

Date: March 29, 2009

To: Peter Downing, Chairman
Jefferson County Planning Commission

Subject: Suggested Changes to the SMP

Peter,

The following changes are submitted for discussion at Wednesday night's meeting.

Thanks,

Tom Giske

Insert the following policy on Page 1, Article 6, line 11:

1. The County intends that increased buffers to protect ecological functions should be used primarily to prevent adverse impact along shorelines known to be sensitive to nearby development and where lot configurations can sustain larger buffers.

Insert the following two regulations on Page 6-5 after Regulation #4:

5. All developments existing or with approved permits as of the execution date of this Program shall be exempt from all provisions in this Program related to standard buffers and building setbacks, and will continue to be governed by those provisions dealing with buffers and setbacks contained in the previous Shoreline Management Program.
6. All provisions in this Program dealing with Standard Buffers and Building Setbacks shall not apply to properties configured before the execution of this Program without adequate land to support such provisions, which is defined as a minimum of 250 feet landward from the ordinary high water mark for marine, stream and river shorelines, and a minimum of 200 feet for lake shorelines. In these cases, the required buffer shall be the standard buffer less the number of feet the actual property line is less than the minimum required landward from the ordinary high water mark. In no case shall the buffer be less than 50 feet.

Eliminate Sections E1 and E2 regarding nonconforming lots.