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Jefferson County SMP Update

**Public Meeting
July 10, 2008**



Presentation Overview

- What is a Shoreline Master Program?
- Background on the County's SMP Update Process
- Overview of the proposed SMP
- Potential regulatory changes
- Ways that you can stay involved

What is an SMP?

- ✓ **Goals** for shoreline management
- ✓ **Policies** to guide decision-making
- ✓ **Regulations** for shoreline use and development

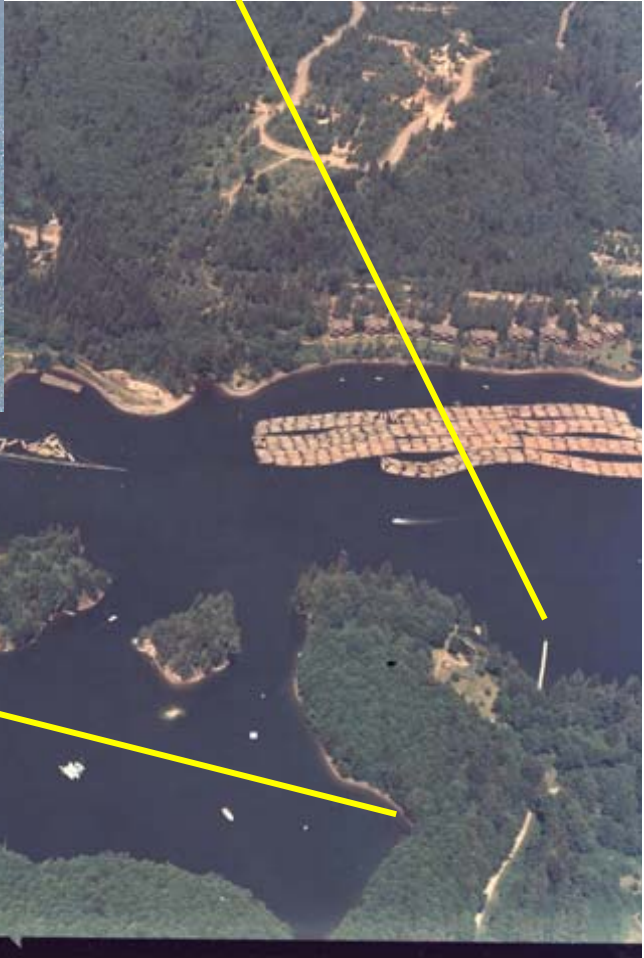




0522-115816



2001



1977



Shoreline Management Act of 1971

“...prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.”



Policy Goals of the Act

- Encourage 'water-dependent' uses
- Protect shoreline natural resources
- Promote public access to public shorelines



Local Planning

- Secured state grant funds
- Conducted technical assessment of shoreline conditions
- Compared the existing SMP to the new state rules
- Convened 2 Advisory Committees
- Solicited input and feedback from County residents

Public Outreach



The SMP Regulates...

NEW shoreline use and development including but not limited to:

- Residential development
- Docks, mooring buoys, and beach stairs
- Bulkheads
- Vegetation management
- Water-related recreation
- Aquaculture



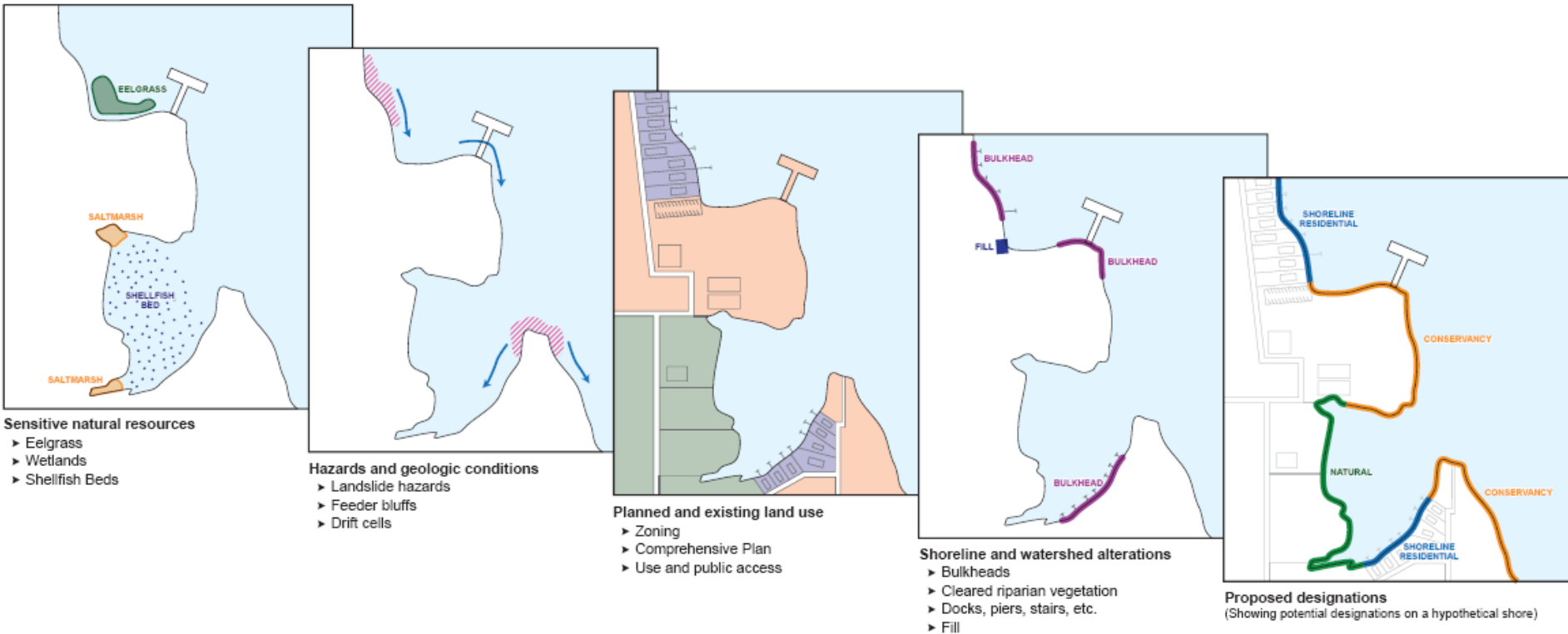
SMP generally Does NOT Regulate ...

EXISTING Uses/Developments and:

- Vessels or navigation
- Fishing, hunting, or recreational shellfish harvesting
- In-stream flows
- Stormwater
- Septic systems
- Wells



Shoreline Environment Designations



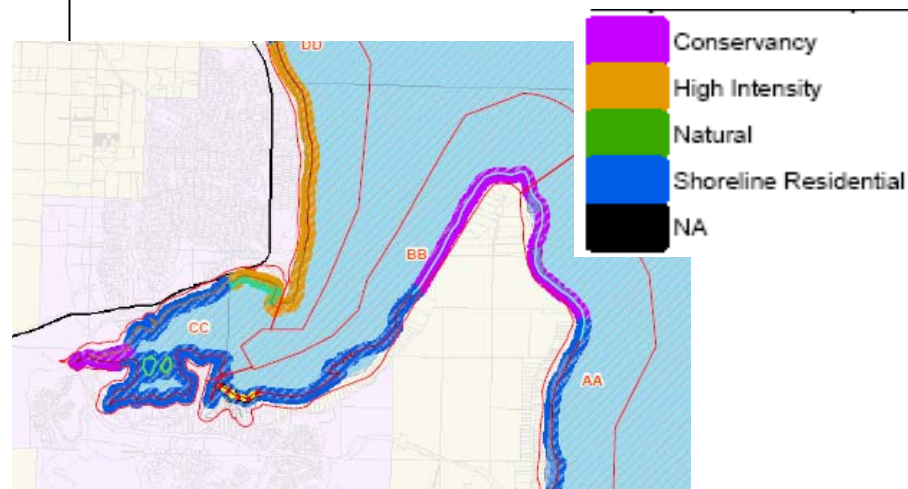
Proposed Environment Designations

On Land

- Natural
- Conservancy
- Shoreline Residential
- High Intensity

In Water

- Aquatic
- Priority Aquatic



Potential Regulatory Changes

- Residential development – More likely new homes will require a conditional use permit
- Bulkheads - only allowed when there is 'demonstrated need'
- Beach stairs & walkways – limits on location and size; prohibited in some cases
- Docks – not allowed in some areas; shared docks required for subdivisions
- Buoys – limits on density in some bays

Buffers and Setbacks

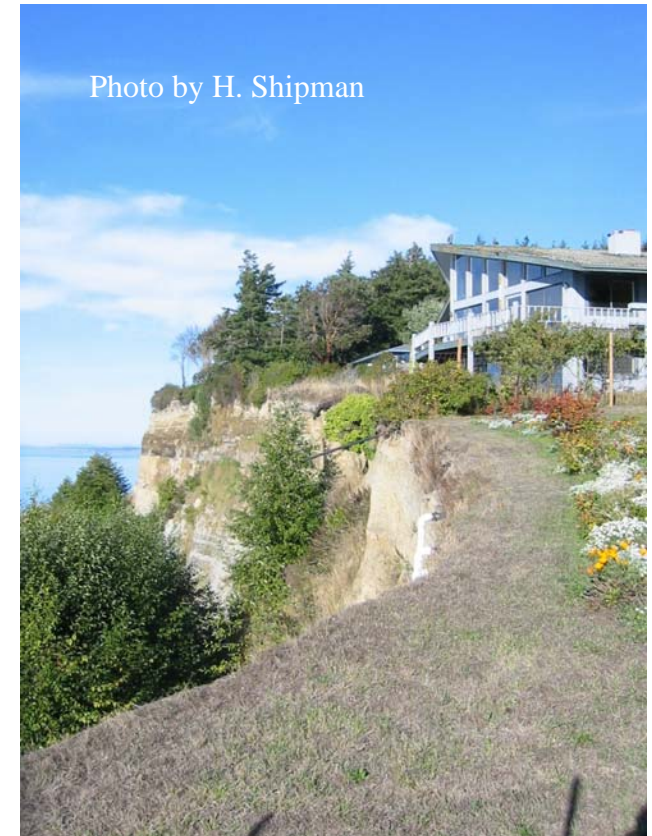
- CAO buffers will apply in most cases
- Water-dependent & water-related uses do not have to locate outside the buffer
- Small lots are allowed a 2,500 SF building footprint (no variance required)

Agriculture and Forest Practices

- No change for existing Agriculture on Ag lands
- Timber harvesting - defers to State DNR rules

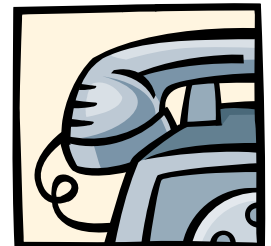
What Do You Think?

- Review the Draft SMP
- Review the technical documents
- Fill out a comment card
- Attend Planning Commission meetings this fall
- Participate in public hearings
- Visit the website for updated information



More Information

- Website:
<http://www.co.jefferson.wa.us/commdevelopment/ShorelinePlanning.htm>
- Email/Call - Michelle McConnell (360-379-4484)
at mmcconnell@co.jefferson.wa.us
- Attend upcoming committee meetings



Thank You

