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

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Representing: _Business

Type of Construction	Current Maximum	Optional Minimum	New Default	In City Maximum	County UGA Maximum	GMA County out of UGA Maximum	Non-GMA County Maximum	Discussion/Rationale
<u>(i). Single-family Residential</u>	20 units	4	20	50	40	25	25	Recommendations are based on deference to cities' and counties' suggestions, respectively, because of extensive experience and expertise of local governments.
<u>(ii). Multi-family Residential</u>	New in 6406: Separate thresholds for SF vs. MF.	4	20	150	40	25	25	
	30,000 sq ft	10,000 sq ft	35,000 sq ft	35,000 sqft	35,000sqft	40,000 sq ft or 60,000 sq ft in designated Ag. areas	40,000 sq ft or 60,000 sq ft in designated Ag. areas	2ESSB 6406 literally requires some increase in all maximum levels. Greater maximum in designated agricultural lands to foster GMA goal of fostering long term commercial agricultural

								industry in such areas.
(iii). Agricultural								
(iv). Commercial	12,000 sq ft & 40 parking	4,000 sq ft & 20 parking	12,000 sq ft & 40 parking	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.
v). Stand- alone Parking lot		20 parking	40 parking	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.
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	<input type="checkbox"/>							

Stand-alone Landfill and Excavation	500 cu yds	100 cu yds	500 cu yds	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)	Move to separate subsection @ 2,500 cubic yards.	Move to separate subsection @ 2,500 cubic yards.	Move to separate subsection @ 2,500 cubic yards.	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.

¹ 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.