



SMP – Biggest Changes Summary

November 2020

Changes to the Shoreline Master Program are proposed

As part of the Periodic Review required by law, the City is proposing changes to the Shoreline Master Program (SMP). This summary covers the draft changes staff deems to be the most significant and provides background about why it is proposed.

Issue	Proposed Change	Staff Comments
Wetland Buffers apply to lands both in and out of the shoreline jurisdiction. The City’s wetland buffers are not current with the state’s most recent guidance.	Update the wetland provisions in the City’s Critical Areas Ordinance to reflect most recent guidance from the Department of Ecology.	Results in little change to the City’s current buffer widths. Amendments to Chapter 18.32 of the Olympia Municipal Code rather than the SMP itself.
Incorporate sea level rise into the SMP	Reference to sea level rise and the City’s Sea Level Rise Response Plan are added throughout the SMP.	
The majority of West Bay Park is located in the Waterfront Recreation shoreline environment, parts of which are subject to a 150-foot setback for any structures and a 150-foot wide Vegetation Conservation Area (VCA) requirement. Most existing park improvements (lawn, parking area, pathways) are within the setback and VCA. The setback and VCA requirements substantially reduce the ability of the City to make park improvements, such as provision of bathrooms.	The City proposes adding references to the West Bay Environmental Restoration Assessment Report in several locations and proposes reducing the setback from the shoreline and the required width of the VCA from 150 feet to 30 feet. This would make the setback and VCA for all properties in the Waterfront Recreation shoreline environment subject to the same setback and VCA width standards.	The proposed change would allow for the addition of restrooms and other potential improvements. Since the SMP was adopted in 2015, the City has continued to evaluate West Bay Park for potential improvements, a public trail, and substantial shoreline restoration. The Recreation, Trail & Restoration Analysis Report (2019) is available on the City’s website at olympiawa.gov/westbaypark . A separate handout provides more detail on this proposed change and is available at olympiawa.gov/smp .
Live-Aboards in Marinas	When marinas renegotiate leases with the state, each marina is required to use the state’s default provisions for the number of live-aboards (houseboats) allowed, unless the local SMP makes specific provisions. The state’s default is 10% of the total slips. We are proposing to allow up to 20%.	At least some marinas in the City currently have more than 10% of the slips occupied by live-aboards. By addressing the issue in the SMP the city can help maintain housing, prevent creating non-conforming situations, and provide greater predictability for people who live in the marinas.
Recreational Camping	Allowing short term recreational camping in the Marine Waterfront shoreline environment is proposed as a form of water-oriented recreation.	Proposed in the Marine Waterfront shoreline environment, which pertains only to property on the eastern side of the Port peninsula, from the north end to approximately 300 feet north of the intersection of Jefferson St NE and Marine Dr NE.

Where can I learn more about the proposed changes?

Information about the project, its timeline, and draft changes are available on the project webpage at olympiawa.gov/smp.

How can I stay informed?

There are three primary ways to keep up to date on this proposal. The first is to request to be a “Party of Record” for this proposal. Parties of Record will receive updates via email and will receive a notice prior to the public hearing. To become a Party of Record please email Joyce Phillips at jphillip@ci.olympia.wa.us.



The City has several E-News distribution lists and you can subscribe to any that interest you. For this project, E-News announcements will be sent to the Planning & Development group. You can sign up at olympiawa.gov/subscribe.

The project webpage will be updated as new information, draft documents, or meeting announcements are made. Check back at your convenience at olympiawa.gov/smp.

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