Shoreline Master Program Update

November 28, 2018 Planning Commission Meeting
Topics to discuss with the Planning Commission include the following:

- Updated Schedule
- Questions from last meeting
- Chapter 19.600 Shoreline Use and Modification Development Standards

Also any topics the Planning Commission would like to discuss.

The SMP and supporting documents can be found on-line at the following address:

https://www.thurstoncountywa.gov/planning/Pages/shorelines-update-docs-list.aspx
<table>
<thead>
<tr>
<th>Date</th>
<th>Step</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 28, 2018 (special meeting)</td>
<td>Planning Commission Work Session Chapter 19.600 Shoreline Use and Modification Development Standards</td>
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<tr>
<td>December 5, 2018</td>
<td>Planning Commission Work Session/State Agency Guest Speakers</td>
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<tr>
<td>December 12, 2018</td>
<td>Regulatory/Small Group meeting (discuss remaining Chapters 19.400-700)</td>
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<tr>
<td>December 19, 2018</td>
<td>Open House / Planning Commission Work Session</td>
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<tr>
<td>January 4, 2019</td>
<td>Regulatory/Small Group meeting (discuss Appendices B &amp; C)</td>
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<tr>
<td>January 16, 2019</td>
<td>Planning Commission Work Session: Review Public Comments from Planning Commission and Open House / Additional Topics TBD</td>
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<tr>
<td>February 20, 2019</td>
<td>Draft SMP Version to Planning Commission w/ Planning Commission and public comments</td>
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<tr>
<td>March 6, 2019</td>
<td>Discuss Draft SMP including Planning Commission and public comments</td>
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<tr>
<td>March /April 2019</td>
<td>Discuss Final Proposed Draft SMP Document/Set Planning Commission Public Hearing</td>
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<tr>
<td>April/May 2019</td>
<td>Planning Commission Public Hearing</td>
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Questions from 11/7/18 Planning Commission

“Nationwide 48 cumulative impacts report”


“How many planks can I remove on my dock before I need a permit?”
“Shoreline Use and Modification Development Standards”:
Chapter 19.600
Find Shoreline Designation on map

- Natural
- Rural Conservancy
- Shoreline Residential
- Urban Conservancy
- Aquatic

Identify what use/modification you are proposing

- Residential, Industrial, Commercial
- Dock, pier, bulkhead

Check the Shoreline Use/Modification table (19.600.105) to see which permit is needed

- Substantial Development
- Conditional Use
- Variance

Review General Regulations (19.400) and Development Standards (19.600.115-185) for proposed project requirements

- Buffers/Mitigation
- Critical Areas
- Stormwater
- Allowances/Prohibitions
- Use Specific Development Requirements
Chapter 19.600: Shoreline Uses and Modification Development Standards

19.600.100 Applicability: The provisions in this section apply to specific common uses and modifications and types of development to the extent they occur within shoreline jurisdiction.
Chapter 19.600: Shoreline Uses and Modification Development Standards

- Chapter 19.600 contains the Permit Requirements, Application Requirements, and Development Standards for the listed activities in Table 19.600.105, Shoreline Use and Modifications Matrix.
Shoreline Permits

- Substantial Development Permits (SSDPs):
- Conditional Use Permits (SCUP’s)
- Variance Permits (SVAR’s)
Chapter 19.600: Shoreline Uses and Modification Development Standards

- Permit Requirements, (i.e. which type of permit is required), are based on the type of use or development modification proposed and the shoreline environment designation where the activity is proposed to take place.
### Chapter 19.600: Shoreline Uses and Modification
#### Development Standards

<table>
<thead>
<tr>
<th>Shoreline Environment Designation</th>
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<tbody>
<tr>
<td>Natural</td>
<td>Stream Reach Breaks</td>
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<tr>
<td>Rural Conservancy</td>
<td>Lake Reach Breaks</td>
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<tr>
<td>Shoreline Residential</td>
<td>Marine Reach Breaks</td>
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<tr>
<td>Urban Conservancy</td>
<td>Cities</td>
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<td></td>
<td>Urban Growth Areas</td>
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<td>Major Roads</td>
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<tr>
<td>Aquatic*</td>
<td>Railroads</td>
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<td>Streams</td>
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</tbody>
</table>

*Aquatic SED applies to all shorelines of the state below the ordinary high water mark. Please see Map 1, Thurston County Shorelines of the State to identify areas where the Aquatic SED will apply.*
Application Requirements are listed for some of the proposed uses and modifications. These application requirements are in addition to the permit requirements outlined in Chapter 19.500.105.
The additional application requirements are specific to the proposed use or modification and are intended to obtain adequate information needed to make a permit decision.
Development Standards are actions that need to be followed (as applicable per project) to develop a certain use or modification under a shoreline permit or exemption.
Chapter 19.600: Shoreline Uses and Modification Development Standards

Development standards include “over-arching” conditions common to that type of use or modification. Development standards also contain prohibitions for development based on the type of use or modification.
Table 19.600.105 Use and Modifications Matrix.docx
Chapter 19.600 Example Uses and Modifications.docx
Process Moving Forward…

- Joint group meeting on December 12\textsuperscript{th} to discuss comments on remaining chapters 19.400 – 19.700.

- Open House on December 19\textsuperscript{th} prior to that evening’s Planning Commission meeting.

- Discuss comments from Open House and Planning Commission at the second meeting in January.
Process Moving Forward…

- Joint group meeting on January 4th to discuss comments on Appendices B and C.

- “Strike-thru version” of draft chapters, including Planning Commission, agency, and public comments available at second meeting in February (Feb 20th).

- Continue to discuss draft document March/April 2019.
Process Moving Forward…

- At the beginning of each “strike-thru” chapter comment document numbers will be noted should Planning Commission like to review comments submitted relevant to that chapter.

- Staff memo’s will note substantive suggested changes and potential staff recommendations.
Process Moving Forward…

Proposed changes:
Add a definition of “Threatened Structure” similar to the one in the current SMP. Add language that clarifies that shoreline armoring will only be allowed for those structures that are threatened. Add additional mitigation measures.

Consistency with SMP
Avoidance or minimizing the need for shoreline armoring is consistent with the current SMP as well as the goals of the new Shoreline rules.

Staff Recommendation
Approve the addition of the clarified language and inclusion of a definition of threatened

An Example from a 2012 CAO Update memo
Upcoming Meeting Topics:

- Next Meeting December 5th: State Agency staff presentations - question/answer

Also any topics the Planning Commission would like to discuss.

The SMP and supporting documents can be found on-line at the following address:

https://www.thurstoncountywa.gov/planning/Pages/shorelines-update-docs-list.aspx
Website Information

- For additional information or to leave a comment on the Proposed Shoreline Master Program:

  https://www.thurstoncountywa.gov/planning/Pages/shorelines-update.aspx
Questions?