

Summary of how existing City of Lake Stevens, state, and federal regulations adequately address SEPA elements for newly exempt minor new construction activities

SEPA ELEMENT	CITY, STATE or FEDERAL REGULATION AUTHORITY
EARTH	<p><a href="#">Chapter 11.06</a> LSMC (Stormwater Management) regulates stormwater discharges from all new development and redevelopment to prevent and control adverse impacts of drainage and stormwater on the public health, safety, and general welfare. <a href="#">Chapter 14.50</a> LSMC (Land Disturbance) regulates clearing and grading, with a Type II permit required for all grading amounts above 100 cubic yards (the city’s current standard exemption threshold). <a href="#">Chapter 14.88</a> LSMC, Part VI (Critical Areas) regulates development on geologically hazardous areas.</p>
AIR	<p><a href="#">Chapter 14.44.240</a> LSMC (Smoke and Air Pollution) regulate air pollution from manufacturing and processing uses; and construction and demolition must comply with the Puget Sound Clean Air Agency requirements.</p>
WATER	<p><a href="#">Chapter 14.88</a> LSMC, Part IV (Critical Areas) regulates development in and around wetlands and fish and wildlife habitat. <a href="#">Chapter 11.06</a> LSMC (Stormwater Management) regulates stormwater discharges from all new development and redevelopment to prevent and control adverse impacts of drainage and stormwater on the public health, safety, and general welfare, including Section 11.06.070, which addresses low impact development (LID) techniques. <a href="#">Chapter 14.64</a> LSMC (Special Flood Hazard Areas) regulates impacts to floodplains and associated habitat functions, flood protection, and flood damage. <a href="#">Chapter 14.92</a> (Shoreline Management) regulates development in and around designated shoreline areas within the city, consistent with the city’s adopted <a href="#">Shoreline Master Program</a>. <a href="#">Chapter 14.60</a> LSMC (Utilities) regulates water supply and sewage disposal systems.</p> <p>The Snohomish Health District in conjunction with the Washington Department of Health oversees the regulation of septic systems within the city, implementing <a href="#">WAC 246-270</a> through 246-274. The Department of Ecology regulates the use of water wells and groundwater protection via RCW <a href="#">90.36</a> and <a href="#">90.44</a>.</p>
PLANTS/ANIMALS	<p><a href="#">Chapter 14.88</a> (Critical Areas) regulates development in and around designated critical areas including wetlands and fish and wildlife conservation areas as well as requiring preservation of critical areas as Native Growth Protection Areas during development and demonstrating compliance with state and federal government lists of endangered, threatened or candidate species. <a href="#">Chapter 14.50.155</a> LSMC (Forest Practices) regulates certain forest practices assumed under DNR within the city. <a href="#">Chapter 14.76.120</a> LSMC (Retention and Protection of Large Trees) requires retention of existing significant trees or replanting of trees removed. The City’s Comprehensive Plan contains policies regarding wildlife habitat areas and corridors. The city is also subject to a number of requirements from the Washington Department of Fish and Wildlife (WDFW) and related federal regulations.</p>
ENERGY AND NATURAL RESOURCES	<p><a href="#">Chapter 14.80</a> (Building and Construction) adopts the International Energy Conservation Code of the State of Washington, with the most recent adoption of the 2018 code in February 2021.</p>
ENVIRONMENTAL HEALTH	<p><a href="#">Chapter 11.06</a> LSMC (Stormwater Management) regulates stormwater discharges from all new development and redevelopment to prevent and control adverse impacts of drainage and stormwater on the public health, safety, and general welfare. <a href="#">Chapter 14.44.250</a> LSMC (Disposal of Liquid and Hazardous Wastes) regulates waste from manufacturing and processing uses. <a href="#">Chapter 16.04.020</a> LSMC (SEPA General Requirements) adopts WAC 197-11-250 through 258 related to the SEPA/Model Toxics Control Act.</p>
NOISE	<p><a href="#">Chapter 9.56</a> LSMC (Noise Control) regulates exposure of citizens to the physiological and psychological dangers of excessive noise and to protect, promote and preserve the public health, safety and welfare. <a href="#">Chapter 14.44.210</a> (Noise) regulates noise associated with manufacturing and processing uses and construction activity.</p>
LAND/SHORELINE USE	<p><a href="#">Chapter 14.40</a> LSMC (Permissible Uses) in conjunction with <a href="#">Chapter 14.38</a> LSMC (Subarea Plans) establishes which uses or types of uses are permitted, which require special approvals, and which are prohibited in the zones. <a href="#">Chapter 14.92</a> LSMC (Shoreline Management) implements the goals of the Shoreline Management Act (SMA) (<a href="#">chapter 90.58 RCW</a>) and the state Department of Ecology’s implementing guidelines (<a href="#">chapter 173-26 WAC</a>) and provides a uniform basis for applying Lake Stevens <a href="#">Shoreline Master Program</a> (SMP) policies and development regulations within distinctive shoreline areas.</p>
HOUSING	<p><a href="#">Chapters 14.48</a> LSMC (Density and Dimensional Regulations) and <a href="#">14.38</a> LSMC (Subarea Plans) establish setback, lot coverage, building height, and lot dimension regulations for all zoning districts in Lake Stevens. <a href="#">Chapter 14.120</a> LSMC (Park Impact Mitigation Fees) requires that new growth and development pay its proportionate share of the costs of new park land and park facilities identified in the <a href="#">capital facilities element</a> of the comprehensive plan that are reasonably related to the new development. <a href="#">Chapter 14.112</a> LSMC (Traffic Impact Mitigation Fees) and <a href="#">Chapter 14.110</a> LSMC (Concurrency Management System) ensure that public health, safety and welfare will be preserved by having safe and efficient roads serving new and existing developments. <a href="#">Chapter 14.100</a> LSMC (School Impact Mitigation) ensure that adequate school facilities are available to serve new growth and development and to require that new growth and development pay its proportionate share of the costs of new school facilities. <a href="#">RCW 59.18.440</a> provides for relocation assistance for low-income tenants when required.</p>

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AESTHETICS	<p><a href="#">Chapter 14.16C.050</a> LSMC (Design Review) provides design standards for commercial, industrial, multifamily, and innovative housing development. <a href="#">Chapter 14.76</a> LSMC (Screening and Trees) provides screening and tree requirements for new development. <a href="#">Chapter 14.46</a> LSMC (Innovative Housing and Infill) regulates innovative housing, cottage housing, and infill projects. <a href="#">Chapter 14.38</a> LSMC (Subarea Plans) provides design standards for development within the subareas.</p>
LIGHT/GLARE	<p><a href="#">Chapter 14.38.080</a> (Lighting) regulates light for development within the subareas. <a href="#">Chapter 14.68.110</a> LSMC (Sign Illumination and Signs Containing Lights) regulates artificial lighting from signs. <a href="#">Chapter 14.60</a> (Utilities) contains lighting requirements for public streets and sidewalks, buildings, and outdoor areas as well as addresses excessive lighting. <a href="#">Chapter 14.38</a> LSMC (Subarea Plans) provides design standards including lighting for development within the subareas.</p>
RECREATION	<p><a href="#">Chapter 14.46</a> LSMC (Innovative Housing and Infill) requires open space for cottage housing and infill development. <a href="#">Chapter 14.18</a> LSMC (Subdivision) requires open space in Planned Residential Developments, cluster, and unit lot subdivisions. <a href="#">Chapter 14.16C.050</a> LSMC (Design Review) provides design standards including required open space for development subject to the design standards. <a href="#">Chapter 14.120</a> LSMC (Park Impact Mitigation Fees) requires that new growth and development pay its proportionate share of the costs of new park land and park facilities identified in the <a href="#">capital facilities element</a> of the comprehensive plan that are reasonably related to the new development. <a href="#">Chapter 14.92</a> LSMC (Shoreline Management) implements the goals of the Shoreline Management Act (SMA). The <a href="#">parks, recreation and open space element</a> of the city's Comprehensive Plan contains policies regarding the level of service for parks and trails. The city has recently prepared a Trails Master Plan and Parks Plan to implement recreational level of service goals within the city.</p>
HISTORIC/CULTURAL PRESERVATION	<p><a href="#">Chapter 14.50.160</a> LSMC (Cultural Resource Management) addresses archaeological and historic resources within Lake Stevens, including notification requirements to the state and affected tribes of any discoveries. Additionally, RCW's <a href="#">27.34</a> (historic sites), <a href="#">27.44</a> (Indian graves and records), and <a href="#">27.53</a> (archaeological sites and resources) and <a href="#">WAC 25.48</a> (permits) apply to cultural resources and historic properties within the state.</p>
TRANSPORTATION	<p><a href="#">Chapter 14.56</a> LSMC (Streets and sidewalks) in combination with the city's <a href="#">Engineering Design and Development Standards</a> (EDDS) regulates the design of streets and sidewalks in the city. <a href="#">Chapter 14.72</a> LSMC (Parking) regulates off-street parking within city limits. <a href="#">Chapter 14.112</a> LSMC (Traffic Impact Mitigation Fees) and <a href="#">Chapter 14.110</a> LSMC (Concurrency Management System) ensure that public health, safety and welfare will be preserved by having safe and efficient roads serving new and existing developments. Public transit is addressed in the <a href="#">transportation element</a> of the Comprehensive Plan.</p>
PUBLIC SERVICES	<p><a href="#">Chapter 14.120</a> LSMC (Park Impact Mitigation Fees) requires that new growth and development pay its proportionate share of the costs of new park land and park facilities identified in the <a href="#">capital facilities element</a> of the comprehensive plan that are reasonably related to the new development. <a href="#">Chapter 14.112</a> LSMC (Traffic Impact Mitigation Fees) and <a href="#">Chapter 14.110</a> LSMC (Concurrency Management System) ensure that public health, safety and welfare will be preserved by having safe and efficient roads serving new and existing developments. <a href="#">Chapter 14.100</a> LSMC (School Impact Mitigation) ensure that adequate school facilities are available to serve new growth and development and to require that new growth and development pay its proportionate share of the costs of new school facilities. Snohomish Regional Fire and Rescue is funded by property taxes and are therefore self-funded by development. <a href="#">Chapter 2.32</a> LSMC addresses the responsibility of the police department, which is also discussed in the <a href="#">public services and utilities element</a> of the comprehensive plan.</p>
UTILITIES	<p><a href="#">Chapter 14.60</a> LSMC (Utilities) regulates water supply, sewage disposal systems, electric power, natural gas services, and telephone, consistent with the goals and policies in the public services and <a href="#">utilities element</a> of the comprehensive plan. <a href="#">Chapter 6.16</a> LSMC (Connection to the Public Sewer System) regulates extensions of sewer inside and outside city limits. <a href="#">Chapter 8.16</a> LSMC (Solid Waste Disposal) regulates solid waste disposal in the city. <a href="#">Chapter 12</a> LSMC (Building and Construction) addresses franchises with certain utilities including telecommunications, gas, and cable.</p>