

SHORELINE MASTER PROGRAM PERIODIC REVIEW

Town of Hunts Point Periodic Review Checklist. The Town’s Shoreline Master Program became effective in October, 2015. The Town is fully developed as a residential community (approximately 200 properites) and anticipates that no changes will be necessary, as the Program is in compliance with applicable state laws and regulations. Through December 2018, the Town has notified stakeholders of the upcoming review of the Program, invited involvement, and discussed the review requirements with the Planning Commission and the Town Council.

Row	Summary of change	Review	Action
2017			
a.	OFM adjusted the cost threshold for substantial development to \$7,047.	OK	No action necessary
b.	Ecology amended rules to clarify that the definition of “development” does not include dismantling or removing structures.	OK	No action necessary
c.	Ecology adopted rules that clarify exceptions to local review under the SMA.	OK	No action necessary
d.	Ecology amended rules that clarify permit filing procedures consistent with a 2011 statute.	OK	No action necessary
e.	Ecology amended forestry use regulations to clarify that forest practices that only involves timber cutting are not SMA “developments” and do not require SDPs.	N/A	No action necessary
f.	Ecology clarified the SMA does not apply to lands under exclusive federal jurisdiction	N/A	

Row	Summary of change	Review	Action
g.	Ecology clarified “default” provisions for nonconforming uses and development .	N/A	
h.	Ecology adopted rule amendments to clarify the scope and process for conducting periodic reviews .	N/A	
i.	Ecology adopted a new rule creating an optional SMP amendment process that allows for a shared local/state public comment period.	N/A	
j.	Submittal to Ecology of proposed SMP amendments.	N/A	None anticipated
2016			
a.	The Legislature created a new shoreline permit exemption for retrofitting existing structures to comply with the Americans with Disabilities Act .	Already included in SMP	No action necessary
b.	Ecology updated wetlands critical areas guidance including implementation guidance for the 2014 wetlands rating system.	Already included in SMP	No action necessary
2015			
a.	The Legislature adopted a 90-day target for local review of Washington State Department of Transportation (WSDOT) projects.		
2014			
a.	The Legislature raised the cost threshold for requiring a Substantial Development Permit (SDP) for replacement docks on lakes and rivers to \$20,000 (from \$10,000).		
b.	The Legislature created a new definition and policy for floating on-water residences legally established before 7/1/2014.		
2012			
a.	The Legislature amended the SMA to clarify SMP appeal		

Row	Summary of change	Review	Action
	procedures.		
2011			
a.	Ecology adopted a rule requiring that wetlands be delineated in accordance with the approved federal wetland delineation manual .		
b.	Ecology adopted rules for new commercial geoduck aquaculture .		
c.	The Legislature created a new definition and policy for floating homes permitted or legally established prior to January 1, 2011.		
d.	The Legislature authorized a new option to classify existing structures as conforming .		
2010			
a.	The Legislature adopted Growth Management Act – Shoreline Management Act clarifications .		
2009			
a.	The Legislature created new “relief” procedures for instances in which a shoreline restoration project within a UGA creates a shift in Ordinary High Water Mark.		
b.	Ecology adopted a rule for certifying wetland mitigation banks .		
c.	The Legislature added moratoria authority and procedures to the SMA.		
2007			
a.	The Legislature clarified options for defining "floodway" as either the area that has been established in FEMA maps, or the floodway criteria set in the SMA.		
b.	Ecology amended rules to clarify that comprehensively updated SMPs shall include a list and map		

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	of streams and lakes that are in shoreline jurisdiction.		
c.	Ecology's rule listing statutory exemptions from the requirement for an SDP was amended to include fish habitat enhancement projects that conform to the provisions of RCW 77.55.181.		