

Exhibit 8: SEPA OVERVIEW/SEPA EXEMPTIONS

Construction permit applications and other land use decisions are subject to SEPA review, unless specifically exempted. Some of the more common exemptions include the following:

- ▶ Construction of twenty or fewer residential units (not a subdivision) within the Urban Growth Area (UGA);
- ▶ Construction of eight or fewer residential units (not a subdivision) outside the UGA;
- ▶ Agricultural structures of 30,000 square feet or less (except feedlots) in an agricultural zone; 15,000 square feet or less in all other zones;
- ▶ Commercial structures less than 12,000 square feet with 40 or fewer parking spaces;
- ▶ Some short plats; and
- ▶ Grading projects, 500 cubic yards or less of cut or fill.

For a complete list of activities exempt from SEPA, refer to Chapter 197-11-800 of the Washington Administrative Code and Chapter 20.44.040 of the King County Code. Some exemptions may not apply if critical areas are present on a site; if the project is located on lands covered by water; if the project will disturb one acre or more (including consideration of both onsite and off-site land and related future site improvements), or if a series of actions is proposed that could have cumulative impacts.

To determine if a proposal is exempt, review Chapters 197-11-800 and 197-11-305 of fill or excavation that is in a sensitive area. If the proposed action is to remove from or replace fill in a sensitive area to correct a violation, the threshold shall be five hundred cubic yards.

DNS and issue a DS. (Ord. 14449 § 5, 2002: Ord. 12196 § 46, 1996: Ord. 11792 § 16, 1995: Ord. 9103, 1989: Ord. 8236 § 2, 1987: Ord. 6949 § 6, 1984).