

SMP Periodic Review Scoping Matrix

The Shoreline Master Program (SMP) Periodic Review is a limited consistency analysis of the county’s shoreline development regulations with legislative updates. The Program was last comprehensively updated in 2014. This current exercise is not a comprehensive update. The intent of this periodic review is to revise code as necessary to incorporate updates to the Shoreline Management Act as prescribed by the Washington State Department of Ecology, revise code to incorporate updates to local plans and development regulations, and provide clarifications to improve the implementation of the Shoreline Master Program.

#	Topic	Action	Originator
MANDATORY BY ECOLOGY			
1	Consistency with State law (required amendments)	<ul style="list-style-type: none"> • Revise language in the SMP to cite the updated cost thresholds for dock construction or to rely solely on reference to WAC 173-27-040 for exemptions to substantial development permits (SDP). • Revise language to cite updated substantial development cost threshold for shoreline exemptions. • Add reference and list statutory exceptions from local review by the County in the SMP. • Revise language to include shoreline permit exemption for retrofitting existing structures to comply with the ADA per WAC 173-27-040. • Update all superseded critical area ordinance references to 2017 CAO • List all lakes and streams in shoreline jurisdiction in SMP. 	State
RECOMMENDED BY ECOLOGY			
2	Consistency with State law (recommended amendments)	<ul style="list-style-type: none"> • Revise the definition of “Development” to clarify that development does not include dismantling or removing structures using example language from Ecology. • Revise language to clarify that forest practices that involve only timber cutting are not SMA “developments” and do not require an SDP. • Clarify that the SMA does not apply to lands under exclusive federal jurisdiction. • Define special procedures for WSDOT projects per WAC 173-27-125. • Add Ecology recommended definition for ‘Floating Homes’. 	State

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		<ul style="list-style-type: none"> • Revise existing 'Floodway' definition in Title 15 'Flood Hazard Zones.' for consistency with FEMA regulations. 	
3	Consistency with DOE Wetland Guidance	<ul style="list-style-type: none"> • Update SMP to align with recent 2018 Ecology Wetland Guidance; calibrating wetlands with a habitat score of 5 as 'low functioning' rather than 'low/medium' functioning; reflected in many ongoing and adopted State SMP Periodic Updates. 	State
DISCRETIONARY DEPARTMENT RECOMMENDATIONS			
4	Definitions	<ul style="list-style-type: none"> • Clarify 'View Blockage' and 'Building Line' definitions in Section 22.150 	DCD
5	Miscellaneous	<ul style="list-style-type: none"> • Fix spelling, grammar, and correct scrivener's errors throughout SMP. 	
6	Existing Development	<ul style="list-style-type: none"> • Increase the timeline to rebuild development after accidental destruction or damage from six-months to twelve-months for reasonable timing for permit preparation. 	
7	Vegetation Conservation Buffers	<ul style="list-style-type: none"> • Apply buffer reduction review criteria consistently across all designations • Establish beach trams as a use in shoreline buffers and draft development regulations consistent with 'no net loss'. • Establish standards for stair platforms and deck landings in geologically hazardous areas. • Clarify which multi-use trail materials are pervious and those that are not. • Clearly indicate that allowed uses <i>may</i> require a shoreline exemption. • Revise regulations on viewing decks and platforms normally appurtenant to a single-family residence; the current SMP language does not achieve the SMP's intent and local circumstances and the misconception of these provisions result in the construction of abnormally large platforms and viewing decks. 	
8	Water Quality & Quantity	<ul style="list-style-type: none"> • Match impervious surface limits in shoreline jurisdiction with KCC Title 12 'Stormwater Drainage' provisions. 	
9	View Blockage Chapter	<ul style="list-style-type: none"> • Evaluate KCC 22.400.135, clarify regulations for county staff and applicants; revise and/or remove diagrams representing limited situations. 	
10	Bulk and Dimensional Standards	<ul style="list-style-type: none"> • Compare Title 17 'Zoning' with the SMP Development Standards' Chart. Resolve discrepancies between both standards tables. 	

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11	Process & Enforcement	<ul style="list-style-type: none"> • Remove Hearing Examiner requirement for stand-alone shoreline substantial development permits to eliminate 'no value added' permit processes. • Evaluate the 'Shoreline Application Flow Chart'. • Update minimum permit application requirements in SMP. • Include Title 21 'Land Use and Development Procedures' cross references where applicable to clarify shoreline permit review time requirements. 	
12	Shoreline Use and Modifications Standards	<ul style="list-style-type: none"> • Add language addressing commercial net pen provisions for non-native salmon operations pursuant to HB2957. • Clarify replacement pilings to meet minimum spacing standards. • Subdivisions near but outside shoreline jurisdiction in certain circumstances should not be subject to an SDP, rectify unclear regulations. • Define soft shore stabilization measures in the SMP per Ecology guidance documents. 	
13	Special Reports	<ul style="list-style-type: none"> • 'Qualified professionals' as defined by the SMP shall prepare all shoreline mitigation plans. 	