



One Community Around the Lake

## SEPA DETERMINATION OF NON-SIGNIFICANCE

**Issuance Date:** January 15, 2026

**Project Name (No.):** Stavig Bulkhead/Rockery Replacement (LUA2025-0060)

**Proponent:** City of Lake Stevens

**Applicant:** Brian Stavig

**Description of Proposal:** The applicant is proposing to complete work to replace a failed concrete bulkhead with two rockery walls near the shoreline of Lake Stevens. The applicant has applied for a retroactive permit after a Stop Work Order was initiated (COD2024-0166). According to the geotechnical report, two rockery walls are necessary to replace the previous concrete bulkhead and protect the existing home. The applicant is proposing to revegetate the shoreline area as mitigation for the additional rockery wall and the vegetation lost during the bulkhead site work. The applicant is also proposing to replace two sets of existing concrete steps landward of the Ordinary High-Water Mark. A SEPA determination is triggered pursuant to WAC 197-11-180 as the project will be conducted on lands covered by water pursuant to WAC 197-11-800 (1)(i). The lot is developed with a single-family residence located within the Waterfront Residential (WR) zoning district. Pursuant to the requirements of Chapter 14.88 of Lake Stevens Municipal Code (LSMC) and Chapter 7 of the LSSMP, the applicant has applied for a shoreline exemption. A retroactive building permit will be required.

**Project Location:** 9727 N Davies Rd, Lake Stevens, WA 98258  
(Parcel 29051300101800)



**Contact Person:** Jill Needham, Planner      **Phone:** (425) 622-9428

**Threshold Determination:** The City of Lake Stevens, acting as lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340.

**SEPA Responsible Official:**

Russ Wright, Community Development Director

**Comments on the Threshold Determination:** Written comments should be sent to the address below by **January 30, 2026 (14 days from issuance)**. The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

**Appeals:** You may appeal this determination of non-significance by submitting an appeal to the address below no later than 5:00 PM, **January 30, 2026 (14 days from issuance)**. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code.

**All comments or appeals are to be directed to City Hall, P.O. Box 257, Lake Stevens WA, 98258, Attn: Jill Needham or by email to [jneedham@lakestevenswa.gov](mailto:jneedham@lakestevenswa.gov).**