shoreline Management
Date: Monday, September 27, 2021 8:22:33 AM
Attachments: [Letter to Planning Commision on Land Use proposal.docx](#)

Mr. Andrew Deffobis
Interim Senior Planner
Thurston County Planning Commission

RE: Public Comment on Shoreline Management Plan

Dear Mr. Deffobis,

I'm writing this letter to request that the Draft Shoreline Environmental Designation be revised to return my property's designation back to the Residential Shoreline in keeping with all our Boston Harbor Community neighbors. I oppose the drafted proposal to change our land use designation from Residential to Rural Conservancy.

I have been a proud resident of Thurston County for over 20 years and a strong advocate of clean water, clean air, and responsible land use. I also own my waterfront home at 630 77th Ave NE Olympia located in the immediate Boston Harbor community, which is densely residential. I pay for community water and sewer services along with the rest of our planned community, benefiting the water quality of the south Puget Sound. Our property taxes are also quite high, despite the community density.

I have only recently learned of this proposed change in designation effecting my land use, but in further investigation I discovered that this same concern was raised prior (in 2015-2016) and that at that time it was amended appropriately. It is unclear to me why this proposal to unduly restrict our property use is again being raised, restricting me more than other residents in my Boston Harbor neighborhood.

The proposed restrictions that would be realized by me, if we were to be changed from Residential to Rural Conservancy would be unduly onerous, and frankly unfair given our same small lot sizes as those of the remainder of our Boston Harbor community, who in the current draft proposal, would remain designated Residential.

I invite you to come out to our neighborhood and see why this proposed change has me and my immediate neighbors very concerned.

Thank you for your consideration,

Maribeth T. Duffy, MD

Maribeth T. Duffy, MD

630 77th Ave NE Olympia 98506
360-529-9500

Thurston County Planning Commission

RE: Public Comment on Shoreline Management Plan

Dear Planning Commission,

9/26/2021

I'm writing this letter to request that the Draft Shoreline Environmental Designation be revised to return my property's designation back to the Residential Shoreline in keeping with all our Boston Harbor Community neighbors. I oppose the drafted proposal to change our land use designation from Residential to Rural Conservancy.

I have been a proud resident of Thurston County for over 20 years and a strong advocate of clean water, clean air, and responsible land use. I also own my waterfront home at 630 77th Ave NE Olympia located in the immediate Boston Harbor community, which is densely residential. I pay for community water and sewer services along with the rest of our planned community, benefiting the water quality of the south Puget Sound. Our property taxes are also quite high, despite the community density.

I have only recently learned of this proposed change in designation effecting my land use, but in further investigation I discovered that this same concern was raised prior (in 2015-2016) and that at that time it was amended appropriately. It is unclear to me why this proposal to unduly restrict our property use is again being raised, restricting me more than other residents in my Boston Harbor neighborhood.

The proposed restrictions that would be realized by me, if we were to be changed from Residential to Rural Conservancy would be unduly onerous, and frankly unfair given our same small lot sizes as those of the remainder of our Boston Harbor community, who in the current draft proposal, would remain designated Residential.

Please come out to our neighborhood and see why this proposed change has me and my immediate neighbors very concerned.

Thank you for your consideration,

Maribeth T. Duffy, MD

630 77th Ave NE
Olympia, WA 98506
360-529-9500

From: [jroly](#)
To: [Andrew Deffobis](#)
Cc: [Emily Pitman](#)
Subject: Shoreline Designation
Date: Monday, September 27, 2021 11:10:37 AM

September 27, 2021

Andrew Deffobis, Senior Planner
Thurston County Planning Commission

The shoreline designation on the low bank properties located south of Dover Point along the west side of Zangle Cove should be designated as Shoreline Residential as they were on the 2017 Shoreline Master Program Update. The properties located west of Dover Point over to Jeal Point should also be designated Shoreline Residential.

These properties should have the same designation as the rest of Boston Harbor. We are all served by the same sewer-water district that is operated by Thurston County. The sewer-water system was fully approved and construction began in 1990 and was paid for by local residents through assessments. Most properties designated Rural Conservancy are served by septic tanks and private water systems. Our properties are fully developed and situated close to the shoreline and actively used for residential purposes.

The proposed designation on the Sept. 2021 Final Draft of Updated SMP is not justified. The proper designation is Shoreline Residential.

John T. Marshall
Reita M. Marshall
544 77th Ave NE
Olympia WA 98506

From: [Larry Seale](#)
To: [Andrew Deffobis](#)
Cc: [Emily Pitman](#)
Subject: Shoreline Master Program
Date: Monday, September 27, 2021 11:24:04 AM

TO: Thurston County Planning Commission

Dear Commissioners:

I live at 624 77th Ave. NE, which is a waterfront property on Zangle Cove in the Boston Harbor area. I have owned this home with my wife since 1990. It was built in 1979. The purpose of this email is to request that the portion of this shoreline containing properties on the north and west side of Zangle cove should be recharacterized as Shoreline Residential from the plan's current designation of Rural Conservancy. Shoreline Residential was the designation for this area in the 2017 draft of the SMP. I would like to appear and speak before any hearing on this issue and wish to be notified when that is scheduled. My main points are:

- The area that I live in does not differ from the portion of Boston Harbor on the west side of Dover Point and east side of Budd Inlet adjacent to the Boston Harbor Marina. We are a neighborhood of residences spaced much like any other portion of urban Thurston County. There is no undeveloped property in this shoreline area.
- We are all part of the Thurston County Operated Water and Sewer Utility, another indication that we are more urban and developed, than rural and having a natural, undeveloped character.

Sincerely, Lawrence Seale

624 77th AVE NE

Olympia, WA 98506

Home Phone +1 (360) 753-6075

US Cell Phone: +1 (360) 888-6240

From: [kimberly Phillips](#)
To: [Andrew Deffobis](#); [Emily Pitman](#)
Subject: Request to the Thurston Co. Planning Commission, Boston Harbor Shoreline
Date: Monday, September 27, 2021 9:17:14 PM

Dear Commissioners,

I am writing to request you reconsider the designation of the shoreline in Zangle Cove. I understand this area has been designated Rural Conservancy rather than Shoreline Residential in your current plan.

I live at 544 Dover Point Lane NE, at the very end of Boston Harbor Road and on the west shore of Zangle Cove. This home was built in 1960, with a home up the hill and a small boathouse on the bulkhead. This home was connected to the community sewer and water system when that was built, along with the neighboring homes. It is a wonderful place to live, and part of the attraction is, we are part of the Boston Harbor neighborhood in spite of facing a different direction. Our homes sites were platted long ago in the original Boston Harbor design, and built to be part of the residential community around the marina. These homes are too close together to be considered rural. They are similarly spaced to the homes that line the shoreline north from Priest Point Park to Burfoot Park to the Boston Harbor Marina and further north to Dover Point.

I believe Shoreline Residential is the appropriate designation.

Thank you for your consideration,
Kimberly Phillips

544 Dover Point NE
Olympia, WA 98506
360-956-9027

From: [Brian K Muirhead](#)
To: [Andrew Deffobis](#)
Cc: [Dr. Nancy Muirhead](#); [Brian Muirhead](#)
Subject: Input to SMP
Date: Thursday, September 30, 2021 8:41:45 AM

Andrew,

Thank you for your briefing to the Thurston County lake residents on 9/23/21.

My name is Brian Muirhead and my wife Nancy and I are new residents on Pattison Lake as of Oct. 2020. We have two major issues we are bringing to your attention now and will provide additional inputs on a number of other items through the virtual Open House process.

We agree strongly with one of the questioners at your talk that any buffer zone dimension should be based on specific criteria that the Dept. of Ecology (DoE) might have for changing any of the buffer dimensions away from the current ones, e.g. Shoreline Residential: 50 ft. We both work in scientific fields and we recognize that basing decisions on "science" must always be able to be validated, typically by independent sources of data, analysis and where possible, testing. I've tried looking for appropriate information on the DoE website but the varied nature and volume of documentation left me unable to find what I was looking for. Any pointers would be helpful.

Therefore, our position on 19.400.120.B.1. is based on what we know at this time and we support the smallest number buffer zones for each designation: Shoreline Residential: 50 ft; Urban Conservancy: 100 ft; Rural Conservancy: 125 ft and Natural: 200 ft.

With respect to the proposed SED changes - we need to challenge what looks like a redrawing of the boundary lines along parcel boundaries and redesignation of our parcel 11702140600 as "natural." Our residence is on the adjacent parcel 11702420100. We understand and happily accept that part of our parcel, 11702140600, is under a Department of Fish and Wildlife bald eagle management plan (due to a nest that was active in 1998), agreed to by the original owner of this property in 1998. However, the previous owners and now ourselves are using parts of parcel 11702140600 as active living space along with parcel 11702420100. We need to know how to properly update the SED map to show shoreline residential and rural conservancy designations as it is and has been being used and maintained, and finding agreement on a natural designation where appropriate.

Thank you for hard work on this important document and working with the community to get it right.

Brian and Nancy Muirhead

brian91011@earthlink.net

818 687 7003

From: cindy.bwomack@outlook.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Saturday, October 2, 2021 3:17:44 PM

Your Name (Optional): Bruce N Womack

Your email address: cindy.bwomack@outlook.com

Comment: We have enough regulation now on the water. There should be no changes unless some regulations are being removed completely, absolutely none should be added. If you don't live on the water you should not have a say on what is done on the water. I protect the environment and what I have observed, is that the vast majority of the people on the water do the same. I sincerely doubt any input will be taken into consideration by the planning commission.

Time: October 2, 2021 at 10:17 pm

IP Address: 67.183.205.97

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

Sent by an unverified visitor to your site.

From: ORCHARDMONKEY@GMAIL.COM
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Saturday, October 2, 2021 5:52:25 PM

Your Name (Optional): Scott Ferris

Your email address: ORCHARDMONKEY@GMAIL.COM

Comment: I wondered about cutting trees in our backyard on the Puget Sound. I also wondered about the neighbor's cutting of trees. Searched and searched online. Found the county's master plan. Lots of pages. Lots and lots of pages. Couldn't find the info I was looking for.

If you want to be successful, please produce guidelines for waterfront property owners that are easy to find online, and simple to read/understand. 2 or 3 pages max. Diameter of tree, species of tree, distance from shoreline. What can be cut? What can be limbed? What must be left alone?

Time: October 3, 2021 at 12:52 am

IP Address: 67.168.84.94

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: Master Program, Shoreline rules and designations
Date: Sunday, October 3, 2021 8:24:25 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: **Emma Butler**

Email (if provided): **ebutler52@outlook.com**

Phone: (if provided): **3609430937**

Message:

I don't understand the postcard I received in the mail. It states our property will be directly affected by the changes. Please explain what kind of changes we will expect. 2719 140TH AVE SW, TENINO WA 98589

From: scionguy06@yahoo.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Sunday, October 3, 2021 7:22:48 AM

Your Name (Optional): Dan

Your email address: scionguy06@yahoo.com

Comment: This "presentation" is useless to the average user without being able to download a scalable SED map that can be zoomed in on. The interactive map with a satellite view is extremely annoying as it is difficult to see the actual waterways due to the vegetation. What really needed to be provided was a simple color map of "permit required" for improvements, and allowable improvements, within the given area on a map that can be zoomed in on with accurate property parcel outlines.

Going forward, keep things simple! Shoreline property owners should be able to discover what areas are protected on a topographical map and see a list of what can and cannot be done within these given areas with no more effort than entering an address and a few clicks on the keypad. What currently exists is confusing to the layperson and most would rather beg forgiveness / plead ignorance than ask permission.

Time: October 3, 2021 at 2:22 pm
IP Address: 135.129.4.148
Contact Form URL: <https://thurstoncomments.org/comment-on-the-proposed-shoreline-code-update/>

Sent by an unverified visitor to your site.

From: dlsommers@comcast.net
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Sunday, October 3, 2021 10:52:25 AM

Your Name (Optional): DAVID SOMMERS

Your email address: dlsommers@comcast.net

Comment: Codes work best when residents buy into them. It helps when people feel that the codes actually help preserve the quality of the water body. Currently many rural residents are skeptical about the county and resist getting permits, since the county is perceived as enforcing the codes arbitrarily. Most of the the changes seem to be in the direction of loosening the restrictions, so that will help.

Time: October 3, 2021 at 5:52 pm

IP Address: 24.16.55.190

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

Sent by an unverified visitor to your site.

From: margieandjimb@aol.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Sunday, October 3, 2021 11:41:50 AM

Your Name (Optional): JAMES BISHOP

Your email address: margieandjimb@aol.com

Comment: Review my letter dated September 24,2021, subject Shoreline Master Program. It tells the whole story as to how most of my property has been restricted or destroyed by local government control. A few years ago, someone allowed building debris to be dumped in a corner of the Blake Drainage area. This debris came from downtown Olympia's Fourth Street. It included wood, plaster, etc. It was eventually stopped but this debris was never removed to prevent the contamination of local wells in this area as others in the down hill drainage. Your elaborate program states,"area water comes from wells." Are some of these blunders going to be cleaned up ? Is our local Indian Creek , which is dead now, going to restored ? OR are we just being subjected to more regulations ?

Time: October 3, 2021 at 6:41 pm

IP Address: 174.246.18.12

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

Sent by an unverified visitor to your site.

From: greenergrad79@gmail.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Sunday, October 3, 2021 8:36:15 PM

Your Name (Optional): Patty May

Your email address: greenergrad79@gmail.com

Comment: I live on Black Lake and hope The SMP adopts the 75' buffer to better protect the shoreline. We need to protect the shoreline, and habitat for waterfowl and Oregon spotted Frog, etc.

The summer boating activity is almost intolerable, and there is almost zero enforcement of the boating regulations sadly. I hope to see Black Lake closed to wake boats and hydroplanes! I believe we need to do a much better job of protecting the shoreline, so that seeing a heron, or mergansers, and buffleheads is not soon a thing of the past!

Time: October 4, 2021 at 3:36 am

IP Address: 73.109.101.57

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

Sent by an unverified visitor to your site.

From: [Reggie Grantham](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: Thurston County - Shoreline Master Program
Date: Monday, October 4, 2021 10:06:53 AM

I am writing to voice my concurrence with the Lake Lawrence LMD, Lake Canal and HOA board members. As follows:

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

Thank you,

Reggie Grantham
15825 Wildaire Dr. SE
Yelm, WA 98597

From: shondacarrier@comcast.net
To: [Polly Stoker](#)
Cc: [Andrew Deffobis](#)
Subject: Lake Lawrence Lake Management District requests see below
Date: Monday, October 4, 2021 10:40:01 AM
Attachments: [image001.png](#)

As a community member at Lake Lawrence I would like the following to be considered.

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. Shonda Carrier

Shonda Carrier
Managing Broker
253-318-9585



From: [Cindy w](#)
To: [Andrew Deffobis](#)
Subject: SMP
Date: Monday, October 4, 2021 10:52:57 AM

Dear Mr. Deffobis,

Please make sure that the following are passed. We have lived on Lake Lawrence since 1992 and would like to have these in place.

1. Buffer widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 SMP . Please do not change these.
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.

Thank you for your time and efforts on these matters.

Have a great week,

Fred and Cindy Wahl

Sent from [Mail](#) for Windows

From: [Polly Stoker](#)
To: [fforman](#)
Cc: [Andrew Deffobis](#)
Subject: RE: SM
Date: Monday, October 4, 2021 11:35:32 AM

Hello,

Your comment has been forwarded to Andrew Deffobis to be included in the documents sent to the Planning Commission.

Thank you

Polly Stoker

From: ffforman <fforman@comcast.net>
Sent: Monday, October 4, 2021 11:24 AM
To: Polly Stoker <polly.stoker@co.thurston.wa.us>
Subject: SM

Dear Polly,

As a Shoreline property owner, LLW#21, I encourage you to keep the buffer widths as they were in 1990 .

I also wish to control grating of lakes without salmon.

Reduce piling spacing to 8 feet and allow dock width to be 8 ft., or more if proven necessary.

Adapt the changes made on Lake Lawence.

Thank you,

Frank and Frances Forman

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone

From: [Barry Halverson](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: Thurston County SMP
Date: Monday, October 4, 2021 8:45:59 PM
Attachments: [Coalition Key Shoreline Master Program \(SMP\) Issues Sep 2021.pdf](#)

Polly & Andrew,

Just wanted to provide an email input to the SMP open house.

As a member of the Thurston County Shoreline Stakeholders Coalition I am in support of all 19 of the issues provided in the attached coalition issue paper. If you need me to provide you a detailed response on each issue please let me know. If my support for each of these issues will be recorded for each one by providing this email please let me know.

Thank you,

Barry Halverson

Lake Lawrence Lake Management District

253-341-6059

Thurston County Shoreline Stakeholders Coalition

7541 Holmes Island Rd SE, Olympia, WA 98503-4026

September 23, 2021

To: Thurston County shoreline residents,

From: John H Woodford, Chairman

Re: Coalition's Key Shoreline Master Program (SMP) Issues

Neighbors,

The CPED Community Planning staff is currently hosting the virtual **SMP Open House** online **now...until October 20, 2021**. At **7:00 PM, October 20**, the Planning Commission will hold the **Public Hearing** on the SMP. Now is the time to get involved, ask questions and make your thoughts and concerns known. Log into the Open House:

<https://www.thurstoncountywa.gov/planning/Pages/shorelines-update-open-house.aspx>

Take a good look the SMP Open House Fact Sheets, Maps and Posters...then contact Planning staff with your concerns and questions. The very first document listed on the SMP Virtual Open House home page is **Shoreline Master Program Public Hearing Draft (PDF)**...just click on it.

On this SMP draft you will find yellow highlighted text boxes, such as *Staff note*, *Option for Public Hearing*, *Planning Commission Option*, etc. These options are important. They represent issues not yet pinned down in the SMP. Both the Planning staff and the Planning Commission will look closely at the number and content of the public communication.

I am going to first address key **yellow highlighted text boxes** and state the Coalition's position. Please relay your thoughts on these issues to the Planning staff; email Andrew Deffobis.

- 1) 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." So should Thurston County. This is a hot button issue with lots of people.
- 2) Ch 19.400.120. Buffer widths should stay as presented in this July 28, 2021, draft SMP. Shoreline Residential buffer widths should be 50-feet for both marine and lake properties...as they have been since the 1990 SMP, and longer.
- 3) 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.
- 4) Ch 19.400.120.D.1.e. We agree with the Option. Limit water-oriented accessory storage structures to residential uses only.
- 5) Ch 19.500.075 and 19.500.100.B.2. We agree with the Options: Substantial Developments Permits, Conditional Use Permits and Variances should be processed administratively rather than having to undergo a public hearing before the Hearing Examiner.

- 6) Ch 19.600.150. The Coalition supports the option to prohibit industrial development in Shoreline Residential Environmental Designations.
- 7) Ch 19.600.160.C.1.r., Ch 19.600.160.C.4.f. and Ch 19.600.160.C.5. We agree with each of these Options. Strike the requirement for pier, dock, float or ramp grating on lakes that do not contain salmon.
- 8) Ch 19.600.160.C.3.b. We agree with this Public Hearing Option, "*Consider a shorter distance (than the specified 20-foot spacing) for spacing of residential pilings (supporting piers and/or docks) in lakes...*" 8-foot spacing is a move in the right direction; we would like to see 6-foot.
- 9) Ch 19.600.160.C.4.a. Again, we agree with this Public Hearing Option...and more. The maximum width of single-use and joint-use piers should be 8-feet, and more if the applicant can demonstrate the need.

Additional **Coalition Key Issues**, not necessarily listed here in any order of priority, that also require resolution at the Planning Commission Public Hearing include:

- 10) Nothing in the Thurston County SMP should be more restrictive than State requirements.
- 11) A companion pamphlet must be completed simultaneously with the SMP to guide the public through the SMP requirements, including development restrictions, acceptable native plants for the buffer (with specific examples), and permitting requirements. Without the guidelines that the pamphlet can provide, property owners will be at a loss to understand the regulations, requirements and restrictions buried deep within the full-blown SMP document.
- 12) The Shoreline Environmental Designation (de facto, the zoning) of any property should not be changed to a more restrictive classification or added to the SMP jurisdiction without due process. Some 2,700 properties are facing this new designation or re-designation. This issue must be resolved for each one of these properties before the SMP moves forward. Open House Fact Sheets #3 and #10 present some SED information, but nothing about how to determine your SED or to appeal a new designation. Check your property's SED on the characterization map: <https://thurston.maps.arcgis.com/.../webapp.../index.html>... If you oppose the re-designation contact the Planning staff immediately.
- 13) Staff has begun to acknowledge that different environmental conditions exist for a) marine waters, b) streams/rivers and c) lakes in the County...and amending the SMP to address those differences. Yet, even more is required. Establish fresh water (lake) requirements for decks, docks, piers, floats and bulkheads and address the unique habitat characteristics associated with shoreline residential use. Maximum dimensions must be increased for single use piers, and floats (both mooring and recreational) in Shoreline Residential SEDs; docks with their piers, ramps and floats on lakes are places of water access for swimming, fishing and other water-oriented family play and enjoyment.
- 14) In the SMP, *Buffer* is defined as "*a non-clearing area established to protect the integrity, functions and values of the affected critical area or shoreline...*" What if your waterfront yard is a lawn? Is it a buffer? ...a setback? This needs to be clarified.
- 15) Several changes should be made to the chapter "Definitions." Examples include - Add: *Conforming, Eutrophic Lakes, and Letter of Exemption*. Delete: *(Legally) Nonconforming*.
- 16) There are several Unnamed Lakes, Unnamed Ponds and Unnamed Mines listed in Ch 19.200 as lakes now subject to the County's SMP. How are property owners adjacent these lakes, ponds and mines going to know that they are now subject to this new designation?

Without names, known to all, these water bodies should not be included in the SMP jurisdiction.

- 17) In the policy statements, Ch 19.300, and development standards, Ch 19.600, concerning public access to publicly owned areas of the shoreline, there is no mention of ADA compliance. Why not?
- 18) Pollution of Thurston County waters is only addressed in passing ~~in the~~ in this draft SMP...whether that pollution comes from:
 - 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. For example, here on Long Lake there are thirteen outfall pipes that drain from County roads into the lake...most of these outfalls drain directly into the lake with no pretreatment. Stormwater runoff accounts for 75% of the pollution of our waters.
- 19) The Planning staff should provide new goals to ban the use of plastics by the shellfish industry on Thurston County tidelands and to establish new operational guidelines.

And finally, please remember, as I've pointed out many times in the past, the *Cumulative Impacts Analysis of Thurston County's Shoreline Master Program* states that **Shoreline Residential SED properties accounts for only 3.5% of the total County shoreline acreage**. Rural Conservancy accounts for 63.5%, Natural – 31.9% and Urban Conservancy – 1.1%. Further, the vast majority of parcels located in Shoreline Residential SEDs are already built out; there are very few vacant parcels available for new development. Our existing shoreline residential properties should not bear the brunt of these very restrictive regulations.

Give your fullest consideration of these key issues...and anything else that is of special interest to you. Express your concerns at the virtual Open House and at the Public Hearing.

The **virtual Open House** is "open" now; the login is noted in the first paragraph of this letter. The **Public Hearing** is at 7:00 PM, October 20, 2021, at the County Courthouse complex. Important emails:

- Planning Commission: address to the Planning Commission and send to: polly.stoker@co.thurston.wa.us
- Planning staff – Andrew Deffobis, Interim Senior Planner: andrew.deffobis@co.thurston.wa.us and/or (360) 786-5467
- The Coalition – me: jwoodford.aia@gmail.com

Respectfully,

John H. Woodford

SMP FACT SHEET #2

Remodeling, Expanding & Rebuilding

Current SMP (1990)

Draft SMP (2021)

Rebuilding After Fire or Natural Disaster

- Involved a complex process to determine 50% structural loss.
- Non-conforming structures with 50% or more loss had to rebuild outside of buffer.
- May rebuild in the same footprint for any reason.

Interior Remodel

- Remodel value could be no more than 50% of the structure's original value.
- May remodel anything within existing footprint and 4 walls (includes windows and siding).

Expanding a Structure

- Lateral expansion of nonconforming structures required a variance or reasonable use exception.
- May expand vertically to 35 feet.
- May expand landward (away from the water) up to 500 square feet with mitigation.

Storage Structures

- N/A
- Allowed up to 200 square feet within buffer.
- May use roof as patio with mitigation.

*Structures governed by nonconforming rules in the CAO will still be governed by those rules once the SMP takes effect. The increased flexibility is only relevant for properties that are ONLY subject to the SMP.

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THURSTON COUNTY
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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

SMP FACT SHEET #3

Shoreline Environmental Designations (SEDs)

Q: What are Shoreline Environment Designations (SEDs)?

- SEDs categorize shorelines based on their characteristics. Are they developed? Expected to be urban? Are they in a natural state? The SEDs govern the shoreline protections that will be applied.

Q: Why Does Thurston County Use SEDs?

SEDs are required by the Shoreline Management Act.

- Thurston County used current Department of Ecology guidelines to establish draft SEDs.

Q: Are SEDs based on science?

- Yes. Thurston County used aerial photographs, site visits, and other data to guide the proposed SEDs. [The Inventory and Characterization Report \(I&C\)](#) details the information collected.
- Thorough studies were undertaken to ensure that no net loss of shoreline ecological functions occur through time.
- Ecology accepted Thurston County's I&C report in 2013 for use in this SMP update.
- Details on how SEDs were assigned can be found in the [Shoreline Environment Designation Report](#).

Q: Are there more details on SEDs?

SEDs are based on information in the [I&C report](#).

- Segments of shoreline (i.e. reaches) are proposed as "Natural" if they have characteristics of high-quality habitat and/or minimal shoreline modification.
- Reaches are designated "Shoreline Residential" if they were platted and/or developed to more intense residential use.
- All other shorelands upland of the ordinary high-water mark are proposed as Urban or Rural Conservancy.
- Aquatic designation is proposed for all areas waterward of the ordinary high watermark.

Q: Did My Designations Changed?

- Current SEDs may be viewed using the [Thurston GeoData Center](#) mapping software. GeoData offers trainings for citizens to learn how to use their mapping products.
- Proposed SED maps [may be viewed online](#).

The [ordinary high-water mark](#) is defined as the mark found by examining bed and banks and determining where the presence and action of water is common and usual.



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FIND IT ONLINE

[Shoreline Master Program Webpage](#)



Shoreline Environmental Designations

Shoreline Residential

- Single or multi-family residential development around area lakes and the Puget Sound.
- Accommodates development, public access and recreational use in areas where medium to high-density residential development and services exist or are planned.

Urban Conservancy

- Areas that are or will be developed in urban settings.
- Allows for low-intensity water uses that don't cause big, negative impacts to shoreline functions.
- Allows a variety of compatible uses, while protecting and restoring ecological functions of open space, floodplain and other sensitive lands.

Rural Conservancy

- Areas like farms, forests, or properties next to steep banks, bluffs, or flood-prone areas that can support low-intensity water-dependent use without large, negative impacts to shoreline functions.
- Provides for resource use, public access and recreational opportunities while protecting ecological functions.
- Protects existing ecological, historical and cultural resources.

Natural

- Undeveloped areas currently performing important, irreplaceable ecosystem-wide functions that would be damaged by human activity.
- Protects shorelines performing ecological functions that are intolerant of human use and that are also already intact, relatively free of human influence, or minimally degraded.
- Very low-intensity uses are allowed.

Aquatic

- Lands waterward of the Ordinary High-Water Mark (OHWM).
- Protects, restores and provides for management of the unique characteristics and resources of the areas waterward of the OHWM.



Current & Proposed Shoreline Environmental Designation (SED) Buffers of the Shoreline Master Program (SMP)

Marine Buffers in ft. (Puget Sound)				
SED	NOTES	Current	Option A	Option B
Shoreline Residential	The 2021 SMP draft proposes 2 options: A & B	50	50	85
Urban Conservancy		250	125	250
Rural Conservancy		250	150	250
Natural		250	200	250
Lakes Buffers in ft. (Fresh Water)				
SED	NOTES	Current	Option A	Option B
Shoreline Residential	The 2021 SMP draft proposes 2 options: A & B	50	50	75
Urban Conservancy		100	125	100
Rural Conservancy		100	150	125
Natural		100	200	250
Stream Buffers in ft. (Rivers & Streams)				
SED	NOTES	Current	Option A	Option B
Shoreline Residential	No changes are being proposed for Streams.	250	250	250
Urban Conservancy		250	250	250
Rural Conservancy		250	250	250
Natural		250	250	250

Q: How are SEDs Proposed to Change With the SMP Update?

- Some shorelines are proposed to change designation.
- Some parcels not currently in shoreline jurisdiction may fall under shoreline jurisdiction in the update, based on the most current data regarding location of the ordinary high-water mark, stream flows, and location of associated wetlands and floodplains.
- Some parcels are proposed to be removed based on these same considerations.
- Whether a parcel is subject to the SMP is determined during application review.

Q: What is the Significance of a Change in SED?

- A change in SED may result in a change in shoreline buffer requirements.
- A change in SED is best understood at the site level because parcels in shoreline jurisdiction may already be protected by the Critical Areas Ordinance (CAO), and there are new proposed flexibility measures in the SMP for rebuilding and expanding legally non-conforming structures.
- Whether a shoreline buffer increases or decreases under the updated SMP depends on how the designation is changing. In some cases, buffers may change even if the SED does not.
- The SED of your property location will affect whether a use is permitted, the type of permit required, and the rules the project must adhere to.

SMP FACT SHEET #6

Buffers & Setbacks

Definitions

- In the SMP, a *buffer* is an area of separation between a home or other land use and the water.
- The buffer area includes vegetation such as native and deep rooting plants, trees and grasses. It may also include sand, gravel, rocks and shoreline fabric.
- Buffer widths are measured horizontally.
- A *setback* may also be applied to buffers. This is the distance that a use or development must be from the edge of a buffer to prevent activities from intruding into the buffer.

Purpose of Buffers

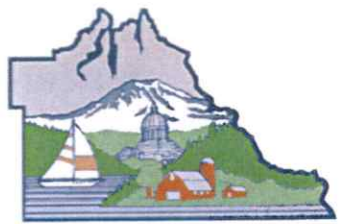
- Buffer vegetation provides habitat for fish & wildlife while also slowing rainwater runoff and reducing shoreline erosion.
- Buffer vegetation filters pollutants like fertilizers, pesticides, animal waste, vehicle fluids and other chemicals used around shoreline structures, before they can flow into surface water.
- Buffers help filter water before it seeps into groundwater aquifers. This is very important if you drink water from a well or from the cities of Olympia, Lacey and/or Tumwater.
- Buffers help keep water clean which makes local surface waters safer for pets, children and people to swim in, fish from and drink.
- Buffers with tall shade trees help keep water cooler, which is vital for the survival of fish, shellfish and Orcas.

Development within Buffers

- New development is generally prohibited within buffers, although buffer reductions are possible in some scenarios. Buffer reductions may require a shoreline variance permit and mitigation.
- Trails from homes to water (not applicable to commercial buildings) are permitted. Size limits apply.
- Size limits and mitigation may be required for storage structures (e.g. for kayaks).

Existing Homes & Structures within New Buffers

- Landowners will not be required to remove existing structures or landscaping within buffer zones.
- See Fact Sheet #2 for more info regarding nonconforming structures.



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Shoreline Master Program (SMP)

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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

Buffer Sizes: Historical, Current and Proposed

- Urban and suburban designations are being eliminated because these designations are not currently used.

Current & Proposed Shoreline Environmental Designation (SED) Buffers of the Shoreline Master Program (SMP)				
Marine Buffers in ft. (Puget Sound)				
SED	NOTES	Current	Option A	Option B
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SED	NOTES	Current	Option A	Option B
Shoreline Residential	No changes are being proposed for Streams.	250	250	250
Urban Conservancy		250	250	250
Rural Conservancy		250	250	250
Natural		250	250	250

The chart above reflects the proposed designations. Current buffers are applied using both the SMP and Critical Areas Ordinance (CAO).

- Because Washington's Department of Ecology has new recommended designations, the current shoreline environment designations have been converted to the language of the proposed designations for consistency across years. Current buffers applied to shorelines of the state are those adopted in the 2012 CAO update, per RCW 36.70A.480, except for freshwater lakes and marine shorelines designated Shoreline Residential.
- You may apply for buffer reduction if your project meets certain criteria, such as proposing mitigation, or for situations where lots are constrained by size or topography.

SMP FACT SHEET #9

Shoreline Permits

Types of Permits

- **Substantial Development Permit (SDP).** "Substantial development" means any development costing or worth more than \$7,047, or any development which materially interferes with normal public use of the water or shoreline. There are exemptions to SDPs authorized by state law.
- **Exemptions to SDPs.** Some activities are exempt from an SDP, although other permits may still be needed. The County will issue a letter of exemption for activities which are exempt.
- SDP exempt uses include:
 - Maintenance and repair of existing structures,
 - New single-family homes,
 - Bulkheads typical to protect SFRs,
 - Agricultural construction and practices,
 - Docks (subject to limitations), and
 - Developments with costs under than \$7,047 that don't materially interfere with normal public use of the water or shorelines of the state.

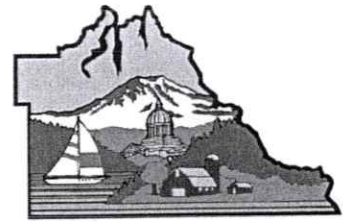
*Development standards still apply.

*See WAC 173-27-040 for complete details and limitations.

- **Conditional Use Permit (CUP).** CUPs are used to permit activities not specifically listed in the SMP, with conditions. They are also used by the County or Department of Ecology to attach conditions to projects that may have more significant impacts. This is to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the SMA and SMP.
- **Variance.** Variances provide relief from specific bulk, dimensional or performance standards in the SMP for properties with certain physical or configuration limitations. Variances must be approved by the Department of Ecology.
 - For critical areas in shoreline jurisdiction, uses that required a Reasonable Use Exception (RUE) now require a Variance.

Natural Vegetation & Maintenance

- No permits are required for maintaining existing yards and landscaping.
- **Building a trail?** A variance may be needed if the trail exceeds the limits authorized within the SMP.
- **Vegetation clearing?** NOT permitted in the buffer zone. Limitations apply (see 19.400). May thin vegetation for view purposes, subject to standards. Limb thinning in the Natural SED requires approval by the County.



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Shoreline Permitting & Development

- **New Single-Family Residence:** A variance may be needed if the SFR project cannot meet certain buffer or other dimensional requirements. A CUP would be required within the Natural environmental designation.
- **Docks:** Docks require an SDP unless they meet exemption criteria in draft chapter 19.500 and WAC 173-27-040. The proposed SMP draft has an option to consider allowing docks in the Natural SED.
- **Bulkheads:** The proposed SMP draft requires a CUP. Bulkheads are generally ONLY permitted for protecting existing structures, and ONLY when a bulkhead is the necessary remedy. New homes that include bulkheads are not permitted.

Who Reviews Permits?

Depending on the type of permit(s), it may be approved by either staff or the hearings examiner.

- During review of the draft SMP, the Planning Commission requested changes to how several SMP permits are reviewed. There was a call for more permits to be handled administratively, versus requiring hearing examiner review. Permitting standards will continue to be reviewed as the SMP update moves forward.
- Regardless of who approves permits at the County level, all CUPs and variances require Ecology approval before they can take effect.

Why Shoreline Permits?

The Shoreline Management Act (SMA) requires that certain development activities on the shoreline go through a permitting process. Some permits can be issued by the County and others must also be approved by Ecology.

- The draft SMP describes when a permit is required for which type of activity, and the review process that must be followed.
- Details on permits themselves are in Chapter 19.500. Application requirements, development standards, and rules for specific activities for each shoreline environment designation (SED) are found in Chapters 19.400 and 19.600.
- Critical areas within shoreline jurisdiction are protected by the SMP. CAO development standards still apply to these areas but permitting is now conducted solely by the SMP.

**Examples in this FAQ are intended to provide general information. Development standards apply. Permit requirements vary by shoreline environment designation. Other local, state, and federal approvals may also apply.*

From: spiegelbergm@reachone.com
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Monday, October 4, 2021 8:36:27 AM

Your Name (Optional): Marc S. Spiegelberg

Your email address: spiegelbergm@reachone.com

Comment: I see on the proposed shoreline master plan that the area to the south of my barn that is adjacent to the wet land buffer is under review. Can you please tell me why that is? My property address is 6639 Prather Road SW.

Thank you,
Marc S. Spiegelberg

Time: October 4, 2021 at 3:36 pm

IP Address: 107.77.205.189

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

Sent by an unverified visitor to your site.

From: bbcove@comcast.net
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Monday, October 4, 2021 11:01:41 AM

Your Name (Optional): Bill Alkire

Your email address: bbcove@comcast.net

Comment: What is the SED consistency between the county SMP and the Cities SMP where the borders meet? Is there consistency in the implimentation SMA when it comes to updates to master programs between the different jurisdictions in Thurston County?

Time: October 4, 2021 at 6:01 pm

IP Address: 76.121.132.197

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

Sent by an unverified visitor to your site.

From: jimhampton@comcast.net
To: [SMP](#)
Subject: Incoming SMP Comment
Date: Monday, October 4, 2021 6:35:26 PM

Your Name (Optional):

Your email address: jimhampton@comcast.net

Comment: The real issue is all the free protected campers crapping into Capitol Lake and most of the county wet lands. Ratface Ferguson and Gov. Dimslee stop all attempts to clean up their parties mess. So any changes are just another power grab to punish citizens who do the correct thing. What are you going to do with the coming rat infestations?

Time: October 5, 2021 at 1:35 am

IP Address: 73.221.219.179

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

Sent by an unverified visitor to your site.

From: [Blaine Edwards](#)
To: [Andrew Deffobis](#)
Subject: Proposed changes
Date: Tuesday, October 5, 2021 7:02:53 AM

Can you please let us know what the proposed changes are? I would like to understand what changes you are proposing so I know if I need to attend the Virtual Open House. A link the changes on your website will work also.

Thank you.

From: [permit](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: FW: Shoreline Master Program Recommendations Needed For Lake Lawrence
Date: Tuesday, October 5, 2021 8:49:52 AM

From: mickatcoug@aol.com <mickatcoug@aol.com>
Sent: Monday, October 4, 2021 7:07 PM
To: permit <permit@co.thurston.wa.us>
Subject: Shoreline Master Program Recommendations Needed For Lake Lawrence

Dear Polly and Andrew and Thurston County Planning Comissioners,

As a lakeshore property owner at 17035 Lake Point Dr. SE (Lot 4 Division 2) Yelm, WA, on Lake Lawrence, I would like the following to be included in the Shoreline Master Program:

1. Buffer Widths (Issue #2 in coalition letter) for lakes to remain as they were in the 1990 Shoreline Master Program
2. Pier, Dock, Float, or Ramp Grating (Issue #7 in coalition letter) I want the option to exclude expensive grating for lakes that don't contain salmon.
3. Pier and Dock Piling Spacing (Issue #8 in coalition letter) I want the option to reduce the spacing to 8 feet.
4. Pier and Dock Width (Issue #9 in coalition letter) I want the option to make our piers and docks 8 feet wide or more if an applicant can demonstrate the need for more space.
5. Shoreline Environmental Designations (SEDs) (Issue #12 in coalition letter) I want the changes we were to make for the residents of Lake Lawrence adopted by the Planning Commission and Board of Thurston County Commissioners.

I sincerely thank you for your thoughtful consideration of my requests for these essential details in protecting the quality of our lake and environment in the future.

Sincerely,

Michael E. Crosby

From: [Thurston County | Send Email](#)
To: [Andrew Deffobis](#)
Subject: Shoreline Master Plan
Date: Tuesday, October 5, 2021 8:54:22 AM

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: **CraigKiser**

Email (if provided): **craig.kiser@odfl.com**

Phone: (if provided): **336.822.1291**

Message:

Mr. Deffobis: We own and operate a motor freight terminal on the property located at 3321 Maytown Rd. According to the County GIS site, part of our property is in the "Rural Conservancy" zone and part is in the "Under Review" category. I would greatly appreciate the chance to discuss this Plan with you and what these designations might mean for our site.

Thank you.

From: [Steve Gilling](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: Final SMP document
Date: Tuesday, October 5, 2021 10:22:16 AM

I am a resident on Lake Lawrence in Yelm and would like the following issues in the amended SMP document for approval.

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

Steve Gilling



From: [Thurston County | Send Email](#)
To: [Andrew Deffobis](#)
Subject: Summary chart of current and proposed changes of all proposed changes not just buffers.
Date: Tuesday, October 5, 2021 10:42:28 AM

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: **Leslie Sederberg**

Email (if provided): **leslies99@comcast.net**

Phone: (if provided):

Message:

Please add a page or chart of all current and proposed changes with estimated costs. Thank you

From: [Raed Gyekis](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: Draft SMP Feedback from a Father
Date: Tuesday, October 5, 2021 12:24:58 PM

Dear Ma'am/Sir—

My wife and I are homeowners on Lake Lawrence, in eastern Thurston County. I'm also a 24-year veteran of our military, and we have spent nearly half of that time building a home and raising a family on this beautiful lake. We love Lake Lawrence, and want to do everything possible to ensure it remains a great place to raise a family, long after we've handed the keys off to our kids. A big part of that is both protecting it and ensuring our community has ownership and responsibility in it.

We have some critical items to address with the County and those helping draft this product. If not managed correctly, this DRAFT Shoreline Master program has the potential to negatively impact the residents of our county in significant ways. If done right, it can successfully ensure the long term health, accessibility and functionality of our waterways.

First, it is crucial to help us ensure that the Buffer widths for all lakes remain as they were in the 1990 SMP. This is not a wilderness area, and ensuring that we keep our human population engaged and connected to the lake and it's health is paramount to ensuring its long term health itself. These 1990 limits wisely balance competing requirements. We strongly oppose any attempt to increase buffer widths.

Second, the one size-fits-all approach for Pier, Dock, Float or ramp grating misses the spirit of the intent: for lakes without salmon populations, members should be able to exclude this extremely expensive option. No Salmon? No grate needed.

Third (and fourth, really): Pier and Dock piling should be optional to reduce to 8 feet as needed, and dock widths should be optional up to 8 feet if need can be demonstrated. Don't 'handcuff' residents with a one-size-fits-all rule set that doesn't offer common-sense options for less common circumstances.

Finally, and critically, we need all of the Shoreline Environmental Designations (SEDs) changes we were able to make for residents of Lake Lawrence adopted by the Planning Commission and Board of County Commissioners.

We all greatly appreciate the amount of work that has gone into this process, on all sides. Let's work to get it right and over the finish line in a way that continues to improve our communities engagement, ownership and responsibility for our lakes and waterways for this generation and the next.

Respectfully...my sons Dad,
 Raed Gyekis
18134 Lisa Lane SE
Yelm, WA 98597

From: [Tom Goldsby](#)
To: [Andrew Deffobis](#)
Subject: Property No. 09560002000
Date: Tuesday, October 5, 2021 2:03:51 PM

Andy,

Are there any zone or other changes to my property at 14149 Military Rd SE, Tenino WA 98589, property number 09560002000 ? If so, why?

Thank you,

Richard (Tom) Goldsby

14149 Military Rd SE

Tenino WA 98589

Mobile: 360-481-1422

Home: 360-446-2729

tomyg@fairpoint.net

From: [Jennifer Smith](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: Planning Commission and planning staff
Date: Tuesday, October 5, 2021 2:58:09 PM

Greetings,

I am a Lake Lawrence resident and I understand the SMP document is being drafted, and would like the following issues included. Thank you for your consideration.

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.

Respectfully,
Jennifer

From: [Isaac Smith](#)
To: [Polly Stoker](#); [Andrew Deffobis](#)
Subject: SMP document!
Date: Tuesday, October 5, 2021 3:04:58 PM

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Respectfully,
Isaac

Sent from my iPhone