



Clearing and Grading

What is Clearing & Grading?

Clearing is the cutting, logging, or removal of vegetation (trees, shrubs, groundcover, vines etc.)

Grading encompasses not only the addition or removal of soil to or from a site, but also the moving of soil within the site.

What Permits Do I Need?

Grading: Lake Stevens Municipal Code (LSMC) 14.44.100 identifies when permits are necessary for grading and clearing activities. Either a zoning or special use permit shall be required for any grading, excavation or filling on a lot that meets or exceeds the threshold level identified in the grading threshold table within any twelve month period OR projects which do not meet the threshold for a permit as identified in Section 14.44.100 but meet one or more requirements outlined in 14.44.100(c) 1 thru 7, (d) 1 and 2.

GRADING PERMIT THRESHOLD TABLE

Lot Area (Sq Ft)	Zoning Permit	Special Use Permit
Less than 10,000	10 cubic yards	50 cubic yards
10,000 – 24,999	20 cubic yards	50 cubic yards
25,000 – 49,999	30 cubic yards	50 cubic yards
50,000 – 99,999	40 cubic yards	100 cubic yards
100,000 and up	50 cubic yards	100 cubic yards

Who Can I Talk to at City Hall?

You may contact a Senior Planner at (425) 377-3235. The Senior Planner is the lead staff person for coordinating application requirements and review.

What is the Process and How Long Does it Take?

Once an application is deemed complete, copies of the application materials are forwarded for comments to the appropriate reviewers.

Once the proposal is found to comply with the City's requirements, you will be called to pick up your plans and a job copy of the grading plan. The grading plan must be kept on site and available for the City inspector during active grading. It is important to know that this permit will include conditions of approval which must be met for the permit to be valid. Many of these conditions must be addressed before you begin working on the site.

A standard condition is that you meet with the Public Works Inspector for a pre-construction conference, where he will discuss with you erosion control measures and any other specific construction related issues related to your specific situation.

The length of time it takes to approve a permit varies with the quality of the information provided, the workload of the City and the complexity of the issues. You should plan on at least one to three weeks to receive your permit.

What are the Rules Governing Clearing and Grading?

The basic intent of the rules is fairly simple:

Environmentally sensitive areas are to be protected.

Erosion and tracking of mud onto streets is to be avoided.

The direction and volume of stormwater runoff must not be altered substantially.

The clearing and grading must not create any hazardous conditions, such as undermining slope stability, increasing the chance for flooding and so on.

Conditions may be attached to the permit to achieve these purposes, as well as may be necessary to protect the general health, safety and welfare of the community.

What Do I Need to Submit for an Application?

For your application to be complete, you need to submit a completed Master Use Application and supplemental grading questionnaire. A completed Environmental Checklist is also required at submittal if critical areas are present or you exceed the 100 cubic yard threshold. In addition grading plans, erosion control sheets and a dimensioned site plan showing the location of buildings, sensitive areas and their buffers, utilities, the limits of work, and any other site characteristic that may be affected by the clearing and/or grading.

See LSMC 14.44.100 for full grading/clearing guidelines and restrictions and requirements.