



Public Works Department
2306 131st Ave NE Lake Stevens, WA 98258
(425) 622-9403

Engineering Design and Development Standards (EDDS) Deviation Application

A. Instructions:

1. One deviation per form. Multiple standards that must be evaluated as a single proposal may be combined in one application.
2. Provide complete information. Incomplete information may result in your application being rejected or delays in review.
3. Fill out this application and include with your submittal. Fill out all sections (D through F).
4. Attach the EDDS section(s) or standard drawing for which a deviation is requested. For ROW Width Reduction requests, specify the applicable Street Section Standard Plan.
5. Include documentation such as drainage calculations, other engineering data and drawings, which will verify and substantiate the request. Engineering calculations or analysis shall be prepared by an engineer licensed in the State of Washington.

B. Submittal: Deviations are a Type I Permit per LSMC Table 14.16A-II. Submit your deviation request online via the permit portal: <https://apps.lakestevenswa.gov/Citizen/Home/LIVE/PERMIT>.

C. Fees are \$470 per request. (As of 2024 Fee Update).

D. Project Information:

Project # (LUA or BLD): _____

Project Name: _____

Applicant or Representative Name: _____ Firm: _____

Phone: _____ Address: _____

City: _____ State: _____ Zip: _____

Applicant Signature

Date

E. Deviation Request:

Type of Deviation Request (**check one** and fill out the applicable sections below).

- ☐ Right-of-Way (ROW) Width Reduction – *see additional criteria in Section 4(i) below*
- ☐ Frontage Improvement Waiver and Fee-In-Lieu – *see additional criteria in Section 4(ii) below*
- ☐ Other

1. Identify the EDDS standard(s) proposed for deviation (include section and/or drawing numbers):

2. Describe the deviation request, including reasons for the request and why the applicable EDDS standard cannot be met. Include site-specific details as applicable.

3. Describe the proposed design:

4. Additional criteria (for ROW Width and Frontage Improvement Waiver/Fee-in-Lieu deviations only):

i. ROW Width Reduction per LSMC 14.56.170(a):

Indicate below (check one) how the project qualifies for a ROW width reduction pursuant to LMSC 14.56.170.

- ☐ Existence of critical areas or their buffers as defined in LSMC Chapter 14.88 within the proposed dedication area, or
- ☐ The dedication would deny reasonable economic use of the property. **If this option is selected, the application must demonstrate compliance with all of the following criteria** to receive a reduction in right-of-way width dedication requirements. **Check the box below and provide documentation (a separate narrative is recommended) that indicates how:**
 - 1) The allowed land uses cannot reasonably be accomplished; and
 - 2) A reduction in the size, scope, configuration, density or consideration of alternative designs as proposed will not accomplish the project as allowed under existing land use regulations; and
 - 3) In cases where the applicant has rejected alternatives to the project as proposed due to other constraints such as zoning or parcel size, the applicant must show there has been a reasonable attempt to remove or accommodate such constraints.

Applicant: check this box to indicate:

[] *I understand the ROW width reduction criteria (LSMC 14.56.170(a)(2)(i-iii), listed above) are separate and additional to the minimum deviation criteria (LSMC 14.56.135(c)(1-5)). I have attached documentation to demonstrate compliance with the ROW width reduction criteria.*

ii. Frontage Improvement Waiver and Fee-In-Lieu per LSMC 14.56.170(b):

Indicate below (check one) which condition makes this project eligible to pay a fee in lieu of constructing frontage improvements pursuant to LMSC 14.56.170(b)(5).

- ☐ There are no existing sidewalks along the same side of the street within two adjacent lots or 100 feet, whichever is less, of the property on either side or on one side for corner lots on each frontage;
- ☐ Construction of frontage improvements will adversely impact critical areas that cannot be adequately mitigated in accordance with Chapter 14.88 or the State Environmental Policy Act pursuant to Title 16;
- ☐ A safety issue is created by constructing the frontage improvements;
- ☐ A public roadway improvement project is scheduled and fully funded for construction and said project includes the adjacent site frontage.

- F. Justification for Deviation per LSMC 14.56.135(c):** Provide thorough responses below to demonstrate conformance with all minimum required deviation criteria.

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