

From: [Andrew Boughan](mailto:dehan1939@gmail.com)
To: dehan1939@gmail.com
Cc: [Maya Teeple](#); [Jennifer Davis](#); [Polly Stoker](#)
Subject: RE: Resorts & Retreats Code Ammendment
Date: Tuesday, November 17, 2020 1:01:56 PM

Good afternoon Commissioner DeHan,

Thank you for the comment. Your math appears correct and this is a potential consideration. We can discuss this with the whole Commission when we talk about setback options tomorrow evening.

Thank you,

Andrew Boughan | Associate Planner
Thurston County Community Planning & Economic Development
Community Planning Division
2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502
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From: Polly Stoker <polly.stoker@co.thurston.wa.us>
Sent: Thursday, November 5, 2020 8:58 AM
To: Andrew Boughan <andrew.boughan@co.thurston.wa.us>
Subject: FW: Resorts & Retreats Code Ammendment

See below for you!

From: Don DeHan <dehan1939@gmail.com>
Sent: Thursday, November 05, 2020 8:55 AM
To: Polly Stoker <polly.stoker@co.thurston.wa.us>
Subject: Resorts & Retreats Code Ammendment

Hi Polly,
Will you please forward this to Andrew Boughan?

Hi Andrew,
With regard to the "Resorts & Retreats Code Amendment", will you please check my math and logic?

An acre equals 43,560 square feet.

A 100 acre parcel equals 4,356,000 square feet.

If the parcel is square, it has 2,087 feet on each side.

A 500 foot setback on all sides will equal 3,174,000 square feet.

This will mean that 73 of the 100 acres will be within the setback (73%).

If the parcel is 800 acres and square;

The parcel will contain 34,848,000 square feet.

If the parcel is square, it has 5,903 feet on each side.

A 500 foot setback on all sides will equal 10,806,000 square feet.

This means that 248 of the 800 acres will be within the setback (31%).

Granted that not all properties affected will be square, but irregular shapes will enlarge the setback area. And granted that they will not need the more restrictive setback on all sides, but if development occurs on adjacent property later, they will be affected.

It seems to me that the applicant's suggestion for a 250 buffered setback makes more sense. Also, why would this large setback be necessary along a public road?

Thanks for taking the time to review this, and I look forward to your response.

Regards,

Don DeHan

November 16, 2020

To: Thurston County Planning Commissioners
Andrew Deffobis
CC: Polly Stoker

Comments on Chapter 19.400 & 500 of the SMP

Following are written comments for the SMP work session on November 18th. I included a repeat of my comments on Ch 400 because we did not get to that chapter on Nov. 4th and this way the Commissioners will have the two chapters under consideration on the 18th in one place. I am committing them to writing because it is difficult to quickly decipher notes when going through the document at the meeting and it is easier for the other Planning Commissioners to understand the comment in the zoom environment.

It should be noted that the Planning Commissioners as well as Ecology have stated that we need to make the SMP “**easy for people to do the right thing**”.

First, I would like to revisit a question I asked at the November 4th mtg:

19.100.125B Relationship to other Plans and Regulations: Your response to my question regarding the CAO/SMP jurisdiction was that the CAO had jurisdiction over all wetlands including those attached to lakes, rivers and salt water environments.

Chapter 11, page 4 of the Ecology Shoreline Master Program Handbook under “**Critical areas ordinances will not apply**” is very specific. This section goes on to say “Therefore, you will not be able to rely on the CAO for shoreline buffers.” We get to develop our own based on local conditions.

SMP CHAPTER 400

19.400.100 Existing Development: I prefer the term “Conforming” and am appreciative of your adding it as an option.

1. This is allowed in the Act. See the Ecology Handbook Chapter 11 page 5.
2. There is significant public comment/concern with this issue.
3. Thurston County Lawyers have said that it is ok to use conforming
4. The use of non-conforming or legally non-conforming in the SMP is totally different than how it is used in the building codes. Consistency with building codes should not be a criterion for consideration.

19.400.100.A.3 Change in use: Would the conversion of a shoreline residential home to a VRBO, Airbnb or B & B, be allowed and what is the impact? Should it require a variance or a conditional use with a hearing examiner?

19.400.100.A.4 discontinued use: Please explain this paragraph and is it needed here? If needed should the time be 24 months to conform with reconstruction in 10.400.100.B.g?

19.400.100.B.f Expansion of existing structure into the buffer: In the current SMP expansion into the buffer is allowed if you are filling in under an existing roof – ie. a covered porch would be considered part of the footprint and could be walled up and turned into living space. Is this allowed here? Do we need another paragraph to make this clear? Also, the word “nonconforming” should be removed.

19.400.105.A.2: This is a good example of the differences of marine, river & lake shorelines. Stabilization needs are different as well as the impact of stabilization on neighboring properties. Is there a way to differentiate the differing needs?

19.400.110.B.5: What does “but after the effective date of this program mean? 1970, 1997 etc? Any voluntary mitigation within the last ten years should count regardless of the effective date of this program.

19.400.110.B.5.b Mitigation Banking: The 3-year waiting period is confusing and excessive. Again, we want to make it easy for the property owner to do the right thing.

19.400.115.A CAO incorporated: See comments under 19.100.125.B. The SMP is intended to trump the CAO not the other way around. So, what does this paragraph mean.? See comments under 19.100.125.B above.

19.400.120.B.4: If the buffer is all lawn/grass/non-native vegetation, can the setback be waived without a variance? Or with a variance and no mitigation?

19.400.120.D.1.b: Please explain decks and viewing platforms as used in this paragraph. And, why was “adjacent to residential structures...” added to the paragraph? There is no definition found in 19.100.125. If a deck is a permeable surface it should be allowed adjacent to the OHMW or anyplace within the buffer, as a replacement for grass without requiring a variance.

19.400.120.D.4.b: Requiring a 3:1 replacement ratio is excessive and unrealistic. One tree dies and it has to be replaced by 3 new trees. Most shoreline residential properties have 50 – 70 ft of shoreline. In that space there is room for only one tree. Planting more would not be healthy for the tree and cause a degradation to water quality on our eutrophic lakes. It would also be purposeful destruction of the homeowners view which is protected by the law.

19.400.120.D.4.e: Here we go again...adding cost and contributing to inflation without any perceivable benefit. Yes, you use the word “May” but if you require 3:1 replacement you will have to visit the site once a year for 3 years to make sure the three trees are still there. We want it to be easy for the

property owner to comply...not give them reasons not to comply and unreasonable requirements are just that...unreasonable. Where is the science?

19.400.120.B.1 Buffer Width:

1. How will you present the various options in this paragraph to the public?
2. From Ecology Handbook chapter 11, page 19 – Determining buffer width: “Much of Washington’s shorelines are developed, unlike the undeveloped shorelines discussed in much of the scientific literature.
3. Looks like there is justification to establish additional criteria in customizing setbacks based on existing development, urban/rural and character of the area.

19.400.120.B.4 Where does it require us to establish a 15 ft setback to the buffer. Ecology Handbook ch 11 page 33, **SMP language:** I interpret this section as saying the buffer can include the setback and it does not need to be additive. With the highly developed residential shorelines in Thurston County there doesn’t need to be a setback to the buffer.

19.400.125 Water Quality and Quantity:

1. This says “new development shall provide stormwater management facilities...” Does this mean if you replace your dock or a portion of your dock or do some other small “development” you are open to new stormwater management requirements? This is one of the problems generated by using the word development to describe new construction type developments and just maintenance and remodeling.
2. The Stream Team estimates that 75% of the pollution in our waters is from stormwater. Current Ecology guidelines only limit solids and do not place requirements for filtration of nutrients and pollutants. A paragraph should be added to prohibit the direct discharge of stormwater into wetland or waterbodies of the county. And, that all stormwater utilities provide filtration ponds for the stormwater to enter the aquifer vs. either directly into the water body or through settlement catch basins and then into the water body. Ecology guidelines give us the flexibility to manage influences outside the stated jurisdiction.

19.400.135 View Blockage: There needs to be a paragraph added to allow for Elevation variables and existing trees to be taken into account at permitting. This is an attempt to provide a two-dimensional solution to a three-dimensional reality. View blockage has nothing to do with Ecological Function; why is this subject even included in the SMP?

19.400.135.A.3 & 4 Setback Figure: In these examples the new structure should be allowed to be set back the buffer plus standard setback.

19.400.140.A Development standards: I assume this is for previously undeveloped property. How can we set lot width when that is a function of the parcel? The parcel width may already exist at a width greater or less than specified.

SMP CHAPTER 500

19.500.075: Permit type:

- As discussed, and agreed to by Ecology, we need administrative permit categories as noted in the yellow highlighted section of the draft. All development on shorelines that are already developed do not need a hearing examiner to be involved except for industrial use or the Aquatic designation. The planning department can perform this function. The test for determining administrative SDP or a full SDP is if the project would have broad public interest.
- How will this be written up for the open house and public hearing drafts? Seems like it is still up in the air when it is just in a footnote.
- Why do we list the Type (I, II, III, IV & V) permits here but do not include the shoreline permit equivalent in the same section? In subsequent paragraphs we start talking about SDPs & CUPs but have not defined them yet. It is confusing when comparing Type I – V permits and SDP, CUP, Administrative SDP, CUPS, etc. with the chart in chapter 600.105. We need to keep it simple for our citizens and make it easy to comply!
- What triggers a SEPA review?

19.500.100.A.2 - 35 ft height limit: View is a personal thing. If we allow a variance for exceeding the 35ft height when a substantial number of residences on areas adjoining such shorelines are not affected...what is the further limitation of only allowing when overriding considerations of the public interest will be served? This additional requirement should be deleted. It is out of place here.

19.500.100.A.5 Permit requirement: Where does the small maintenance project fit...replacing boards on a pier or float, planting along the shoreline, working on a boathouse, maintaining a deck in the buffer, etc.? This also says ..."all development within shoreland jurisdiction." That is 200 feet in all SED's. So, do we require a shoreline permit for work done landward of the buffer/setback? This should be covered in the booklet you have promised to produce. The booklet should serve as a permit for these minor maintenance procedures which would eliminate the cost of getting an administrative letter. If done as directed in the booklet you don't need a permit. Again, make it easy for the taxpayer to do the right thing while reducing costs for services that are not needed.

This also says ..." all development within shoreland jurisdiction." That is 200 feet in all SED's. So, do we require a shoreline permit for work done landward of the buffer/setback? This needs to be changed/clarified.

19.500.100.A.6: Please explain this paragraph and give examples.

19.500.100.A.8: When a permit is issued the applicant should be able to proceed. What is the 21-day waiting period from the date of filing have to do with anything? Please explain...New-new development vs development on already developed property.

19.500.100.B.4: How will the footnote/highlighted Public Hearing Option under B.2 be applied to this paragraph. While there are a limited number of SDP exemptions in the act, we can make some administrative. Why is public notification required for type I & II? This seems excessive and costly with no real benefit. Give me examples of what would be allowed under a type I & II that would be of interest to my neighbors? What will the process be to decide on this process and incorporate it into the public hearing draft?

19.500.100.C.4.a Exemptions: The companion bulletin/pamphlet needs to be developed alongside the SMP.

- What can be done within the \$7047 allowable?
- What maintenance can be done?

19.500.100.C.4.b: This paragraph needs to include “remodel” and “reconstruction” within the original footprint.

19.500.100.C.4.c: Consideration needs to be made for the ability of a bulkhead to protect shoreline environmental function and water quality in our lakes. Water movement in rivers and the marine environment are different than the eutrophic/dying lakes of Thurston County. Ecology does not recognize the difference but we need to protect our lakes from dying. Eroding shorelines and wetlands accelerates the aging of our lakes and degrades water quality, habitat and water-oriented uses. Thurston County needs to take a stand here to protect the water quality of our lakes. Ecology has indicated a willingness to accommodate reasonable and justified differences based on local conditions.

19.500.100.C.4.g: Installation of septic systems as written in this paragraph concerns me. No septic system drain field should be installed withing 100 ft of the OHWM unless a variance is approved. Septic systems can fail and introduce Phosphorus into the water body causing algae growth and a health hazard to the citizens. I understand that some parcels are not large enough to accommodate this. Please explain how this is handled.

19500.100.C.4.h Construction of a dock: While the legislature placed maximum dollar amounts to qualify for the exemption, it did not state what was included in those costs. “Fair market value” can be interpreted as just the cost of materials and workmanship and the permit fees could be separate. Since the County permit fees are excessively high, we should state this in the paragraph and exempt the permit fees from the cost calculation. We could define fair market value as material and labor only. Except for replacing an existing dock, the permit fees will exceed the exempted amount in all cases. I do not think the legislature placed this exemption in the law knowing that it was a waste of time.

19.500.100.F: From the way I read this section, virtually anything and everything that a shoreline property owner does within the shoreland jurisdiction (within 200 ft of the OHW) requires at the very

least a letter of exemption. See 19.150.280: Development – any human-made change to improved or unimproved real estate...”. Why these exceptions/exclusions?

Doug Karman, Planning Commissioner, District 2

From: [Diani Taylor](#)
To: [Andrew Deffobis](#)
Subject: Thurston SMP "fallow"
Date: Tuesday, November 17, 2020 8:15:16 AM
Attachments: [image001.png](#)

Hi Andy,

I attended the last Planning Commission meeting (11/4) and am planning to attend this Wednesday's meeting, as well. I wanted to provide some information based on a couple comments I heard in the last meeting. Also, I noted that there may still be questions about shellfish farming. I will continue to follow meetings and provide information, if it is helpful, and feel free to reach out any time if you have any questions I might be able to answer. We support staff's recommended changes to the SMP pertaining to shellfish farming and have no comments at this time.

Defining "abandoned" and "fallow" in the SMP can provide some helpful clarifications for farmers and planners, even if not used throughout the document. As you know, shellfish farms may be fallow or dormant for many years due to a variety of factors out of the operator's control, including water quality downgrades, environmental conditions, seed availability, etc. Other counties have addressed "fallow" or "dormant" areas for aquaculture in their SMP documents per the [Department of Ecology SMP Handbook Chapter 16: Aquaculture](#) (see pages 13-14, in particular, and copied in part, below, for convenience).

Dormancy

Nonconforming use standards regarding abandonment may apply to aquaculture unless the SMP provides specific abandonment regulations for aquaculture. Ecology recommends local governments address dormancy in order to avoid abandonment provisions from unintentionally applying to ongoing aquaculture operations. Both shellfish and net pen aquaculture undergo periods of dormancy. Periods of dormancy vary with the type of aquaculture and specific situation, and may last from months to many years. Dormancy may occur due to crop rotation or fallowing, state or federal permit requirements, pest infestations, state water quality closures, seed availability, market fluctuations, or other factors beyond the control of the operator. Periods of aquaculture dormancy should not be considered abandonment – the ending of a nonconforming use or occupancy of a nonconforming structure. However, if aquaculture operations become abandoned and not just dormant, any future aquaculture must be consistent with the SMP.

Ecology recommends SMPs require a case-by-case evaluation of dormancy issues that may arise. For example, the SMP could include the following language:

Section XXXXXX [insert reference to general abandonment provisions in the SMP] does not apply to aquaculture operations. The determination of when aquaculture is abandoned shall be made case-by-case in consultation with the operator. In its determination, the City/County shall consider such factors as whether the property was acquired under the Bush or Callow Acts of 1895, the use of crop rotation and fallowing, state or federal permit requirements, pest infestations, seed or juvenile availability, market fluctuations, and pollution of the farm site from other uses or developments.

The reference to the Bush and Callow Acts concerns about 47,000 acres of state-owned aquatic lands that were sold to private parties for shellfish aquaculture [RCW 79.135.010]. (See DNR Bush and Callow Act Aquatic Lands Maps.)

Thank you,

Diani

Diani Taylor E.
General Counsel



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From: [Bob Jensen](#)
To: [Andrew Deffobis](#)
Subject: Thurston County Shoreline Master Program Amendment to Limit Toxic Blue-Green Algae Blooms on County Shoreline Lakes
Date: Monday, November 16, 2020 4:23:56 PM
Attachments: [Thurston County Shoreline Master Program Amendment Regarding On-Site Septic Systems.docx](#)

Dear Andrew,

I am enclosing for your review and that of the Thurston County Planning Commission, my proposed amendment to the Shoreline Master Program. It is intended to effectuate my previously expressed concerns and recommendations to reverse the increasing toxic blue-green algae blooms on Pattison Lake, and other County shoreline lakes. It is an addition to the existing provisions at Section 19.600.170 Residential Development. Section B. Development Standards. I will introduce it at the Planning Commission Zoom meeting on Wednesday evening, November 18.

Thank you for your attention.

Respectfully yours,
Bob Jensen

Proposed Amendment to Thurston County Shoreline Master Program

19.600.170 Residential Development

B. Development Standards

2. All sewage disposal and water systems shall be in compliance with state and local health regulations including But not limited to Thurston County Board of Health Article III and IV for on-site sewage and water supply requirements.
 - a. Phosphorous which ends up in lakes and streams can stimulate biological activity beyond normal levels, leading to eutrophication. This often results in overabundant growth of undesirable algae, which is referred to as a harmful algae bloom.
 - b. Phosphorous is generally accepted as the limiting nutrient for eutrophication of freshwater resources.
 - c. Toxic blue-green algae blooms are increasingly occurring in the County shoreline lakes. These have resulted in periodic, temporary closures of some of these lakes to public recreation.
 - d. Phosphorous may be present in dishwashing detergents, hair dyes, toothpastes, mouth washes, liquid hand soaps; as well as in fertilizers. It also occurs in human and animal waste.
 - e. No shoreline owner who is served by an on-site septic system shall use, or authorize the use on their property of any of the products listed in subsection d.
 - f. All on-site septic systems serving shoreline lakefront properties shall be located, designed, constructed, operated, and maintained to not discharge phosphorous in their effluent to the surrounding waters of the state.

Thurston County Shoreline Stakeholders Coalition

7541 Holmes Island Rd SE, Olympia, WA 98503-4026

November 16, 2020

To: Thurston County Planning Commissioners
From: John H. Woodford, Chair
Thurston County Shoreline Stakeholders Coalition
Re: October 21, 2020, draft SMP Chapters 19.100 through 400

Commissioners,

During the Public Communications portion of the November 4, 2020, Planning Commission meeting I chose to speak about the SED re-designation of some 2,700 shoreland properties...an extremely critical, yet seemingly almost overlooked matter by the planning staff. No plan to deal with the issue, beyond the mailing of postcards to property owners, has been presented to either you Commissioners or to the public at large. What is staff going to do when hundreds, even thousands, of people reply saying that they don't want to have their property re-designated? This will be huge, and re-designation, back to what it is **now**, must be resolved prior to the SMP Public Hearing. These people cannot be left hanging.

Due to the three-minute time limitation, I had no time left to discuss matters in SMP Chapters 19.100 – 19.400. But Commissioner Doug Karman provided you and staff a very comprehensive list of Comments on those chapters. So, I will address those Chapters below, hopefully complementing without duplicating Mr. Karman's comments.

Chapter 19.100 Introduction

This entire chapter deals with the interaction and layering of various County Codes...and 19.100.125.B (pg. 2) states, *"Should a conflict occur between the provisions of this Program or between this Program and the laws, regulations, codes or rules promulgated by any other authority having jurisdiction within Thurston County, the more restrictive requirements shall apply, except when..."* (my underline). Interesting.

In Chapter 11 of the Department of Ecology SMP Handbook, a document designed to assist local government planners in meeting requirements of the Shoreline Management Act, under the heading, **Critical areas ordinances will not apply** is the statement, *"After the SMP update is approved by Ecology, the Critical Areas Ordinance (CAO) established under the Growth Management Act (GMA) will not apply within shoreline jurisdiction."*

Also, remember Brad Murphy's PowerPoint introduction of this round of the SMP, on June 7, 2017, one of the slides stated, *"A local SMP is essentially a shoreline specific combined comprehensive plan, zoning ordinance, and development permit system all in one."*

So, just how much of Chapter 19.100 is even applicable?

Chapter 19.150 Definitions

19.150.195 Buffer (pg. 7) and **19.150.695 Setback (pg. 17)**: If a buffer is, “*a non-clearing area established to protect...*,” what are all the lawns that I see extending from shoreline homes to their soft- and/or armored-bulkheads? ...at the vast majority of properties on every lake and on marine waters.

19.150.695 Setback (pg. 17): defines ‘setback’ as “*the distance a use or development must be from the edge of a buffer...*”

The above two definitions are in total contradiction with those spelled out in Ecology’s SMP Handbook, where two pages in Chapter 11 deal with, “***Distinguishing between buffers and setbacks.***” Content within this heading include, “*...buffers typically are naturally vegetated areas adjacent to water bodies...*,” “*Buffers are generally recognized as a ‘separation zone’ between a water body and a land use activity...*” Regarding setbacks, the Handbook states, “*Shoreline setbacks are the distances separating two features such as a structure and the water, or a structure and the buffer. Natural native vegetation may or may not exist within a setback.*” It goes on to say, “*Some local governments with intensively developed shorelines have established only setbacks from the OHWM.*”

When Senior Planner Brad Murphy wrote the draft SMP back in early 2017 he chose to define **setback** in the very most narrow manor...by a portion Ecology’s definition, “*...setbacks are the distances separating... a structure and the buffer.*” The full definition should be incorporated in Thurston County’s definition. Otherwise those existing waterfront lawns are undefined. They are not buffers. They are not part of a setback. So, what are they?

At least two additional terms should be clarified under Definitions. They are used later in the SMP, without certainty of meaning.

1. Letter of exemption:

19.500.100.A.5 (pg. 73), dealing with Permit Applications, states, “*A permit or written approval ...for all development within shoreland jurisdiction.*” We must assume this written approval is the letter of exemption.

In 19.500.100.F (pg. 79), dealing with development not requiring permits, “*letter of exemption,*” is specifically mentioned without telling us what it is.

In previous Planning Commission meetings, we’ve been told that any “development,” even the replacement of one board on a dock/pier, would require a “letter of exemption.” And, to obtain that “letter of exemption,” an individual would have to go to the Permitting Center and pay a fee to obtain said letter. In other words, a “letter of exemption” is a permit to not get a permit.

2. Water-oriented Industrial Uses: Referenced in Table 19.600.105 (pg. 89) and 19.600.150.A.2 (pg. 110), these industrial uses will be allowed, with a Conditional Use Permit (CUP), in Shoreline Residential SEDs. But, what are Water-oriented Industrial Uses? No one seems to know; Mr. Andrew Deffobis has just recently emailed me; he is looking further into this matter. Also, the Coalition will address this matter in more detail when you get to the discussion of Chapter 19.600.

Chapter 19.200 Shoreline Jurisdiction and Environmental Designation

19.200.100.A.5 (pg.22): In the first SMP draft presented by Brad Murphy in September of 2017 this item read, “*5. Shorelands adjacent to these waterbodies...*” and makes perfect sense. In the red strike-through/underline, first revision, draft the item read, “*5. The flood hazard areas adjacent to these waterbodies...*” As revised, this makes no sense; I think this was an inadvertent change. Flood hazards are dealt with in 19.400.150 and this

should revert to “5. Shorelands adjacent to these waterbodies...” which would then relate to the 200-foot shoreline jurisdiction.

Chapter 19.300 General Goals and Policies

19.300.110.B, Policy SH-16 (pg.37): The planning staff has yet to provide a list of acceptable native plants. What if you want to plant something now? ...or have recently planted trees or shrubs?

19.300.130.A, Policy SH-26 (pg. 39): This policy statement ends with, “...where appropriate.” This is a totally subjective position that leaves a loophole big enough to drive a truck through.

19.300.130.B, Policy SH-27 (pg. 39): “Give preference to water-dependent uses and single-family residential uses that are consistent...” This preference for *single-family residential uses* seems to get lost throughout much of the remainder of this document.

19.300.150 South Puget Sound Polices (pg. 43-44): This entire section should be stricken from the SMP. The Alliance for a Healthy South Sound is a non-government organization and is not accountable to the citizens of Thurston County.

Chapter 19.400 General Regulations

19.400.100 Existing Development (pg. 45): This introductory paragraph should be deleted; it was written as a justification for labeling, “*nonconforming*,” homes built in-whole or in-part in what is now defined as the “buffer,” with the introduction of the SMP. The Planning Commissioners are considering labeling options. Those home should be “Conforming.” See my August 31, 2020, letter about Conforming vs. Nonconforming. The staff note, in yellow, following the paragraph states, “The Commission is interested in public comment on this topic.” The Coalition stands for “Conforming” as do many others.

19.400.100.B.1.a and b (pg. 45): In both cases, “*nonconforming*” should change to “*conforming*.”

19.400.100.B.1.d (pg. 46): The limitation of a maximum 500 square foot landward expansion to a home entirely within the buffer is totally arbitrary and is counter to Department of Ecology requirements. This all started with Spokane’s SMP (reasoning unknown) and it has been cut and pasted into other SMPs, including Thurston County's, without any understanding of the reasoning.

This is probably not such a big deal for homes within the Shoreline Residential SED where the buffer is 50-feet...and a creative design solution could link across the remainder of the buffer to a larger out-of-buffer addition if needed. But, what if you have a home in a Rural Conservancy (150-foot buffer) or Natural SED (200-foot buffer)? Your home could set back 100-feet from the OHWM and still be very deep within the buffer. This would be the case for most marine waters (including, for example, all of Coopers Point which is certainly a residential area and not rural); all of Deep Lake; most of Scott Lake; large portions of Offutt Lake, McIntosh Lake, Lake Lawrence, Clear Lake, Elbow Lake and probably several more.

Just thinking, maybe staff should just remove this item.

19.400.115, Critical Areas (pg. 50-53): Just which Ordinance takes precedence? So, please see the first page of this letter where I commented on the Chapter 19.100 Introduction. We feel that the SMP trumps the CAO. Staff may need to re-examine this material.

19.400.120.B.4. (pg. 55): deals with an addition 15-foot setback beyond the buffer. It should be made clear that this only applies if there is a true buffer on the property...*a non-clearing area...with intact native vegetation*. If the property has lawn or other non-native vegetation, this setback should not apply. See my comments on Chapter 19.150 Definitions earlier in this letter.

19.400.120.D.1.b (pg. 57): Decks and Viewing Platforms. Staff has presented this matter as a Public Hearing Option. So, just what does a *Public Hearing Option* mean? What has to happen at the Public Hearing to trigger the change? Or, can you Commissioners initiate this change before the Public Hearing?

19.400.140 Bulk and Dimension Standards (pg.65-66): First, do these standards apply only to new developments? If so, it should be stated. If not (applying to developed property), how does staff designate existing parcels that do not comply with this standard?

Table 19.400.140(A) Development Standards (pg. 65):

Lot Width: Where are Lot Widths measured? **Most** parcels are not perfect rectangles...some are wider at the water line (OHWM) and narrower at the landward end...still other are the opposite.

Footnote 4, Hard Surface thresholds...See Section 19.400.125: Why aren't the applicable hard surface limits not just noted here rather than referring interested parties on to yet another document, Chapter 20.07 TCC?

Thank you for your consideration of these key issues.

Respectfully submitted,

John H. Woodford, AIA



A Christian Camp and Conference Center at Elbow Lake owned and operated by the Evangelical Covenant Church

November 18th, 2020

To the Thurston County Planning Commission,

Greetings and thank you for taking the time to carefully review, discuss, and address our request for development code amendment, docket #CR-1. I wanted to take a moment to address the issue of setbacks as discussed during the previous public hearing.

For reference: Cascades Camp and Conference Center sits on just over 800 acres in the southeast corner of Thurston County, on Elbow Lake, near Lackamas Elementary School and the Clearwood Community. We started the camp in this location in 1988, however, we have a legacy of offering camping related programs going back to the early 1900s in the Pacific Northwest. Throughout our existence we've worked hard to be good neighbors and to have a positive impact on our community, both locally and regionally. In 1987, when we first purchased the property from Weyerhaeuser, we worked together with Thurston County in developing a master site plan that we have been working on since then, and we have not deviated from that plan.

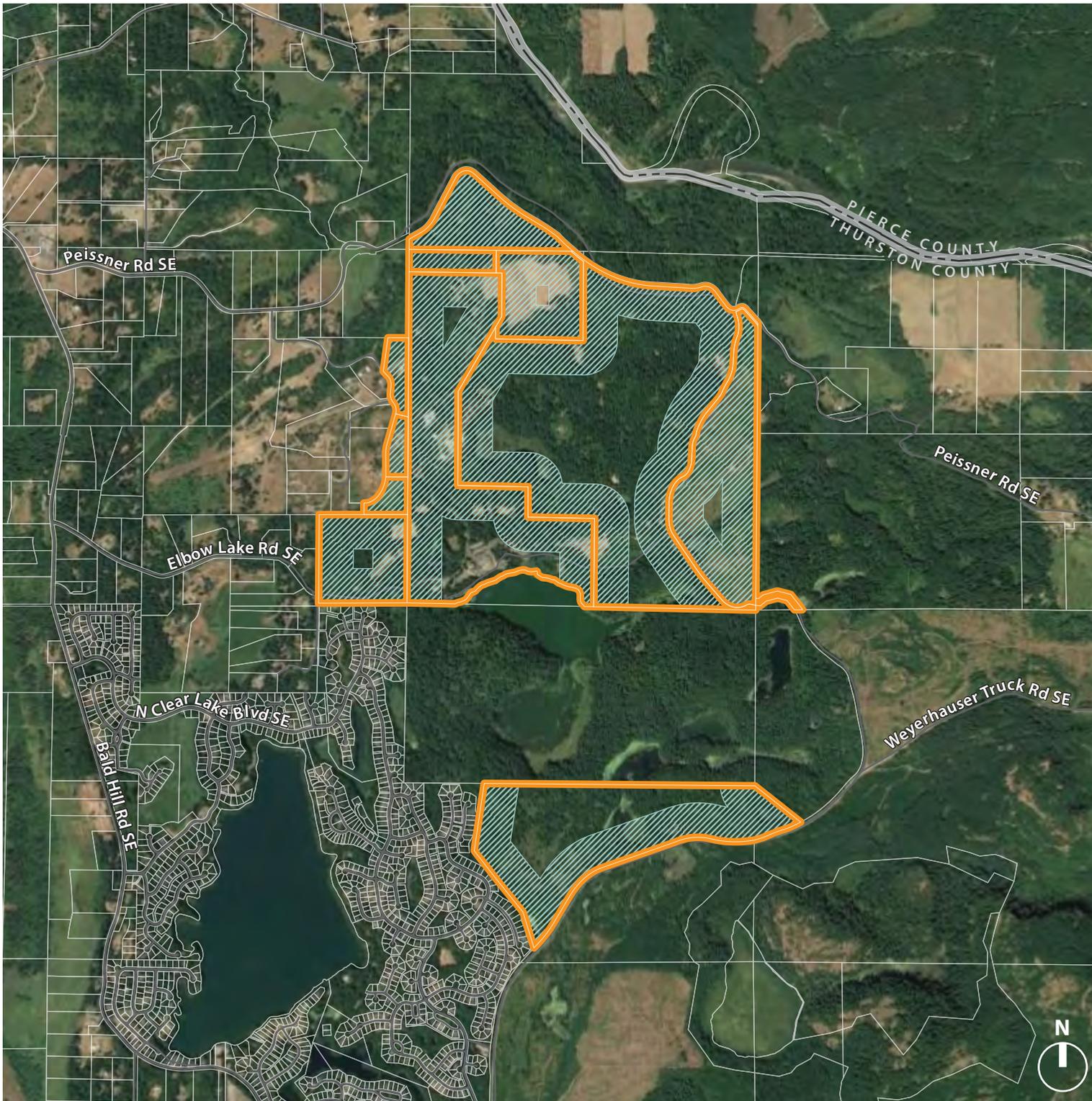
With regards to the issue of setbacks, as stated above, our desire is to remain in good standing with our neighbors and our overarching priority in operation is to connect our campers and guests with the natural environment. There is no desire to over develop our site, rather, all of our buildings are designed to complement and feature the natural setting. While I understand the public concern raised regarding setbacks, I am also concerned about how much of our property would become unusable to us. Furthermore, I am deeply concerned about existing, previously approved development that would not meet the suggested 500ft setback request. Our desire would be for setbacks to remain as they are currently stated.

Thank you again for your time and careful consideration in this matter.

Sincerely,

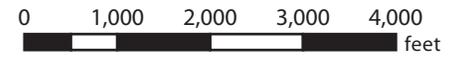
Rob Mohrweis
Executive Director

CASCADES CAMP AND CONFERENCE CENTER

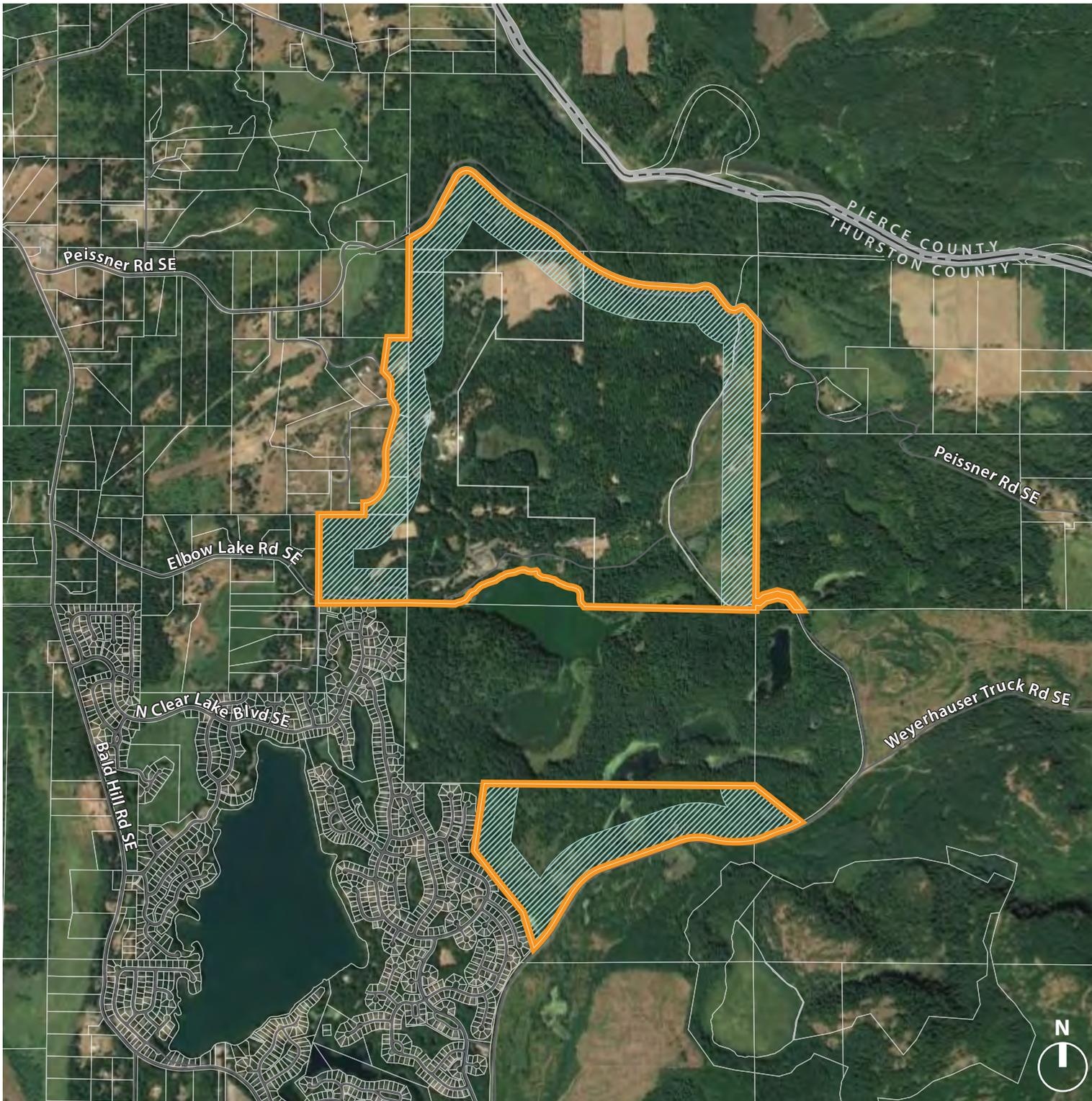


LEGEND

-  Cascades-owned parcels
-  Proposed 500-foot setback



CASCADES CAMP AND CONFERENCE CENTER



LEGEND

-  Cascades-owned parcels
-  Proposed 500-foot setback

