

Raising SEPA Exempt Thresholds

February 21, 2013



	Current	Proposed
Detached dwelling units	4	30
Multifamily	4	60
Commercial	4,000 sq ft	30,000 sq ft
Parking	20 spaces	90 spaces
Landfill/excavation	500 cu yds	1,000 cu yds



	Interim	Proposed
Detached dwelling units	20	30
Multifamily	20	60
Commercial	12,000 sq ft	30,000 sq ft
Parking	40 spaces	90 spaces
Landfill/excavation	500 cu yds	1,000 cu yds



Why Change?

- New Legislation
- Recognize Planning Efforts
- Implement Council Goals



History

- SEPA Adopted 1971
- City Incorporation 1995
- Comprehensive Plan 1998
- Development Code 2000
- Comprehensive Plan Update 2005
- Critical Areas Code 2006



History

- Surfacewater Code 2009
- Transportation Master Plan 2011
- Surfacewater Master Plan 2011
- Shoreline Master Program 2012
- Vegetation & Tree Protections 2012
- Floodplain Management 2012



History

- Comprehensive Plan Update 2012
- Legislative amendments to SEPA 2012
- Commercial Design standards 2013



Process

- Planning Commission February 21
- Public Hearing March 21
- DOE Day Comment Period
- Council Study Session April 8
- Council Action April 29

