

Jefferson County Planning Commission

Shoreline Master Program Update

Planning Commission Draft Overview

June 3, 2009

Shoreline Master Program (SMP) Update

- Process Overview
- Regulations Changes and Highlights
- Comparison of versions
- Remind you of comment period.

Shoreline Master Program (SMP) Update

Process Overview

- 2007-2008 Shoreline Technical Advisory/Policy Advisory Committee Meetings
- August 2008 STAC/SPAC Draft
- December 2008 Preliminary Draft SMP delivered to Planning Commission
- January 2009 Public Hearing/Comments on PD SMP
- February –May Planning Commission Revision

Shoreline Master Program (SMP) Update

Future Process

- Public comments on PC Draft received until June 17, 2009
- Public Hearing June 17, 2009
- PC Draft to be delivered to BOCC in July
- BOCC draft and probable public hearings late Summer/Fall 2009
- BOCC draft delivered to Ecology
- Ecology review and public hearings in 2010
- Possible revisions after Ecology review

Shoreline Master Program (SMP) Update

Comparison of versions

Current SMP - Adopted 1998

PD SMP – Preliminary Draft SMP - Staff Draft
released 12/2008

PC Draft – Released 6/3/2009

CAO – Current Critical Areas Ordinance

Shoreline Master Program (SMP) Update

General Regulations

Marine Buffer Widths and Setbacks

Current SMP	CAO	PD SMP	PC Draft	
All Areas	All Shorelines	All Areas	Natural/Conservancy	Residential/High Intensity
35 ft.	150+ 5 ft	150+10 ft	150+ 5 ft.	50+ 5 ft.

Common Line Setback

Allows construction within the normal buffer area if adjacent structures are within a certain distance from the proposed structure.

Current SMP	CAO	PD SMP	PC Draft
N/A	N/A	50 ft	300 ft

Shoreline Master Program (SMP) Update

Shoreline Modifications Regulations

Beach Access Structures

Current SMP	PD SMP	PC Draft
CUP	CUP and Private Structures Prohibited in Priority Aquatic and Natural Areas	Private Structures Prohibited in Natural Areas

Shoreline Master Program (SMP) Update

Shoreline Modifications Regulations

Boating Facilities:

PC Draft:

- Generally the does not differentiate between Public and Private Facilities.
- Requires mooring buoy permits to be coordinated with Dept. of Health and DNR

Shoreline Master Program (SMP) Update

Use Regulations Overview

Agriculture:

- PC Draft clarifies that New Ag on Existing Ag lands is exempted.
- New Ag on new Ag lands must comply

Aquaculture:

- New Aquaculture needs permit if it meets the definition of “Substantial Development” as defined by the Attorney General’s Office (AGO 07-01).
- New Aquaculture adjacent to Shoreline Residential Designations needs a Conditional Use Permit

Shoreline Master Program (SMP) Update

Use Regulations Overview

Aquaculture: (cont.)

Current SMP	PD SMP	PC Draft
No permit required for "Beach Culturing" of Shellfish. All other culture needs a SDP or CUP.	CUP required for Geoduck and Floating Culture, Finfish net pens prohibited, all other culture needs a SDP if it meets the definition of development.	CUP required for all Aquaculture in Shoreline Residential areas. Finfish net pens that meets strict requirements allowed with a CUP, all other culture needs a SDP if it meets the definition of development.

Shoreline Master Program (SMP) Update

Use Regulations Overview

Forest Practices:

Both drafts recognize the Forest Practices Act as regulating timber harvest in the shoreline.

Both drafts only regulate project ancillary to forest harvest (e.g. road building, culvert placement, etc.)

Industrial and Port Development:

PC Draft:

- Allows construction in the shoreline designated zone for new industrial development.
- Does not require that 80% of the shoreline buffer be restored if a mixed use development is proposed.

Shoreline Master Program (SMP) Update

Use Regulations Overview

Mining:

PC Draft clearly prohibits mining from marine, lake and river shorelines.

Residential:

PC Draft:

- Allows ADU's in Natural Areas.
- Allows existing non-conforming uses to continue.
- Allows reconstruction of a damaged non-conforming structure in the same footprint provided that the damage was not caused by a geological hazard.

**Comments on PC Draft due on
June 17,2009**

Public Hearing June 17, 2009

Thank you for your interest and concern!