

SMP FACT SHEET #1

Overview of Proposed Changes

Clarity in Codes & Regulations

- Protections have been updated to be clearer and easier to understand.
- Confusing requirements (such as rules for determining 50 percent loss) have been removed.

Greater Flexibility

- Property owners have more options to rebuild structures within existing footprint.
- New options to expand existing legally non-conforming structures.
- New options for storage structures.
- Buffers tailored to individual shoreline characteristics.
- Reduced buffer requirements are being proposed in some shoreline designations.

Simplified Processes

- Remodeling and/or rebuilding on shoreline properties (without critical areas) with legally non-conforming structures is easier with proposed updates.
- Updates explain shoreline protection using simplified and more transparent language.
- Streamlined permitting process with proposed updates.



THURSTON COUNTY
WASHINGTON
SINCE 1852

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

Current Shoreline Codes

FIND IT ONLINE

**Shoreline Master
Program Webpage**



Updates to Shoreline Environmental Designations

- Shoreline Environmental Designations (SEDs) are assigned to water bodies within the SMP. Shoreline buffers and other protections in the SMP are unique to each SED.
- SEDs were revisited as part of the SMP update, based on a fresh inventory and characterization of Thurston County shorelines.
- The SMP update uses SEDs recommended by the Washington State Department of Ecology that are applicable in Thurston County.
- For more information on SEDs, please refer to Fact Sheet 3.

Potential Changes to Buffers

- 250 ft. marine buffer and other buffers may be reduced specific to shoreline designation.
- New proposed mitigation options may reduce buffers while still protecting water quality.
- Buffer requirements may be 150 ft. or less with mitigation.
- For more information on Buffers, please refer to Fact Sheet 6.

Permitting Process Updates

- SMP permits are organized into types that align with other county permits (Type I - Type V permits).
- The updated SMP draft includes an option for some shoreline permits to be processed administratively (by staff, instead of the Hearing Examiner).
- The draft SMP features a permit table that explains what permit is required for a given activity.