

# Potential SEPA Infill Exemption Area

As allowed under state law\*, would exempt projects in Downtown from SEPA process:

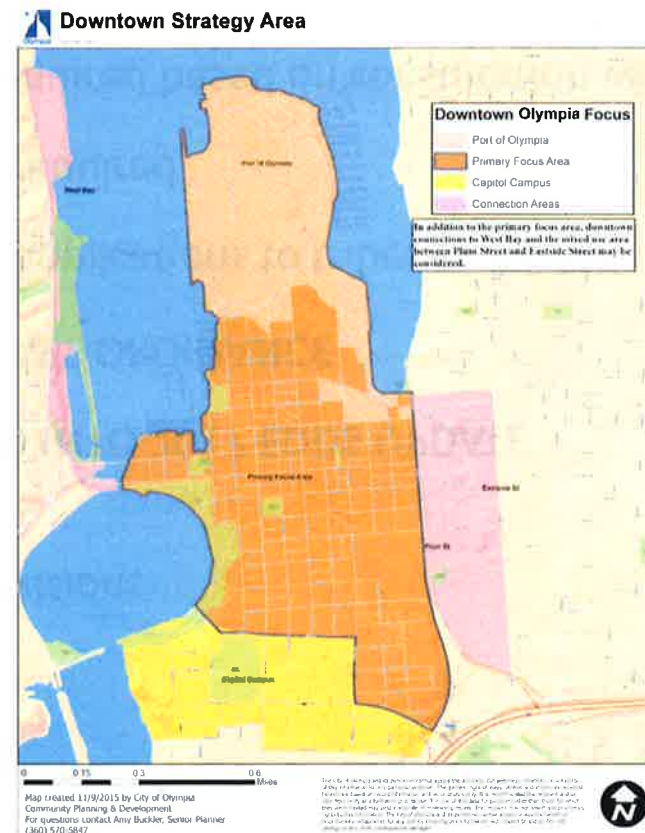
## *Applies to:*

- Stand alone residential
- Mixed use
- Stand alone commercial less than 65,000 (except retail)

## *Does not apply to:*

- Industrial uses
- Lands covered by water
- Other specific cases outlined in statute

\* RCW 43.21C.229



**Goal:** Improve predictability and maintain environmental protection by addressing needed mitigation upfront in City Code rather than through case-by-case SEPA process

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1. Identify potential 'gaps' if adopt SEPA exemption - COMPLETE
  - Flood risk
  - Off-site traffic impacts
  - Archaeological/Cultural Resources
  
2. Address potential gaps by adopting code provisions
  - Flood risk – COMPLETED in 2016
  - Off-site traffic impacts – INCORPORATED INTO 2017 EDDS UPDATE
  - Archaeological/Cultural Resources – DRAFT ORDINANCE
    - Immediate notice of development applications to tribes and DAHP
    - Signed Inadvertant Discovery Plan required
    - Other protection actions may be required based on consultation with Tribes and/or DAHP
  
3. Draft and adopt SEPA Infill Exemption Area for Downtown – DRAFT ORDINANCE
  - Possible exception to keep SEPA authority for potential trail connections (e.g. Percival Landing)