

SMP FACT SHEET #8

What about Critical Areas?

How does the Critical Areas Ordinance (CAO) apply in the SMP?

- State law requires SMPs to address critical areas within shoreline jurisdiction.
- CAO provisions are addressed in Chapter 19.400 and Appendix E of the draft SMP.

The County has opted to integrate these two permits and processes to make things easier for applicants.

- Critical areas are still protected within shoreline jurisdiction.
- The updated SMP incorporates select CAO language and requirements.
- If you're 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.
- Development Standards in the CAO and for Marine Riparian Habitat areas still apply.

Marine Riparian Habitat areas:

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

Examples of how CAOs and the updated SMP work for shoreline property owners:

- If your property is along Puget Sound with a bluff (unstable slopes) – permitting goes through the SMP.
- Floodplains (any frequently flooded area) connected to a jurisdiction of SMP (whatever the waterbody type that has the floodplain associated) will refer to ordinary high-water mark and have a minimum of a 200 ft buffer landward.
- There are no proposed changes to wetland or slope buffers.
- Lakefront property buffers and designations may change.

www.ThurstonPlanning.org



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

TC Current Shoreline Codes

FIND IT ONLINE

Shoreline Master Program **Webpage**