

August 21, 2012

SEPA Rule Making Advisory Committee - Worksheet to recommend raised exemption threshold levels.

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Representing: Environmental interests

Type of Construction	Current maximum	In City	County UGA	GMA County out of UGA	Non-GMA County	Discussion/Rationale <sup>1</sup>
<b>(i). Single-family Residential</b>	20 units	30 units if: <ul style="list-style-type: none"> <li>covered by Phase I/II MSP;</li> <li>project access or accesses shall be street constructed to applicable standards adopted by jurisdiction;</li> <li>current &amp; compliant CAO;</li> <li>protections in place for cultural &amp; archaeological sites</li> <li>noise ordinance in place</li> </ul>		20 units		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.
<b>(ii). Multi-family Residential</b>	New in 6406: Separate thresholds for SF vs. MF.	40 units if: <ul style="list-style-type: none"> <li>covered by Phase I/II MSP;</li> <li>project access or accesses shall be street constructed to applicable standards adopted by jurisdiction;</li> <li>current &amp; compliant CAO;</li> <li>protections in place for cultural &amp; archaeological sites</li> <li>noise ordinance in place</li> </ul>		20 units		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.
<b>(iii). Agricultural</b>	30k sq ft	30k sq ft		On resource lands of LTCS: 40k sq ft On non-resource lands of LTCS: 40k		Support right to farming provisions on resource lands but believe the increase in size would be specific to

<sup>1</sup> All of these proposals are provided with the understanding that the exceptions will stay in place, notification requirements will stay in place, and certain findings regarding significant impacts will be required before the City/County can adopt these maximums.

			sq ft if regulations that protect other uses in vicinity from noise, lighting, & odor	concerns re noise, lighting and odor for residential areas.
<b>(iv). Commercial</b>	12k sq ft & 40 parking	15k sq ft & 60 parking spaces if: <ul style="list-style-type: none"> <li>covered by Phase I/II MSP;</li> <li>project access or accesses shall be street constructed to applicable standards adopted by jurisdiction;</li> <li>current &amp; compliant CAO;</li> <li>protections in place for cultural &amp; archaeological sites</li> <li>noise ordinance in place</li> </ul>	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.
<b>v). Stand-alone Parking lot</b>	<p>Considerations:</p> <ul style="list-style-type: none"> <li>Leave unchanged, as this is not in SB 6406?</li> <li>Revise to match Comm parking number?</li> </ul>	No changes proposed; we think this should wait until next year.		
<b>(vi). Landfill &amp; Excavation 1</b>	500 cu yds	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).

<sup>1</sup> Ecology proposes moving stand-alone excavation to its own subsection (and out of “minor new construction”) in order to avoid confusion. This item is intended for excavation *not associated with a development proposal*. However, it is triggering unnecessary SEPA reviews when the excavation and fill project type is considered as part of the clearing and grading for building construction. Our proposal is to move this exempt project type to a separate subsection and apply the current “maximum” existing level across the location types and jurisdictions.