



Thurston County Government

Shoreline Master Program

Land-use & Zoning Regulations for County Shorelines

Overview of Proposed Chapter 19.600 – Development Standards

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Proposed Chapter 19.600

- Development standards for shoreline **uses** and **modifications**
- WACs encourage SMPs to differentiate between these
- Shoreline **modifications** (WAC 173-26-231): Generally related to construction of a physical element such as a dike, breakwater, etc.
 - Can include clearing, grading, vegetation removal
- Shoreline **uses** (WAC 173-26-241): Specific common uses and types of development to the extent they occur in shoreline jurisdiction



Shoreline Uses vs. Modifications (cont)



- Example: Dredging (modification) to allow for a marina (use)
- WACs provide language that SMPs must include
 - General provisions
 - Language for specific uses and modifications





Elements of Chapter 19.600

- Combination of zoning ordinance and development code
 - Policies/regulations for land uses that may occur in shoreline jurisdiction
 - Builds on general goals/policies of proposed Chapter 19.300
- Use and Modifications Matrix
 - Generally describes which uses/modifications can occur in each SED
 - Permit requirements
 - Specific caveats





Elements of Chapter 19.600 (cont)

- Detailed regulations for each use and modification
 - Permit requirements
 - Development standards – allowances, limitations, restrictions
 - Description of what exact activities can occur
 - Application submittal requirements
 - Description of which special reports are required





Areas of Increased Public Interest

- Aquaculture
 - Residential Development
 - Shoreline Stabilization (e.g. bulkheads)
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- Which uses and modifications does the Planning Commission want more detailed information?



Questions?



SMP Discussion at Upcoming Meetings:

September 4 – Discuss Chapter 19.600, incl. comments received

*September 18 – Tentative: Chapter 19.600 follow up/Chapter 19.700
overview*

