

Thurston County Board Briefing

<u>Briefing Date/Time:</u>	September 12, 2018 - 3:30-4pm	
<u>Office/Department & Staff Contact:</u>	Community Planning and Economic Development Department- Community Planning Josh Cummings, CPED Director ext. 4995 Cindy Wilson, Community Planning Manager ext. 5475 Brad Murphy, Senior Planner ext. 4465	
<u>Topic:</u>	Update on Shoreline Master Program	
<u>Purpose:</u> (check all that apply)	<input checked="" type="checkbox"/> Information only <input checked="" type="checkbox"/> Decision needed <input checked="" type="checkbox"/> Follow up from previous briefing	Optimal Time Frame for Decision is: (dd/mm/yyyy)
<u>Synopsis/Request/Recommendation:</u> <i>(One or two sentences identifying your primary objective for this session)</i>		
<ul style="list-style-type: none"> • To re-engage the BoCC on current status of the Shoreline Master Program (SMP) update. • To receive guidance and feedback from BoCC on public process moving forward. 		
<u>Background</u>		
Previous Shoreline Master Program briefings: <ul style="list-style-type: none"> • May 17, 2017 • June 14, 2017 • Multiple Agenda Setting meetings (latest May 8th and May 15th 2018) <p>This briefing is to update the BoCC on recent progress with the Shoreline Master Program (SMP) update. Per BoCC direction the public review process associated with the SMP was paused to allow staff to complete appendices associated with the draft document. A May 29, 2018 webmail was sent to notify the public that the process was being paused and that the public process would resume following completion of the appendices and briefing the BoCC. Throughout this period public comment has continued to be received and reviewed by staff.</p> <p>Staff met the August 1st timeline set by the BoCC to complete the remaining appendices. The Shoreline Inventory and Characterization and Shoreline Environment Designation Report has been on the SMP website since 2013. And the preliminary draft chapters of the SMP document have been on the SMP website for comments since 2017. The completed appendices were added by August 1st 2018. County staff continues to accept comments on the draft documents. Staff is seeking the Board's direction on the preferred path forward for public review and the associated Planning Commission review. The draft SMP, with appendices, is available for review on our website: https://www.thurstoncountywa.gov/planning/Pages/shorelines.aspx</p>		
<u>Documents Attached:</u>		

Summary & Financial Impact:

This briefing is to update the BoCC on recent progress with the Shoreline Master Program (SMP) update. Future briefings will elaborate on specific topics within the shoreline master program, the update process, and discuss scheduling. More detailed briefings on the proposed shoreline master program will come at a later date once the public process has been reinitiated, including engaging the Planning Commission.

Affected Parties:

E.g. County residents, community organizations, other County offices/departments, etc.

Thurston County shoreline residents, businesses, and property owners; multiple Thurston County departments; Tribes; state and federal agencies.

Board Direction:

Next Steps/Timeframe:

Based on the Board's recommendation, describe the next steps required in order to bring this item to conclusion. Include the time frame for each step, and when the Board should expect to see this issue before them again.

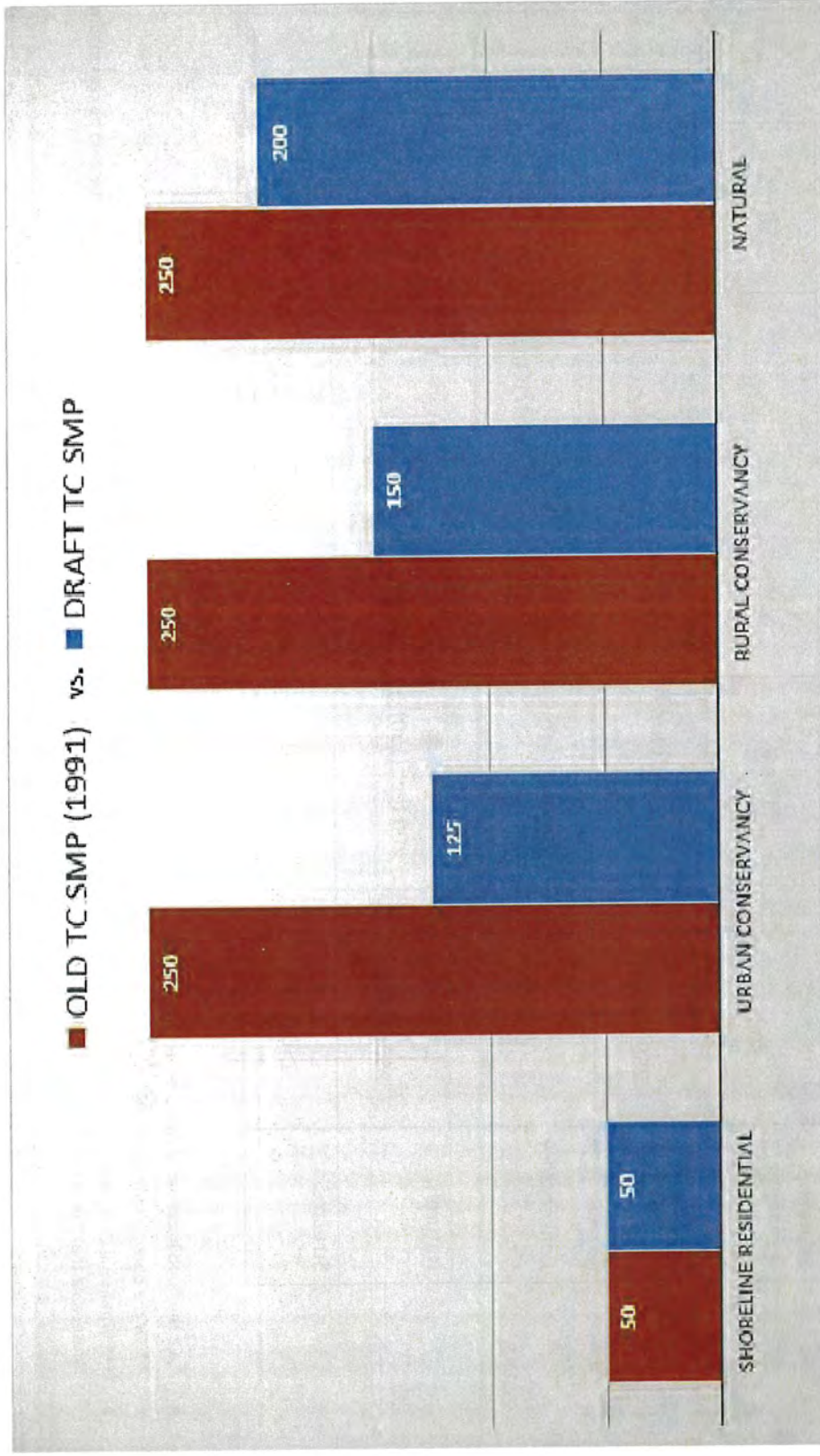
Future briefings will elaborate on specific topics within the shoreline master program, the update process with the Planning Commission, and discuss scheduling.

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

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

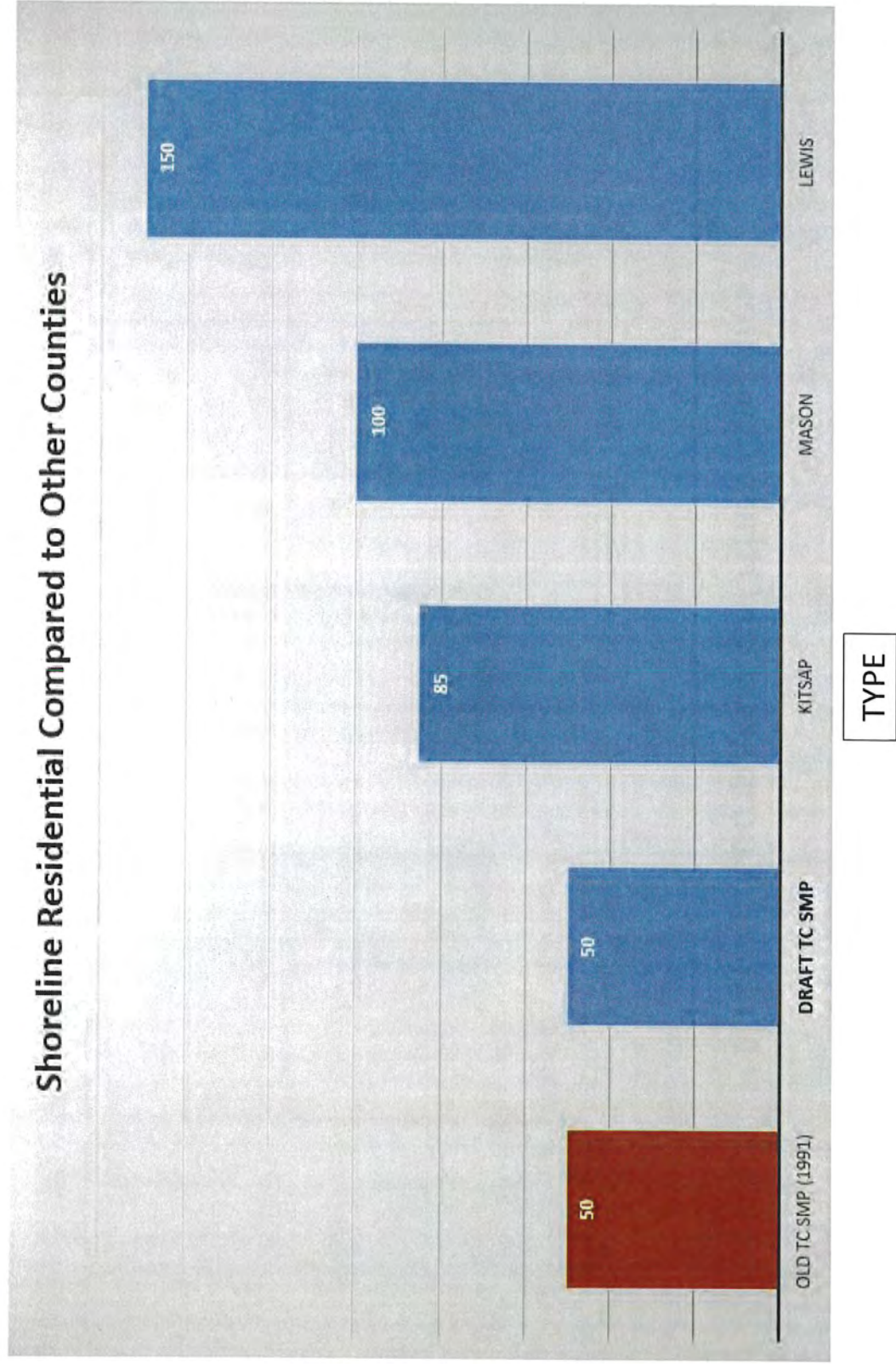
TC Buffer Comparison by Shoreline Type: 1991 SMP vs. Current Draft SMP (in feet)



FEET

TYPE

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



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



Thurston County

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

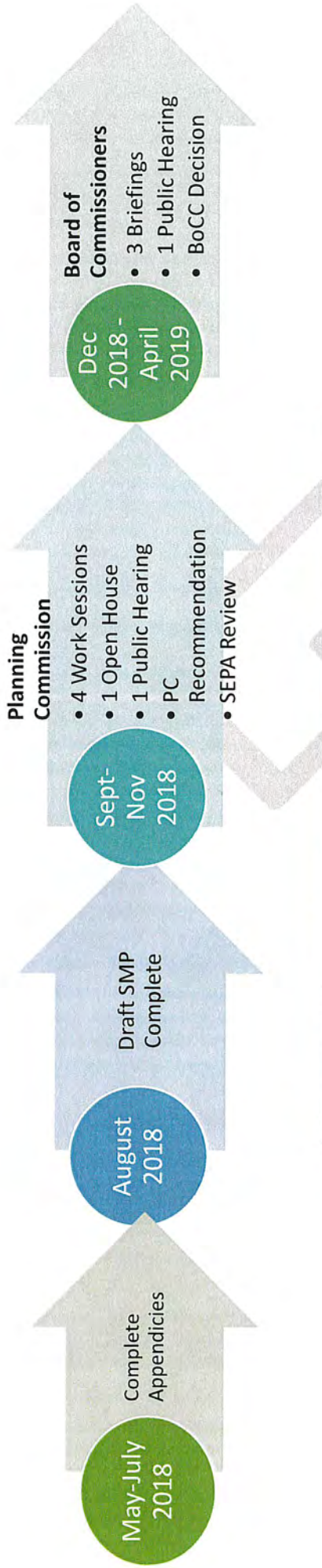
A County SMP covers most shoreline building projects. Ask staff about yours.

READ THE CODE

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



Proposed Timeline for SMP Update – May 2018



Project Steps	Processes
Draft SMP Complete	<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
Planning Commission Process	<ul style="list-style-type: none"> • November/December
SEPA - Review and Issue	<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
Board of County Commissioners Process	<ul style="list-style-type: none"> • BoCC Decision: April
Final Action/Notice of Adoption	<ul style="list-style-type: none"> • July 2019
Ecology Review	<ul style="list-style-type: none"> • July-November 2019
Ecology/County Deliberations (if needed)	

