

Jefferson County SMP Update

Pick List #	New Text	Notes
135	<p>Conditional use permit (CUP) means a permit issued by the County stating that the proposed land uses and development activities meet all criteria and all conditions of approval in accordance with the procedural requirements of this code. The intent of requiring a CUP is to accommodate site-specific allowances while ensuring Program requirements are satisfied. As per JCC 18.15, a CUP can be administrative (C(a)) or discretionary (C(d)). For this Program, criteria are described in Article 9 and application review processes are described in Article 10.</p>	Compiled by authors from JCC 18.15
54	<p>Development agreement means a binding legal agreement between a local government and a property owner, managing agent or controlling entity that establishes the standards and other provisions that apply to, govern and vest the development, use and mitigation of real property for the specified duration of time, as consistent with local regulations and RCW 36.70B.</p>	Compiled by authors from RCW 36.70B language
244	<p>Genetically modified organism (GMO) means a plant, animal or microorganism whose genetic material has been manipulated by a molecular biological engineering technique (such as recombinant DNA technology using transgenic or cisgenic methods) resulting in a genetically distinct organism with an altered hereditary pattern of protein production by the chromosomes. Selective breeding, cross breeding, and creation of polyploidy are not included.</p>	Compiled by authors from web sources
246	<p>Hazard tree BoCC Direction = Hazard tree means any tree that displays evidence of a high probability of falling in the near future and presents a risk to persons or property; Check DNR definition.</p>	<p>Staff Recommendation = ‘Hazard tree means any tree that presents a risk to persons or property due to a high probability of falling in the near future because of a debilitating disease, a structural defect, a root ball more than fifty percent exposed, or having been exposed to wind throw within the past ten years. To be considered hazardous, there must be a permanent primary structure, or appurtenant or accessory structure within one and one half tree lengths of the base of the trunk. Where not immediately apparent to the Administrator, the hazard tree determination shall be made after review of a report prepared by a certified arborist or forester.’</p>

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109	<p>Industrial pier means a fixed platform structure supported by piles in a water body that abuts the shore to provide access to or moorage of vessels or watercraft for industrial purposes, such as, but not limited to, mining, processing raw materials, manufacturing products from natural resources, and operations that include hazardous substances.</p>	<p>Compiled by authors from SMP definition for 'pier' and JCC definition for 'industrial'</p>
145	<p>Nearshore means the estuarine delta/marine shoreline and areas of shallow water from the top of the coastal bank or bluffs to the water at a depth of about 10 meters relative to Mean Lower Low Water .</p>	<p>From Puget Sound Nearshore Ecosystem Restoration Project (PSNERP) website</p>
162/260	<p>Public waters means [Seek legal counsel]</p>	<p>The waters of Washington State , which collectively belong to the public and cannot be owned by any one individual or group. (ECY Water Resources website) ; The beneficial use of water is hereby declared to be a public use (RCW 90.03.040); "Ground water" means all waters that exist beneath the land surface or beneath the bed of any stream, lake or reservoir, or other body of surface water, whatever may be the geological formation or structure in which such water stands or flows, percolates or otherwise moves. (WAC 173-100-040)</p>
56	<p>Reasonably foreseeable, in the context of this Program and the Comprehensive Plan, means predictable by an average person based on existing conditions, anticipated build-out, and approved/pending permits.</p>	<p>Compiled by authors</p>
55	<p>Site Plan Approval Advance Determination (SPAAD) means a review of a proposed development on a particular parcel for site requirements and constraints to allow prospective land buyers, owners or developers a means to obtain a five-year authorization prior obtaining building permits for the development action. The intent is to reduce costs and aid financing and serves to vest a proposed development to current regulations.</p>	<p>Compiled by authors from JCC 18.40 language</p>