



Thurston County Government

Shoreline Master Program

Land-use & Zoning Regulations for County Shorelines

Proposed Chapter 19.600 – Development Standards

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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	
JARPA (fee applies to each application type) -Conditional Use -Shoreline Substantial Development Permit -Variance Hearing Examiner	\$2,580
JARPA -Conditional Use (when combined with SSDP)	\$1,800
JARPA -Exemption	\$1,215
Shoreline Administrative Variance	\$2,190
Plan Amendment	\$2,970
Administrative Time Extension	\$1,020

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

