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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Planning Commission

FROM: Andrew Deffobis, Associate Planner

DATE: **October 21, 2020**

SUBJECT: **Shoreline Master Program – Planning Commission Working Draft**

The latest working draft of the Shoreline Master Program has been emailed to the Planning Commissioners, and posted to the Planning Commission webpage under the October 21, 2020 meeting heading. A reference has also been posted on the SMP project page.

This is a fully updated draft including edits that reflect Planning Commission direction and input from Ecology received to date.

The most recent edits are shown in **pink underline** (for proposed additions) and **pink strikethrough** (for proposed deletions). Edits made to the document during previous rounds of review are shown in red, blue, and green text. Options that the Planning Commission has directed be included in a future public hearing draft are marked with highlighted text boxes.

These different edit colors are provided to assist the Planning Commission with tracking changes to the draft through time. A clean copy of the draft will be prepared for public review for the Planning Commission's upcoming public hearing (not yet set).

What does the latest working draft include?

Updates since the previous draft include direction from the Planning Commission at past meetings, comments from the Department of Ecology, and items required for the periodic review element of the SMP update.

Several items of concern to the public and Planning Commission have been incorporated, including but not limited to:

- An option to consider alternatives to the term “nonconforming” for legally existing structures and uses.

- A change clarifying when alteration or reconstruction of a single family home within the existing footprint is exempt from a Shoreline Development Permit.
- An option to remove language requiring grating on docks and floats in non-salmon bearing lakes (most lakes in Thurston County).
- An option to consider decks adjacent to residential structures as pervious.
- A clarification that development standards in 19.600 apply to new residential development, and standards in 19.400 apply to legally existing structures.

What happens next?

The Planning Commission is being provided this draft for review ahead of planned work sessions to be held prior to setting a public hearing. At the November 4 and November 18 Planning Commission meetings, staff will ask for direction from the Commission on additional information or options that should be included in the draft. Staff has previously provided links to public comments received to date, which is a resource for the Commission as you contemplate this working draft.

Staff is also drafting companion amendments to the Critical Areas Ordinance that will make necessary updated references to the SMP. These amendments are part of the comprehensive SMP update, and will be introduced to the Planning Commission at an upcoming meeting.

With this schedule, staff is hoping to finalize a draft SMP update to distribute for formal public review in December 2020.