

Note: Presentation title was corrected following the May 6, 2020 meeting.



Thurston County Government

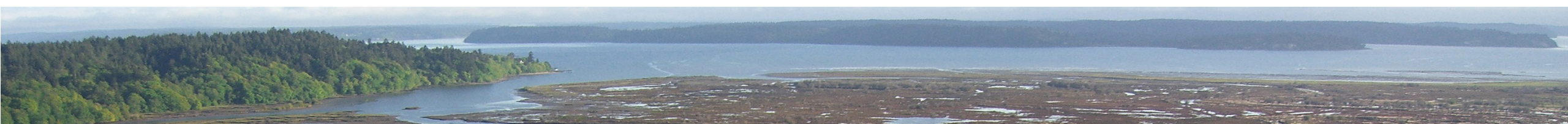
Shoreline Master Program

Land-use & Zoning Regulations for County Shorelines

Proposed Chapter 19.700 – Special Reports

Proposed Appendices B, C, & D (Mitigation Options, Restoration Plan, Channel Migration Zone maps)

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6 May 2020





Overview

- SED Comparison Tool
- Follow Up From April 15, 2020 meeting
- Overview of proposed Chapter 19.700
 - Work through Planning Commission comments
- Overview of appendices and PC comments (Time Permitting)
 - Appendix B: Mitigation Options to Achieve No Net Loss for New or Re-Development Activities
 - Appendix C: Shoreline Restoration Plan
 - Appendix D: Channel Migration Zone Maps

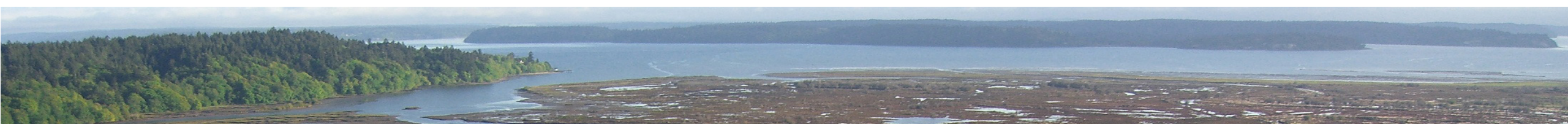




SED Comparison Tool

Were you able to find...

- The designations – both current and proposed?
- The difference in area between the two?
- A specific property/parcel location, and both the current and proposed designation for it?
- A link to detailed SMP information on the County's website?





April 15 Meeting Follow Up

- SDPs currently require hearing examiner review
- 19.600 does state aquaculture is a preferred use when consistent with pollution control and prevention of damage to environment
- Made amendment to reflect that maintenance dredging is exempt from an SDP
- Added public hearing option for docks to be 6' wide (up to 8' if demonstrated necessary) – 2010 ADA requirements are 5'
- Clarified that 19.600.170 (Residential Development) applies to **new** residential structures
 - Standards for alterations to existing structures are found in 19.400



Chapter 19.700 – Special Reports



- Chapter provides standards for special reports that are required by the SMP
 - Wetland Delineation Report
 - Wetland Mitigation Plan/Report
 - Habitat Management Plan
 - Geotechnical Report and Geological Report
 - Hydrogeological Report
 - Cumulative Impacts Report
 - Navigation Study
 - Shoreline Mitigation Plan
 - Biological and Habitat Surveys





Wetland Delineation Report

- Site background information
- Hydrogeological information
- Site plan
- Summary of impacts of proposed development
- Recommended buffers





Wetland Mitigation Plan

- Description of land use, mitigation area
- Description of impacts
- Avoidance/minimization measures, describe unavoidable impacts
- Describe project and ecological assessment of impact
- Mitigation approach
- Monitoring, maintenance, contingency
- Performance bond/demonstration of competency





Habitat Management Plan

- Evaluate presence/absence of regulated fish & wildlife habitat
- Information about the site and proposed project (nature, intensity)
- Analysis of effect of project on wildlife species, habitats, and how mitigation will occur.
 - Mitigation could include buffers, preserving native vegetations, limiting access to habitat areas





Geotechnical/Geological Report

- Required in areas of geologic hazard, or if additional analysis of soils/slope is warranted
- Type and content of reports needed vary depending on specific hazard, and type of development proposed
- Geological reports are for development within a geologically hazardous area or shoreline setback, but do not involve or require engineering design recommendations. Geotechnical reports are required if additional analysis or engineering recommendations are needed





Hydrogeological Report

- Required for in-stream structures, or in critical aquifer recharge areas
- Reports require site information – soil type, wells and waterbodies nearby, and description of how aquifers function
- Discussion of effects of project, and BMPs to mitigate impacts
- Chapter includes specific methods for data collection





Cumulative Impacts Report

- Cumulative impacts result when an action's effects are added to or interact w/ other effects in a particular place and within a particular time
- May be required for conditional use permits and variances, to demonstrate no net loss
- Report must consider proximity to similar projects, and whether project will lead to wide range of effects or lead to a number of associated projects
- Consider effects of previous similar projects, and vulnerability of resources
Consider the natural condition of the environment in question, and whether it has been degraded





Navigation Study

- Required for overwater structures that will exceed 15% of shore-to-shore distance
- Study must demonstrate need for structure length
- Number of days tides present hazard to navigation under/around structure (where applicable)
- Any possible mitigation measures





Shoreline Mitigation Plan

- Must include requested biological/habitat surveys
- Description of existing conditions
- Plan to mitigate development impacts to prevent net loss
- Mitigation must be installed prior to development impact if feasible
- Progress reports must be provided to determine success of mitigation project





Planning Commission Discussion



Appendix B – Mitigation Options to Achieve No Net Loss for New or Re-Development Activities



- Outlines general mitigation standards that must be met, after mitigation sequencing is applied
- Establishes mitigation ratios (size of mitigation area relative to size of impact)
 - Ratio depends on type of area impacted, and location relative to OHWM
- Mitigation may involve preservation of existing vegetation outside buffer





Appendix B – Mitigation Options

- Pervious surfaces and rain gardens can change mitigation ratios
- Removal of impervious surface may provide credit
- Impacts to existing impervious surfaces may be mitigated via proper stormwater controls





Appendix B – Mitigation Options

- Barrier structures: mitigation methods include removal of other structures, use of softer or hybrid options, other options such as removing fill, adding pocket beaches, vegetation
- Overwater structures: remove other over- or in-water structures, add site-appropriate habitat features, use grated material where appropriate, plant native vegetation, remove shoreline stabilization





Appendix B – Mitigation Options

- Alternative Approaches
 - Transfer of development rights
 - Programmatic mitigation options – mitigation banking, fee-in-lieu program
 - Documented voluntary restoration actions
 - Other options in Inventory & Characterization, or Restoration Plan
 - Other options that may achieve no net loss of ecological function





Planning Commission Discussion



Appendix C – Shoreline Restoration Plan



- WAC 173-26-020(31) defines Restoration as “the reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.”
- The State’s Guidelines require that “provisions should be designed to achieve overall improvements in shoreline ecological functions over time, when compared to the status upon adoption of the master program”.



Appendix C – Shoreline Restoration Plan



- Plan is required by the Shoreline Management Act and WACs
- Restoration Plan and permit-level mitigation comprise County strategy to achieve no net loss
- Does not require restoration on private property or commit private property to restoration activity without cooperation and participation by landowner
- Restoration is non-regulatory, voluntary, typically done by public agencies, environmental stewardship groups, or local governments typically in partnership with private landowners



Appendix C – Shoreline Restoration Plan



- Plan outlines restoration goals and policies
- Includes resources to identify areas with restoration potential
- Includes recommendations and options to manage marine and freshwater shorelines- by site and programmatically
 - Strategy categories include protection, conservation, restoration, enhancement
- Catalogues existing programs and funding sources
 - E.g. Government orgs., NGOs, schools
- Implementation timelines





Planning Commission Discussion



Appendix D – Channel Migration Zone (CMZ) Maps



- Includes CMZ maps provided by Ecology
 - General locations; rely on remote sensing data; not field verified
- Intended to apply with SMP guidelines, form basis for planning, identify areas where more analysis is needed





Questions/Upcoming PC Review

SMP Topics for Upcoming Meetings:

- *Finish review of appendices*
- *Discuss Inventory and Characterization*
- *Final pre-hearing review of entire document*

