

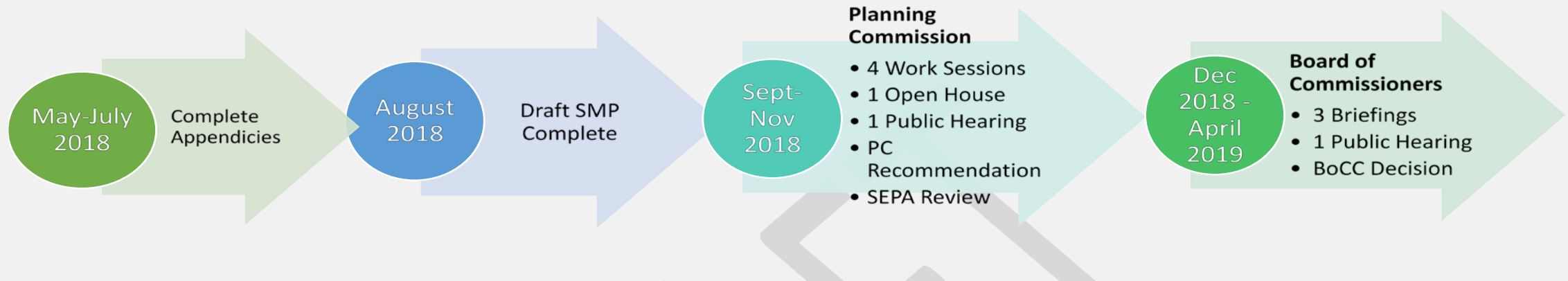
Shoreline Master Program Update



Sept. 19, 2018 Planning Commission Meeting



Proposed Timeline for SMP Update – May 2018



Project Steps	Processes
Planning Commission Process	<ul style="list-style-type: none"> • Draft Completed: Aug 1 • PC Work Sessions: Sept. 5 & 19, Oct 3 & 17 • PC Sets a Public Hearing: Oct 17 • Open House: Early November • PC Public Hearing: Nov 14 • PC Recommendation: Dec 5
SEPA - Review and Issue	<ul style="list-style-type: none"> • November/December
Board of County Commissioners Process	<ul style="list-style-type: none"> • Draft to BoCC – Dec 21 • BoCC Pre Hearing Briefing – Jan 9 • BoCC Sets Hearing: Jan 22 • BoCC Hearing: Feb 12 • BoCC Follow-up Briefings: Feb 20 & Feb 27 • Draft Ordinance: Early March • Legal Review: March
Final Action/Notice of Adoption	<ul style="list-style-type: none"> • BoCC Decision: April
Ecology Review	<ul style="list-style-type: none"> • July 2019
<i>Ecology/County Deliberations (if needed)</i>	<ul style="list-style-type: none"> • July-November 2019

Shoreline Master Program

(NOT YET ADOPTED—OPEN FOR PUBLIC COMMENT)

If adopted, the new SMP will increase flexibility and efficiency for citizens.



OLD SMP (1991)	DRAFT SMP
<p>Rebuilding after fire or Natural Disaster</p> <ul style="list-style-type: none"> ● Complex process to determine 50% structural loss. ● Non-conforming structures with 50% or more loss had to rebuild outside buffer. 	<p>Rebuilding after fire or Natural Disaster</p> <ul style="list-style-type: none"> ● May rebuild in same footprint whether in or outside buffer. ● May rebuild in the same footprint for any reason, not just fire. ● May expand upward to 35 feet high. ● May expand landward, away from the water, 500 square feet.
<p>Interior Remodel</p> <ul style="list-style-type: none"> ● Remodel value could be no more 50 percent of the structure's value. 	<p>Interior Remodel</p> <ul style="list-style-type: none"> ● May remodel anything within existing four walls.* ● New windows: No shoreline or building permit needed if within existing footprint. ● New siding: No permit needed if within existing footprint. <p>*Building & septic permits still required.</p>
<p>Shoreline buffers</p> <ul style="list-style-type: none"> ● One buffer for most marine shorelines. ● Marine buffer was 250 feet, plus a 50-foot vegetation management area. 	<p>Shoreline Buffers</p> <ul style="list-style-type: none"> ● No more 250-foot marine buffer. ● New buffers are reduced and are specific to the shoreline designation ● There are now mitigation options to reduce buffers and still protect Salmon and water quality. ● Buffers are now 200 feet or less. Can be 150 feet or less with mitigation. ● No riparian habitat vegetation management areas.
<p>Storage Structures</p> <ul style="list-style-type: none"> ● Not allowed without Variance. 	<p>Storage Structures</p> <ul style="list-style-type: none"> ● Allowed. Up to 200 square foot. ● May use roof as patio deck with mitigation.

WWW.THURSTONPLANNING.ORG

ONLINE

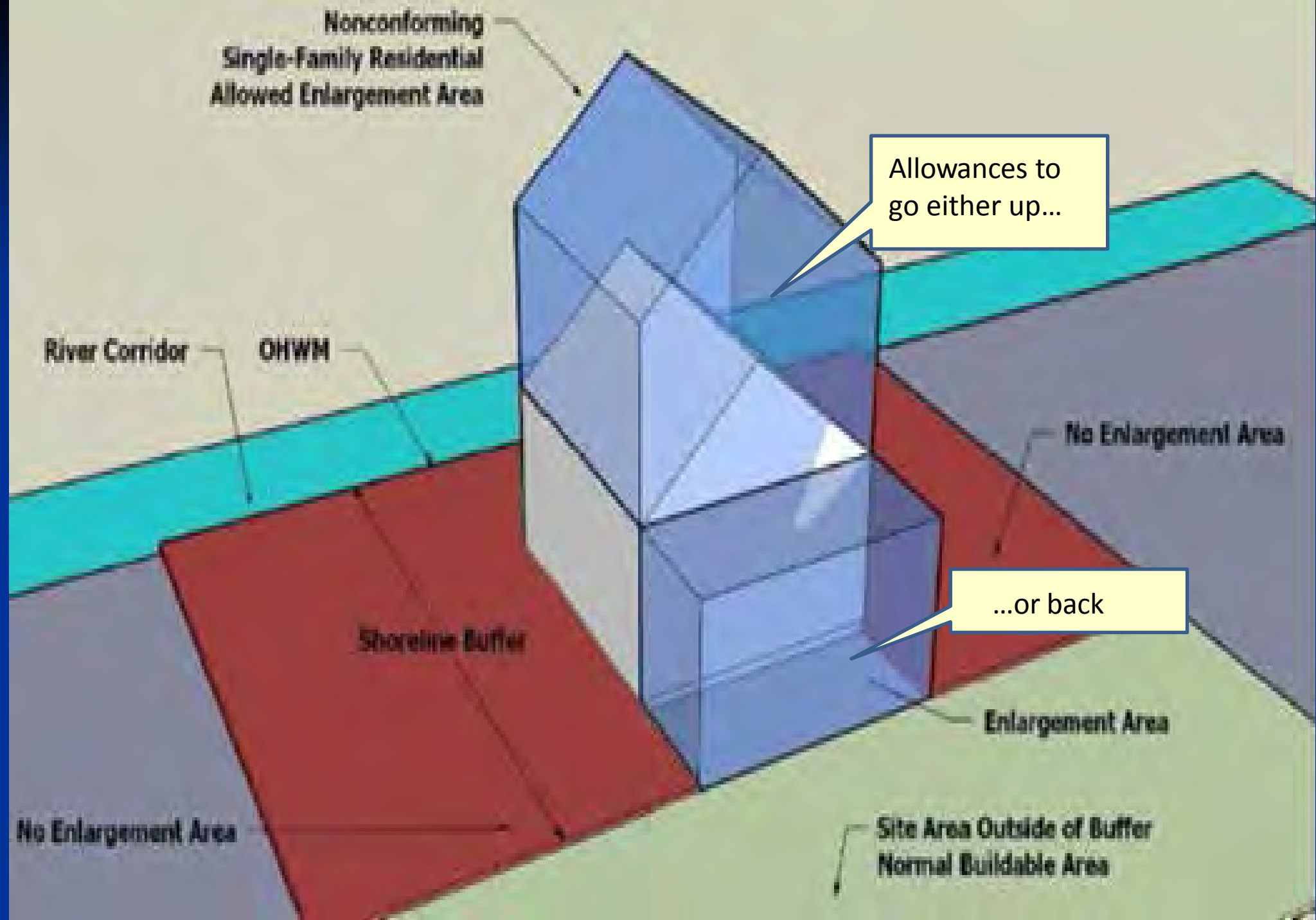
www.thurstonplanning.org
click **Shoreline Master Program**

ASK STAFF

A County SMP covers most shoreline building projects. Ask staff about yours.

READ THE CODE

Title 19
https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT19SHMAPR



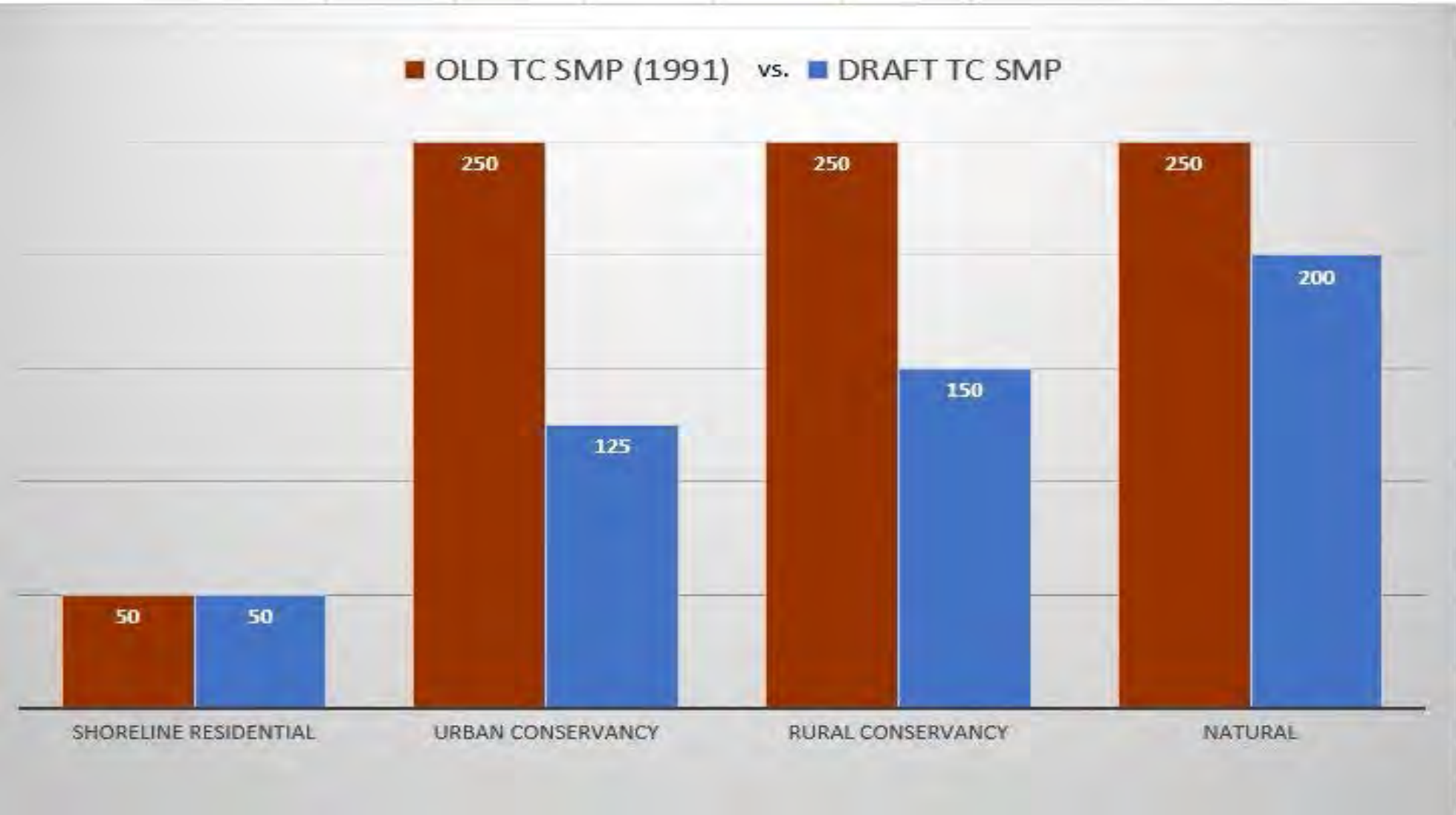
Buffer Comparisons: Thurston County 1991 vs. Current Draft vs. Other Counties

	Thurston County 1991 SMP	Thurston County DRAFT SMP	Kitsap County SMP	Mason County SMP	Lewis County SMP
Shoreline Residential	Marine/lakes 50 feet	50 feet	85 feet	Marine /lakes 100ft/100ft	150 feet
Urban Conservancy	Marine/lakes 250ft/100ft	125 feet (90)	100 feet	Marine/lakes 100ft/100ft	150 feet
Rural Conservancy	Marine/lakes 250ft/100ft	150 feet (110)	130 feet	Marine/lakes 150ft/100ft	150 feet
Natural	Marine/lakes 250ft/100ft	200 feet (150)	200 feet	Marine/ lakes 150ft/100ft	200 feet
Streams	250 feet*	250 feet*	200 feet*	150 feet**	150-200 feet***

- * Or the flood hazard area (whichever is larger)
- ** Or the outer extent of the Channel Migration Zone (whichever is larger)
- *** Within the CMZ, SMP flood course or floodway, new development or uses, including subdivision of land, shall not be established when it would be reasonably foreseeable that the development or use would require new structural flood hazard reduction measures.

TC Buffer Comparison by Shoreline Type: 1991 SMP vs. Current Draft SMP (in feet)

FEET

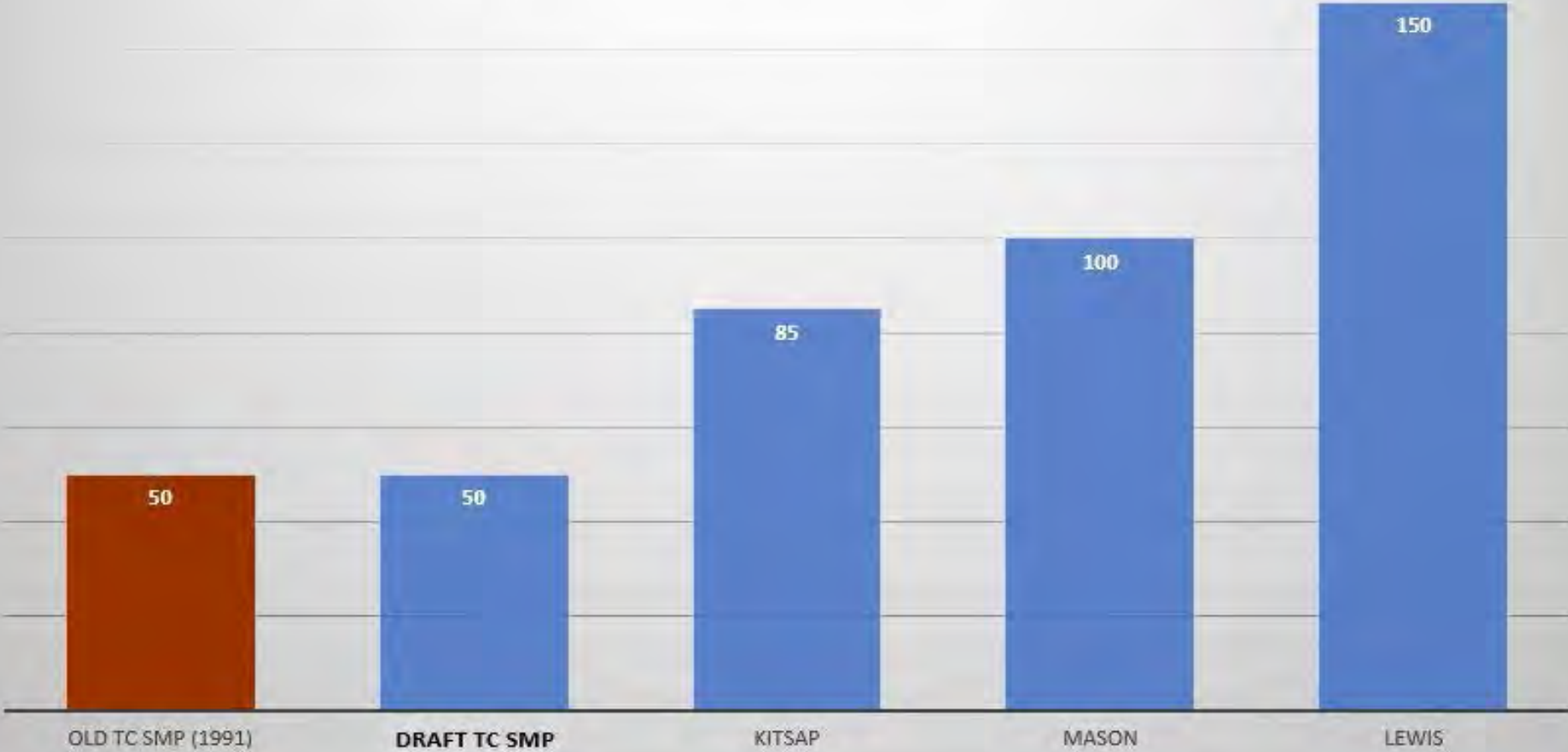


TYPE

Buffer Comparison by Residential Shoreline Type: TC vs. Other Counties (in feet)

Shoreline Residential Compared to Other Counties

FEET



TYPE

Buffer Comparison by Natural Shoreline Type: TC vs. Other Counties (in feet)

Natural Compared to Other Counties

FEET



TYPE

Upcoming Meeting Topics

- Legally established non-conforming structures
- Buffers
- Aquaculture
- Mitigation
- Exemptions



Questions?