

Compiled Threshold Information

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Type of Construction: Single Family Residential	Current Maximum	Optional Maximum – In City	County UGA	GMA County out of GMA	Non GMA County	Discussion Rationale
City	20	50				<p><u>Optional minimum</u>: Same as current default level for residential</p> <p><u>Updated default</u>: Matches up to small subdivision authority</p> <p><u>Optional maximum</u>: Rounded number in the range of current “spread” between current default and current optional levels, eg 5x)</p>
County		80	40	25	25	<p>A city, town, or county would be able to <u>raise or lower</u> the exemption levels using the same method currently allowed in 800(1)(c).</p> <p>This would require both an <u>ordinance/resolution and findings</u> which should alleviate many with concerns with having to make findings and having an appeal process.</p>
Business		50	40	25	25	<p>Recommendations are based on deference to cities’ and counties’ suggestions, respectively, because of extensive experience and expertise of local governments.</p>
Environmental		<p>30 units if:</p> <ul style="list-style-type: none"> • covered by Phase I/II MSP; • project access or accesses shall be street constructed to applicable standards adopted by jurisdiction; • current & compliant CAO; • protections in place for cultural & archaeological sites • noise ordinance in place 	20 units		<p>Concerns are largely focused on stormwater, traffic, noise, critical areas & archeological sites so we included conditions that local gov would need to find to address them.</p> <p>And, that the desire to increase ease of urbanization only exists inside UGAs, so no change to rural & resource lands.</p>	
Agriculture		30-35		No Increase		Support increasing densities inside municipal

		With notification to special taxing districts				boundaries and UGA. Increasing density in unincorporated areas would appear to be in conflict with goal/intent of GMA. Concerned that increasing exemption levels within municipal boundaries will eliminate notice(s) to special taxing districts such as drainage districts in unincorporated areas that ultimately receive and handle stormwater as it leaves the municipal boundaries.
Tribes		Any numbers I might put into the worksheet would be purely arbitrary. I am more interested in the exceptions, and a guarantee that jurisdictions that are allowed to adopt these increased thresholds have the capacity, and willingness to protect the environmental elements that SEPA review would have, in addition to notifying tribes and allowing participation in the process.				
Cultural Resources		<ul style="list-style-type: none"> • Exempt for archaeology if <i>any</i>: <ol style="list-style-type: none"> 1) Prior negative survey on file. 2) No ground disturbance proposed. 3) Project in 100% culturally-sterile fill. • Exempt for built environment if <i>both</i>: <ol style="list-style-type: none"> 1) Less than 45 years old; <i>and</i> 2) Not eligible for or listed in any historic register or historic survey. • Exempt for archaeology <i>and</i> built environment if: <ol style="list-style-type: none"> 1) Cultural resource management plan is incorporated into Comp Plan, <i>or</i> 1) Local ordinance or development regulations address pre-project review and standard inadvertent discovery language (SIDL), <i>and</i> 2) Data-sharing agreement is in place. • For <i>all</i> projects, exempt or not: <p style="text-align: center;">Include SIDL on all related permits (compliance with RCW 27.53, 27.44)</p>				
Type of Construction: Multi Family Residential	Current Maximum	Optional Maximum – In City	County UGA	GMA County out of GMA	Non GMA County	Discussion Rationale
City	New in 6406: Separate thresholds for SF vs. MF. New in 6406:	150				<p><u>Optional minimum</u>: Same as current default level for residential</p> <p><u>Updated default</u>: Same as current optional level for residential</p> <p><u>Optional maximum</u>: MF housing results in fewer environmental impacts, is more efficient to serve with infrastructure, and helps meet growth management targets.</p>

	Separate thresholds for SF vs. MF.					
County		80	40	25	25	
Business		150	40	25	25	
Environmental		40 units if: <ul style="list-style-type: none"> covered by Phase I/II MSP; project access or accesses shall be street constructed to applicable standards adopted by jurisdiction; current & compliant CAO; protections in place for cultural & archaeological sites noise ordinance in place 				Concerns are largely focused on stormwater, traffic, noise, critical areas & archeological sites so we included conditions that local gov would need to find to address them. And, that the desire to increase ease of urbanization only exists inside UGAs, so no change to rural & resource lands
Agriculture		40 With notification to special taxing districts)		No Increase	Support increasing densities inside municipal boundaries and UGA. Increasing density in unincorporated areas would appear to be in conflict with goal/intent of GMA. Concerned that increasing exemption levels within municipal boundaries will eliminate notice(s) to special taxing districts such as drainage districts in unincorporated areas that ultimately receive and handle stormwater as it leaves the municipal boundaries.	
Tribes	See comments located in the single family residential worksheet that are applicable all proposed exemption levels.					
Cultural Resources	See comments located in the single family residential worksheet that are applicable all proposed exemption levels.					
Type of Construction: Agriculture	Current Maximum	Optional Maximum – In City	County UGA	GMA County out of GMA	Non GMA County	Discussion Rationale
City	No proposal					
County	30,000 sq ft.	30,000 sq. ft	30,000 sq. ft. within non-GMA planning county or city/60,000 sq. ft in rural areas of planning county			
Business	35,000 sq ft	35,000sq ft	40,000 sq ft or 60,000 sq ft in	40,000 sq ft or 60,000 sq ft in	2ESSB 6406 literally requires some increase in all maximum levels. Greater maximum in designated agricultural lands to	

	30k sq ft			designated Ag. areas	designated Ag. areas	foster GMA goal of fostering long term commercial agricultural industry in such areas.	
Environmental		30k sq ft		On resource lands of LTCS: 40k sq ft		Support right to farming provisions on resource lands but believe the increase in size would be specific to concerns re noise, lighting and odor for residential areas.	
Agriculture		Increase to 1 acre or more as infrastructure is present/available to support if other agricultural policies exist within municipal boundaries such as "right-to-farm" ordinance, etc.		Eastside increase to 2 acres.	Westside Increase to 1 acre	It may be worth considering developing 2 thresholds, one for east of the cascade and one for west of the cascades. Rationale being the 2 different landscape scales involved and type of agriculture practiced east vs. west.	
Tribes							
Cultural Resources							
Type of Construction: Commercial	Current Maximum	Optional Maximum – In City	County UGA	GMA County out of GMA	Non GMA County	Discussion Rationale	
City	12,000 sq ft & 40 parking	<u>60,000SF + 200 parking</u>				<u>Optional minimum</u> : Same as current default level <u>Updated default</u> : Same as current optional level <u>Optional maximum</u> : 60,000 SF is the rough size of a Trader Joes + a few supportive uses. This supports walkable communities and reduces traffic within urban growth areas.	
County		30,000 sq. ft.	20,000 sq. ft	12,000 sq. ft.			
Business		60,000 sq ft & 200 parking	20,000 sq ft & 60 parking	12,000 sq ft & 40 parking	12,000 sq ft and 40 parking	Deference to cities' and counties recommendations, respectively.	
Environmental		15k sq ft & 60 parking spaces if: <ul style="list-style-type: none"> covered by Phase I/II MSP; project access or accesses shall be street constructed 		12k sq ft & 40 parking spaces		Concerns are largely focused on stormwater, traffic, noise, critical areas & archeological sites so we included conditions that local gov would need to find to address them.	

		to applicable standards adopted by jurisdiction; <ul style="list-style-type: none"> • current & compliant CAO; • protections in place for cultural & archaeological sites noise ordinance in place				
Agriculture		Up to 60 With notification to special taxing districts plus demonstrated ability to not impact special taxing districts such as drainage districts in unincorporated areas	No Increase		Support increasing densities inside municipal boundaries and UGA. Increasing density in unincorporated areas would appear to be in conflict with goal/intent of GMA. Concerned that increasing exemption levels within municipal boundaries will eliminate notice(s) to special taxing districts such as drainage districts in unincorporated areas that ultimately receive and handle stormwater as it leaves the municipal boundaries.	
Tribes		See comments located in the single family residential worksheet that are applicable all proposed exemption levels.				
Cultural Resources		See comments located in the single family residential worksheet that are applicable all proposed exemption levels.				
Type of Construction: Stand Alone Parking Lot:	Current Maximum	Optional Maximum – In City	County UGA	GMA County out of GMA	Non GMA County	Discussion Rationale
City	Considerations : <ul style="list-style-type: none"> • Leave unchanged, as this is not in SB 6406? • Revise to match Comm parking number? 	This is not a focus of ours, and we are not proposing a new maximum here. Consider a new exemption category to promote commuter support facilities such as those that are proposed by transit authorities. This could be an item for the second phase of the rulemaking.				
County		80	60	40		
Business		200 parking	40 parking	40 parking	40 parking	Recommended maximums are based on cities’ and counties’ recommendations for parking accessory to exempt construction; and stand-alone parking generally has lesser impacts than accessory parking and is subject to “curb-cut, stormwater, and other regulatory requirements.
Agriculture		Up to 60 With notification to special taxing districts plus demonstrated ability to not impact special taxing districts such as drainage districts in unincorporated areas	No Increase		Support increasing densities inside municipal boundaries and UGA. Increasing density in unincorporated areas would appear to be in conflict with goal/intent of GMA. Concerned that increasing exemption levels within municipal boundaries will eliminate notice(s) to special taxing districts such as drainage districts in	

						unincorporated areas that ultimately receive and handle stormwater as it leaves the municipal boundaries
Environmental		No changes proposed; we think this should wait until next year.				
Tribes		See comments located in the single family residential worksheet that are applicable all proposed exemption levels.				
Cultural Resources		See comments located in the single family residential worksheet that are applicable all proposed exemption levels.				
Type of Construction: Landfill and Excavation:	Current Maximum	Optional Maximum – In City	County UGA	GMA County out of GMA	Non GMA County	Discussion Rationale
City	500 cu yds	1000				<u>Optional maximum:</u> 1,000 Cubic Yards is about what can be moved in two days.
County		Waiting for proposal				
Business		Move to a new separate item (k) in subsection (2) and set threshold at 2,500 cubic yards. This will ensure that larger excavation-only projects trigger SEPA, and avoid triggering SEPA review of exempt projects.(see footnote above)				Up to 2,500 cu yds has minimal traffic impacts, and other impacts are sufficiently regulated by Critical Area Ordinances required by GMA in all cities and counties, as well as grading ordinances and other local, state, and federal regulatory requirements.
Environmental		1000 cu yds for non-residential proposals if adopted LOS traffic standards for all roads and no project traffic contribution over standards				We do not want to move this away from the current list unless it comes with a minimum & maximum and the local government has to make the same finding as (c).
Tribes		See comments located in the single family residential worksheet that are applicable all proposed exemption levels.				
Cultural Resources		See comments located in the single family residential worksheet that are applicable all proposed exemption levels.				

- Please see the individual proposal from each interest group for additional narrative and details of their proposals.
- Ecology is still waiting for proposals from the Agricultural interests and State agencies, once received this document will be updated.