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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Planning Commission

FROM: Andrew Deffobis, Interim Senior Planner

DATE: May 18, 2022

SUBJECT: Thurston County SMP Update – Draft Planning Commission Recommendation

Staff have prepared a draft of the Planning Commission's SMP recommendation. It is available on the [SMP resources page](#) under the 'Documents, FAQ Sheets & Other Information Materials' heading. Both a clean copy and a marked up version showing edits since the October 2021 public hearing are available. In the marked up version of the draft, proposed deletions since the public hearing are reflected in ~~strike through~~ format. New proposed text is shown in underline format.

The documents have also been posted to the [Planning Commission's Meeting Materials page](#) under the May 18, 2022 heading.

Staff incorporated feedback received on the draft SMP during the open public comment period. Proposed edits reflect public testimony, Planning Commission discussions, and the input of Community Planning and Department of Ecology staff.

The Planning Commission should review the draft SMP document and if there are questions staff will address them at the June 1, 2022 Planning Commission work session.

Changes made to the draft SMP since the public hearing include (but are not limited to):

- Incorporated changes specifically requested by Planning Commission in work sessions following public hearing, including changes to proposed Shoreline Environment Designations (SEDs) (throughout document)
- Amendments based on public feedback (throughout document)
- Added and amended definitions (Chapter 19.150)

- Amended description of shoreline jurisdiction for clarity and consistency with SMA guidelines (Chapter 19.200)
- Replaced ‘nonconforming’ with ‘conforming’ throughout (Chapter 19.400)
- Inclusion of general vegetation conservation language outside shoreline buffers (Chapter 19.400)
- Reworked 19.400.115 (Critical Areas) for clarity and consistency with SMA requirements; references to critical area standards throughout document have been amended as needed
- Added relevant sections of Chapter 17.15 TCC to Appendix E (for new agricultural uses)
- Replaced specific mooring structure development standards with references to Hydraulic Project Approval rules to avoid inconsistency or duplication (Chapter 19.600)

Changes proposed to SEDs by the Planning Commission following the public hearing may be viewed using the [interactive SED comparison tool](#).