Shoreline Master Program
Land-use & Zoning Regulations for County Shorelines

Proposed Chapter 19.600 – Development Standards

Andrew Deffobis, Associate Planner
4 September 2019
Follow-Up From Previous Meetings

• Degree of aquaculture in Thurston County
  • 1,037 acres subject to ACOE Nationwide 48 permit
  • Total of 1,132 acres reported as project area (includes future aquaculture)

• Compliance monitoring on aquaculture permits:
  • Army Corps of Engineers/Ecology
  • WA Dept. of Health
  • Tribes
  • Thurston County
Tribal Consultation

- Tribes have treaty rights in usual/accustomed harvest areas
- Review properties for cultural significance, naturally occurring shellfish beds, impacts on Tribal fishing rights
- Growers may notify tribes of intention to create farms; tribes can respond.
- May be informed by DOH that someone has applied for harvest site certificate
  - Work with farmer to determine if natural bed exists. If yes, negotiation occurs.
- Tribes also have opportunity to review during ACOE permitting
Property Tax for Tidelands

- Residentially owned tidelands
  - Valued at ~$2,400 flat, plus neighborhood adjustment
  - Weak influence on value, due to value of upland waterfront property

- Commercially owned tidelands
  - $8,000/acre in production neighborhoods, ~$2,000 in non-harvest neighborhoods
  - Harvesting data comes from DOH harvest permits
County Shoreline Fees

**Shoreline-Specific County Fees**

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>JARPA (fee applies to each application type)</td>
<td></td>
</tr>
<tr>
<td>- Conditional Use</td>
<td>$2,580</td>
</tr>
<tr>
<td>- Shoreline Substantial Development Permit</td>
<td></td>
</tr>
<tr>
<td>- Variance Hearing Examiner</td>
<td></td>
</tr>
<tr>
<td>JARPA</td>
<td></td>
</tr>
<tr>
<td>- Conditional Use (when combined with SSDP)</td>
<td>$1,800</td>
</tr>
<tr>
<td>JARPA</td>
<td></td>
</tr>
<tr>
<td>- Exemption</td>
<td>$1,215</td>
</tr>
<tr>
<td>Shoreline Administrative Variance</td>
<td>$2,190</td>
</tr>
<tr>
<td>Plan Amendment</td>
<td>$2,970</td>
</tr>
<tr>
<td>Administrative Time Extension</td>
<td>$1,020</td>
</tr>
</tbody>
</table>

**Other County Fees**

SEPA Checklist: $4,750  
Hearing Examiner: $1,000
Other Aquaculture Expenses

- WDFW Aquatic Farm Registration - $105
- Cost of technical reports required by County or other agencies
- Legal fees incurred during appeals of aquaculture permits
Review of Chapter 19.600

Received to date:
• Planning Commission Comments
• Ecology Comments
Pending Items for PC

- Consolidated BAS for shoreline buffers
- Pierce County SMP – GMHB Decision Memo
- Mapping shoreline environment designation changes
- Mapping degree of aquaculture on shorelines
- Ongoing: incorporating PC comments into 19.400 and 19.500
NOAA – Geoduck Aquaculture

• https://www.youtube.com/watch?v=1He_9xBXtj0
Questions?

**SMP Discussion at Upcoming Meetings:**

*September 18 – Chapter 19.600 follow up/Chapter 19.700 overview (time permitting)*

*October 2 – Chapter 19.700*